Brownfield Redevelopment Authority
Economic Development Corporation
Tax Increment Finance Authority

Thursday, November 21, 2019
4:00 p.m.

Norton Shores Municipal Building
4814 Henry Street, Norton Shores, MI 49441
Small Conference Room

Agenda

I. Call to Order

II. Roll Call

III. Correspondence

IV. Minutes:
   a. Minutes of the October 11, 2018 Brownfield Redevelopment Authority Meeting

V. Old Business

VI. New Business:
   a. Reimbursement Request – Chemical Bank, Eastowne Development

VII. Adjournment

CITY OF NORTON SHORES
BROWNFIELD REDEVELOPMENT AUTHORITY
October 11, 2018

A meeting of the Brownfield Redevelopment Authority was called to order on Thursday, October 11, 2018 at 4:00 p.m. in the Large Conference Room, Norton Shores Municipal Building, 4814 Henry Street.

Present: Vice Chairman Jason Piasecki, Board Members Peter Brown, Russ Larsen, Dan Olsen, and Scott Willeke and, also, Mike Huston, and Shelly Stibitz

Absent: Chairman Kurt Forrest, Board Members Morgan Carroll and Rob Kumpf

Minutes: Board Member Brown moved that the minutes of the December 7, 2017, meeting be approved. The motion was supported by Board Member Larsen and carried unanimously.

New Business: Reimbursement Request – Chemical Bank, Eastowne Development

Board Member Olsen moved to approve reimbursement to Chemical Bank of captured property taxes as per the Brownfield Redevelopment Plan for the Eastowne Development. The total tax capture amounted to $119,122.36; 10% or $11,912.24 was retained by the Authority; and $107,210.12 was approved for reimbursement to Chemical Bank. The motion was supported by Board Member Brown and carried unanimously.

The meeting adjourned at 4:04 p.m.

Shelly Stibitz

Shelly Stibitz, City Clerk

city of Norton Shores 50th Anniversary 1968-2018

4814 Henry Street Norton Shores, Michigan 49441 www.nortonshores.org

November 19, 2019

To: Brownfield Redevelopment Authority Member

From: Michael D. Huston, Finance Director

Subject: Eastowne Development

Dan Challa, legal counsel for Chemical Bank requested reimbursement of captured property taxes as per the Brownfield Redevelopment Plan for the Eastowne Development. The total eligible property taxes captured amount to $117,875.34 and after 10% amount ($11,927.49) retained by the Authority, the net amount available is $107,347.44. Staff has verified the expense reports submitted for the project.

