

CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”)

SPECIAL MEETING

DATE OF MEETING: Tuesday, Nov. 30, 2021
TIME OF MEETING: 12:00 P.M.
PLACE OF MEETING: City Hall Commission Chambers, 933
Terrace, Muskegon, MI

AGENDA

- I. Roll Call
- II. Approval of the regular meeting minutes of November 9, 2021 (pending)
- III. Brownfield Redevelopment Authority business
 - A. Infill Housing Project (3rd Amendment) (Pete Wills-Mike Franzak)
- IV. Downtown Development Authority business (no action items)
- V. Other
- VI. Adjourn

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE CITY COMMISSION AND ANY OF
ITS COMMITTEES OR SUBCOMMITTEES**

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, 24- hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following: Ann Marie Cummings, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling (231) 724-6705 or TTY/TDD: Dial 7-1-1 and request that representative dial 231-724-6705

Muskegon Brownfield Redevelopment Authority

City of Muskegon Infill Housing Project

Brownfield Plan Amendment

Requesting party: City of Muskegon

Outline of the request: City staff is seeking approval of the Brownfield Redevelopment Authority to amend the Brownfield Plan and add additional eligible parcels to the City's Infill Housing Project (**3rd Amendment**).

Background: The 3rd Amendment adds an additional 386 parcels beyond the 119 parcels previously adopted in the 2nd Amendment. **This brings the total to 505 Eligible Properties for this project** and the lots are scattered throughout the city. The BRA approved the Infill Housing Project (2nd Amendment) on November 24, 2020 and the City Commission on December 8, 2020. This amendment seeks to modify the plan by adding in all of the government-owned, vacant residential properties in the city.

Staff comments:

The 3rd Amendment includes the following updates:

- The redevelopment of **505 total parcels** include some lots that will be split, creating up to **633 new homes**. The plan incorporates three types of redevelopment projects; infill housing on vacant City lots, the rehab of existing homes (11 detached houses), and two separate mixed-use developments (former Catholic Charities parcels and 880 First St, LLC projects).

The 3rd Amendment also includes the following updates:

- Developer's Reimbursement Costs: Infill Housing - \$13,557,000; Mixed-use projects - \$1,000,000; Total reimbursement costs - \$14,557,000
- Estimated Total Capital Investment: Infill Housing - \$127,000,000; Home rehab - \$500,000; Mixed Use developments: \$26,000,000; Total Estimated Capital Investment - \$153,500,000
- The Plan anticipates eligible activities, paid through future capture of tax increments, to include \$11,780,000 for cost of sale/seller concessions; \$2,000,000 for demolition and potential costs of abatement; \$777,000 to construct public infrastructure at the former farmers market; \$20,000 for brownfield plan preparation and development; a 15% plan contingency fee of \$2,603,100; and which reflects total eligible activities to be paid under this plan at \$19,957,100.

- The Authority intends to enter into Development & Reimbursement Agreements with future property owners/developers of properties included in the Plan to reimburse them for costs of eligible activities.
- The duration of this Plan is not to exceed 30 years and complete recapture of eligible costs through tax increment revenue are expected to occur within this period.
- The plan contemplates continued five-year capture of tax increments for a local Brownfield Revolving Loan Fund if there is time left in the 30-year plan after eligible costs are covered.

Staff recommendation: City staff has prepared this Infill Housing Project (**3rd Amendment**) Brownfield Plan Amendment and recommends approval.

Suggested motion(s):

I move to approve/disapprove the resolution for the Brownfield Plan Amendment for the city's Infill House Project (3rd Amendment), to request a public hearing before the Muskegon City Commission, and to have the City Commission consider adoption of the Plan.

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

RESOLUTION APPROVING REVISED BROWNFIELD PLAN AMENDMENT

City of Muskegon Infill Housing Project

Minutes of a regular meeting of the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of Michigan, held on the 30th day of November 2021, at 12:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

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

WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommends the Amendment to add eligible properties within the City of Muskegon Infill Housing Project for approval to the City of Muskegon, County of Muskegon, State of Michigan (the “City”).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Brownfield Plan. The Board hereby adopts and approves the Brownfield Plan Amendment for the City of Muskegon Infill Housing Project (3rd Amendment), and recommends the approval of the Brownfield Plan Amendments by the Muskegon City Commission.

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

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

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

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

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of Michigan, at a regular meeting held on November 30th, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority

**CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT
AUTHORITY**

BROWNFIELD PLAN AMENDMENT

INFILL HOUSING PROJECT (3rd Amendment)

November 30, 2021

**Prepared for The City of Muskegon Brownfield
Redevelopment Authority**

Prepared by City of Muskegon Staff

PROJECT NAME

Infill Housing Project

DEVELOPER

City of Muskegon, a qualified unit of local government, as defined by Public Act 381 of 1996, as amended

ELIGIBLE PROPERTY LOCATION

There are 505 Eligible Properties for this project and the lots are scattered throughout the city. Please refer to the "Eligible Property Information Chart" and the "Eligible Property Map (Attachment A)" on the following pages.

TYPE OF ELIGIBLE PROPERTY

Blighted

SUBJECT PROJECT DESCRIPTION

The project will focus on the redevelopment of 505 parcels that are scattered throughout the city. Some of these lots will be split, creating even more parcels. The plan incorporates three types of redevelopment projects; infill housing on vacant City lots, the rehab of existing homes (11 detached houses), and two separate mixed-use developments (former Catholic charity parcels and 880 First St, LLC projects).

The residential infill units will consist mostly of detached houses, with some rowhouses, duplexes and small multiplexes mixed in as the market dictates. The infill housing project includes the redevelopment of the former Farmers Market (infrastructure costs) and the demolition of the former Froebel School (demo and abatement costs) in order to redevelop the property with a variety residential units.

