



**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA)
NOTICE AND AGENDA FOR
COMMITTEE OF THE WHOLE MEETING
June 13, 2024**

PLEASE BE ADVISED that The Kalamazoo County Brownfield Redevelopment Authority Committee of the Whole conducts their meetings on the second Thursday of each month (unless otherwise noted) at 3:00 p.m. The meetings are held in Room 207-A of the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, as well as virtually. The KCBRA will meet on June 13, 2024, for the purpose of considering the following items:

1. KCBRA Committee of the Whole Minutes from April 11, 2024
2. Jeremiah Smith Enterprises Northside Laundry & Housing Project Applications Part I & Part II
3. Kalamazoo County Land Bank Authority Scattered Site Redevelopment Plan Part I & Part II Applications

Meetings of the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, political affiliation, sexual orientation, gender identity, or disability. The KCBRA will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four (4) business days' notice to the KCBRA. Individuals with disabilities requiring auxiliary aids or services should contact the KCBRA by writing or calling:

Macy Rose Walters, MPA
Brownfield Redevelopment Administrator
Planning & Development Department
Kalamazoo County Government
201 West Kalamazoo Avenue Kalamazoo, MI 49007
Phone: (269) 384-8305, MRWALT@kalcounty.com

A hybrid option is available for members of the public, please click the link below to join the webinar:

<https://us02web.zoom.us/j/88943520438>

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, April 11, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT – COMMITTEE OF THE WHOLE MINUTES

Present: Christopher Carew, Connie Ferguson, Jared Lutz, Kenneth Peregon, and David Wang

Members Excused: Jodi Milks, Monteze Morales, and Andrew Wenzel.

Vacancies: 1

Kalamazoo Township: none

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:01 p.m.**
2. Roll Call and Members Excused: **Jodi Milks, Monteze Morales and Andrew Wenzel were excused.** Five (5) of Eight (8) voting were present, there is one (1) vacancy.
3. Public Comments (4 minutes each) **None**
4. Approval of the Agenda:

Director Ferguson moved to approve the agenda as amended, Director Carew seconded. None opposed, motion carried.

5. Discussion Calendar:

1. Approval of Minutes from March 14, 2024, KCBRA Committee of the Whole

Director Lutz moved to approve Item 1 as presented, Director Wang seconded. None opposed, motion carried.

2. Teresa's Kitchen Part I & Part II Project Applications (**Discussion**)

Other **None**

6. Closed Session **None**

7. Adjournment **Director Wang moved to adjourn at 4:30p.m. Director Carew seconded,**
-

meeting adjourned.

Next Meeting: Thursday, May 9th, 2024, at 3:00 p.m.

Room 207a, County Admin Bldg

- Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL MRWALT@KALCOUNTY.COM

IF YOU ARE UNABLE TO ATTEND THE MEETING

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Macy Rose Walters

Brownfield Redevelopment Administrator

Kalamazoo County Government

201 West Kalamazoo Avenue

Kalamazoo, MI 49007

TELEPHONE: (269) 384-8305

June 5, 2024,

Item 2

Dear Kalamazoo County Brownfield Redevelopment Authority,

Jeremiah Smith Enterprises, LLC II (JSE, II) is excited about the partnerships established in the forthcoming development of a multi-use/mixed-use property on the Northside of Kalamazoo in the Live-Work 1 District. The opportunities it will provide will have a major impact in the immediacy and for many years to come as it aligns with the City's Strategic Vision.

JSE, II's vision is to positively impact individuals, families, organizations, and communities by providing innovative cleaning services to increase healthy and safe lifestyles. They accomplish this by embracing and living into their core values: Trust, Respect, Teamwork, Excellence, and Innovation. The proposed project is for a multi-use facility that will be purposed for a laundromat, preschool, and affordable housing. This is a perfect fit into the City's Community Themes of Complete Neighborhoods and Economic Vitality.

As noted in The Northside Laundry & Housing Project Summary (attachment) the laundromat will provide not only self-service laundry in the form of a traditional laundromat but will also provide an array of laundry services for residential and business customers, on a non-industrial size scale. These services will include pickup and delivery of laundry products through the use of one (1) delivery van. The laundry services will be provided by the laundromat attendants on the backside of building using the same commercial-grade equipment within the self-service laundromat. Furthermore, the site plan is designed to ensure safety in regard to parking, driveways, circulation of vehicles and nonmotorized forms of transportation, proper access to the building, and minimize conflicts between vehicles and pedestrians.

I'm currently seeking funding from the KCBRA though the use of the EPA GRANT for environment assessment activities as a prerequisite of financial assistance through LISC. I have been in discussion with the City of Kalamazoo BRA for future brownfield plan preparation, and I hope the KCBRA can consider supporting the Northside Laundry & Housing Project by becoming a supporter of the project and consider waiving or reducing the application fee.

Sincerely,

Jeremiah E. Smith, Owner
Jeremiah Smith Enterprises, LLC

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application: 06/05/2024

Business Information

2 Name of Applicant: Jeremiah Smith

3 Business Address: P.O. Box 128 South Haven Mi 49090

4 Business Telephone Number: 616-540-0329

5 Contact Person(s) & Title: Jeremiah Smith

6 Contact Person(s) Telephone Number: 616-540-0329

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: Jeremiah.e.smith@gmail.com

9 Entity Type: Proprietorship
Partnership
Corporation
Other (specify) LLC

10 Describe nature and history of business:
Development of Housing and Card Laundry

11 List similar projects developed over the last five years (if any):
202 W. Main Hartford 49057 Coin Laundry & Commerical Laundry, currently Industrial shop towel expansion

