

**CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT
AUTHORITY**

BROWNFIELD PLAN AMENDMENT

INFILL HOUSING PROJECT (1st Amendment)

July 14, 2020

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

Prepared By City of Muskegon Staff

PROJECT NAME

Infill Housing Project (formerly Nelson Neighborhood 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 108 Eligible Properties for this project, most of which are not adjacent to one another. 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 108 parcels, most of them located in the Nelson and Jackson Hill Neighborhoods. Some of these lots will be split, creating a total of 249 subject parcels. Ten of the parcels contain homes that will be rehabbed, the rest are vacant lots that will be used to construct new residential units. The new residential units will consist mostly of detached homes and rowhomes, with the possibility of a few duplexes and small multi-plexes as the market dictates. The project also includes the demolition of the former Froebel school in order to redevelop the property with a variety residential units. In addition, the plan also includes the addition of public infrastructure at the former farmers market to add additional residential units.

ELIGIBLE ACTIVITIES

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

DEVELOPER'S REIMBURSABLE COSTS

\$5,877,000

MAXIMUM DURATION OF CAPTURE

30 years

ESTIMATED TOTAL CAPITAL INVESTMENT

\$49,500,000

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. This amendment seeks to modify certain aspects of the plan; most notably by adding more parcels and increasing the “cost of sale” margin.

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 estimated that all of the homes associated with the Project will be completed by 2023. 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 comprising the Infill Housing Project included in this Plan is approximately 37 acres of vacant land spread across 107 parcels in Muskegon, Michigan (See Attachment A). The parcel numbers/legal description of the eligible properties are:

1246 5th St
Parcel #24-205-378-0006-00
CITY OF MUSKEGON REVISED PLAT OF 1903 N 46 FT LOT 6 BLK 378

1252 5th St
Parcel #24-205-378-0006-10
CITY OF MUSKEGON REVISED PLAT OF 1903 NLY 44 FT OF SLY 86 FT LOT 6 BLK 378

1245 5th St
Parcel #24-205-377-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 EX SELY 79.5 FT TH'OF & E 1/2 OF LOT 2 EX SELY 79.5 FT TH'OF BLK 377

1261 5th St
Parcel #24-205-377-0011-00
CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/4 LOT 11 & N 1/2 OF N 1/2 LOT 12 BLK 377

1342 6th St
Parcel #24-205-388-0006-20
CITY OF MUSKEGON REVISED PLAT OF 1903 SELY 44 FT OF SWLY 26 FT LOT 5 & SELY 44 FT OF LOT 6 BLK 388

1349 6th St
Parcel #24-205-389-0012-00
CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 12 BLK 389

1352 6th St
Parcel #24-205-388-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 388

1411 6th St
Parcel #24-205-390-0011-20
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 390 EXC W 92 FT TH'OF

1387 7th St
Parcel #24-205-375-0005-00
CITY OF MUSKEGON REVISED PLAT OF 1903 SELY 74 FT LOT 5 & N 30 FT LOT 8 BLK 375

395 Houston Ave
Parcel #205-369-0004-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 369

248 Mason Ave
Parcel #24-205-387-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 7 & W 26.7 FT OF S 1/2 LOT 7 BLK 387

275 Mason Ave
Parcel #24-205-391-0003-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 BLK 391

346 Mason Ave
Parcel #24-205-389-0009-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 30 FT LOT 9 BLK 389

352 Mason Ave
Parcel #24-205-389-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 389

219 Merrill Ave
Parcel # 24-205-386-0012-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 12 BLK 386

271 Merrill Ave
Parcel #24-205-387-0005-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 5 BLK 387

388 Merrill Ave
Parcel #24-205-376-0007-20
CITY OF MUSKEGON REVISED PLAT OF 1903 ELY 66 FT OF WLY 132 FT LOT 7 EXC NLY 20 FT BLK 376

