

**Scott Dzurka**  
*Mayor*

**Brad Gurski**  
*Vice Mayor*

**Eric Hufnagel**  
*Commissioner*

**Jean Ruestman**  
*Commissioner*

**Chris Hyzer**  
*Commissioner*



**Chad A. Gamble, P.E.**  
*City Manager*

**Mindy J. Seavey**  
*City Clerk*

**Kristina Kinde**  
*City Treasurer*

**Michael Homier**  
*City Attorney*

**Justin Smith**  
*Director of Public Services*

**CITY OF ST. JOHNS  
SPECIAL CITY COMMISSION MEETING  
PROPOSED AGENDA**

**Monday, October 14, 2024, 5:30 p.m.  
Room 2200 – Clinton County Courthouse**

**\*Listen to Meeting Via Telephonic Conference  
Dial 1 929 205 6099  
<https://zoom.us/j/2050014286>  
Meeting ID: 205 001 4286**

**\*Please note, you will not be able to make public comments through Zoom;  
only in-person attendees will be able to participate in public comments.**

- 1. Call to Order (5:30 pm – 5:32 pm)**
- 2. Approval of Agenda (5:32 pm – 5:33 pm)**
- 3. Public Hearing – Consider an Application for Obsolete Property Rehabilitation Exemption Certificate for 511 North Mead Street (5:33 pm – 5:43 pm)**  
*(Presenters: Chad A. Gamble, P.E., City Manager; Kristina Kinde, City Treasurer)*
- 4. Application for Prevail Solar Inc. OPRA for 511 North Mead Street (5:43 pm – 5:47 pm)**  
*(Presenters: Chad A. Gamble, P.E., City Manager; Kristina Kinde, City Treasurer)*
- 5. Prevail Solar Additional Contribution Agreement (5:47 pm – 5:57 pm)**  
*(Presenters: Chad A. Gamble, P.E., City Manager; Kristina Kinde, City Treasurer)*
- 6. Public Comments (5:57 pm – 6:00 pm)**
- 7. Adjournment (6:00 pm)**

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the city clerk 989-224-8944 at least two working days in advance of the meeting. An attempt will be made to provide reasonable accommodation.

**CITY OF ST. JOHNS, MICHIGAN  
REQUEST FOR COMMISSION ACTION  
October 14, 2024**

<b>Department: Administration</b>	<b>Attachments:</b>	<b>Submitted to CA for Review</b>
<b>Subject: <i>Prevail Solar OPRA and Contribution Agreement</i></b>	<input checked="" type="checkbox"/> <i>OPRA Application – Form 3674</i> <input checked="" type="checkbox"/> <i>OPRA Application – City App</i> <input checked="" type="checkbox"/> <i>OPRA Application Criteria Calculation</i> <input checked="" type="checkbox"/> <i>OPRA Tax Impacts</i> <input checked="" type="checkbox"/> <i>Prevail Solar Presentation</i>	[N/A] [N/A] [N/A] [N/A] [N/A]
<b>Prepared by: Chad A. Gamble, P.E., City Manager</b>	<b>Approved by: Chad A. Gamble, P.E., City Manager</b>	

**SUMMARY/HIGHLIGHT:** At the September 23, 2024 Commission meeting the Prevail Solar OPRA was discussed in detail. The documents, overall proposal and administrative recommendations were summarized. In addition, there were several Prevail Solar representatives present that discussed and provided detailed information of the planned development, projected schedule and projected number of new jobs. The Commission asked questions of the Prevail Solar development team and agreed to hold a special meeting in October specifically for the consideration of the Prevail Solar OPRA.

**BACKGROUND/DISCUSSION:** In November 2020, the City Commission approved the creation of an Obsolete Property Rehabilitation District (OPRA) for 511 N. Mead. On September 16, 2024, Prevail Solar submitted an OPRA application for this parcel. After reviewing the application and applying the City’s criteria calculation, staff has evaluated the calculated length of the OPRA.

While the calculation typically supports a 10-year OPRA, City staff recommends extending it to 12 years. This increase considers the significant number of jobs the project will create, in addition to the planned property improvements as well as the consideration of the supplemental contribution agreement. Since the City has received an application, a public hearing was subsequently set for October 14, 2024 to consider the application.

During discussions about an OPRA for 511 N. Mead, one concern raised was the potential loss of tax revenue for the Downtown Development Authority (DDA). After consulting with Prevail Solar, they agreed to make an annual contribution to support initiatives in the Downtown District. This agreement was discussed formally at the September Commission meeting and is presented for consideration under a separate RCA. The agreement memorializes Prevail Solar’s willingness to support the City/DDA via additional contributions to the City.