Proposed Project Site Information

12 Address(es) (if known): 802 Westnedge Kalamazoo

13 Tax IDs: 45-1470100

14 Present Owner(s): Jeremiah Smith

15 Date Present Owner(s) Acquired Property (if known): N/A

16 Does applicant have land control: No Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.):

Site access controll currently

17 Any currently known environmental issues? Unknown

18 Is applicant a liable party for environmental issues at site? No Yes

19 Is access to site permitted? No Yes

20 Project Type: New
Relocation
Expansion
Rehabilitation

21 Project Size:
Parcel Size (acres): 1.25 acres
Existing building area (sq ft): 0
New building area (sq ft): 21,000 sq

22 Project timeline (proposed or actual):

Start date: Spring 2025

Completion Date: Spring 2026

23

Additional Materials (Please put an X for those items that are available and attach to your application, if possible):

Business Plan	
Market Analysis	
Architectural/Site Plans	x

Financial Commitments	
Environmental Information/Reports	

Tax Base Information

24 Total Investment Anticipated: 6 million

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

25 Eligible activities for which potential funding may be sought:

Phase I ESA	x	Phase II ESA	x
BEA	x	Due Care	x
Hazardous Materials Building Surveys (asbestos and Lead)	x	Clean-up Planning	x
Additional Response Activities		Demolition	
Lead and Asbestos Abatement		Site Preparation (City of Kalamazoo, City of Portage)	x
Infrastructure Improvements			

26 Current State Equalized Value: 53,000

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created: 10-12

Signature on this page is required along with the contact information requested.

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party

Signature	
Title	CEO
Direct office or cell number	616-540-0329
Fax number	
Email address	Jeremiah.e.smith@gmail.com

Date: 06/05/2024

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue, Room 207
Kalamazoo, MI 49007
Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):
 Start date: Completion Date:

12 Additional Materials (Please put an X for those items that are available and attach to your application, if possible):

Business Plan	<input type="checkbox"/>	Financial Commitments	<input type="checkbox"/>
Market Analysis	<input type="checkbox"/>	Environmental Information/Reports	<input type="checkbox"/>
Architectural/Site Plans	<input checked="" type="checkbox"/>		

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:

New Construction/Site Improvements:

Eligible Brownfield Activities (Specify):

Other (Specify below):

Total Capital Investment:

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority		
Authority Grant/Loan Funding:		
Brownfield Plan and Act 381 Work Plan(s):		
Other Funding (example EPA Assessment grant funding):		30,000
Michigan Department of Environment, Great Lakes, and Energy		
Brownfield Redevelopment Grant:		
Brownfield Redevelopment Loan:		
Brownfield Assessment:		
Michigan Economic Development Corporation		
Community Revitalization Program Loan and/or Grant:		
Business Development Program Loan and/or Grant:		
Total Brownfield Funding Requested:		\$ \$30,000 est.-

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

14 Do you intend on or anticipate appealing the property taxes for this project site?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

Signature on this page is required along with the contact information requested.

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party

Signature	<input type="text"/>	Date	<input type="text" value="06-05-2024"/>
Title	<input type="text" value="CEO"/>		
Direct office or cell number	<input type="text" value="616-540-0329"/>		
Fax number	<input type="text"/>		
Email address	<input type="text" value="Jeremiah.e.smith@gmail.com"/>		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email:mrwalt@kalcounty.com
KCBRA Office: (269) 384-8305

Kalamazoo County Government
Planning and Development Department
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007
Room 207