235 Monroe Ave
Parcel #24-205-379-0003-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 28 FT LOT 3 BLK 379

239 Monroe Ave
Parcel #24-205-379-0003-00
CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 379 W 38 FT LOT 3

240 Monroe Ave
Parcel #24-205-367-0010-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 10 BLK 367

250 Monroe Ave
Parcel #24-205-367-0009-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 9 BLK 367

254 Monroe Ave
Parcel #24-205-367-0008-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 40 FT LOT 8 BLK 367

398 Monroe Ave
Parcel #24-205-370-0011-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 27 FT OF LOT 11 BLK 370

1392 Park St
Parcel #24-205-375-0003-20
CITY OF MUSKEGON REVISED PLAT OF 1903 PART LOTS 3-4 & 11 BLK 375 COM ON S LN LOT 11 40 FT
E OF SW COR TH E 84 FT TH NLY 26 FT TH NWLY TO A PT 48.5 FT N OF S LN LOT 11 TH W 62.4 FT TH S
48.5 FT TO BEG

382 W Muskegon Ave
Parcel #24-205-336-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 24.75 FT LOT 9 & NLY 55 FT LOT 8 BLK 336

487 W Muskegon Ave
Parcel #24-205-370-0011-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 27 FT OF LOT 11 BLK 370

420 Washington Ave
Parcel #24-205-375-0010-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLK 375

459 Washington Ave
Parcel #24-205-408-0002-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 & 3 BLK 408

1782 5th St
Parcel #24-205-463-0004-00
CITY OF MUSKEGON REVISED PLAT 1903 LOT 4 AND N 22 FT LOT 5 BLK 463

318 W Larch Ave
Parcel #24-205-449-0010-00
CITY OF MUSKEGON REVISED PLAT OF 1903 E 18 FT LOT 9 & W 20 FT LOT 10 BLK 449

324 W Larch Ave
Parcel #24-205-449-0009-00
CITY OF MUSKEGON REVISED PLAT OF 1903 E 9 FT LOT 8 & W 29 FT LOT 9 BLK 449

1686 7th St
Parcel # 24-205-449-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 & 2 BLK 449

1660 7th St
Parcel #24-205-440-0004-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 5-6 BLK 440

408 W Dale Ave
Parcel # 24-205-439-0006-10
CITY OF MUSKEGON REVISED PLAT OF 1903 W 45 FT OF E 85 FT OF LOTS 6 & 7 BLK 439

340 W Forest Ave
Parcel # 24-205-428-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 428

1639 5th St
Parcel #24-205-441-0003-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 EXC S 5.5 FT TH'OF INCLUDING S 8 FT LOT 2 EXC W 44 FT TH'OF BLK 441

1605 Sanford St
Parcel #24-205-425-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 S 58 FT OF E 94 FT LOT 7 & S 10.4 FT OF E 94 FT LOT 8 BLK 425 (DESC CLARIFICATION 11/30/99)

487 W Southern Ave
Parcel #24-205-430-0004-00
CITY OF MUSKEGON REVISED PLAT 1903 W 1 1/2 FT LOT 3 & N 115 FT LOTS 4-5 BLK 430

305 W Grand Ave
Parcel #24-205-419-0019-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 19 BLK 419

1535 6th St
Parcel # 24-205-419-0013-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 13 BLK 419

355 W Grand Ave
Parcel #24-205-419-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 46 FT LOTS 1 & 2 BLK 419

337 W Grand Ave
Parcel #24-205-419-0001-20
CITY OF MUSKEGON REVISED PLAT OF 1903 E 44 FT OF LOTS 1-2 BLK 419

1458 6th St
Parcel #24-205-405-0014-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 14 BLK 405

1464 6th St
Parcel #24-205-405-0013-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 13 BLK 405

0 Washington Ave
Parcel #24-205-375-0009-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 OF LOT 9 BLK 375

242 Strong Ave
Parcel #24-205-391-0011-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 11 BLK 391

1360 7th St
Parcel #24-205-376-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 47 FT OF NLY 98 FT OF SW 66 FT OF LOT 7 BLK 376