The City Commission approved the establishment of the OPRA district in November 2020 as a means to encourage the rehabilitation of obsolete properties, stimulating development and economic growth. Prevail Solar has now applied for the OPRA incentive for 511 N. Mead. In addition to the application there are other necessary documents such as the City’s analysis and calculations, and a draft resolution to approve the OPRA. The City's strategic approach is to recommend an initial OPRA for 2 years, which will be extended to a total of 12 years, after stated improvements to the property are completed in compliance with the outlined OPRA criteria.

**STRATEGIC PLAN OBJECTIVE:** This project aligns with the City's Master Plan Goals and Objectives specific to Land Use – Development and Redevelopment

**GOAL #1:** ACCOMMODATE A DIVERSE, STRONG COMMERCIAL AND OFFICE BASE THAT SERVES THE NEEDS OF RESIDENTS AND BUSINESSES WITHIN THE COMMUNITY

**GOAL #2:** CREATE A VIBRANT DOWNTOWN WITH DIVERSE BUSINESSES

**GOAL #3:** ENCOURAGE ECONOMIC DIVERSITY AND JOB CREATION THAT WILL LEVERAGE ST. JOHNS' GEOGRAPHIC AND CULTURAL ASSETS.

**GOAL #4:** PROVIDE ECONOMIC OPPORTUNITIES IN DEVELOPMENT AND REDEVELOPMENT AREAS.

**GOAL #5:** REDEVELOP THE FEDERAL MOGUL/FC MASON BUILDING

**FISCAL IMPACT:** The City has created a financial projection model (OPRA Tax Impacts) based on an estimated property improvement value of \$2.5 million, with an annual inflationary increase of 3% factored in. The attached spreadsheet provides a detailed analysis of the expected tax revenue impact over the course of the OPRA period.

**RECOMMENDATION:** City staff recommends that the Commission approve the OPRA Application at 511 N. Mead for a initial period of 2 years with the extension of an additional 10 years upon the successful completion of the list of planned improvements.

# Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) <b>Prevail Solar Inc.</b>		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) <b>511 N Mead st., St Johns, MI 48879</b>		
Location of obsolete facility (Number and Street, City, State, ZIP Code) <b>511 N Mead st., St Johns, MI 48879</b>		
City, Township, Village (indicate which) <b>St Johns</b>	County <b>Clinton county</b>	
Date of Commencement of Rehabilitation (mm/dd/yyyy) <b>10/31/2024</b>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <b>02/28/2025</b>	School District where facility is located (include school code) <b>St Johns Public School (S</b>
Estimated Cost of Rehabilitation <b>\$2,570,000.00</b>	Number of years exemption requested <b>12</b>	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <b>184</b>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

## APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

**The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.**

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) <b>Shuqing ZHAO</b>	Telephone Number <b>(517) 719-2731</b>	Fax Number
Mailing Address <b>511 N Mead st., St Johns, MI 48879</b>	E-mail Address <b>mike@prevail-solar.com</b>	
Signature of Company Officer (no authorized agents) 	Title <b>President</b>	

## LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature 	Date Application Received <b>09/16/2024</b>
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## FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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<b>LOCAL GOVERNMENT ACTION</b>		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
<b>PART 1: ACTION TAKEN</b>		
Action Date		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code
<b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>		
<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>	
<b>PART 3: ASSESSOR RECOMMENDATIONS</b>		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value	Building State Equalized Value	
\$ 819,500	\$ 819,500	
Name of Government Unit	Date of Action Application	Date of Statement of Obsolescence
City of St. Johns		9/17/2024
<b>PART 4: CLERK CERTIFICATION</b>		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk	Telephone Number	
Clerk Mailing Address		
Mailing Address		
Telephone Number	Fax Number	E-mail Address
Clerk Signature	Date	

**For faster service, email completed application and attachments to PTE@michigan.gov.** An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

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*Director of Public Services*

Statement of Obsolescence from Assessor 511 N. Mead (the Property)

September 17, 2024

Historical records indicate the Property was developed in 1982 with an addition (containment addition) and renovations made to the building in 2003. Assessing records and a field inspection indicate the total building area is 265,000 sf. Office area 10,000 sf. Land/parcel area is 10.88 acres that includes two parking lots. One parking lot is next to the building and the second is located across the street. Total parking spaces estimated to be 100. The current power level is 1000 amps of 1260/480 volts. There is a heat and sprinkler system. The heat system is GFA (gas-fired forced air). The property is zoned 351 Industrial.

Currently the whole concept of the building supports light car manufacturing. The current owner is interested in changing the building to support machinery that assembles solar panels. Electrical upgrades will be necessary for those machines to be used. The flooring for the manufacturing area may need repairs such as a sealer treatment. The office spaces and staff bathrooms need renovation. The windows are outdated, inefficient and unsecure. The roof needs to be updated. Security of the building will need to be upgraded as well.

In the opinion of the assessor, The Property has been determined to be “functionally obsolete”

A handwritten signature in black ink that reads "Brianna Hardaker".