ELIGIBLE ACTIVITIES

Cost of Sale, Demo & Abatement, Public Infrastructure, Preparation of Brownfield Plan

DEVELOPER'S REIMBURSABLE COSTS

Infill Housing - \$13,557,000

Mixed-use projects - \$1,000,000

Total reimbursable costs - \$14,557,000

MAXIMUM DURATION OF CAPTURE

30 years

ESTIMATED TOTAL CAPITAL INVESTMENT

Infill Housing - \$127,000,000

Home Rehab - \$500,000

Mixed Use developments - \$26,000,000

Total Estimated Capital Investment - \$153,500,000

INITIAL TAXABLE VALUE

\$0 (City & County Owned)

1. Introduction

The City of Muskegon, Michigan (the “City”), established the Muskegon Brownfield Redevelopment Authority (the “Authority”) on July 4, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of the subject properties within this Plan will facilitate the development of infill housing at eligible properties. By facilitating redevelopment of underutilized properties, the Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Plan is intended to be a living document, which can be amended as necessary to achieve the purposes of Act 381. It is specifically anticipated that properties will be continually added to the Plan as new projects are identified. The Plan contains general provisions applicable to the Plan, as well as property-specific information for each project. The applicable Sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of Act 381, as amended. Additional information is available from the Muskegon City Manager or the Planning Director.

The Infill Housing Project was originally added to this Plan on April 14, 2019. It was amended for the first time on July 14, 2019. It was amended a second time on November 24, 2020. This amendment seeks to modify the plan by adding in all of the government-owned, vacant residential properties throughout the city.

2. General Provisions

A. Costs of the Brownfield Plan (Section 13(1)(a))

Any site-specific costs of implementing this Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties. The initial costs related to preparation of the Brownfield Plan were funded by the City’s general fund. Subsequent amendments to the Plan may be funded by the person requesting inclusion of a project in the Plan, and if eligible, may be reimbursed through tax increment financing.

The Authority intends to pay for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority with fees charged to applicants to be included in the Plan, and any eligible tax increment revenues collected pursuant to the Plan, in accordance with the provisions of Act 381, including, but not limited to:

- i) the cost of financial tracking and auditing the funds of the Authority,
- ii) costs for amending and/or updating this Plan, and

- iii) costs for Plan implementation

Tax increment revenues that may be generated and captured by this Plan are identified in the site-specific sections of this Plan.

B. Method for Financing Costs of Plan (Section 13(1)(d) and (e))

The City or Brownfield Authority may incur some debt on a site-specific basis. Please refer to the site-specific section of this Plan for details on any debt to be incurred by the City or Authority. When a property proposed for inclusion in the Plan is in an area where tax increment financing is a viable option, the Authority intends to enter into Development Agreements with the property owners/developers of properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to this Plan. Financing arrangements will be specified in a Development and Reimbursement Agreement, and also identified in the Site Specific section of the Plan.

C. Duration of the Brownfield Plan (Section 13(1)(f))

The duration of this Plan is not to exceed 30 years. It is the goal of the city to build as many homes as possible over that time frame, however, it is unlikely that all 505 parcels will be developed. Since the “cost of sale” will vary for each home, as will construction costs, it is impossible to know exactly how long it will take to completely recapture eligible costs through tax increment revenues, although it is anticipated that it will be well within the 30 year time frame. In addition, once all activity costs are reimbursed, funds may be captured for the local site remediation revolving fund, if available. The duration of capture for the Project already began in 2020 and will continue until such time that all the eligible activities undertaken in this Plan are reimbursed, but in no event will the Plan exceed the maximum duration provided for in (MCLA 125.2663(1)(22)). The total costs of eligible activities include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of eligible activities, the cost of principal and interest otherwise incurred to pay for eligible activities, the reasonable costs of a work plan or remedial action plan and the costs of preparation of Brownfield Plans and amendments.

D. Displacement/Relocation of Individuals on Eligible Properties (Section 13(1)(i),(j)(k)(l))

Eligible properties identified in this Plan will not require the displacement/relocation of existing residences, therefore the provisions of *Section 13(1)(i-l)* are not applicable at this time.

E. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m))

Whenever this Plan includes a property for which taxes will be captured through the tax increment financing authority provided by Act 381, it is the Authority's intent to establish and fund a Local Site Remediation Revolving Fund ("Fund"). The Fund will consist of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, as specified in Section 13(5) of Act 381. Section 13(5) authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment

revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan, provided that the time frame allowed by Act 381 for tax capture is sufficient to accommodate capture to capitalize a Fund. The amount of school operating taxes captured for the Revolving Fund will be limited to the amount of school operating taxes captured for eligible environmental response activities under this Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Revolving Fund may be used to reimburse the Authority, the City, and private parties for the costs of eligible activities at eligible properties and other costs as permitted by Act 381. It may also be used for eligible activities on an eligible property for which there is no ability to capture tax increment revenues. The establishment of this Revolving Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

3. Site Specific Provisions

A. Eligibility and Project Description (Sec. 13(1)(h))

The eligible properties included in the Infill Housing Project comprise approximately 175 acres of vacant land spread across 505 parcels in Muskegon, Michigan (See Attachment A). Some of these lots will be split, which will result in additional parcels.

Project Breakdown:

Parcels = 505

New homes = 633

Rehabbed homes = 11

“Cost of sale” concessions = \$11,780,000

Public Infrastructure = \$777,000

Demo & abatement = \$2,000,000

Reimbursable Costs of Construction (before 15% contingency) = \$14,557,000

The chart below depicts a listing of eligible properties and the basis for their eligibility. The original parcels from the first and second amendment to the plan are highlighted in gray. New parcels added to this amendment are not highlighted.

Parcel No.	Address	Area Acreage	Basis of Brownfield Eligibility	Investment Cost	Reimbursable Cost
24-205-378-0006-00	1248 5th St	0.10	Cost of Sale	\$200,000	\$20,000
24-405-003-0007-00	740 Leonard Ave	0.37	Cost of Sale	\$400,000	\$40,000
24-405-003-0008-00	754 Leonard Ave	0.37	Cost of Sale	\$600,000	\$60,000
24-205-014-0020-00	558 Jackson Ave	0.61	Cost of Sale	\$400,000	\$40,000
24-205-015-0006-10	608 Jackson Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-019-0002-00	677 Jackson Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-020-0001-00	621 Jackson Ave	0.34	Cost of Sale	\$200,000	\$20,000

