
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE:	Thursday, April 22, 2021
PLACE OF MEETING:	ELECTRONIC Meeting via Zoom See Link provided below or via telephone number provided
TIME:	4:00 pm

AGENDA

Please be advised, the Kalamazoo County Brownfield Redevelopment Authority Board of Directors will conduct this meeting virtually, due to the ongoing COVID-19 related pandemic.

To join this electronic meeting, please use the following link:

<https://us02web.zoom.us/j/83334528002>

Or iPhone one-tap :

US: +13126266799,,83334528002# or +16465588656,,83334528002#

Or Telephone:

US: +1 312 626 6799

Webinar ID: 833 3452 8002

****For members of the Public wishing to address the Board during the public comment period, please add yourself to the queue by selecting the "Raise hand" button or by dialing *9 on your phone. Once selected, please unmute yourself by selecting the Mute Button or by dialing *6 on your phone.**

1. Call to Order: 4:00
2. Roll Call and Members Excused – Members state the location of remote attendance, including city/village/township, county, and state (per Michigan Public Act 254 of 2020)
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of March 25, 2021
5. Public Comments (4 minutes each)
6. Consent Agenda – Invoices
 - a. **From General 247 Fund:**
 - i. **\$2,505.00** – Envirologic Inv# 07516, WO# 2021-1 General Environmental
 - ii. **\$ 62.00** – Varnum Inv# 1127883, Paper City/MSF Dev. Agreement
7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Reimbursements
 - i. **\$19,048.38** total Reimbursement – 381 LLC (381/383 S. Pitcher St.) \$7,171.07 from School; \$11,877.31 from Local TIR capture from 2020
 - ii. **\$4,590.00** total Reimbursement to 232 LLC (232 W. Michigan Ave) – Local 2020 TIR capture only
 - iii. Midlink Brownfield Plan: Remaining 2020 Midlink and General Mills reimbursement

- b. **Discussion/Action:** Stadium Park Way Brownfield Plan Administrative Correction to Brownfield Plan
- c. **Discussion/Action:** Paper City Development/ Vicksburg Mill
 - i. **\$ 35.00** – Envirologic Invoice # 07515 - EGLE Loan oversight
 - ii. **\$ 301.77** – Envirologic Invoice #07514 – EGLE Grant oversight
 - iii. Q1 Loan Report – Reimbursement to Paper City Development, LLC
 - iv. Q2 Grant and Loan Reports – to be submitted to EGLE by April 30th
- 8. Financial Reports
 - a. **Discussion:** Funds 247 and 643
- 9. Staff Report/Updates
 - a. Bylaws
 - b. Upcoming City Brownfield meetings
- 10. Committees - times dates and places
 - a. Land Bank Report – meeting of Friday, April 16, 2021.
 - b. Project/Finance Committee – Thursday, May 13, 2021, 4:00 p.m.
 - c. Executive Committee – Friday, May 14, 2021, 9:00 a.m.
- 11. Other
- 12. Board Member Comments
- 13. Adjournment

Next Meeting: Thursday, May 27, 2021 at 4:00 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 384-8112 OR EMAIL RAGROV@KALCOUNTY.COM
IF YOU ARE UNABLE TO ATTEND THE MEETING

Meetings of the Kalamazoo County Brownfield Redevelopment Authority 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 Kalamazoo County Brownfield Redevelopment Authority 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 Kalamazoo County BRA. Individuals with disabilities requiring auxiliary aids or services should contact the Kalamazoo County BRA by writing or calling:

Rachael Grover
Resource Coordinator, Planning and Community Development
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269)384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 25, 2021
PLACE OF MEETING: ELECTRONIC Meeting via Zoom
TIME: 4:00 pm

MINUTES DRAFT

Present: Ken Peregon, Gary Barton, Chris Carew, Connie Ferguson, Jodi Milks, Wei Wang

Members Excused: Zachary Bauer, Travis Grimwood, Habib Mandwee, Andy Wenzel

Vacancy: 1 current vacancy on Board - Coleman resigned 3/24/2021

Kalamazoo Township: Sherine Miller

Oshtemo Township: Iris Lubbert

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirologic Technologies

Recording Secretary: Rachael Grover

County Commissioners: Commissioner Dale Shugars (Alternate)