Brianna Hardaker  
City of St. Johns Assessor



# City of St. Johns

## Obsolete Property Rehabilitation Act (OPRA) (PA 146)

### Application Process

#### TAX EXEMPTION GUIDELINES:

In order to obtain the exemption provided by PA 146 of 2000, there are 4 steps which must be followed:

- A. A qualified local governmental unit must establish an Obsolete Property Rehabilitation District.
- B. The owner of obsolete property must file an application for exemption with the clerk of the qualified local governmental unit.
- C. The qualified local governmental unit must approve the application.
- D. The State Tax Commission must also approve the application and issue the exemption certificate.

#### **A Establishment of a Rehabilitation District.**

The legislative body of a qualified local unit may establish a one or more obsolete Property Rehabilitation Districts on its own initiative or upon a written request filed by the owner or owners of property comprising at least 50 % of all the taxable value of the property located within a proposed Obsolete Property Rehabilitation District. This must be done by resolution. A district may consist of one or more parcels or tracts of land or a portion of a parcel or tract of land PROVIDED THAT the parcel or tract is EITHER of the following:

- Obsolete property in an area characterized by obsolete commercial property or commercial housing property. (See addendum for definitions of obsolete property and commercial housing property).
- Obsolete property that is commercial property and that was owned by the local governmental unit on June 6, 2000 and was later conveyed to a private owner.

#### **B Owner Files an Application for Exemption**

Once an Obsolete Property Rehabilitation District is established, the owner of obsolete property may file an application of an Obsolete Property Rehabilitation Exemption Certificate with the clerk of the qualified local governmental unit. (See addendum for definitions of obsolete property and commercial housing property). The law requires that the application shall be filed on the form prescribed by the State Tax Commission.

#### Notification by Clerk

Upon receipt of an application for an Obsolete Property Rehabilitation Exemption Certificate, the Clerk of the local unit shall notify, in writing, the assessor and the legislative body of each taxing unit that levies ad valorem property taxes in the local unit in which the obsolete facility is located.

## C **Qualified Local Governmental Unit Approves or Disapproves Application**

### Approval or Disapproval

The legislative body of the local unit, not more than 60 days after receipt of the application by the clerk, shall **by resolution** either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate.

The legislative body of the local unit shall not approve an application for an Obsolete Property Exemption Certificate unless the applicant complies with ALL of the following requirements:

- 1) The commencement of the rehabilitation of the facility does not occur before the establishment of the Obsolete Property Rehabilitation District.
- 2) The application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of the act and that shall be situated within an Obsolete Property Rehabilitation District established in the local unit eligible under the act to establish such a district.
- 3) Completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to accomplish one or more of the following: increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated.
- 4) The applicant states, in writing, that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.
- 5) The applicant is not delinquent in the payment of any taxes related to the facility.
- 6) The applicant's facility requesting the OPRA is to receive a base line evaluation within 10 business days, if practicable.

The clerk shall retain the original of the application and resolution. If APPROVED, the clerk shall forward a copy of the application and resolution to the State Tax commission. A resolution is not effective unless approved by the State Tax Commission. If DISAPPROVED by the local unit, the reasons shall be set forth in writing in the resolution, and the clerk shall send a copy of the resolution by certified mail to the applicant and to the assessor.

There is NO provision in PA 146 of 2000 for an appeal to the State Tax commission when a local unit disapproved an application.

### Length of Certificate

An Obsolete Property Rehabilitation Exemption Certificate shall remain in force and effect for a period to be determined by the legislative body of the local unit. The certificate may be issued for a period of at least 1 year, BUT NOT TO EXCEED 12 YEARS. The 12-year period may include the time during which the rehabilitation occurs.



The legislative body will use the following criteria related to the completed rehabilitation project to assist in its determination of the length of the certificate to be issued.

<b>1</b>	Number of <b>FULL TIME</b> jobs to be <b>retained</b>	1 & up	5	points
	Number of <b>FULL TIME</b> jobs <b>created</b>	1 - 3	10	points
		4 - 10	15	points
		11 - 20	20	points
		21 & up	25	points
	Number of <b>PART TIME</b> jobs (15 - 30 hrs per week) to be <b>retained</b>	1 & up	3	points
	Number of <b>PART TIME</b> jobs (15 - 30 hrs per week) <b>created</b>	1 - 3	5	points
		4 - 10	8	points
		11 - 20	10	points
		21 & up	13	points
	Number of new apartment <b>OCCUPANTS</b>	1 - 4	10	points
		5 - 10	15	points
		11 - 20	20	points
		21 & up	25	points
<b>2</b>	Electrical system brought up to current National Electrical Code		5	points
<b>3</b>	Rehabilitated portion of building brought up to State of Michigan structural code		5	points
<b>4</b>	Installation of an automatic fire sprinkler system in all of the rehabilitated areas, where required		10	points
<b>5</b>	Installation of a roof drainage system		10	points
<b>6</b>	Installation of a fire and carbon monoxide detection system throughout the building		5	points
<b>7</b>	Finished projects fully comply with applicable handicapped access laws without waiver or exception		10	points
<b>8</b>	Exterior restoration which substantially enhances the building facade		10	points
<b>9</b>	Interior restoration which recreates the original building interior		10	points
<b>10</b>	Project will rehabilitate more than one floor of building.		10	points