24-205-021-0001-00	601 Jackson Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-022-0001-00	579 Jackson Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-022-0002-00	553 Jackson Ave	0.55	Cost of Sale	\$600,000	\$60,000
24-205-022-0003-20	530 Herrick St	0.41	Cost of Sale	\$600,000	\$60,000
24-205-023-0008-00	527 Herrick St	1.41	Cost of Sale	\$1,800,000	\$180,000
24-205-024-0001-00	417 Jackson Ave	7.20	Demo & Abatement + Cost of Sale	\$9,200,000	\$2,000,000
24-205-068-0010-00	438 E Isabella Ave	0.21	Blight Elimination	\$200,000	\$0
24-205-076-0009-00	580 Catherine Ave	0.20	Cost of Sale	\$50,000	\$20,000
24-205-078-0003-00	441 E Isabella Ave	0.20	Blight Elimination	\$200,000	\$0
24-205-078-0004-00	435 E Isabella Ave	0.20	Cost of Sale	\$50,000	\$20,000
24-205-081-0001-10	591 Catherine Ave	0.11	Blight Elimination	\$200,000	\$0
24-205-092-0001-00	589 Mclaughlin Ave	0.18	Blight Elimination	\$200,000	\$0
24-205-092-0004-00	559 Mclaughlin Ave	0.19	Blight Elimination	\$200,000	\$0
24-205-167-0001-00	650 Yuba St	1.61	Blight Elimination	\$1,600,000 (homes)	\$155,400 (Public)
24-205-182-0001-00	225 Eastern Ave	1.59	Blight Elimination	\$1,600,000 (homes)	\$155,400 (Public)
24-205-183-0001-00	731 Yuba St	2.71	Blight Elimination	\$1,600,000 (homes)	\$155,400 (Public)
24-205-191-0001-00	185 E Muskegon Ave	0.29	Blight Elimination	\$200,000	\$0
24-205-191-0009-00	209 E Walton Ave	0.49	Blight Elimination	\$200,000	\$0
24-205-192-0001-00	205 E Muskegon Ave	2.55	Blight Elimination	\$1,600,000 (homes)	\$155,400 (Public)
24-205-193-0004-00	287 E Muskegon Ave	1.48	Blight Elimination	\$1,600,000 (homes)	\$155,400 (Public)
24-205-232-0007-00	1047 Ambrosia St	0.57	Cost of Sale	\$1,400,000	\$140,000
24-205-236-0008-00	1075 Ambrosia St	0.35	Cost of Sale	\$1,200,000	\$120,000
24-205-245-0002-00	1192 Pine St	0.10	Cost of Sale	\$50,000	\$20,000
24-205-245-0002-10	1194 Pine St	0.09	Cost of Sale	\$50,000	\$20,000
24-205-250-0008-00	1155 Ambrosia St	0.61	Cost of Sale	\$1,200,000	\$120,000
24-205-254-0001-00	1338 Arthur St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-261-0008-00	1205 Ambrosia St	0.41	Cost of Sale	\$1,200,000	\$120,000
24-205-266-0001-00	1386 Ransom St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-281-0002-10	1530 Hoyt St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-310-0016-00	216 W Clay Ave	0.38	Blight Elimination	\$5,000,000	\$0
24-205-336-0008-00	382 W Muskegon Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-340-0001-00	619 W Webster Ave	0.08	Cost of Sale	\$2,000,000	\$200,000
24-205-345-0001-00	579 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-345-0002-10	583 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-345-0006-00	617 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-347-0004-00	487 W Muskegon Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-350-0001-00	301 W Muskegon Ave	0.21	Cost of Sale	\$800,000	\$200,000
24-205-310-0012-00	880 1st St	0.43	Cost of Sale	\$12,000,000	\$500,000
24-205-350-0009-00	1095 3rd St	0.95	Cost of Sale	\$3,000,000	\$300,000
24-205-352-0004-10	1078 2nd St	0.10	Blight Elimination	\$50,000	\$0

24-205-352-0008-00	180 Houston Ave	0.00	Cost of Sale	\$200,000	\$20,000
24-205-364-0008-10	1141 Jefferson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-367-0008-00	1188 4th St	0.21	Blight Elimination	\$50,000	\$0
24-601-000-0001-00	250 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-601-000-0006-00	240 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-205-369-0004-00	395 Houston Ave	0.21	Cost of Sale	\$400,000	\$40,000
24-205-369-0006-30	1262 6th St	0.07	Cost of Sale	\$200,000	\$20,000
24-205-371-0004-10	507 Houston Ave	0.10	Blight Elimination	\$200,000	\$0
24-205-374-0007-00	462 Washington Ave	0.08	Blight Elimination	\$200,000	\$0
24-205-375-0003-20	1392 Park St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-375-0005-00	1387 7th St	0.24	Cost of Sale	\$400,000	\$40,000
24-205-375-0009-10	408 Washington Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-375-0010-00	420 Washington Ave	0.09	Cost of Sale	\$400,000	\$40,000
24-205-376-0007-00	1360 7th St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-376-0007-20	388 Merrill Ave	0.20	Cost of Sale	\$400,000	\$40,000
24-205-377-0001-00	1245 5th St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-377-0011-00	1261 5th St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-378-0006-10	1256 5th St	0.10	Cost of Sale	\$200,000	\$20,000
24-601-000-0008-00	239 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-601-000-0010-00	235 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-205-384-0007-20	1259 Sanford St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-386-0012-00	219 Merrill Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-387-0005-00	271 Merrill Ave	0.19	Cost of Sale	\$400,000	\$40,000
24-205-387-0007-00	248 Mason Ave	0.14	Cost of Sale	\$50,000	\$20,000
24-205-388-0006-20	1342 6th St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-388-0007-00	1352 6th St	0.09	Cost of Sale	\$400,000	\$40,000
24-205-388-0008-00	292 Mason Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-389-0008-00	352 Mason Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-389-0009-00	346 Mason Ave	0.09	Cost of Sale	\$400,000	\$40,000
24-205-389-0012-00	1349 6th St	0.20	Cost of Sale	\$200,000	\$40,000
24-205-390-0011-20	288 Washington Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-391-0003-00	275 Mason Ave	0.18	Cost of Sale	\$400,000	\$40,000
24-205-391-0011-00	242 Strong Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-394-0001-00	1280 Sanford St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-401-0001-10	1370 Sanford St	0.08	Blight Elimination	\$200,000	\$0
24-205-405-0013-00	1464 6th St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-405-0014-00	1458 6th St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-405-0019-00	237 Washington Ave	0.17	Blight Elimination	\$200,000	\$0
24-205-406-0007-00	329 Washington Ave	0.19	Blight Elimination	\$200,000	\$0
24-205-406-0018-00	314 W Grand Ave	0.17	Blight Elimination	\$200,000	\$0
24-205-407-0004-00	1456 Park St	0.18	Blight Elimination	\$200,000	\$0