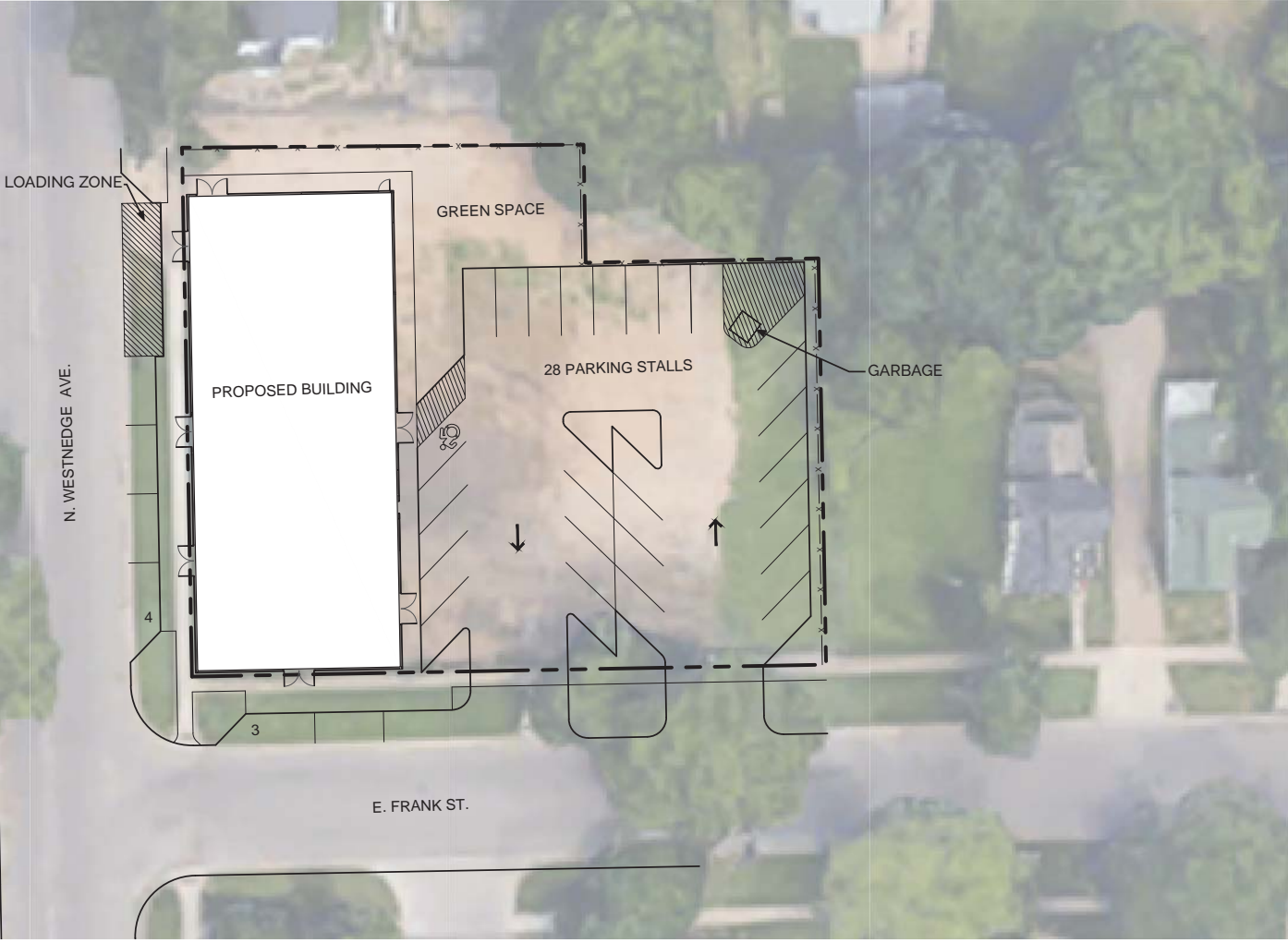
SITE PLAN

AREA:
Site - 20,905 sf
Building Total - 19,716 sf

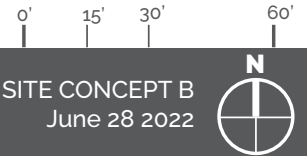
RESIDENTIAL UNITS:
Studio - 2
1 Bed - 8
2 Bed - 6
Total Units - 16

PARKING:
Coin Laundry - 1/300 sf = 9
Comm. Laundry - 1/2 emp. = 1
Child Care - 1/ emp. = 4
Residential Unit - 1/unit
Total Stalls Req. = 30

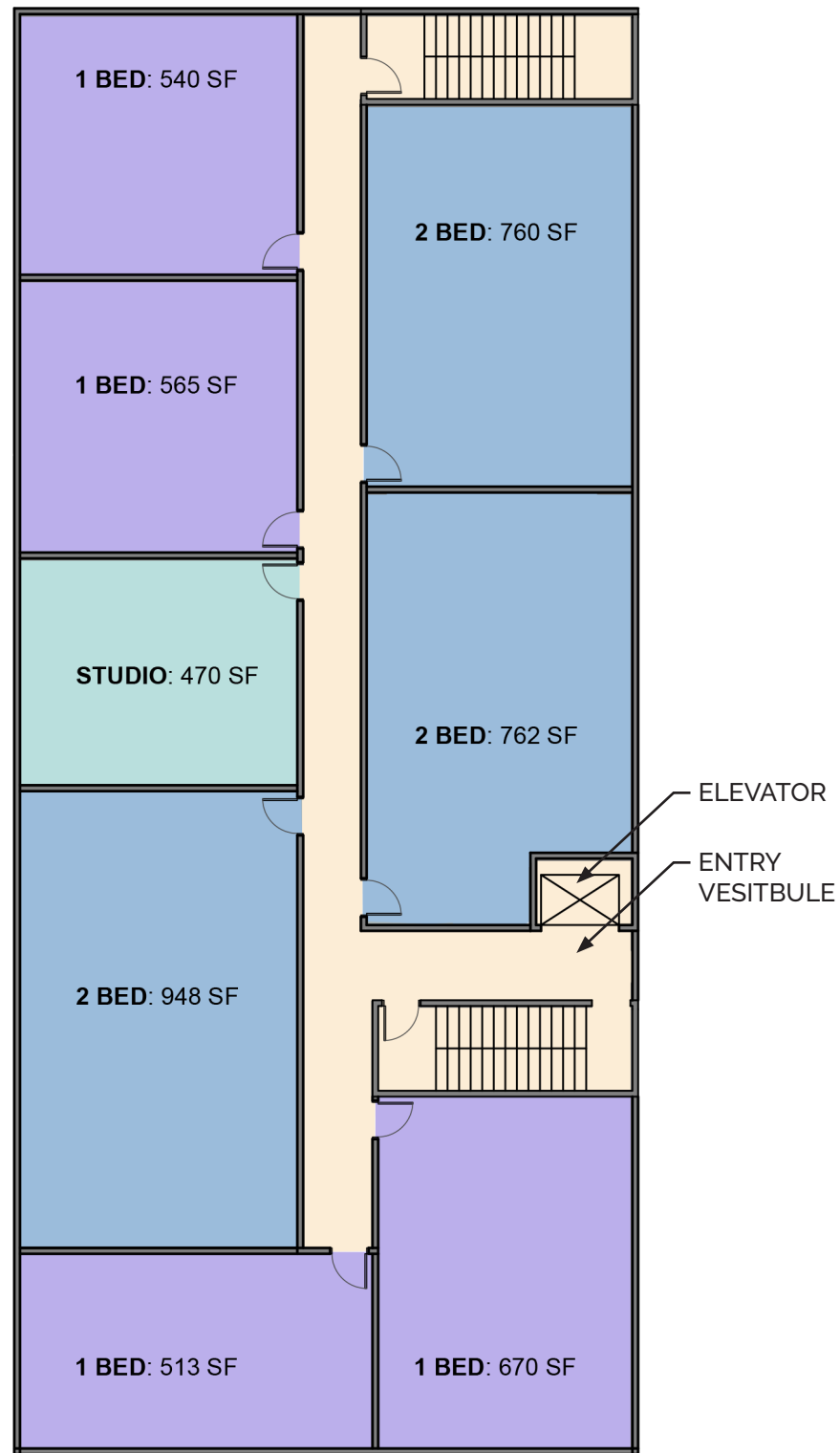
Stalls Provided:
Site = 28
Street = 8
Total = 36