Community: 1

1. Chair Peregon called the electronic meeting to Order at 4:03 p.m. and noted that the meeting is being recorded.

Attendance Roll - Directors Present and location of Remote Attendance:

Peregon – City of Kalamazoo, Kalamazoo County, Michigan

Barton – City of Portage, Kalamazoo County, Michigan

Carew – City of Kalamazoo, Kalamazoo County, Michigan

Ferguson – City of Kalamazoo, Kalamazoo County, Michigan

Milks – Driving on I-55 near Indianapolis, Indiana

Wang – City of Portage, Kalamazoo County, Michigan

2. Members Absent: Bauer, Grimwood, Mandwee, and Wenzel. Six voting Members of ten Board of Directors present. There is currently one vacancy with Director Coleman who has resigned effective 3/24/2021.

3. Approval of the Agenda: Chair Peregon requested removing Item 7.c. from the agenda and adding Item 7.e. iii – Reimbursement to Paper City Development from EGLE Grant.

Milks motioned approval of the agenda as amended and Barton seconded the motion. Motion carried.

4. Approval of Minutes: BRA Minutes of February 25, 2021

Peregon noted that in item 6 of the minutes, the consent agenda was not amended. Please remove “as amended” from the motion in the minutes.

Ferguson motioned approval of the February 25, 2021 minutes as amended and Carew seconded the motion. Motion carried.

5. Public Comment: Chair Peregon read the public comment policy and gave directions for the public to provide input.

No public comments.

6. Consent Agenda – Invoices:

a. **From General 247 Fund:**

- i. **\$1,192.50** – Envirologic Inv#07466 (\$1,050.00 General; \$142.50 Admin. Assist)

Milks motioned to approve the consent agenda and Barton seconded the motion. Motion carried.

7. Discussion and/or Action Calendar

a. **Discussion/Action:** General Mills SET Return - \$97,602.97

Staff presented a draft letter for the return of the SET that was paid by General Mills from 2013 to 2015 and should not have been paid. The SET was captured into the KCBRA Tax Increment Capture during that period. The amount to be returned was confirmed by Michigan Treasury and Comstock Township.

Wang motioned to approve sending the letter with the SET refund as presented and Carew seconded the motion. Motion carried via roll call vote with 6 Yes.

b. **Discussion/Action:** Midlink Brownfield Plan Eligible Costs Summary

Hawkins and Grover presented the summary spreadsheet showing the approved eligible costs from all approved Plans (Brownfield and Act 381) and the funds reimbursed to date.

No action at this time.

c. **Discussion/Action:** Stadium Park Way Brownfield Plan Administrative Correction to Brownfield Plan

This item was removed from the agenda, to be discussed at future meeting.

d. **Discussion/Action:** Officer Selection Committee – Annual meeting is April 22nd

Grover asked any board members interested in serving as an officer for the next year to contact Director Grimwood or staff. Also, if any current officers do not wish to continue in their current position over the next year, please contact Grimwood.

No action required at this time.

e. **Discussion/Action:** Paper City Development/ Vicksburg Mill

- i. **\$ 262.50** – Envirologic Invoice # 07464 - EGLE Loan oversight

- ii. **\$ 446.25** – Envirologic Invoice #07465 – EGLE Grant oversight

Wang motioned to approve payment of invoices presented in 7.e.i and 7.e.ii and Milks seconded the motion. Motion carried via voice roll call vote with 6 Yes.

- iii. **Item added to agenda** - \$78,645.49 - Reimbursement to Paper City Development, LLC from EGLE Grant funds.**

Grover discussed the Grant report and the invoice. EGLE, Paul French, and staff reviewed the invoices. Paper City Development has submitted proof of payment and a partial lien waiver of the Invoice and the funds have been sent to the KCBRA from EGLE.

Barton motioned to reimburse Paper City Development, LLC in the amount of \$78,645.49 from EGLE grant funds and Ferguson seconded the motion. Motion carried via voice roll call vote with 6 Yes.

8. Financial Reports

a. **Discussion:** Funds 247 and 643

Staff provided updated financial report.