24-205-407-0011-10	1457 7th St	0.12	Cost of Sale	\$50,000	\$20,000
24-205-408-0002-00	459 Washington Ave	0.46	Cost of Sale	\$600,000	\$60,000
24-205-408-0007-00	1468 8th St	0.19	Blight Elimination	\$400,000	\$0
24-205-418-0003-00	1514 Park St	0.19	Blight Elimination	\$200,000	\$0
24-205-419-0001-00	355 W Grand Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-419-0001-20	337 W Grand Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-419-0007-00	1542 7th St	0.08	Blight Elimination	\$200,000	\$0
24-205-419-0013-00	1535 6th St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-419-0019-00	305 W Grand Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-420-0012-20	254 W Southern Ave	0.07	Cost of Sale	\$50,000	\$20,000
24-205-425-0007-00	1605 Sanford St	0.15	Cost of Sale	\$400,000	\$40,000
24-205-428-0007-00	340 W Forest Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-430-0004-00	487 W Southern Ave	0.26	Cost of Sale	\$400,000	\$40,000
24-205-439-0006-10	408 W Dale Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-439-0007-00	1670 Park St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-440-0004-00	1660 7th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-441-0003-00	1639 5th St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-441-0007-00	204 W Dale Ave	0.08	Blight Elimination	\$200,000	\$0
24-205-449-0001-00	1686 7th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-449-0009-00	324 W Larch Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-449-0010-00	318 W Larch Ave	0.27	Cost of Sale	\$400,000	\$40,000
24-205-463-0003-00	1772 5th St	0.23	Cost of Sale	\$200,000	\$20,000
24-205-463-0004-00	1782 5th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-484-0004-00	1067 W Grand Ave	0.20	Blight Elimination	\$50,000	\$0
24-234-000-0004-00	208 W Clay Ave	0.22	Blight Elimination	\$5,000,000	\$0
24-405-003-0001-00	704 Leonard Ave	0.38	Cost of Sale	\$400,000	\$40,000
24-405-003-0011-00	766 Leonard Ave	0.38	Cost of Sale	\$600,000	\$60,000
24-745-000-0033-00	1227 Fleming Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-406-0009-00	0 7TH ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-066-0011-00	0 CHESTNUT ST	0.09	Cost of Sale	\$200,000	\$20,000
24-232-004-0010-00	0 Jefferson St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-391-0006-20	0 MASON AVE	0.06	Cost of Sale	\$200,000	\$20,000
24-205-248-0002-00	0 Sophia St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-493-0009-00	0 Southern Ave	0.35	Cost of Sale	\$200,000	\$20,000
24-612-000-0519-00	1003 Ducey Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-612-000-0553-00	1007 Albert Ave	0.31	Cost of Sale	\$200,000	\$20,000
24-190-001-0020-00	1032 Evanston Ave	0.03	Cost of Sale	\$200,000	\$20,000
24-205-173-0001-00	105 E Western Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-480-002-0018-00	1056 WINDSOR AVE	0.12	Cost of Sale	\$200,000	\$20,000
24-205-069-0006-00	1060 Williams St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-248-0002-20	1061 Wood St	0.13	Cost of Sale	\$200,000	\$20,000

24-612-000-0531-00	1065 James Ave	0.30	Cost of Sale	\$200,000	\$20,000
24-190-001-0001-00	1070 Evanston Ave	0.38	Cost of Sale	\$200,000	\$20,000
24-205-357-0001-10	1075 SANFORD ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-247-0009-00	1077 Sophia St	0.30	Cost of Sale	\$200,000	\$20,000
24-612-000-0492-00	1085 Marquette Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-215-012-0030-00	1085 E Holbrook Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-248-0003-00	1088 Sophia St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-472-0013-00	1100 Washington Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-205-078-0006-00	1114 WOOD ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-077-0001-00	1115 CHESTNUT ST	0.13	Cost of Sale	\$200,000	\$20,000
24-205-077-0002-00	1123 CHESTNUT ST	0.13	Cost of Sale	\$200,000	\$20,000
24-205-076-0001-10	1125 MAPLE ST	0.09	Cost of Sale	\$200,000	\$20,000
24-205-074-0006-10	1126 KENNETH ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0002-00	1160 Ambrosia St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-080-0006-00	1162 Williams St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-382-0001-00	1163 Sanford St	0.10	Cost of Sale	\$200,000	\$20,000
24-613-000-0768-00	1172 Marquette Ave	0.32	Cost of Sale	\$200,000	\$20,000
24-613-000-0755-00	1175 Morgan Ave	0.61	Cost of Sale	\$200,000	\$20,000
24-205-082-0007-00	1186 Maple St	0.22	Cost of Sale	\$200,000	\$20,000
24-613-000-0780-00	1200 Adams Ave	0.37	Cost of Sale	\$200,000	\$20,000
24-205-384-0011-00	1221 SANFORD ST	0.10	Cost of Sale	\$200,000	\$20,000
24-613-000-0781-00	1224 Adams Ave	0.39	Cost of Sale	\$200,000	\$20,000
24-613-000-0789-00	1227 ADAMS AVE	0.15	Cost of Sale	\$200,000	\$20,000
24-205-252-0010-10	1227 Pine St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-745-0002-00	1230 Channel Dr	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0484-00	1243 Marquette Ave	0.34	Cost of Sale	\$200,000	\$20,000
24-205-320-0001-00	1249 9th St	0.98	Cost of Sale	\$200,000	\$20,000
24-611-000-0250-00	1258 Wesley Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-260-0001-30	1270 Pine St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-252-0003-00	1278 Terrace St	0.27	Cost of Sale	\$200,000	\$20,000
24-745-000-0016-00	1282 FLEMING AVE	0.11	Cost of Sale	\$200,000	\$20,000
24-611-000-0371-00	1284 James Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-771-000-0030-00	1294 Williams St	0.32	Cost of Sale	\$200,000	\$20,000
24-205-582-0001-00	1296 Lakeshore Dr	0.92	Cost of Sale	\$200,000	\$20,000
24-205-216-0017-00	130 E APPLE AVE	0.22	Cost of Sale	\$200,000	\$20,000
24-205-376-0001-10	1303 6TH ST	0.07	Cost of Sale	\$200,000	\$20,000
24-611-000-0415-00	1315 Ducey Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-264-0002-00	1318 Pine St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-269-0002-00	1320 Spring St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0003-00	1324 PINE ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-258-0010-00	1325 Terrace St	0.10	Cost of Sale	\$200,000	\$20,000