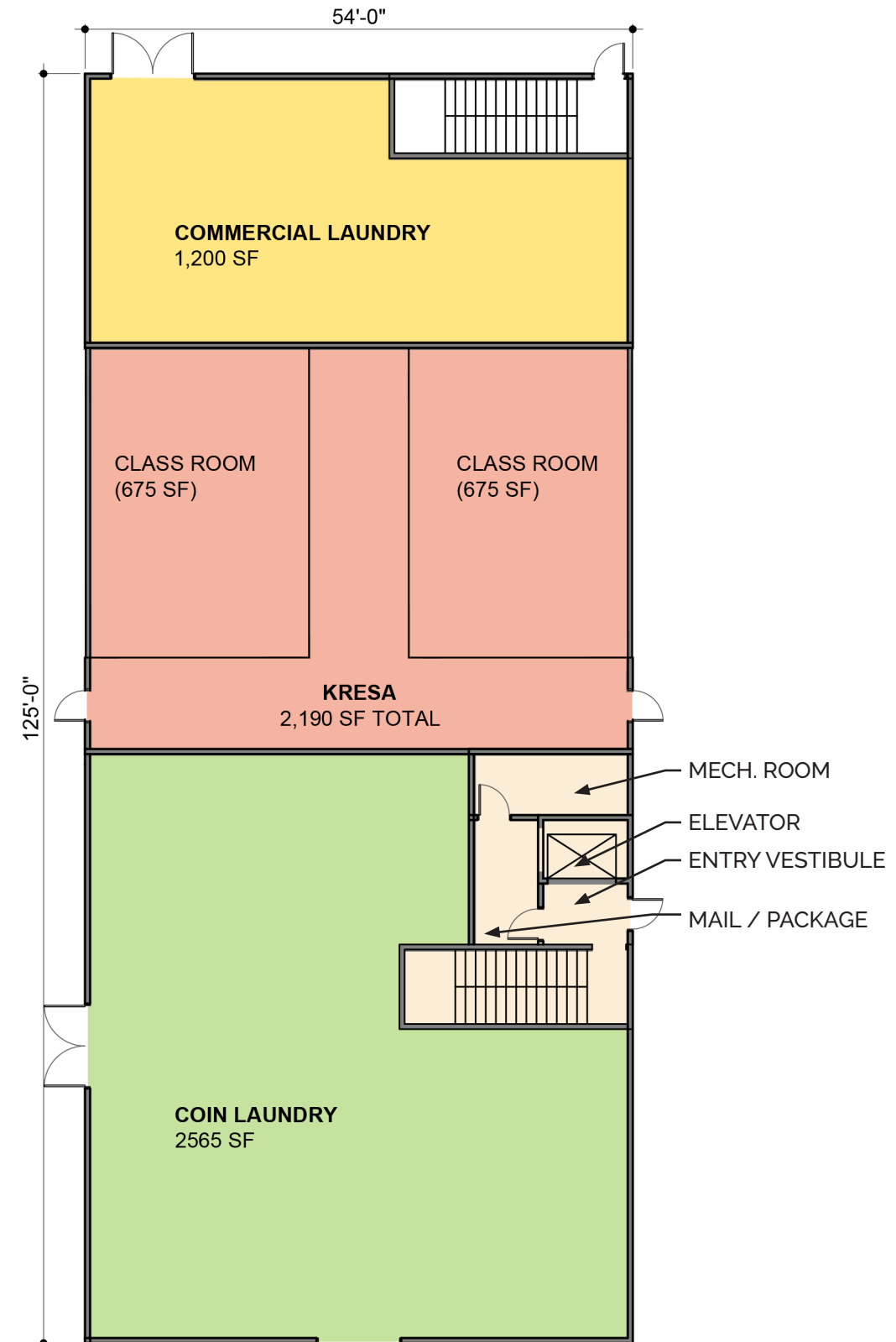
The plans depicted are conceptual in nature, created to understand the potential for how the building might lay out. The plans have many items which require further design study and refinement. They should be used for high level planning purposes only