### Terms of Exemption

All applications which meet the definition of functionally obsolete as defined by Act 146 of 2000 will receive a recommendation for a minimum standard exemption of 2 years. Additional years (up to a total of 12 years) may be added to the certificate at the discretion of the legislative body. It is recommended that for every 10 points determined above, the applicant will receive an additional year. However, those years may be granted upon completion of the criteria listed above in the allotted timeframe.

#### **D State Tax Commission Approves or Disapproves Application**

Not more than 60 days after receipt of a copy of the application and resolution adopted by the local unit, the State Tax Commission shall approve or disapprove the resolution.

If the application is not fully completed, it will be returned by the Property Tax Division prior to any processing being done by the State Tax Commission.

Following approval of the application by the local unit and the State Tax Commission, the Commission shall issue the applicant an Obsolete Property Rehabilitation Exemption Certificate which contains certain information required by section 6 (2) of PA 146 of 2000.

# Obsolete Property Rehabilitation Act Exemption Questionnaire

City of St. Johns

*Addendum to Application for Obsolete Property Rehabilitation Certificate*

Applicant Name: Prevail Solar Inc.

Address of Facility: 511 N Mead st., St Johns, MI 48879

Rehabilitation District: 511 N Mead st., St Johns, MI 48879

A. General description of existing facility: Year Built 1946 No. of Stories 1

Square Footage 265000 Original Use Manufacturer

Most Recent Use Manufacturer

B. Length of time the facility has been vacant or under-utilized: 4 years

C. Number of jobs to be retained: Part time 0 Full time 0

D. Number of jobs to be created: Part time 0 Full time 184

E. Number of new apartment bedrooms: N.A

F. General description of proposed use: \_\_\_\_\_

Manufacturing Solar Panel, Solar cell, Solar panel assembly

G. Description of general nature & extent of rehabilitation to be undertaken (include items such as Electrical, Structural, Fire prevention/detection/supression, roof drainage, etc):

\$2,570,000 in total. Parking facilities \$300,000 Electric Service Lines \$200,000

Sewer Lines/Mains \$150,000 Roof \$1,500,000 Baseline env. assessment activities \$10,000

Environmental site assessment work \$10,000 Remedial action work \$400,000

H. Descriptive list of fixed building equipment that will be part of the rehabilitated

facility: See Translated Equipment Contracts

attached, total value at \$ 18,500,000

I. Time schedule for undertaking & completing rehabilitation of facility: \_\_\_\_\_

From Late October 2024 to Late February 2025

J. Description of restoration to both the façade and interior of the building, including to what extent the building will renovate or create original building facade and

interior: \$2,570,000 in total.    Parking facilities \$300,000    Electric Service Lines \$200,000

Sewer Lines/Mains \$150,000    Roof \$1,500,000    Baseline env. assessment activities \$10,000

Environmental site assessment work \$10,000    Remedial action work \$400,000

K. Statement of economic advantages expected from exemption: \_\_\_\_\_

This project will revitalized the site of the previous largest employer in th City, and it aims to create184 full time jobs

for city residents as well as residents from the surrounding area. It also gears toward the clean energy initiative.

L. Any other factors the legislative body should be aware of related to rehabilitation: \_\_

<https://www.michigan.gov/whitmer/news/press-releases/2024/04/22/whitmer-announces-156-million-from-biden-administration-to-cut-the-cost-of-solar-for-thousands>

<https://www.michigan.gov/whitmer/news/press-releases/2024/07/08/gov-whitmer-signs-bipartisan-bills-honoring-blue-star-mothers-protecting-fair-and-free-elections>