24-611-000-0234-00	1325 Wesley Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-20	1326 9th St	0.10	Cost of Sale	\$200,000	\$20,000
24-611-000-0376-00	1328 James Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-264-0004-00	1334 Pine St	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0413-00	1341 Ducey Ave	0.30	Cost of Sale	\$200,000	\$20,000
24-205-749-0001-00	1351 Bluff St	0.81	Cost of Sale	\$200,000	\$20,000
24-613-000-0844-00	1355 Adams Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-267-0010-00	1355 Pine St	0.19	Cost of Sale	\$200,000	\$20,000
24-611-000-0472-00	1357 Marquette Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-613-000-0876-00	1364 Morgan Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-376-0007-15	1366 7th St	0.07	Cost of Sale	\$200,000	\$20,000
24-613-000-0839-00	1366 Leonard Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-267-0008-00	1373 Pine St	0.21	Cost of Sale	\$200,000	\$20,000
24-611-000-0352-00	1375 James Ave	0.40	Cost of Sale	\$200,000	\$20,000
24-205-342-0009-00	1390 Henry St	0.29	Cost of Sale	\$200,000	\$20,000
24-205-375-0010-10	1402 Park St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-273-0004-00	1408 Leahy St	0.12	Cost of Sale	\$200,000	\$20,000
24-611-000-0408-00	1419 Ducey Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0444-00	1428 Ducey Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-273-0016-00	1431 Hoyt St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-274-0006-00	1440 Jiroch St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-273-0015-00	1441 Hoyt St	0.18	Cost of Sale	\$200,000	\$20,000
24-205-274-0014-00	1451 Leahy St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-272-0017-00	1459 TERRACE ST	0.18	Cost of Sale	\$200,000	\$20,000
24-205-408-0013-00	1461 Park St	0.05	Cost of Sale	\$200,000	\$20,000
24-205-406-0014-00	1480 7th St	0.06	Cost of Sale	\$200,000	\$20,000
24-205-272-0011-10	1490 HOYT ST	0.09	Cost of Sale	\$200,000	\$20,000
24-205-585-0001-00	1490 Lakeshore Dr	33.40	Cost of Sale	\$200,000	\$20,000
24-205-280-0012-00	1499 Hoyt St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-279-0003-00	1518 Jiroch St	0.36	Cost of Sale	\$200,000	\$20,000
24-205-281-0002-00	1524 HOYT ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-280-0009-00	1527 Hoyt St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-526-0012-00	1535 Lakeshore Dr	0.17	Cost of Sale	\$200,000	\$20,000
24-611-000-0453-00	1536 Ducey Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-611-000-0397-00	1539 Ducey Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-613-000-0893-00	1542 Adams Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-611-000-0214-00	1554 Marcoux Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-611-000-0335-00	1556 Albert Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-611-000-0275-00	1561 Albert Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-675-003-0023-00	159 E Laketon Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-185-100-0001-00	1608 ELWOOD ST	0.11	Cost of Sale	\$200,000	\$20,000

24-205-295-0001-00	1608 Smith St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-292-0025-10	1647 Terrace St	0.16	Cost of Sale	\$200,000	\$20,000
24-185-101-0011-00	1657 Elwood St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-292-0023-10	1679 Terrace St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-609-0001-00	1682 Lakeshore Dr	0.77	Cost of Sale	\$200,000	\$20,000
24-128-400-0019-10	1690 Creston St	1.66	Cost of Sale	\$200,000	\$20,000
24-205-297-0024-00	1691 SMITH ST	0.14	Cost of Sale	\$200,000	\$20,000
24-205-292-0009-10	1692 Hoyt St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-297-0005-00	1694 PINE ST	0.13	Cost of Sale	\$200,000	\$20,000
24-205-206-0003-00	171 E WALTON AVE	0.20	Cost of Sale	\$200,000	\$20,000
24-185-111-0007-00	1710 Superior St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-296-0017-00	1725 WOOD ST	0.11	Cost of Sale	\$200,000	\$20,000
24-205-298-0012-00	1728 Terrace St	0.29	Cost of Sale	\$200,000	\$20,000
24-205-611-0021-40	1737 Lakeshore Dr	0.28	Cost of Sale	\$200,000	\$20,000
24-185-119-0011-00	1769 Mcilwraith St	0.11	Cost of Sale	\$200,000	\$20,000
24-185-115-0010-00	1773 SUPERIOR ST	0.12	Cost of Sale	\$200,000	\$20,000
24-205-307-0007-00	1778 PINE ST	0.13	Cost of Sale	\$200,000	\$20,000
24-205-307-0010-00	1783 Smith St	0.14	Cost of Sale	\$200,000	\$20,000
24-210-000-9991-00	1820 Crozier Ave	1.78	Cost of Sale	\$200,000	\$20,000
24-880-000-0004-00	1826 RAY ST	0.11	Cost of Sale	\$200,000	\$20,000
24-675-004-0020-00	1838 Jiroch St	0.14	Cost of Sale	\$200,000	\$20,000
24-232-012-0008-00	1856 Commerce St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-206-0011-00	186 Myrtle Ave	0.46	Cost of Sale	\$200,000	\$20,000
24-215-002-0021-00	1867 AUSTIN ST	0.23	Cost of Sale	\$200,000	\$20,000
24-675-003-0009-00	1867 Hoyt St	0.14	Cost of Sale	\$200,000	\$20,000
24-890-000-0020-00	1874 MANZ ST	0.12	Cost of Sale	\$200,000	\$20,000
24-255-009-0001-00	1908 Superior St	0.11	Cost of Sale	\$200,000	\$20,000
24-215-012-0002-00	1916 Huizenga St	0.12	Cost of Sale	\$200,000	\$20,000
24-255-006-0026-00	1919 ELWOOD ST	0.13	Cost of Sale	\$200,000	\$20,000
24-215-007-0002-00	1920 S Getty St	0.63	Cost of Sale	\$200,000	\$20,000
24-675-024-0021-00	1930 CLINTON ST	0.14	Cost of Sale	\$200,000	\$20,000
24-215-011-0026-00	1931 Huizenga St	0.47	Cost of Sale	\$200,000	\$20,000
24-796-002-0019-00	1932 REYNOLDS ST	0.09	Cost of Sale	\$200,000	\$20,000
24-675-025-0004-00	1933 LEAHY ST	0.13	Cost of Sale	\$200,000	\$20,000
24-215-013-0004-00	1936 Brunswick St	0.13	Cost of Sale	\$200,000	\$20,000
24-255-010-0025-00	1947 S Getty St	0.34	Cost of Sale	\$200,000	\$20,000
24-215-012-0022-00	1957 Brunswick St	0.25	Cost of Sale	\$200,000	\$20,000
24-215-013-0007-00	1962 Brunswick St	0.25	Cost of Sale	\$200,000	\$20,000
24-796-003-0009-00	1967 REYNOLDS ST	0.14	Cost of Sale	\$200,000	\$20,000
24-796-003-0014-00	1968 HOYT ST	0.14	Cost of Sale	\$200,000	\$20,000
24-290-001-0003-00	1968 PARK ST	0.30	Cost of Sale	\$200,000	\$20,000