1366 7th St
Parcel # 24-205-376-0007-15
CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 40 FT OF WLY 66 FT LOT 7 BLK 376

1262 6th St
Parcel #24-205-369-0006-30
CITY OF MUSKEGON REVISED PLAT OF 1903 S 40 FT LOT 6 BLK 369

579 W Muskegon Ave
Parcel #24-205-345-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 NLY 1/2 LOT 1 BLK 345

0 W Muskegon Ave
Parcel #24-205-345-0002-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 OF LOT 2 BLK 345

617 W Muskegon Ave
Parcel # 24-205-345-0006-00
CITY OF MUSKEGON REVISED PLAT OF 1903 N 71 FT LOT 6 BLK 345

1047 Ambrosia St
Parcel #24-205-232-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 E 33 FT LOT 7 BLK 224 ALSO E 33 FT OF N 1/2 VAC DIANA ST LOTS 7 AND 8 BLK 232 ALSO S 1/2 VAC DIANA ST ADJ TO LOT 8 SD BLK

1075 Ambrosia St
Parcel #24-205-236-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 8-9 BLK 236

1155 Ambrosia St
Parcel #24-205-250-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 8-10 BLK 250

1205 Ambrosia St
Parcel #24-205-261-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 8 & 9 BLK 261

1386 Ransom St
Parcel #24-205-266-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 266

1530 Hoyt St
Parcel #24-205-281-0002-10
CITY OF MUSKEGON REVISED PLAT OF 1903 S 35.7 FT LOT 2 BLK 281

292 Mason Ave
Parcel #24-205-388-0008-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 8 BLK 388

254 W Southern Ave
Parcel #24-205-420-0012-20
CITY OF MUSKEGON REVISED PLAT OF 1903 W 32 FT OF E 82 FT LOTS 12-13 BLK 420

1670 Park St
Parcel #24-205-439-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 80 FT LOT 7 BLK 439

1227 Fleming Ave
Parcel #24-745-000-0033-00
CITY OF MUSKEGON ROSELINDE ADDITION LOT 33

1251 8th St
24-205-340-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 PART OF LOTS 1 TO 7 LYING SELY OF WEBSTER AVE BLK 340

527 Herrick St
Parcel #24-205-023-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 8-14 BLK 23

530 Herrick St
Parcel #24-205-022
CITY OF MUSKEGON REVISED PLAT OF 1903 S 178 FT LOT 3 & THAT PART OF LOT 4 LYING N OF
SUMNER AVE BLK 22-0003-20

553 Jackson Ave
Parcel #24-205-022-0002-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 & N 150 FT LOT 3 BLK 22

601 Jackson Ave
Parcel #24-205-021-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 66 FT OF N 132 FT LOT 1 BLK 21

621 Jackson Ave
Parcel #24-205-020-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1& 2 BLK 20

677 Jackson Ave
Parcel #24-205-019-0002-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 BLK 19

558 Jackson Ave
Parcel #24-205-014-0020-00
CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 19 & ALL LOTS 20 & 21 BLK 14

608 Jackson Ave
Parcel #24-205-015-0006-10
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 6 EX NLY 50 FT BEING 50 FT ON LANGLEY ST & 62.32
FT ON E LINE SAID LOT 6 BLK 15

704 Leonard Ave
Parcel #24-405-003-0001-00
CITY OF MUSKEGON GUNNS SUB DIV OF PART OF BLK 2 LOTS 1-2 & 3 BLK 3

740 Leonard Ave
Parcel #24-405-003-0007-00
CITY OF MUSKEGON GUNNS SUB DIV OF PART OF BLK 2 LOTS 4-5-6 & W 4 FT LOT 7 BLK 3

754 Leonard Ave
Parcel #24-405-003-0008-00
CITY OF MUSKEGON GUNNS SUB DIV OF PART OF BLK 2 E 36 FT LOT 7 ALL LOTS 8 & 9 & W 8 FT LOT
10 BLK 3