**City of St. Johns  
OPRA Application Evaluation**

**Applicants  
Points**

<b>1</b> Number of <b>FULL TIME</b> jobs to be <b>retained</b>	1 & up	5 points	<u>0</u>
Number of <b>FULL TIME</b> jobs <b>created</b>	1 - 3	10 points	<u>25</u>
	4 - 10	15 points	
	11 - 20	20 points	
	21 & up	25 points	
Number of <b>PART TIME</b> jobs (15 - 30 hrs per week) to be <b>retained</b>	1 & up	3 points	<u>0</u>
Number of <b>PART TIME</b> jobs (15 - 30 hrs per week) <b>created</b>	1 - 3	5 points	<u>0</u>
	4 - 10	8 points	
	11 - 20	10 points	
	21 & up	13 points	
Number of new apartment <b>OCCUPANTS</b>	1 - 4	10 points	<u>0</u>
	5 - 10	15 points	
	11 - 20	20 points	
	21 & up	25 points	
<b>2</b> Electrical system brought up to current National Electrical Code		5 points	<u>5</u>
<b>3</b> Rehabilitated portion of building brought up to State of Michigan structural code		5 points	<u>5</u>
<b>4</b> Installation of an automatic fire sprinkler system in all of the rehabilitated areas, where required		10 points	<u>10</u>
<b>5</b> Installation of a roof drainage system		10 points	<u>10</u>
<b>6</b> Installation of a fire and carbon monoxide detection system throughout the building		5 points	<u>5</u>
<b>7</b> Finished projects fully comply with applicable handicapped access laws without waiver or exception		10 points	<u>10</u>
<b>8</b> Exterior restoration which substantially enhances the building facade		10 points	<u>10</u>
<b>9</b> Interior restoration which recreates the original building interior		10 points	<u>10</u>
<b>10</b> Project will rehabilitate more than one floor of building.		10 points	<u>10</u>
		<b>Applicants Total Points Received</b>	<u><u>100</u></u>
		Estimated potential years	10

511 N. Mead  
Tax Analysis

2.5 Million in  
improvements

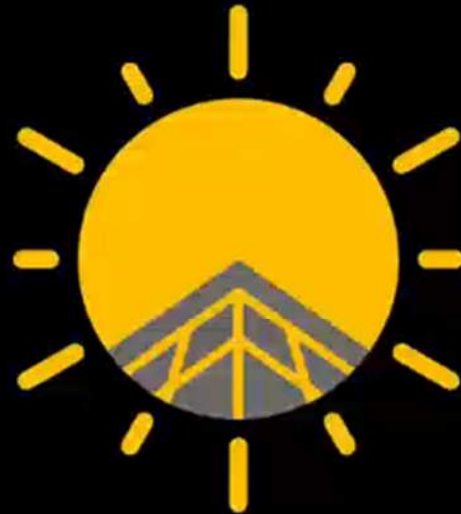
	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031	Estimated 2032	Estimated 2033	Estimated 2034	Estimated 2035	Estimated 2036	Total
<b>TAXABLE VALUE</b>	819,500	2,069,500	2,131,585	2,195,533	2,261,399	2,329,240	2,399,118	2,471,091	2,545,224	2,621,581	2,700,228	2,781,235	2,864,672	
3% estimated inflation per year														
<b>MILLAGE RATES</b>														
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Act 359	0.17400	142.59	360.09	370.90	382.02	393.48	405.29	417.45	429.97	442.87	456.16	469.84	483.93	498.45
City Garbage	1.10000	901.45	2,276.45	2,344.74	2,415.09	2,487.54	2,562.16	2,639.03	2,718.20	2,799.75	2,883.74	2,970.25	3,059.36	3,151.14
Clinton Co Oper.	5.78660	4,742.12	11,975.37	12,334.63	12,704.67	13,085.81	13,478.38	13,882.73	14,299.22	14,728.19	15,170.04	15,625.14	16,093.89	16,576.71
SET	6.00000	4,917.00	12,417.00	12,789.51	13,173.20	13,568.39	13,975.44	14,394.71	14,826.55	15,271.34	15,729.48	16,201.37	16,687.41	17,188.03
Street Improvement	2.99130	2,451.37	6,190.50	6,376.21	6,567.50	6,764.52	6,967.46	7,176.48	7,391.78	7,613.53	7,841.93	8,077.19	8,319.51	8,569.09
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														<b>508,991.52</b> Estimate Total Tax Savings
<b>DDA CAPTURE</b>														
Base Value 285,646														
OPRA year		1	2	3	4	5	6	7	8	9	10	11	12	
DDA Capture without OPRA	8,311.25	27,771.75	28,738.32	29,733.88	30,759.31	31,815.50	32,903.37	34,023.89	35,178.01	36,366.77	37,591.18	38,852.33	40,151.31	403,885.60
DDA Capture with OPRA		8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	99,735.03
Lost DDA Capture with OPRA		19,460.50	20,427.06	21,422.63	22,448.05	23,504.24	24,592.12	25,712.63	26,866.76	28,055.51	29,279.93	30,541.07	31,840.06	304,150.57
Prevail Solar Proposal #2 & Accepted OPRA Schedule to present to Commission		5,000.00	5,000.00	10,000.00	15,000.00	15,000.00	20,000.00	20,000.00	20,000.00	25,000.00	25,000.00	30,000.00	30,000.00	220,000.00

# Prevail-Solar

Located in St. Johns

A green energy manufacturer

Who are we?



**PREVAIL SOLAR**

Please click [here](#)



# Prevail-Solar Vision

- To be a leader in Michigan's solar panel manufacturing industry.
  - We are creating long-term value for our customers and community by providing premium products and services.
  - We believe that through continuous innovation and the pursuit of excellence, we can help build a greener and cleaner world.