24-763-001-0019-00	1968 Smith St	0.20	Cost of Sale	\$200,000	\$20,000
24-290-001-0005-00	1974 Park St	0.17	Cost of Sale	\$200,000	\$20,000
24-255-007-0013-00	1984 Elwood St	0.24	Cost of Sale	\$200,000	\$20,000
24-215-013-0013-00	1992 Brunswick St	0.13	Cost of Sale	\$200,000	\$20,000
24-215-008-0015-00	1994 Continental St	0.12	Cost of Sale	\$200,000	\$20,000
24-232-004-0009-00	1995 Sanford St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-622-0004-00	2035 BOURDON ST	0.18	Cost of Sale	\$200,000	\$20,000
24-665-000-0485-00	2043 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-647-0010-00	2048 Crozier Ave	0.01	Cost of Sale	\$200,000	\$20,000
24-205-209-0007-00	205 Amity Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-665-000-0486-00	2051 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-266-0005-00	206 Irwin Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-665-000-0487-00	2065 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-200-0005-00	207 E Walton Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-665-000-0488-00	2075 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-628-0009-00	2105 Torrent St	0.12	Cost of Sale	\$200,000	\$20,000
24-860-000-0117-00	2127 Austin St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-209-0005-00	213 Amity Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-205-0004-00	213 Myrtle Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-351-9991-00	215 W Muskegon Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-860-000-0052-00	2155 Continental St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-129-0001-00	216 Yuba St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-129-0012-00	223 Erickson St	0.22	Cost of Sale	\$200,000	\$20,000
24-860-000-0159-00	2247 Valley St	0.15	Cost of Sale	\$200,000	\$20,000
24-665-000-0442-00	2250 Dowd St	0.23	Cost of Sale	\$200,000	\$20,000
24-205-666-0006-00	2259 Meurer Ct	0.59	Cost of Sale	\$200,000	\$20,000
24-860-000-0145-00	2262 Austin St	0.15	Cost of Sale	\$200,000	\$20,000
24-133-400-0008-03	2301 S Harvey St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-667-0006-00	2309 Meurer Ct	0.59	Cost of Sale	\$200,000	\$20,000
24-665-000-0413-00	2347 HUDSON ST	0.12	Cost of Sale	\$200,000	\$20,000
24-665-000-0424-00	2358 Dowd St	0.45	Cost of Sale	\$200,000	\$20,000
24-665-000-0417-00	2369 Hudson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-236-0012-00	247 Delaware Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-129-0003-00	252 Yuba St	0.30	Cost of Sale	\$200,000	\$20,000
24-613-000-0681-00	254 Meeking St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-260-0016-00	269 Catherine Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-613-000-0683-00	270 Meeking St	0.60	Cost of Sale	\$200,000	\$20,000
24-205-210-0009-00	280 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-199-0003-00	283 E Walton Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-199-0008-00	286 Myrtle Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-264-0012-00	291 Mclaughlin Ave	0.18	Cost of Sale	\$200,000	\$20,000

24-205-210-0010-00	298 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0011-00	301 Mclaughlin Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-201-0009-00	302 Orchard Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-204-0013-00	304 Amity Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-260-0007-00	304 Mclaughlin Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-210-0003-00	305 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-210-0011-00	306 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-204-0013-20	306 AMITY AVE	0.03	Cost of Sale	\$200,000	\$20,000
24-205-264-0010-00	307 Mclaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-193-0001-00	307 E Muskegon Ave	0.64	Cost of Sale	\$200,000	\$20,000
24-205-141-0009-00	312 Jackson Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-201-0001-00	313 Myrtle Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-204-0001-00	313 Orchard Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-283-0009-00	316 E Forest Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-554-0001-20	32 W Western Ave	0.51	Cost of Sale	\$200,000	\$20,000
24-205-389-0012-10	320 Mason Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-008-0008-10	320 Wood St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-702-0012-08	3201 Millard Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-205-194-0006-00	324 E Walton Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-247-0012-00	325 IONA AVE	0.09	Cost of Sale	\$200,000	\$20,000
24-205-149-0001-00	325 Jackson Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-194-0001-00	325 E Muskegon Ave	0.72	Cost of Sale	\$200,000	\$20,000
24-205-283-0009-10	326 E Forest Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-250-0005-10	328 Catherine Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-297-0013-10	328 E Larch Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-613-000-0690-00	329 Leonard Ave	0.49	Cost of Sale	\$200,000	\$20,000
24-205-194-0007-00	332 E Walton Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-250-0006-00	334 Catherine Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0007-00	336 Catawba Ave	0.07	Cost of Sale	\$200,000	\$20,000
24-205-247-0011-10	337 Iona Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-290-007-0014-00	345 Shelby St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-419-0001-10	345 W Grand Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-008-0010-00	346 Wood St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-194-0009-00	346 E Walton Ave	0.58	Cost of Sale	\$200,000	\$20,000
24-205-563-0010-00	350 Shoreline Dr	4.94	Cost of Sale	\$200,000	\$20,000
24-205-742-0001-50	3510 Channel Dr	1.50	Cost of Sale	\$200,000	\$20,000
24-205-263-0012-10	355 Mclaughlin Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0012-10	357 E ISABELLA AVE	0.10	Cost of Sale	\$200,000	\$20,000
24-205-186-0024-00	36 E Muskegon Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-263-0011-00	363 Mclaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-613-000-0717-00	366 Bennett St	0.25	Cost of Sale	\$200,000	\$20,000