766 Leonard Ave
Parcel #24-405-003-0011-00
CITY OF MUSKEGON GUNNS SUB DIV OF PART OF BLK 2 E 42 FT LOT 10 ALL LOTS 11 & 12 BLK 3

1259 Sanford St
Parcel #24-205-384-0007-20
CITY OF MUSKEGON REVISED PLAT OF 1903 S 42 2/3 FT OF E 94 FT LOT 7 BLK 384

1280 Sanford St
Parcel #24-205-394-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 98 FT LOT 1 BLK 394

1141 Jefferson St
Parcel #24-205-364-0008-10
CITY OF MUSKEGON REVISED PLAT OF 1903 S 68 FT LOT 8 BLK 364

1095 1st St
Parcel #24-205-352-0008-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 352

1338 Arthur
Parcel # 24-205-254-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 NLY 84 FT LOT 1 BLK 254

204 W Dale
Parcel # 24-205-441-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 47.6 FT LOT 7 & W 47.6 FT OF S 27 1/7 FT LOT 6 BLK 441

1514 Park St
Parcel # 24-205-418-0003-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 BLK 418

314 W Grand Ave
Parcel # 24-205-406-0018-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 18 BLK 406

237 Washington Ave
Parcel # 24-205-405-0019-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 19 BLK 405 & SUBJ TO N 1/2 VAC ALLEY ADJ TH'TO
RECOR'D 3711/266

329 Washington Ave
Parcel # 24-205-406-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 406

1456 Park St
Parcel # 24-205-407-0004-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 407

1468 8th St
Parcel # 24-205-408-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 408 EXC E 46 FT TH'OF

462 Washington Ave
Parcel # 24-205-374-0007-00
CITY OF MUSKEGON REVISED PLAT OF 1903 W 39 1/2 FT LOT 7 BLK 374

507 Houston Ave
Parcel # 24-205-371-0004-10
CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 4 BLK 371

1370 Sanford St
Parcel # 24-205-401-0001-10
CITY OF MUSKEGON REVISED PLAT OF 1903 S 32 1/4 FT OF N 63 1/2 FT OF W 106 FT 2 1/2 IN LOT 1
BLK 401

731 Yuba St
Parcel # 24-205-183-0001-00
CITY OF MUSKEGON REVISED PLAT 1903 ENTIRE BLK 183 LYING ELY OF C & O R/W EX COM ON NLY
LINE SAID BLK 44 FT M/L SWLY OF NE COR LOT 5 TH S 24 DEG 39 MIN 59 SEC W 63 FT M/L TH NLY 39
FT M/L TO NLY LINE SAID BLK TH NELY ON NLY LINE SAID BLK 39 FT M/L TO BEG

205 E Muskegon Ave
Parcel # 24-205-192-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 1 THRU 12 INCL BLK 192

287 E Muskegon Ave
Parcel # 24-205-193-0004-00
CITY OF MUSKEGON REVISED PLAT 1903 LOTS 4 THRU 10 INC BLK 193

225 Eastern Ave
Parcel # 24-205-182-0001-00
CITY OF MUSKEGON REVISED PLAT 1903 ENTIRE BLK 182

650 Yuba St
Parcel # 24-205-167-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 ENTIRE BLK 167

417 Jackson Ave
Parcel # 24-205-024-0001-00
CITY OF MUSKEGON REVISED PLAT OF 1903 ENTIRE BLKS 24 25 26 ALSO BLK 27 EX LOTS 6 & 7

1078 2nd St

Parcel # 24-205-352-0004-10

CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 4 BLK 352

1067 W Grand Ave

Parcel # 24-205-484-0004-00

CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 484 LOT 4 & S 16 1/2 FT OF GRAND AVE ABUTTING SAME