Michael D. Huston, CPA, Finance Director

Cc: Douglas Hughes, City Attorney

NORTON SHORES BROWNFIELD TAXES
2018

	NAME	PARCEL	CURRENT	BASE	GAIN -LOSS	CITY 0.01	COUNTY 0.01	SENIORS 0.00	COLLEGE 0.00	MUSEUM 0.00	CENT DIS 0.00	SCHOOL 0.02	MAISD 0.00	LIBRARY 0.00	STATE 0.01	TOTAL CAPTURED BROWN TAXES
			------BROWNFIELD----------													
			----------TAXES----------													
#29	EASTOWNE TWO	265000000100	36,500	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	NORTON SHORES	265000000200	39,300	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	LANDHEER	265000000300	40,500	55,867	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	CHEMICAL	265000000400	814,860	57,582	757,278	8,292.19	4,315.27	378.64	1,926.29	243.92	227.18	13,631.00	3,603.13	0.00	4,543.67	37,161.30
#29	WOLF SEMINOLE	265000000500	634,900	55,867	579,033	6,340.41	3,299.56	289.52	1,472.89	186.51	173.71	10,422.59	2,755.04	0.00	3,474.20	28,414.42
#29	VERDONIS	265000000600	310,400	55,867	254,533	2,787.14	1,450.43	127.27	647.46	81.99	76.36	4,581.59	1,211.07	0.00	1,527.20	12,490.49
#29	NORTON SHORES	265000000700	43,100	57,583	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	NORTON SHORES	265000000800	43,100	57,583	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	MSKS LLC	265000000900	608,600	57,583	551,017	6,033.64	3,139.92	275.51	1,401.62	177.48	165.31	9,918.31	2,621.74	0.00	3,306.10	27,039.62
#29	CONNECTICUT	265000001001	29,875	57,583	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	CONNECTICUT	265000001002	11,332	57,583	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	CONNECTICUT	265000001101	11,332	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	CONNECTICUT	265000001102	9,271	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	EASTOWNE 4	265000001200	59,700	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	NORTON SHORES	265000001300	59,700	213,674	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	NORTON SHORES	265000001400	59,700	17,934	41,766	457.34	238.00	20.88	106.24	13.45	12.53	751.79	198.72	0.00	250.60	2,049.55
#29	STRONG GLINDIA	265000001501	59,544	17,934	41,610	455.63	237.11	20.81	105.84	13.40	12.48	0.00	197.98	0.00	249.66	1,292.91
#29	HENDERSON	265000001502	44,262	17,934	26,328	288.29	150.03	13.16	66.97	8.48	7.90	473.90	125.27	0.00	157.97	1,291.97
#29	KNOX	265000001503	44,262	17,934	26,328	288.29	150.03	13.16	66.97	8.48	7.90	0.00	125.27	0.00	157.97	818.07
#29	GHOTRA/KAUR	265000001504	44,262	17,934	26,328	288.29	150.03	13.16	66.97	8.48	7.90	0.00	125.27	0.00	157.97	818.07
#29	MCKENZIE	265000001505	45,035	17,934	27,101	296.76	154.43	13.55	68.94	8.73	8.13	0.00	128.95	0.00	162.61	842.09
#29	PARKS	265000001506	58,700	17,934	40,766	446.39	232.30	20.38	103.70	13.13	12.23	0.00	193.96	0.00	244.60	1,266.69
#29	KAMMERAAD	265000001507	56,359	17,934	38,425	420.75	218.96	19.21	97.74	12.38	11.53	0.00	182.83	0.00	230.55	1,193.95
#29	MANCUSO	265000001508	44,404	17,934	26,470	289.85	150.84	13.24	67.33	8.53	7.94	0.00	125.94	0.00	158.82	822.48
#29	STEVENS	265000001509	51,559	17,934	33,625	368.19	191.61	16.81	85.53	10.83	10.09	0.00	159.99	0.00	201.75	1,044.80
#29	ARCADIA	900251033900	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	DAVID CARRIER	900251141900	2,700	0	2,700	29.57	15.39	1.35	6.87	0.87	0.81	16.20	12.85	0.00	16.20	100.09
#29	FIDELITY ASSET	900251218000	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	COMPU CRAFT	900251275300	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	GIELOW GROOM TERI	900251275830	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	HARBOUR TOWN HEA	900251307200	15,000	0	15,000	164.25	85.48	7.50	38.16	4.83	4.50	90.00	71.37	0.00	90.00	556.08
#29	MARC CURTIS LAW	900251557800	200	0	200	2.19	1.14	0.10	0.51	0.06	0.06	1.20	0.95	0.00	1.20	7.41
#29	MAREK & ASSOC.	900251557900	5,000	0	5,000	54.75	28.49	2.50	12.72	1.61	1.50	30.00	23.79	0.00	30.00	185.36
#29	MIND BODY	900251580200	2,500	0	2,500	27.38	14.25	1.25	6.36	0.81	0.75	15.00	11.90	0.00	15.00	92.68
#29	MUSKEGON YOGA	900251599500	2,100	0	2,100	23.00	11.97	1.05	5.34	0.68	0.63	12.60	9.99	0.00	12.60	77.85
#29	3 FRIENDS LLC	900251697200	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	THRIVE REAL	900251811100	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	VERDONIS	900251874300	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	VERIZON CREDIT	900251874500	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
#29	COLDWELL BANK	900251931500	46,100	0	46,100	504.80	262.70	23.05	117.26	14.85	13.83	276.60	219.34	0.00	276.60	1,709.03
TOTAL BROWNFIELD MS SCHOOLS			**3,334,157**	**1,974,482**	**2,544,208**	**27,859.08**	**14,497.91**	**1,272.10**	**6,471.70**	**819.49**	**763.26**	**40,220.79**	**12,105.34**	**0.00**	**15,265.25**	**119,274.93**

City tax

general	12721.04
capital	5088.42
solid waste	2798.63
road	3816.31
puplic safety	3434.68
	27859.08

UNPAID REAL BROWNFIELD

#29	STRONG GLINDIA	265000001501	59,544	17,934	41,610	455.63	237.11	20.81	105.84	13.40	12.48	0.00	197.98	0.00	249.66	1,292.91
TOTAL UNPAID REAL BROWNFIELI			**59,544.00**	**17,934.00**	**41,610.00**	**455.63**	**237.11**	**20.81**	**105.84**	**13.40**	**12.48**	**0.00**	**197.98**	**0.00**	**249.66**	**1,292.91**

UNPAID PERSONAL BROWNFIELD

#29	MIND BODY	900251580200	2,500	0	2,500	27.38	14.25	1.25	6.36	0.81	0.75	15.00	11.90	0.00	15.00	92.68
#29	MUSKEGON YOGA	900251599500	2,100	0	2,100			1.05	5.34	0.68	0.63	6.30		0.00		14.00
TOTAL UNPAID PERSONAL BROWN			**4,600.00**	**0.00**	**4,600.00**	**27.38**	**14.25**	**2.30**	**11.70**	**1.48**	**1.38**	**21.30**	**11.90**	**0.00**	**15.00**	**106.68**

AMOUNT TO DISTRIBUTE	**3,270,013**	**1,956,548**	**2,497,998**	**27,376.07**	**14,246.56**	**1,249.00**	**6,354.16**	**804.61**	**749.40**	**40,199.49**	**11,895.47**	**0.00**	**15,000.59**	**117,875.34**
SUMMER AMT TO DISTRIBUTE	**3,270,013**	**1,956,548**	**2,497,998**	**27,376.07**	**14,246.56**					**20,110.40**	**11,895.47**		**15,000.59**	**88,629.08**

general	12500.49
capital	5000.20
solid waste	2750.11
road	3750.15
puplic safety	3375.13
	27376.07

less 10%. 11,927.49

TOTAL TO DISTIBUTE 107,347.44