24-763-001-0026-10	367 E HOLBROOK AVE	0.11	Cost of Sale	\$200,000	\$20,000
24-205-249-0010-00	369 E ISABELLA AVE	0.09	Cost of Sale	\$200,000	\$20,000
24-205-211-0010-00	370 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-249-0004-00	370 Catherine Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-269-0001-10	373 Catawba Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-203-0009-30	373 Orchard Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0004-10	376 Catherine Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-249-0005-00	384 Catherine Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-296-0015-00	384 E Larch Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-139-0002-00	388 Jackson Ave	0.36	Cost of Sale	\$200,000	\$20,000
24-205-249-0006-00	390 CATHERINE AVE	0.23	Cost of Sale	\$200,000	\$20,000
24-205-140-0001-00	396 Erickson St	0.21	Cost of Sale	\$200,000	\$20,000
24-205-140-0015-00	397 Marquette Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-407-0007-10	404 W Grand Ave	0.05	Cost of Sale	\$200,000	\$20,000
24-205-146-0003-00	411 Seaway Dr	0.05	Cost of Sale	\$200,000	\$20,000
24-205-094-0005-00	415 Mclaughlin Ave	0.42	Cost of Sale	\$200,000	\$20,000
24-205-044-0008-00	420 Oak Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-140-0014-00	425 Octavius St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-015-0005-10	430 LANGLEY ST	0.09	Cost of Sale	\$200,000	\$20,000
24-205-146-0008-00	431 Seaway Dr	0.05	Cost of Sale	\$200,000	\$20,000
24-205-370-0007-00	432 Monroe Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-612-000-0600-00	434 Abbey St	0.37	Cost of Sale	\$200,000	\$20,000
24-205-094-0003-00	435 Mclaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-376-0006-00	435 Monroe Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-013-0005-00	436 Charles St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-007-0006-00	438 Adams Ave	0.34	Cost of Sale	\$200,000	\$20,000
24-205-012-0001-00	445 Marquette Ave	0.99	Cost of Sale	\$200,000	\$20,000
24-205-045-0005-00	447 Oak Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-007-0005-00	448 Adams Ave	0.37	Cost of Sale	\$200,000	\$20,000
24-205-068-0011-00	448 E ISABELLA AVE	0.11	Cost of Sale	\$200,000	\$20,000
24-205-094-0002-00	449 Mclaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-045-0017-00	450 Orchard Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-148-0011-00	451 Erickson St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-044-0012-00	452 Oak Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-007-0004-00	456 Adams Ave	0.35	Cost of Sale	\$200,000	\$20,000
24-205-079-0001-00	457 Catherine Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-044-0001-10	461 White Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-043-0012-00	462 White Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-149-0002-10	466 Erickson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-156-0003-00	468 Ottawa St	0.07	Cost of Sale	\$200,000	\$20,000
24-205-093-0006-00	477 MCLAUGHLIN AVE	0.19	Cost of Sale	\$200,000	\$20,000

24-205-066-0006-00	477 E Apple Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-041-0008-10	480 Oak Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-149-0004-00	486 Erickson St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-077-0009-00	488 Catherine Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-093-0005-00	489 MCLAUGHLIN AVE	0.19	Cost of Sale	\$200,000	\$20,000
24-205-066-0008-00	492 Ada Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-042-0007-10	492 White Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-347-0004-10	493 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-430-0005-00	495 W Southern Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-069-0004-00	499 ADA AVE	0.19	Cost of Sale	\$200,000	\$20,000
24-205-054-0004-00	499 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-066-0004-00	501 E APPLE AVE	0.21	Cost of Sale	\$200,000	\$20,000
24-205-077-0010-00	502 Catherine Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-612-000-0620-00	502 Mary St	0.36	Cost of Sale	\$200,000	\$20,000
24-205-041-0010-00	502 Oak Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-069-0009-00	502 E Isabella Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-205-022-0011-00	505 Alva St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-009-0009-00	509 Adams Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-205-020-0003-00	509 McLaren St	0.46	Cost of Sale	\$200,000	\$20,000
24-205-149-0008-00	509 Octavius St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-066-0010-00	510 ADA AVE	0.20	Cost of Sale	\$200,000	\$20,000
24-205-080-0010-00	510 Mclaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-069-0010-00	510 E Isabella Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-057-0011-00	512 E Apple Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-041-0011-00	514 OAK AVE	0.20	Cost of Sale	\$200,000	\$20,000
24-205-041-0012-00	518 Oak Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-159-0001-00	522 Ottawa St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-155-0010-00	523 Yuba St	0.22	Cost of Sale	\$200,000	\$20,000
24-205-041-0013-00	528 Oak Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-042-0001-00	530 White Ave	2.15	Cost of Sale	\$200,000	\$20,000
24-205-009-0012-00	532 Leonard Ave	0.27	Cost of Sale	\$200,000	\$20,000
24-205-155-0009-00	535 Yuba St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-048-0001-10	539 Oak Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-155-0007-00	540 Yuba St	0.05	Cost of Sale	\$200,000	\$20,000
24-612-000-0645-00	556 S Getty St	0.19	Cost of Sale	\$200,000	\$20,000
24-612-000-0639-00	561 Mary St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-102-0016-00	576 E Dale Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-275-0009-00	58 E Grand Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-049-0016-30	586 ORCHARD AVE	0.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0016-40	594 Orchard Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0011-10	595 Oak Ave	0.18	Cost of Sale	\$200,000	\$20,000

24-205-160-0009-00	599 Yuba St	0.31	Cost of Sale	\$200,000	\$20,000
24-205-064-0008-00	612 ADA AVE	0.14	Cost of Sale	\$200,000	\$20,000
24-205-075-0005-00	613 E ISABELLA AVE	0.19	Cost of Sale	\$200,000	\$20,000
24-767-000-0005-00	615 Mulder St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-040-0001-00	616 Oak Ave	4.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0007-00	617 Oak Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-052-0003-00	619 Amity Ave	0.45	Cost of Sale	\$200,000	\$20,000
24-205-345-0006-10	621 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-344-0001-00	625 W Muskegon Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-340-0001-20	625 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-590-001-0016-00	628 Mulder St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-340-0002-00	631 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-049-0005-00	635 Oak Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-340-0002-10	637 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-040-0004-20	638 Oak Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-767-000-0011-00	641 Glen Ct	0.13	Cost of Sale	\$200,000	\$20,000
24-205-082-0012-00	642 McLaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-767-000-0001-00	643 Mulder St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-00	643 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-064-0012-00	644 Ada Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-205-033-0001-20	645 Wesley Ave	5.56	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-10	649 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-168-0014-00	653 Yuba St	0.72	Cost of Sale	\$200,000	\$20,000
24-205-015-0011-00	655 MARQUETTE AVE	0.13	Cost of Sale	\$200,000	\$20,000
24-205-034-0001-00	655 MULDER ST	0.16	Cost of Sale	\$200,000	\$20,000
24-205-064-0001-00	655 E Apple Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-20	655 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-340-0004-00	661 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-015-0011-10	663 Marquette Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-340-0004-10	667 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-340-0005-00	673 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-590-002-0001-00	675 S Getty St	0.32	Cost of Sale	\$200,000	\$20,000
24-205-340-0005-10	679 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-205-414-0012-00	682 W Southern Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-016-0001-00	685 Marquette Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-00	685 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-205-411-0004-00	687 Washington Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-414-0004-00	689 W Grand Ave	0.38	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-10	691 W Webster Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-411-0013-00	692 W Grand Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-205-558-0001-40	710 Shoreline Dr	1.35	Cost of Sale	\$200,000	\$20,000