1188 4th St

Parcel # 24-205-367-0008-00

CITY OF MUSKEGON REVISED PLAT OF 1903 W 92 FT LOT 8 BLK 367

1457 7th St

Parcel # 24-205-407-0011-10

CITY OF MUSKEGON REVISED PLAT OF 1903 S 2/3 LOT 11 BLK 407

580 Catherine Ave

Parcel # 24-205-076-0009-00

CITY OF MUSKEGON REVISED PLAT 1903 LOT 9 BLK 76

1192 Pine St

Parcel # 24-205-245-0002-00

CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 2 BLK 245

1194 Pine St

Parcel # 24-205-245-0002-10

CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 2 BLK 245

254 W Southern Ave

Parcel # 24-205-420-0012-20

CITY OF MUSKEGON REVISED PLAT OF 1903 W 32 FT OF E 82 FT LOTS 12-13 BLK 420

435 E Isabella Ave

Parcel # 24-205-078-0004-00

CITY OF MUSKEGON REVISED PLAT 1903 LOT 4 BLK 78

248 Mason Ave

Parcel # 24-205-387-0007-00

CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 7 & W 26.7 FT OF S 1/2 LOT 7 BLK 387

Project Breakdown:

There are 107 parcels included in this plan. Some of these lots will be split, which will result in a total of 239 parcels.

Parcels = 108

Parcels after splits = 249

New homes = 239

Rehabbed homes = 10

New homes with “cost of sale” concession = 195

New homes without “cost of sale” concessions = 54

“Cost of sale” concessions = \$3,880,000

Public Infrastructure = \$777,000

Demo & abatement = \$1,200,000

Reimbursable Costs of Construction (before 15% contingency) = \$5,857,000

The chart below depicts a listing of eligible properties and the basis for their eligibility.

Eligible Property Information Chart

Address	Tax Identification Number	Basis of Brownfield Eligibility	Investment Cost	Reimbursable Cost	Approximate Acreage	Zoning
Dusendang Project (110 Homes)						
1246 5 th St	24-205-378-0006-00	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
1252 5 th St	24-205-378-0006-10	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
1245 5 th St	24-205-377-0001-00	Cost of Sale	\$200,000	\$20,000	0.12	FBC, UR
1261 5 th St	24-205-377-0011-00	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
1342 6 th St	24-205-388-0006-20	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
1349 6 th St (2 lots)	24-205-389-0012-00	Cost of Sale	\$200,000	\$40,000	0.19	FBC, UR
1352 6 th St (2 lots)	24-205-388-0007-00	Cost of Sale	\$400,000	\$40,000	0.2	FBC, UR
1411 6 th St	24-205-390-0011-20	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
1387 7 th St (2 lots)	24-205-375-0005-00	Cost of Sale	\$400,000	\$40,000	0.22	FBC, UR
395 Houston Ave (2 lots)	24-205-369-0004-00	Cost of Sale	\$400,000	\$40,000	0.21	FBC, UR
275 Mason Ave (2 lots)	24-205-391-0003-00	Cost of Sale	\$400,000	\$40,000	0.18	FBC, UR
346 Mason Ave (2 lots)	24-205-389-0009-00	Cost of Sale	\$400,000	\$40,000	0.09	FBC, UR
352 Mason Ave	24-205-389-0008-00	Cost of Sale	\$200,000	\$20,000	0.2	FBC, UR
219 Merrill Ave	24-205-386-0012-00	Cost of Sale	\$200,000	\$20,000	0.12	FBC, UR