FLOOR PLANS



2 UPPER LEVELS

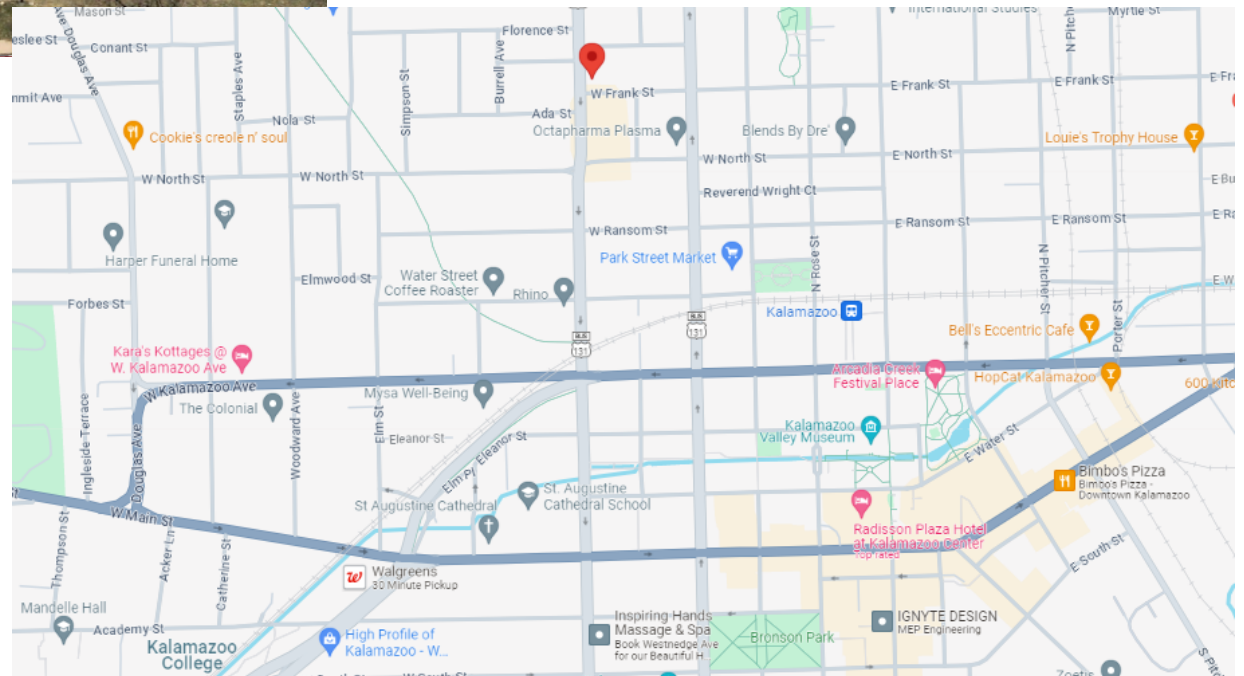


GROUND LEVEL





Note: the sign has been removed.





Warner Norcross + Judd LLP

MEMORANDUM

TO: Kalamazoo County Brownfield Authority
 FROM: Warner Norcross + Judd LLP
 DATE: May 22, 2024

RE: **Overview of Properties and Eligible Activities for Proposed Kalamazoo County Land Bank Authority Scattered Site Redevelopment Plan**

The Kalamazoo County Land Bank Authority (the “**KCLBA**”) intends to prepare an Act 381 Scattered Site Redevelopment Plan (the “**Plan**”) for some or all properties currently or in the future owned or under the control of the KCLBA (the “**Subject Properties**”) so that, with the approval of the Kalamazoo County Brownfield Authority (the “**BRA**”), the relevant taxing jurisdictions, and appropriate state authorities, the KCLBA may capture tax increments (“**TIF**”) generated by the Subject Properties for certain eligible activities that have been and may be conducted on the Subject Properties. This Memorandum summarizes the Subject Properties and eligible activities that may be included in that Plan, along with an estimate of certain eligible activity costs that may be included in the Plan.

I. SUBJECT PROPERTIES

As of the date of this Memorandum, the Subject Properties to be included in the Plan are comprised of the 121 parcels identified in Schedule A to this Memorandum. These parcels are scattered throughout Kalamazoo County and include the following:

Jurisdiction	Parcels
Comstock Township	8
Cooper Township	0
City of Galesburg	1
City of Kalamazoo	107
Kalamazoo Township	0
City of Portage	0
Schoolcraft Township	5
Total	121

Property Class	Parcels
Residential – Vacant	0
Residential – Improved	69
Commercial – Vacant	33
Commercial – Improved	6
Industrial – Vacant	12
Industrial – Improved	0
Commercial Condominiums	1
Total	121

The KCLBA acquired some of the Subject Properties on January 31, 2023 from Michael J. Tustin, Roxann S. Tustin, Tustin Investments, LLC, and 1014 Clarence LLC (the “**Tustin Properties**”).

The Tustin Properties were acquired to facilitate a project where the KCLBA, working in conjunction with community partners, would rehabilitate the properties in order to facilitate home ownership for current or future renters of the properties (the “**Homeward Promise Project**”). All Tustin Properties are located in the City of Kalamazoo.

II. ELIGIBLE ACTIVITIES

Under Act 381, certain activities only qualify for TIF reimbursement if the subject property is located in a “core community.” A high-level summary of eligible activities and a list of core communities is attached as Exhibit B to this Memorandum. Because all Subject Properties are owned or under control of the KCLBA, however, all eligible activities described in Section 2(o)(iv) of Act 381 that are included in the Plan will qualify for TIF reimbursement as if they were located in core communities.

In addition to the approval of the BRA and the relevant taxing jurisdictions (depending on where the Subject Property is located), approval from EGLE (environmental activities), MSHDA (housing development activities) and the MSF (all other eligible activities) will be required in order for the KCLBA to capture TIF from state taxes for these eligible activities. The KCLBA is currently in discussions with the City of Kalamazoo regarding the operation of the Plan on Subject Properties located in the city and will have similar discussions with the other municipalities as well.

The KCLBA intends to include the following eligible activities in the Plan for activities that have been or will be performed for the Subject Properties (primarily, the Tustin Properties):

1. EGLE Environmental Activities:

- a. ***Site Assessment and Baseline Environmental Assessment activities.*** Phase I and Phase II environmental site assessments conducted prior to acquisition and/or development of Subject Properties. For the Tustin Properties alone, these costs are expected to exceed \$25,000.
- b. ***Response activities.*** Lead, asbestos, and mold abatement costs for the Tustin Properties are expected to be \$60,000.

2. MSF Eligible Activities:

- a. ***Assistance to a Land Bank Fast Track Authority.*** Includes activities and costs necessary to clear or quiet title to property owned by the KCLBA and the acquisition of property by the KCLBA for economic development purposes. For the Tustin Properties, these costs are expected to exceed \$6,900,000. Additional costs may be incurred as the KCLBA sells and acquires additional properties for further development.
- b. ***Plan Preparation and Implementation.*** Includes the reasonable cost of developing and implementing the Plan which will be a complex undertaking

given the scope of the Subject Properties included in the Plan and the range of eligible activities undertaken. The KCLBA expects this cost to reach the maximum \$30,000 permitted by Act 381.