9. Staff Report/updates

- a. Bylaws – bylaws updates are being reviewed by the Bylaws committee. Bylaws committee will meet prior to April Committee meetings.

10. Committees - times dates and places

- a. Land Bank Report – Next meeting Thursday, April 8, 2021.
- b. Project/Finance Committee – Thursday, April 8, 2021, 4:00 p.m.
- c. Executive Committee – Friday, April 9, 2021, 9:00 a.m.

11. Other - None

12. Board Member Comments

Chair Peregon wished County Planning Director Lotta Jarnefelt the best in her planned retirement set to occur in the next few months. The KCBRA has appreciated her hard work over these several years.

13. Adjournment: **Meeting adjourned at 5:06 p.m.**

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Kalamazoo County Brownfield Redevelopment Authority
Rachael Grover
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 07516
Date 04/08/2021

Project **210027 KCBRA - W.O. 2021-1 General
Environmental Review**

INVOICE: Through Apr 04, 2021

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	4.50	90.00	405.00
Principal			
Jeffrey C. Hawkins			
Professional Services	15.00	140.00	2,100.00
Phase subtotal			2,505.00
Invoice total			2,505.00

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

VARNUM

ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachael Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1127883
Invoice Date: March 20, 2021

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>
02/15/21	Review proposed changes to Reimbursement Agreement and related emails from developer's counsel. Fred Schubkegel	0.20
TOTAL FEES FOR SERVICES		\$62.00
TOTAL THIS INVOICE		\$62.00
TOTAL PAYMENT DUE		<u>\$62.00</u> =====

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Fred Schubkegel	310.00	.20	62.00
TOTALS		.20	62.00



Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachael Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1127883
Invoice Date: March 20, 2021

R E M I T T A N C E C O P Y

Services	62.00
TOTAL THIS INVOICE	\$62.00
TOTAL DUE	\$62.00

TERMS: Payment of each of our invoices is due promptly upon receipt.

Please make check payable to Varnum LLP and return this page with your payment.

All services are subject to the Services and Billing memorandum, which can be found at www.varnumlaw.com/service-and-billing.