271 Merrill Ave (2 lots)	24-205-387-0005-00	Cost of Sale	\$400,000	\$40,000	0.19	FBC, UR
388 Merrill Ave (2 lots)	24-205-376-0007-20	Cost of Sale	\$400,000	\$40,000	0.2	FBC, UR
235 Monroe Ave	24-205-379-0003-10	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
239 Monroe Ave	24-205-379-0003-00	Cost of Sale	\$200,000	\$20,000	0.11	FBC, UR
240 Monroe Ave	24-205-367-0010-00	Cost of Sale	\$200,000	\$20,000	0.11	FBC, UR
250 Monroe Ave	24-205-367-0009-00	Cost of Sale	\$200,000	\$20,000	0.2	FBC, UR
254 Monroe Ave	24-205-367-0008-10	Cost of Sale	\$200,000	\$20,000	0.06	FBC, UR
398 Monroe Ave	24-205-370-0011-10	Cost of Sale	\$200,000	\$20,000	0.08	FBC, UR
1392 Park St	24-205-375-0003-20	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
382 W Muskegon Ave	24-205-336-0008-00	Cost of Sale	\$200,000	\$20,000	0.24	FBC, UR
487 W Muskegon Ave	24-205-347-0004-00	Cost of Sale	\$200,000	\$20,000	0.19	FBC, UR
420 Washington Ave (2 lots)	24-205-375-0010-00	Cost of Sale	\$400,000	\$40,000	0.19	FBC, UR
459 Washington Ave (3 lots)	24-205-408-0002-00	Cost of Sale	\$600,000	\$60,000	0.46	FBC, UR
1782 5 th St (2 lots)	24-205-463-0004-00	Cost of Sale	\$400,000	\$40,000	0.31	FBC, UR
318 W Larch Ave (2 lots)	24-205-449-0010-00	Cost of Sale	\$400,000	\$40,000	0.27	FBC, UR
324 W Larch Ave	24-205-449-0009-00	Cost of Sale	\$200,000	\$20,000	0.14	FBC, UR
1686 7 th St (2 lots)	24-205-449-0001-00	Cost of Sale	\$400,000	\$40,000	0.31	FBC, UR
1660 7 th (2 lots)	24-205-440-0004-00	Cost of Sale	\$400,000	\$40,000	0.31	FBC, UR
408 W Dale Ave	24-205-439-0006-10	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
340 W Forest Ave	24-205-428-0007-00	Cost of Sale	\$200,000	\$20,000	0.15	FBC, UR
1639 5 th St	24-205-441-0003-00	Cost of Sale	\$200,000	\$20,000	0.17	FBC, UR
1605 Sanford St (2 lots)	24-205-425-0007-00	Cost of Sale	\$400,000	\$40,000	0.15	FBC, UR
487 W Southern Ave (2 lots)	24-205-430-0004-00	Cost of Sale	\$400,000	\$40,000	0.26	FBC, UR
305 W Grand Ave	24-205-419-0019-00	Cost of Sale	\$200,000	\$20,000	0.17	FBC, UR
1535 6 th St	24-205-419-0013-00	Cost of Sale	\$200,000	\$20,000	0.16	FBC, UR
355 W Grand Ave	24-205-419-0001-00	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
337 W Grand Ave	24-205-419-0001-20	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
1458 6 th St	24-205-405-0014-00	Cost of Sale	\$200,000	\$20,000	0.16	FBC, UR
1464 6 th St	24-205-405-0013-00	Cost of Sale	\$200,000	\$20,000	0.17	FBC, UR
0 Washington Ave	24-205-375-0009-10	Cost of Sale	\$200,000	\$20,000	0.15	FBC, UR
242 Strong Ave	24-205-391-0011-00	Cost of Sale	\$200,000	\$20,000	0.08	FBC, UR
1360 7th St	24-205-376-0007-00	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
1366 7th St	24-205-376-0007-00	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
1262 6 th St	24-205-369-0006-30	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
579 W Muskegon Ave	24-205-345-0001-00	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
0 W Muskegon Ave	24-205-345-0002-10	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
617 W Muskegon Ave	24-205-345-0006-00	Cost of Sale	\$200,000	\$20,000	0.24	FBC, UR
1047 Ambrosia St (7 lots)	24-205-232-0007-00	Cost of Sale	\$1,400,000	\$140,000	0.57	OSR