3. MSHDA Housing Development Activities:

- a. **Renovation of Rental Properties.** Includes the qualified rehabilitation of rental housing units, which the KCLBA expect to exceed \$75,000 for the Tustin Properties.
- b. **Renovation of Existing Homes for Purchase.** Includes the demolition and renovation of existing homes and site preparation the extent necessary to accommodate an income qualified purchaser household. For the Tustin Properties, the KCLBA expects this cost to exceed \$3,500,000.
- c. **Financing Gap Assistance.** Includes amounts necessary to fill a financing gap associated with the development of housing units priced for income qualified households and that are necessary for new housing development for income qualified households. For the Tustin Properties, this will include the construction of at least two new homes and down payment assistance for purchasers of up to 30 homes, which the KCLBA expects to total at least \$1,200,000.

For ease of reference, a table summarizing the preceding information has been included below:

Source:	Activity:	Estimated Cost:
EGLE	Site Assessment and Baseline Environmental Assessment activities	\$25,000
EGLE	Response activities	\$60,000
MSF	Assistance to a Land Bank Fast Track Authority	\$6,900,000
MSF	Plan Preparation and Implementation.	\$30,000
MSHDA	Renovation of Rental Properties	\$75,000
MSHDA	Renovation of Existing Homes for Purchase.	\$3,500,000
MSHDA	Financing Gap Assistance	\$1,200,000
TOTAL:		\$11,790,000

Currently, the KCLBA is focusing on the development of the Tustin Properties. In the near term, most eligible activity costs under the Plan will relate to the Homeward Promise Project and the Tustin Properties. The KCLBA is evaluating additional development opportunities for the remaining Subject Properties and may amend the Plan in the future to incorporate additional eligible activities and costs.

III. TIF CAPTURE FROM SUBJECT PROPERTIES

Assuming the Plan is approved by state and local authorities and the planned eligible activities (see Sec. II above) are completed on the Subject Properties, the KCLBA plans to capture all state and local TIF to reimburse its eligible activity costs, subject to customary provisions, such as BRA administrative fees and, upon full reimbursement to the KCLBA, capture to be deposited in the BRA's brownfield revolving fund.

Currently, none of the Subject Properties benefit from a homestead exemption, so the KCLBA expects it will be able to capture TIF generated by the 18-mills of state school operating taxes on all Subject Properties. The goal of the Homeward Promise Project is to facilitate home ownership for the Tustin Properties, however, so it is possible that some or all of the Tustin Properties (and perhaps others that are owner-occupied) will be subject to homestead exemptions in the future, which will limit available TIF capture for the KCLBA.

The value of the TIF generated by the Subject Properties cannot be estimated with certainty at this time. The KCLBA is still in the process of identifying eligible activity costs that have already been undertaken on the Subject Properties and solidifying the scope of new eligible activities. TIF capture under the Plan will be limited to the amount of approved eligible activity costs. The KCLBA may not be able to capture TIF generated by certain state or local taxes if the relevant approvals are not obtained, which will impact the duration of the Plan and overall reimbursement to the KCLBA.



Warner Norcross + Judd LLP

SCHEDULE A
SUBJECT PROPERTIES

See attached.