24-205-043-0006-00	712 Wood St	0.10	Cost of Sale	\$200,000	\$20,000
24-405-003-0002-00	716 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-405-003-0004-00	720 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-037-0001-01	723 Sumner Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-590-001-0011-00	725 Wesley Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-405-003-0005-00	730 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-590-001-0021-00	730 MARCOUX AVE	0.11	Cost of Sale	\$200,000	\$20,000
24-590-002-0010-00	733 MARCOUX AVE	0.27	Cost of Sale	\$200,000	\$20,000
24-205-039-0006-50	741 S GETTY ST	0.78	Cost of Sale	\$200,000	\$20,000
24-205-073-0008-00	748 CATHERINE AVE	0.20	Cost of Sale	\$200,000	\$20,000
24-405-003-0007-00	750 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-405-003-0010-00	760 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-413-0014-00	766 W Southern Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-040-0011-20	768 Scott St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-001-0003-96	770 Access Hwy	0.50	Cost of Sale	\$200,000	\$20,000
24-205-089-0026-00	776 Catawba Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-434-0001-00	791 W Southern Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-045-0009-00	802 Wood St	0.37	Cost of Sale	\$200,000	\$20,000
24-442-000-0016-00	810 GRACE AVE	0.22	Cost of Sale	\$200,000	\$20,000
24-205-045-0011-00	818 Wood St	0.31	Cost of Sale	\$200,000	\$20,000
24-205-201-0012-00	821 Emerald St	0.08	Cost of Sale	\$200,000	\$20,000
24-205-048-0007-00	822 Williams St	0.22	Cost of Sale	\$200,000	\$20,000
24-205-191-0006-00	824 Cedar St	0.44	Cost of Sale	\$200,000	\$20,000
24-205-487-0012-00	828 W SOUTHERN AVE	0.23	Cost of Sale	\$200,000	\$20,000
24-595-000-0044-00	839 Turner Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-612-000-0631-00	845 Ducey Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-665-000-0108-00	846 Wilson Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-203-0005-00	856 Emerald St	0.15	Cost of Sale	\$200,000	\$20,000
24-612-000-0626-10	861 Marquette Ave	0.33	Cost of Sale	\$200,000	\$20,000
24-595-000-0040-00	861 Turner Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-121-300-0066-00	873 STEVENS ST	0.13	Cost of Sale	\$200,000	\$20,000
24-205-049-0019-70	874 Scott St	0.15	Cost of Sale	\$200,000	\$20,000
24-250-000-0153-00	876 E Isabella Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-121-300-0116-00	877 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-047-0015-00	881 Scott St	0.16	Cost of Sale	\$200,000	\$20,000
24-121-300-0049-00	892 Orchard Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-478-0014-00	900 W GRAND AVE	0.18	Cost of Sale	\$200,000	\$20,000
24-205-189-0011-00	902 Pine St	0.38	Cost of Sale	\$200,000	\$20,000
24-121-300-0062-00	907 Orchard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-478-0004-00	909 Washington Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-250-000-0157-00	912 E ISABELLA AVE	0.25	Cost of Sale	\$200,000	\$20,000

24-665-000-0269-00	912 W HACKLEY AVE	0.20	Cost of Sale	\$200,000	\$20,000
24-205-053-0004-10	914 SCOTT ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-054-0014-00	919 Scott St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-210-0001-00	923 Emerald St	0.10	Cost of Sale	\$200,000	\$20,000
24-170-000-0012-00	929 E FOREST AVE	0.14	Cost of Sale	\$200,000	\$20,000
24-202-000-0018-00	942 AURORA AVE	0.14	Cost of Sale	\$200,000	\$20,000
24-612-000-0575-00	982 Ducey Ave	0.36	Cost of Sale	\$200,000	\$20,000
TOTALS		174.71		\$153,500,000.00	\$14,557,000.00
505 Total Properties					

Eligible Activities, Financing, Cost of Plan (Sec. 13(1) (a) (b) (c) (d) (g))

Eligible activities include cost of sale, demo & abatement, public infrastructure and brownfield plan preparation and development (see chart below).

Eligible Activities Chart

Eligible Activity	Cost
Cost of Sale	\$14,557,000
Demo & Abatement	\$2,000,000
Public Infrastructure	\$777,000
Brownfield Plan Preparation and Development	\$20,000
Sub-total	\$17,354,000
Contingency (15%)	\$2,603,100
Total Eligible Activities to be paid under this Plan	\$19,957,100

The eligible activities described above will occur on the Property and are further described as follows:

1. Cost of Sale: If the sale of a home results in a loss to the developer, the difference between the cost of construction and the sale price is considered the cost of sale or a seller concession. Some of these concessions could come from title work, acquisition costs and selling costs. For this Plan, it is anticipated that each home may result in the loss of \$20,000 per unit.
2. Demo & Abatement: The cost to demolish the property and return it to a developable state, which may include lead and asbestos abatement.
3. Public Infrastructure: The cost to construct public infrastructure like alleys and water/sewer lines.

4. Brownfield Plan Preparation and Development: Costs incurred to prepare and develop this brownfield plan, as required per Act 381 of 1996, as amended.

It is intended that the above eligible activities will be reimbursed with interest at 5%.

Effective Date if Inclusion in the Brownfield Plan

The amended Infill Housing Project was added to this Plan on _____, 2021 and will be amended accordingly upon adoption of this Plan Amendment.