1075 Ambrosia St (6 lots)	24-205-236-0008-00	Cost of Sale	\$1,200,000	\$120,000	0.35	OSR
1155 Ambrosia St (6 lots)	24-205-250-0008-00	Cost of Sale	\$1,200,000	\$120,000	0.61	OSR
1205 Ambrosia St (6 lots)	24-205-261-0008-00	Cost of Sale	\$1,200,000	\$120,000	0.41	OSR
1386 Ransom St	24-205-266-0001-00	Cost of Sale	\$200,000	\$20,000	0.2	R-3
1530 Hoyt St	24-205-282-0002-10	Cost of Sale	\$200,000	\$20,000	0.1	R-3
292 Mason Ave	24-205-388-0008-10	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
254 W Southern Ave	24-205-420-0012-20	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
1670 Park St	24-205-439-0007-00	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
1772 5 th St	24-205-463-0003-00	Cost of Sale	\$200,000	\$20,000	0.23	FBC, UR
1227 Fleming Ave	24-745-000-0033-00	Cost of Sale	\$200,000	\$20,000	0.11	R-2
1251 8 th St (10 lots)	24-205-340-0001-00	Cost of Sale	\$2,000,000	\$200,000	1.14	FBC-UR
Rudy Briggs Project (32 Homes)						
527 Herrick St (9 lots)	24-205-023-0008-00	Cost of Sale	\$1,800,000	\$180,000	1.41	R-1
530 Herrick St (3 lots)	24-205-022-0003-20	Cost of Sale	\$600,000	\$60,000	0.41	R-1
553 Jackson Ave (3 lots)	24-205-022-0002-00	Cost of Sale	\$600,000	\$60,000	0.55	R-1
579 Jackson Ave	24-205-022-0001-00	Cost of Sale	\$200,000	\$20,000	0.19	R-1
601 Jackson Ave	24-205-021-0001-00	Cost of Sale	\$200,000	\$20,000	0.2	R-1
621 Jackson Ave	24-205-020-0001-00	Cost of Sale	\$200,000	\$20,000	0.34	R-1
677 Jackson Ave	24-205-019-0002-00	Cost of Sale	\$200,000	\$20,000	0.24	R-1
558 Jackson Ave (2 lots)	24-205-014-0020-00	Cost of Sale	\$400,000	\$40,000	0.61	R-1
608 Jackson Ave	24-205-015-0006-10	Cost of Sale	\$200,000	\$20,000	0.24	R-1
704 Leonard Ave (2 lots)	24-405-003-0001-00	Cost of Sale	\$400,000	\$40,000	0.38	R-1
740 Leonard Ave (2 lots)	24-205-003-0007-00	Cost of Sale	\$400,000	\$40,000	0.37	R-1
754 Leonard Ave (3 lots)	24-205-003-0008-00	Cost of Sale	\$600,000	\$60,000	0.37	R-1
766 Leonard Ave (3 lots)	24-405-003-0011-00	Cost of Sale	\$600,000	\$60,000	0.38	R-1
Community Encompass Project (5 Homes)						
1259 Sanford St (LB)	24-205-384-0007-20	Cost of Sale	\$200,000	\$20,000	0.09	FBC, UR
1280 Sanford St (LB)	24-205-394-0001-00	Cost of Sale	\$200,000	\$20,000	0.15	FBC, UR
1141 Jefferson St	24-205-364-0008-10	Cost of Sale	\$200,000	\$20,000	0.1	FBC, UR
1095 1 st	24-205-352-0008-00	Cost of Sale	\$200,000	\$20,000	0.07	FBC, UR
1338 Arthur St (LB)	24-205-254-0001-00	Cost of Sale	\$200,000	\$20,000	0.13	R-3
Land Bank Properties (12 Homes)						
204 W Dale (LB)	24-205-441-0007-00	Blight Elimination	\$200,000	\$0	0.08	FBC, UR