06-23-382-350	06-24-405-519	1420 March Street	00 - Kalamazoo City	401 - Residential-Improved	0.06	\$33,400	2023	Justin Acquisition	1/31/2023	COMMENCING 38 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 350 OF REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS; THENCE SOUTH ON THE EAST LINE OF SAID LOT, 40 FEET; THENCE WEST 63 FEET; THENCE NORTH 40 FEET; THENCE EAST 63 FEET TO THE PLACE OF BEGINNING.
06-22-459-106	06-24-405-520	1420 Bank Street	00 - Kalamazoo City	401 - Residential-Improved	0.12	\$58,200	2023	Justin Acquisition	1/31/2023	THE EAST 100 FEET OF LOT 106, SOUTH SIDE IMPROVEMENT COMPANY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS.
06-22-454-082	06-24-405-521	1404 Bank Street	00 - Kalamazoo City	401 - Residential-Improved	0.12	\$34,000	2023	Justin Acquisition	1/31/2023	LOT 82, EXCEPT THE WEST 50 FEET, SOUTH SIDE IMPROVEMENT COMPANY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS.
06-23-197-002	06-24-405-522	1338 Garden Street	00 - Kalamazoo City	401 - Residential-Improved	0.12	\$5,400	2023	Justin Acquisition	1/31/2023	THE WEST 42.5 FEET OF THE EAST 75.5 FEET OF LOT 28 AND THE NORTH 6.9 FEET OF LOT 30, EXCEPT THE EAST 6 RODS THEREOF, F. J. HENRY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS.
06-23-192-002	06-24-405-523	1335 Garden Street	00 - Kalamazoo City	401 - Residential-Improved	0.16	\$5,700	2023	Justin Acquisition	1/31/2023	THE EAST 1 AND 1/2 RODS OF LOT 25 AND THE WEST 1 ROD OF LOT 24, F. J. HENRY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS.
06-23-192-025	06-24-405-524	1331 Garden Street	00 - Kalamazoo City	401 - Residential-Improved	0.16	\$31,300	2023	Justin Acquisition	1/31/2023	THE WEST 59 OF LOT 25 OF F. J. HENRY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS.
06-23-381-740	06-24-405-525	1317 Eggleston Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.12	\$43,900	2023	Justin Acquisition	1/31/2023	THE WEST 36 FEET OF LOT 740, REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS.
06-16-141-022	06-24-405-526	1310 Ogden Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.14	\$33,200	2023	Justin Acquisition	1/31/2023	LOT 22, ASSESSORS' B PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS, PAGE 12, KALAMAZOO COUNTY RECORDS.
06-23-390-698	06-24-405-527	1207 Hays Park Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.09	\$30,700	2023	Justin Acquisition	1/31/2023	LOT 698, REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS.
06-23-330-015	06-24-405-528	1212 Brownell Court	00 - Kalamazoo City	401 - Residential-Improved	0.22	\$23,100	2023	Justin Acquisition	1/31/2023	COMMENCING ON THE EAST LINE OF LOT 96 OF KALAMAZOO LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS; 100 FEET SOUTH OF THE SOUTH LINE OF LAKE STREET; THENCE EAST 111.98 FEET; THENCE SOUTH 88 FEET ALONG THE WEST LINE OF BROWNELL PLACE; THENCE WEST 109.73 FEET TO THE EAST LINE OF LOT 95; THENCE NORTH 88 FEET TO PLACE OF BEGINNING.
06-23-312-003	06-24-405-529	1210 Race Street	00 - Kalamazoo City	401 - Residential-Improved	0.08	\$22,600	2023	Justin Acquisition	1/31/2023	THAT PART OF LOT 133 OF KALAMAZOO LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS; THAT IS INCLUDED BETWEEN A NORTHERLY EXTENSION OF THE EAST AND WEST LINE OF LOT 126 OF SAID KALAMAZOO LAND AND IMPROVEMENTS COMPANY'S ADDITION, ALSO, THAT PART OF LOT 126 OF KALAMAZOO LAND AND IMPROVEMENTS COMPANY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE SOUTH 02°20'15" EAST ALONG THE EAST LINE OF SAID LOT, 18.20 FEET; THENCE SOUTH 89°44'39" WEST 65.96 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01°30'04" WEST ALONG SAID LINE, 18.20 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89°44'42" EAST 65.96 FEET TO BEGINNING.
06-23-311-005	06-24-405-530	1138 Race Street	00 - Kalamazoo City	401 - Residential-Improved	0.08	\$31,700	2023	Justin Acquisition	1/31/2023	COMMENCING ON THE WEST LINE OF RACE STREET 160 FEET NORTH OF THE NORTH LINE OF LOT 133, KALAMAZOO LAND AND IMPROVEMENT COMPANY'S ADDITION, WEST 87 FEET, SOUTH 38.91 FEET TO THE NORTH LINE OF DEWEY AVENUE, EAST ALONG SAID NORTH LINE TO THE WEST LINE OF RACE STREET, NORTH TO BEGINNING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS.
06-23-311-006	06-24-405-531	1134 Race Street	00 - Kalamazoo City	401 - Residential-Improved	0.11	\$27,000	2023	Justin Acquisition	1/31/2023	COMMENCING ON THE WEST LINE OF RACE STREET 20 RODS WEST OF THE WEST LINE OF WILLS STREET IN THE 00 - Kalamazoo City AND 160 FEET NORTH OF THE NORTH LINE OF LOT 133 OF THE KALAMAZOO LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 39, THENCE WEST PARALLEL WITH SAID NORTH LINE, 8 RODS; THENCE NORTH 53 1/3 FEET; THENCE EAST TO THE WEST LINE OF RACE STREET, AND THENCE SOUTH 53 1/3 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 45 FEET THEREOF.
06-23-305-022	06-24-405-532	1121 Maywood Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.07	\$36,900	2023	Justin Acquisition	1/31/2023	LOT 22, LAKE STREET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 47, KALAMAZOO COUNTY RECORDS.
06-23-305-023	06-24-405-533	1117 Maywood Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.07	\$31,900	2023	Justin Acquisition	1/31/2023	LOT 23, LAKE STREET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 47, KALAMAZOO COUNTY RECORDS.
06-23-369-534	06-24-405-534	1116 Clinton Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.10	\$33,800	2023	Justin Acquisition	1/31/2023	LOT 534, REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS.
06-23-369-693	06-24-405-535	1117 Hays Park Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.09	\$34,400	2023	Justin Acquisition	1/31/2023	LOT 693, REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS.
06-14-163-003	06-24-405-536	1039 Sherwood Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.13	\$21,200	2023	Justin Acquisition	1/31/2023	THE EAST 2 RODS OF LOT 28 OF HOTOPO'S PLAT OF UNION ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 26, KALAMAZOO COUNTY RECORDS.
06-23-198-007	06-24-405-538	1014 Clarence Street	00 - Kalamazoo City	401 - Residential-Improved	0.09	\$17,200	2023	Justin Acquisition	1/31/2023	COMMENCING IN WEST LINE OF CLARENCE AVENUE 32 FEET NORTH OF THE NORTH LINE OF LAKE STREET, SAID DISTANCE TO BE MEASURED ALONG WEST LINE OF CLARENCE AVENUE; THENCE NORTH ALONG WEST LINE OF CLARENCE AVENUE 37 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LAKE STREET TO EASTERLY LINE OF RIGHT OF WAY OF G. R. AND I. R. R.; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO POINT WEST OF BEGINNING MEASURED ON LINE PARALLEL WITH NORTH LINE OF LAKE STREET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LAKE STREET TO BEGINNING.
06-23-198-002	06-24-405-539	1012 Clarence Street	00 - Kalamazoo City	401 - Residential-Improved	0.11	\$1,800	2023	Justin Acquisition	1/31/2023	THE NORTH 5 FEET OF THE EAST 6 RODS OF LOT 30 AND THE EAST 2 RODS OF LOT 28, EXCEPT THE NORTH 90 FEET, AND LOT 29, EXCEPT THE NORTH 90 FEET, F. J. HENRY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS.
06-23-198-029	06-24-405-540	1008 Clarence Street	00 - Kalamazoo City	401 - Residential-Improved	0.10	\$17,000	2023	Justin Acquisition	1/31/2023	PART OF LOTS 28 AND 29, F. J. HENRY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS, AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF CLARENCE STREET 48 FEET SOUTH OF THE NORTH LINE OF SAID LOT 29; THENCE SOUTH ON THE WEST LINE OF SAID STREET 42 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 6 RODS; THENCE NORTH 42 FEET; THENCE EAST 6 RODS TO THE PLACE OF BEGINNING.
06-23-198-001	06-24-405-541	1004 Clarence Street	00 - Kalamazoo City	401 - Residential-Improved	0.11	\$15,200	2023	Justin Acquisition	1/31/2023	THE NORTH 48 FEET OF LOT 29 AND THE NORTH 28 FEET OF THE EAST 2 RODS OF LOT 28 OF F. J. HENRY'S ADDITION TO THE 00 - Kalamazoo City, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS.
06-23-391-798	06-24-405-542	1223 Hays Park Avenue	00 - Kalamazoo City	401 - Residential-Improved	0.09	\$28,700	2023	Justin Acquisition	1/31/2023	LOT 798 OF REVISED PLAT OF HAYS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 15, KALAMAZOO COUNTY RECORDS.
TOTAL:					29.68	\$2,035,388				