**PREVAIL SOLAR**

# Prevail-Solar Mission



PREVAIL SOLAR

- Prevail Solar is committed to multiple facets of sustainable development. We utilize eco-friendly materials and production processes to minimize waste and emissions during manufacturing. Moreover, our international R&D team continuously explores new technologies to enhance solar energy conversion efficiency, drawing on our decade-plus experiences in the global solar market, thereby reducing reliance on natural resources. In addition, we collaborate with local communities to support environmental protection projects and encourage our employees to participate in volunteer activities, contributing collectively to the cause of environmental conservation. We trust that these efforts will achieve the company's long-term development goals while promoting global sustainability.

# Prevail-Solar Goal



- To build a 2GW by 2027 (about 3,600-3,800 modules/day) manufacturing system to meet the expanding demand of the U.S. solar market (about 40GW/year currently, which expects to grow to 60GW by 2027) and the worldwide markets.
- To build a solid position in the U.S. solar manufacturing industry and actively participate in the global green energy revolution.
- To provide new employment opportunities and contribute to the local economy and community of St Johns, Michigan.



# Briefing Market and Analysis



PREVAIL SOLAR

- To account for 30% of all electricity generation in the U.S., the solar industry will need to deploy more than totaling 500GW at 50GW to 60Gw per year over the next decade to reach nearly 650GW of total installed capacity, at an average of 60 GW per year installation.
- Over the 9-year period between 2022-2030, total solar installations must increase by nearly 130% beyond the baseline forecast from the most recent [US Solar Market Insight report](#).



# Scale and Plan



- To build a 2 GW module manufacturing system. Anticipate commercial production in 1Q, 2025.
- Planning to build three modular manufacturing lines with 0.7 GW, or 700 MW each, with 60 workers per lines.
- By 2027, company's annual revenue is expected at \$500 million with the 2GW capacity fully selling off.

Stage: Time	Solar Panel Capacity
Stage 1: 2025/2	0.7 GW
Stage 2: 2027/7	0.7+1.4 GW
Stage 3: 2028/7	Add mono crystal silicon

# Financial Plan



To plan in total investment is about \$30 million.

Our first stage investment is set to be \$12 million.

- \$6 million: Plant building update, maintenance, and rent
- \$6 million: Equipment purchase and installation

## Local hiring and training



To create 180 job opportunists.

- Start to hire about 20 by December. 2024.
- Middle term to hire about 80 by February. 2025.
- Hire local services.

Training internal technical skill, team building.

Additional incentives from the State of Michigan for employee training and other programs.

Research projects with the Michigan State University.

# We need your support too



PREVAIL SOLAR IS HEADQUARTERED IN ST. JOHNS, MI



THE CITY OF ST. JOHNS PROVIDES STRONG SUPPORT TO OUR PLAN WITH TAX INCENTIVES AND FINANCE SUPPORT.



**WE HOPE THE STATE OF MICHIGAN GOVERNMENT ALSO PROVIDES HELPS WITH EMPLOYEE TRAININGS AND ANY KIND OF SUPPORT PROGRAMS.**



# Additional Information

- Walkthrough by fly:  
[https://mediaspace.msu.edu/media/t/1\\_6qdn1snz](https://mediaspace.msu.edu/media/t/1_6qdn1snz)
- walkthrough by car:  
[https://mediaspace.msu.edu/media/t/1\\_bhzqc6ci](https://mediaspace.msu.edu/media/t/1_bhzqc6ci)



PREVAIL SOLAR

Welcome to visit us anytime

Prevail-Solar Inc.

Add: 511 N. Mead, St. Johns, Michigan

Tel: 248-315-1581;

Contact: [mike@prevail-solar.com](mailto:mike@prevail-solar.com)

[WWW.prevail-solar.com](http://WWW.prevail-solar.com)

**CITY OF ST. JOHNS, MICHIGAN  
REQUEST FOR COMMISSION ACTION  
October 14, 2024**

<b>Department: Administration</b>	<b>Attachments:</b>	<b>Submitted to CA for Review</b>
<b>Subject: <i>Prevail Solar Additional Contribution Agreement</i></b>	<input checked="" type="checkbox"/> <i>Additional Contribution Agreement</i> <input checked="" type="checkbox"/> <i>OPRA Tax Impacts</i>	<input checked="" type="checkbox"/>  <input type="checkbox"/> [N/A]
<b>Prepared by: Chad A. Gamble, P.E., City Manager</b>	<b>Approved by: Chad A. Gamble, P.E., City Manager</b>	

**SUMMARY/HIGHLIGHT:** At the September 23, 2024, Commission meeting the Prevail Solar OPRA and additional contribution agreement were discussed in detail. The documents, overall proposal and administrative recommendations were summarized. In addition, there were several Prevail Solar representatives present that discussed and provided detailed information of the planned development, projected schedule and projected number of new jobs. The Commission asked questions of the Prevail Solar development team and agreed to hold a special meeting in October specifically for the consideration of the Prevail Solar OPRA and for the additional Contribution Agreement.