1514 Park St (LB)	24-205-418-0003-00	Blight Elimination	\$200,000	\$0	0.19	FBC, UR
314 W Grand Ave (LB)	24-205-406-0018-00	Blight Elimination	\$200,000	\$0	0.17	FBC, UR
237 Washington Ave (LB)	24-205-405-0019-00	Blight Elimination	\$200,000	\$0	0.17	FBC, UR
329 Washington Ave (LB)	24-205-406-0007-00	Blight Elimination	\$200,000	\$0	0.19	FBC, UR
1456 Park St (LB)	24-205-407-0004-00	Blight Elimination	\$200,000	\$0	0.18	FBC, UR
1468 8 th St (LB) (2 lots)	24-205-408-0007-00	Blight Elimination	\$400,000	\$0	0.19	FBC, UR
462 Washington Ave (LB)	24-205-374-0007-00	Blight Elimination	\$200,000	\$0	0.08	FBC, UR
507 Houston Ave (LB)	24-205-371-0004-10	Blight Elimination	\$200,000	\$0	0.1	FBC, UR
1370 Sanford St (LB)	24-205-401-0001-10	Blight Elimination	\$200,000	\$0	0.08	FBC, UR
1542 7 th St (LB)	24-205-419-0007-00	Blight Elimination	\$200,000	\$0	0.08	FBC, UR
Former Farmers Market Properties (40 Homes)						
731 Yuba St (8 lots)	24-205-183-0001-00	Blight Elimination	\$1,600,000 (homes) 155,400 (Public Infrastructure)	155,400 (Public Infrastructure)	2.71	I-1
205 E Muskegon Ave (8 lots)	24-205-192-0001-00	Blight Elimination	\$1,600,000 (homes) 155,400 (Public/Infrastructure)	155,400 (Public Infrastructure)	2.55	I-1
287 E Muskegon Ave (8 lots)	24-205-193-0004-00	Blight Elimination	\$1,600,000 (homes) 155,400 (Public Infrastructure)	155,400 (Public Infrastructure)	1.48	I-1
225 Eastern Ave (8 lots)	24-205-182-0001-00	Blight Elimination	\$1,600,000 (homes) 155,400 (Public Infrastructure)	155,400 (Public Infrastructure)	1.59	I-1
650 Yuba St (8 lots)	24-205-167-0001-00	Blight Elimination	\$1,600,000 (homes) 155,400 (Public Infrastructure)	155,400 (Public Infrastructure)	1.61	B-4
Froebel School Property (40 Homes)						
417 Jackson Ave	24-205-024-0001-00	Demo & Abatement + Cost of Sale	\$9,200,000	\$2,000,000 (\$1,200,000 demo +	7.01	R-1

				\$800,000 Cost of Sale)		
City Rehab Projects (10 Homes)						
1078 2 nd St	24-205-352-0004-10	Blight Elimination	\$50,000	\$0	0.1	FBC-UR
1067 W Grand	24-205-484-0004-00	Blight Elimination	\$50,000	\$0	0.2	R-1
1188 4 th St	24-205-367-0008-00	Blight Elimination	\$50,000	\$0	0.13	FBC-UR
1457 7 th St	24-205-407-0011-10	Cost of Sale	\$50,000	\$20,000	0.12	FBC-UR
580 Catherine Ave	24-205-076-0009-00	Cost of Sale	\$50,000	\$20,000	0.2	R-3
1192 Pine St	24-205-245-0002-00	Cost of Sale	\$50,000	\$20,000	0.1	R-3
1194 Pine St	24-205-245-0002-10	Cost of Sale	\$50,000	\$20,000	0.09	R-3
254 W Southern Ave	24-205-420-0012-20	Cost of Sale	\$50,000	\$20,000	0.07	FBC-UR
435 E Isabella	24-205-078-0004-00	Cost of Sale	\$50,000	\$20,000	0.2	R-3
248 Mason Ave	24-205-387-0007-00	Cost of Sale	\$50,000	\$20,000	0.14	FBC-UR

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	\$3,880,000
Demo & Abatement	\$1,200,000
Public Infrastructure	\$777,000
Brownfield Plan Preparation and Development	\$20,000
Sub-total	\$5,877,000
Contingency (15%)	\$881,550
Total Eligible Activities to be paid under this Plan	\$6,758,550

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 _____, 2020 and will be amended accordingly upon adoption of this Plan Amendment.