EXHIBIT B
ELIGIBLE ACTIVITIES SUMMARY

See attached.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

Kalamazoo County Land Bank Authority

3 Business Address:

1523 Riverview Drive Kalamazoo, MI 49004

4 Business Telephone Number:

(269)762-6191

5 Contact Person(s) & Title:

Sidney Ellis - Executive Director & Derek Mann - Property & Project Coordinator

6 Contact Person(s) Telephone Number:

Sidney Ellis - (269)216-9667 & Derek Man (906)221-9929

7 Contact Person(s) Fax Number:

Kalamazoo County Land Bank Fax # - (269)216-6395

8 Contact Person(s) Email Address:

Sidney.ellis@kalamazoolandbank.org & Derek.mann@kalamazoolandbank.org

9 Entity Type:

Proprietorship

Partnership

Corporation

Other (specify)

Local unit of state government.

10 Describe nature and history of business:

Local unit of government with fast track authority whose purpose is acquiring, managing, and repurposing vacant, abandoned, blighted, or tax-foreclosed properties.

11 List similar projects developed over the last five years (if any):

East side Square Condominiums including six residential spaces and a commercial space.

Proposed Project Site Information

12 Address(es) (if known):

Please see attached Schedule A.

13 Tax IDs:

Please see attached Schedule A.

14 Present Owner(s):

Kalamazoo County Land Bank

15 Date Present Owner(s) Acquired Property (if known):

Please see attached Schedule A.

16 Does applicant have land control:

No

Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.):

The properties are owned by the Kalamazoo County Land Bank.

17 Any currently known environmental issues?

None known at this time but properties are older.

18 Is applicant a liable party for environmental issues at site?

No

Yes

19 Is access to site permitted?

No

Yes

20 Project Type:

New

Relocation

Expansion

Rehabilitation

21 Project Size:

Parcel Size (acres):

Please see attached Schedule A.

Existing building area (sq ft):

Please see attached Schedule A.

New building area (sq ft):

Please see attached Schedule A.

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

Additional Materials (Please put an X for those items that are available and attach to your application, if possible):

Business Plan	<input checked="" type="checkbox"/>
Market Analysis	<input type="checkbox"/>
Architectural/Site Plans	<input type="checkbox"/>

Financial Commitments	<input type="checkbox"/>
Environmental Information/Reports	<input type="checkbox"/>

Tax Base Information

24 Total Investment Anticipated:

If available, please attach a detailed projection of project costs and proposed funding sources.

Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input type="checkbox"/>	Due Care	<input type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input checked="" type="checkbox"/>	Clean-up Planning	<input checked="" type="checkbox"/>
Additional Response Activities	<input checked="" type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>
Lead and Asbestos Abatement	<input checked="" type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input checked="" type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>		

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

Signature on this page is required along with the contact information requested.

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party

Signature	<input type="text"/>	Date	<input type="text"/>
Title	<input type="text"/>		
Direct office or cell number	<input type="text"/>		
Fax number	<input type="text"/>		
Email address	<input type="text"/>		

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development
 Kalamazoo County Brownfield Redevelopment Authority
 201 W. Kalamazoo Avenue, Room 207
 Kalamazoo, MI 49007
 Office Phone: (269) 384-8305

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION**

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):
Start date: Completion Date:

12 Additional Materials (Please put an X for those items that are available and attach to your application, if possible):

Business Plan Financial Commitments
Market Analysis Environmental Information/Reports
Architectural/Site Plans

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:

New Construction/Site Improvements:

Eligible Brownfield Activities (Specify):

Other (Specify below):

Total Capital Investment:

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

See attached memorandum.

Brownfield Plan and Act 381 Work Plan(s):

See attached memorandum.

Other Funding (example EPA Assessment grant funding):

See attached memorandum.

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

See attached memorandum.

Brownfield Redevelopment Loan:

See attached memorandum.

Brownfield Assessment:

See attached memorandum.

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

See attached memorandum.

Business Development Program Loan and/or Grant:

See attached memorandum.

Total Brownfield Funding Requested:

\$ 11,790,000

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

14 Do you intend on or anticipate appealing the property taxes for this project site?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

Signature on this page is required along with the contact information requested.

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party

Signature	<input type="text"/>	Date	<input type="text"/>
Title	<input type="text"/>		
Direct office or cell number	<input type="text"/>		
Fax number	<input type="text"/>		
Email address	<input type="text"/>		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com
KCBRA Office: (269) 384-8305

Kalamazoo County Government
Planning and Development Department
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007
Room 207