

STARK SCHOOL – TAX ABATEMENT DOCUMENTATION

JEN TABOR

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LEGAL DESCRIPTION OF PROPERTY

Real property located at 502 Claremont Street, within the City of Buchanan, Berrien County, Michigan and legally described as follows:

Lots 25, 26, 27 and 28 in Parkridge No. 1, according to the plat thereof recorded in the office of the Register of Deeds for Berrien County, Michigan, on September 15, 1955, in Volume 14 of Plats, page 24, being in the City of Buchanan, Berrien County, Michigan.

Also Lot 13, Parkridge, according to the plat thereof recorded September 17, 1953, in Volume 13 of Plats, page 31, being in the City of Buchanan, Berrien County, Michigan.

Parcel No. 11-58-6200-0013-00-1 and 11-58-6210-0025-006 (the "Property")

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ATTACHMENTS TO THE APPLICATION

- **General description of the obsolete facility including the year built, original use, most recent use, number of stories, and square footage:**

Stark School was built in 1958, originally used as a K-5 elementary school until 2011 when it was closed due to decreased population, and an increase in necessary repairs to maintain the property. The brick building is approximately 22,000 square feet and is a 2-story structured school built into a hill. Roughly half of the structure lies along ground level, while the other half of the structure is on the second story.

- **General description of the proposed use of the rehabilitated facility:**

The property will house a community music school, a sewing training school, light manufacturing, offices, other music related endeavors such as rehearsal and recording studios.

- **Description of the general nature and extent of the rehabilitation to be undertaken:**

Rehabilitation efforts will impact both the interior and exterior structure of the facility. The roof of the structure will be replaced. Exterior masonry work, including tuckpointing, will be completed to restore the structure's original façade. Windows will be upgraded to reduce energy loss. Interior upgrades will include new plumbing, electrical and high-efficiency lighting, along with heating and cooling. The parking lot adjacent to the property will be resurfaced. Fencing will encircle the perimeter of the parking area.

- **A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility:** Please see attachment(s):

- **A time schedule for undertaking and completing the rehabilitation of the facility:**

- | | |
|--|------------------|
| a) Phase 1 – Roofing/Plumbing/HVAC | Mar. – Jun. 2022 |
| b) Phase 2 – Exterior Façade/Interior/Electric | July – Dec. 2022 |
| c) Phase 3 – Fencing/Parking Lot | Spring 2023 |
| d) Phase 4 – Finalization of Renovations | Winter 2023 |

- **A statement of the economic advantages expected from the exemption:**

The advantage of the OPRA Exemption will allow additional funding, otherwise absorbed by tax expenses, to improve, repair, and restore the property in question. Completion of this project will install a community asset to the City of Buchanan, and the greater region of Southwest Michigan, creating an impact of \$397,306.45 in new investment, and upwards of 15 new jobs. Rehabilitation efforts for this project will also create a talent pipeline designed to upskill both youth and adults with industry specific skills, while providing education through art and music programming. As a project designed to provide great opportunity to the State of Michigan, Berrien County, and the City of Buchanan, the OPRA Exemption should be considered as a necessary tool for the completion all rehabilitation efforts.

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QUOTE 2						
Murdock Glass	Windows	Replace Broken	\$ 835.18			
Murdock Glass	Windows	Restoration	\$ 3,142.51			
The Firm	Plumbing	Initial Functional	\$ 3,321.88			
The Firm	Plumbing	Compete System	\$ 10,851.88			
Green Improvements	Roofing	Replace Flat Roof	\$ 250,255.00			
Dynamic Mechanical	Air Conditioni	Unit Repair	\$ 6,400.00	20 units	\$320	
Dynamic Mechanical	Air Conditioni	Unit Replace	\$ 8,000.00	2 units	\$4,000.00	
Dynamic Mechanical	Heat	Boiler System	\$ 35,000.00			
Lowes	Fencing	Repair	\$ 13,500.00			
ARI Energy	Lighting	LED Retrofit	\$ 15,000.00			
TBD	Pavement	Repaving	\$ 10,000.00			
In House	Interior	Paint/Repairs	\$ 8,000.00			
Action Glass	Door & Fram	Replacement	\$ 3,000.00			
C&D Masonry	Tuckpointing		\$ 30,000.00			
	TOTAL		\$ 397,306.45			