**BACKGROUND/DISCUSSION:** During discussions about an OPRA for 511 N. Mead, one concern raised was the potential loss of tax revenue for the Downtown Development Authority (DDA). After consulting with Prevail Solar, they agreed to make an annual contribution to support initiatives in the Downtown District. This agreement was discussed formally at the September Commission meeting and is presented for consideration under this RCA. This agreement memorializes Prevail Solar’s willingness to support the City/DDA via additional contributions to the City.

The OPRA Tax Impacts attachment details both the financial impact of the OPRA on DDA tax capture and the agreed-upon annual contributions from Prevail Solar.

**STRATEGIC PLAN OBJECTIVE:** This project aligns with the City's Master Plan Goals and Objectives specific to Land Use – Development and Redevelopment

**GOAL #1:** ACCOMMODATE A DIVERSE, STRONG COMMERCIAL AND OFFICE BASE THAT SERVES THE NEEDS OF RESIDENTS AND BUSINESSES WITHIN THE COMMUNITY

**GOAL: #2:** CREATE A VIBRANT DOWNTOWN WITH DIVERSE BUSINESSES

**GOAL #3:** ENCOURAGE ECONOMIC DIVERSITY AND JOB CREATION THAT WILL LEVERAGE ST. JOHNS’ GEOGRAPHIC AND CULTURAL ASSETS.

**GOAL #4:** PROVIDE ECONOMIC OPPORTUNITIES IN DEVELOPMENT AND REDEVELOPMENT AREAS.

**GOAL #5:** REDEVELOP THE FEDERAL MOGUL/FC MASON BUILDING

**FISCAL IMPACT:** The City has created a financial projection model (OPRA Tax Impacts) based on an estimated property improvement value of \$2.5 million, with an annual inflationary increase of 3% factored in. The attached spreadsheet provides a detailed analysis of the expected tax revenue impact over the course of the OPRA period as well as the schedule for the additional contribution of \$220,000 over the 12-year planned OPRA.

**RECOMMENDATION:** City staff recommends that if the OPRA is approved the Commission also approve the Additional Contribution Agreement with Prevail Solar and Authorize the Mayor to sign said agreement.

**AGREEMENT TO PROVIDE DOWNTOWN DEVELOPMENT AREA FUNDS  
PREVAIL SOLAR, INC.**

This AGREEMENT is made on this \_\_\_\_ day of \_\_\_\_\_, 2024 by and between the **CITY OF ST. JOHNS**, a municipal corporation, whose address is 100 E. State Street, Suite 1100, St. Johns, Michigan 48879 (“City”) and **PREVAIL SOLAR, INC.**, a Michigan corporation whose address is 511 N. Mead Street, Saint Johns, Michigan 48879 (“Applicant”).

**Recitals**

- A. Applicant desires to rehabilitate obsolete property in the City and specifically within the Downtown Development District located at 511 N. Mead Street, St. Johns, Michigan 48879 and legally described on Exhibit A.
- B. Applicant has applied for an Obsolete Property Rehabilitation Act (“OPRA”) exemption certificate, pursuant to 2000 PA 146.
- C. The City has considered the application for an OPRA exemption certificate., and so long as the OPRA exemption certificate remains in effect, Applicant agrees to pay funds to the City to be used within the Downtown Development District (the “District”) to provide funds for improvements within the District that would have been captured but for the exemption certificate.

NOW, THEREFORE, the parties mutually agree as follows:

**Agreement**

- 1. **Payment to the City.** Applicant and City agree that for so long as the OPRA exemption certificate remains in effect, Applicant will pay the City in total of Two Hundred and Twenty Thousand and 00/100 Dollars (\$220,000.00) (“OPRA Contribution”) as follows:

\$5, 000 on August 14, 2025.	\$20, 000 on August 14, 2031.
\$5, 000 on August 14, 2026.	\$20, 000 on August 14, 2032.
\$10, 000 on August 14, 2027.	\$25, 000 on August 14, 2033.
\$15, 000 on August 14, 2028.	\$25, 000 on August 14, 2034.
\$15, 000 on August 14, 2029.	\$30, 000 on August 14, 2035.
\$20, 000 on August 14, 2030.	\$30, 000 on August 14, 2036.

- In addition, Applicant may pay off any remaining amount due, in full, before August 13, 2036. If the entire amount is paid off by on or before August 14<sup>th</sup>, 2027, the Applicant will receive a 10% discount to any remaining funds that are due according to the payment schedule above. The percent discount for each following year will be according to the following schedule: Balance of Payment received between August 15, 2027, and August 13, 2028 – 9% Discount

- Balance of Payment received between August 15, 2028 and August 13, 2029 – 8% Discount
- Balance of Payment received between August 15, 2029 and August 13, 2030 – 7% Discount
- Balance of Payment received between August 15, 2030 and August 13, 2031 – 6% Discount
- Balance of Payment received between August 15, 2031 and August 13, 2032 – 5% Discount
- Balance of Payment received between August 15, 2032 and August 13, 2033 – 4% Discount
- Balance of Payment received between August 15, 2033 and August 13, 2034 – 3% Discount
- Balance of Payment received between August 15, 2034 and August 13, 2035 – 2% Discount
- Balance of Payment received between August 15, 2035 and August 13, 2036 – 1% Discount

**2. Use of Funds.** Applicant and City agree that these funds will be paid to the City and the City may use the funds for any improvements at any time and for any public purpose within the District in its sole discretion.

**3. Failure to Render Payment.** While the OPRA remains in effect, If Applicant fails to timely pay the amounts in accordance with Paragraph 1 of this Agreement, and such failure remain uncured for 30 days, the City may demand without prior notice that the Applicant prepay the remaining OPRA additional Contribution balance without any discount. Applicant must comply with the demand on receipt. Applicant hereby agree that OPRA Contribution prepayment pursuant to this Paragraph shall be received by City as liquidated damages. .

**4. Other Provisions.**

a. *No Partnership, Joint Venture, or Third-Party Beneficiaries.* Nothing in this Agreement is intended to create a partnership, joint authority, joint venture, or joint enterprise by the parties. There are no third-party beneficiaries to this Agreement.

b. *Binding Agreement.* This Agreement is binding on the parties and their heirs, successors in interest, and assignees and this Agreement shall run with the property to which the OPRA exemption certificate is applicable and shall be recorded with the Clinton County Register of Deeds.

c. *Governing Law.* This Agreement is governed by Michigan law. Nothing in this Agreement shall be construed to affect the City's governmental immunity from any and all claims.

d. *Counterparts; Authority.* This Agreement may be executed in one or more counterparts, all of which together are deemed to be one complete document. The persons signing this Agreement warrant and represent that they are authorized to execute this Agreement and bind the respective party to the terms of this Agreement and the property that is the subject of this Agreement and the OPRA exemption certificate.

e. *Waiver.* The parties to this Agreement acknowledge and agree that each has had a full and fair opportunity to consult with its own legal counsel and each party

is entering into this Agreement knowingly and voluntarily. The parties agree that the terms of this Agreement have been negotiated by and between the parties and this Agreement shall not be construed against either party regardless of the drafter. Each party agrees to waive any legal challenge to the contents and subject matter of this Agreement and forever waives any claim that this Agreement is otherwise unenforceable.

- f. *Amendment; Merger.* This Agreement contains the entire understanding and agreement between the parties with respect to the subject of this Agreement and cannot be amended or modified except by a written agreement signed by all parties. Any prior oral or written agreements between the parties regarding the Project are merged into this Agreement.

<b>City of St. Johns</b>	<b>Prevail Solar, Inc.</b>
<b>By:</b> _____	<b>By:</b> _____
<b>Its:</b> _____	<b>Its:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____

EXHIBIT A

[INSERT LEGAL DESCRIPTION OF PROPERTY]

88044:00001:200831838-2

DRAFT



511 N. Mead  
Tax Analysis

		2.5 Million in Improvements													
		Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031	Estimated 2032	Estimated 2033	Estimated 2034	Estimated 2035	Estimated 2036	Total
<b>TAXABLE VALUE</b>		819,500	2,069,500	2,131,585	2,195,533	2,261,399	2,329,240	2,399,118	2,471,091	2,545,224	2,621,581	2,700,228	2,781,235	2,864,672	
	3% estimated inflation per year														
<b>MILLAGE RATES</b>															
City Oper.	9.78180	8,016.19	20,243.44	20,850.74	21,476.26	22,120.55	22,784.16	23,467.69	24,171.72	24,896.87	25,643.78	26,413.09	27,205.48	28,021.65	
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															<b>508,991.52</b> Estimate Total Tax Savings
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<b>DDA Capture with OPRA</b>		8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	8,311.25	<b>99,735.03</b>
<b>Lost DDA Capture with OPRA</b>		19,460.50	20,427.06	21,422.63	22,448.05	23,504.24	24,592.12	25,712.63	26,866.76	28,055.51	29,279.93	30,541.07	31,840.06		<b>304,150.57</b>
<b>Prevail Solar Proposal #2 &amp; Accepted OPRA Schedule to present to Commission</b>		5,000.00	5,000.00	10,000.00	15,000.00	15,000.00	20,000.00	20,000.00	20,000.00	25,000.00	25,000.00	30,000.00	30,000.00		<b>220,000.00</b>