General Environmental Review

Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
210027	2021-1	General Environmental Review	\$ 15,000.00	\$ 15,000.00	07345	2/5/2021	\$1,512.50	\$13,487.50	
					07466	3/9/2021	\$1,050.00	\$12,437.50	
					07516*	4/8/2021	\$2,505.00	\$9,932.50	
							\$5,067.50		\$9,932.50
		Contractual Administrative	\$ 14,000.00	\$ 14,000.00	07345	2/5/2021	\$1,900.00	\$12,100.00	
					07466	3/9/2021	\$142.50	\$11,957.50	
							\$2,042.50		\$11,957.50
		Project Subtotal	\$ 29,000.00	\$ 29,000.00			\$7,110.00		\$21,890.00
190260	2020-1	General Environmental Review	\$ 15,000.00	\$ 15,000.00	06319	2/7/2020	\$385.00	\$14,615.00	
					06440	3/19/2020	\$141.25	\$14,473.75	
					06517	4/8/2020	\$595.00	\$13,878.75	
		*Includes \$1,200 Budget for 2019 Annual Report			06577	5/12/2020	\$1,187.50	\$12,691.25	
					06657	6/17/2020	\$2,223.75	\$10,467.50	
					06712	7/9/2020	\$1,470.00	\$8,997.50	
					06894	9/8/2020	\$770.00	\$8,227.50	
					06981	10/12/2020	\$1,155.00	\$7,072.50	
		FOR REFERENCE ONLY, NOT INCLUDED IN TOTALS ON TABLE			07045	11/5/2020	\$245.00	\$6,827.50	
					07161	12/7/2020	\$542.50	\$6,285.00	
					07283	1/18/2021	\$1,032.50	\$5,252.50	
							\$9,747.50		
		Dedicated Envirologic Staff Person	\$ 9,120.00	\$ 9,120.00	06319	2/7/2020	\$2,066.25	\$7,053.75	
					06440	3/19/2020	\$1,662.50	\$5,391.25	
					06517	4/8/2020	\$522.50	\$4,868.75	
					06657	6/17/2020	\$570.00	\$4,298.75	
					06712	7/9/2020	\$475.00	\$3,823.75	
					06810	8/11/2020	\$332.50	\$3,491.25	
					06894	9/8/2020	\$760.00	\$2,731.25	
					06981	10/12/2020	\$546.25	\$2,185.00	
					07161	12/7/2020	\$95.00	\$2,090.00	
					07283	1/18/2021	\$142.50	\$1,947.50	
							\$7,172.50		
		Project Subtotal	24,120.00	24,120.00		Project Subtotal	\$16,920.00		\$7,200.00
190048	2019-2	Paper City Development - EGLE Grant Oversight							
		W.O. Approved							
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$3,000.00	05421	4/18/2019	\$2,642.50	\$10,357.50	\$10,357.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,217.50	\$10,217.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$5,000.00	05603	6/14/2019	\$1,662.50	\$8,555.00	\$8,555.00
		Project Subtotal	\$ 13,000.00	\$13,000.00	05665	7/16/2019	\$1,110.00	\$7,445.00	\$7,445.00
					05723	8/14/2019	\$788.75	\$6,656.25	\$6,656.25
					05787	9/6/2019	\$35.00	\$6,621.25	\$6,621.25
					06215	1/7/2020	\$26.25	\$6,595.00	\$6,595.00
					06329	2/7/2020	\$131.25	\$6,463.75	\$6,463.75
					06442	3/19/2020	\$210.00	\$6,253.75	\$6,253.75
					06579	5/12/2020	\$113.75	\$6,140.00	\$6,140.00
					06655	6/17/2020	\$52.50	\$6,087.50	\$6,087.50
					06714	7/9/2020	\$105.00	\$5,982.50	\$5,982.50
					06808	8/11/2020	\$78.75	\$5,903.75	\$5,903.75
					06895	9/8/2020	\$52.50	\$5,851.25	\$5,851.25
					06994	10/12/2020	\$446.25	\$5,405.00	\$5,405.00
					07086	11/5/2020	\$4,853.75	\$4,853.75	\$4,853.75
					07163	12/7/2020	\$183.75	\$4,670.00	\$4,670.00
					07282	1/14/2021	\$645.73	\$4,024.27	\$4,024.27
					07465	3/9/2021	\$446.25	\$3,578.02	\$3,578.02
					07514*	4/8/2021	\$301.77	\$3,276.25	\$3,276.25
						Project Subtotal	\$9,723.75		\$3,276.25
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight							
		W.O. Approved	\$ 40,000.00	\$40,000.00					
					05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
					05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
					06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
					06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
					06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
					06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
					07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
					07162	12/7/202	\$78.75	\$32,590.00	\$32,590.00
					07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
					07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
					07515*	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
						Project Subtotal	\$7,760.00		\$32,240.00
		Total Project Budgets	\$82,000.00	\$82,000.00		Total	\$24,593.75		\$57,406.25

MEMORANDUM

TO: **RACHAEL GROVER, RESOURCE COORDINATOR, KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

FROM: **JEFF HAWKINS**

SUBJECT: **GENERAL/LBRF FUNDING UPDATES**

DATE: **4/22/21**

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects.

1. General Environmental Review
Project No: 190260 - W.O. 2020-1
Update:

Envirologic attended the April committee meetings and prepared materials for the April 22nd KCBRA meeting. Envirologic worked on a draft of the annual report and final EPA Grant overview. Envirologic communicated with Rachael Grover re: the Stadium Parkway Brownfield Plan and associated parcel adjustments; GM and Midlink TIF. Envirologic reviewed statutes and other BRAs regarding board makeup for the EDC/BRA board in relation to the By-Laws. Envirologic drafted letter to GM for reimbursement of SET, reviewed GM and Midlink Reimbursement Spreadsheet, work on overall TIF Summary Table for Midlink. Envirologic prepared an administrative clarification memo for the Stadium Parkway Brownfield Plan.

2. Paper City Development – EGLE Grant Oversight
Project No: 190048 – W.O. 2019-2
Update:

Envirologic met with PEC regarding PFE testing and corresponded regarding same; attended bi-weekly meeting with KCBRA, EGLE and PEC/Mill.

3. Paper City Development – EGLE Loan Oversight
Project No: 190148 – W.O. 2019-4
Update:

Envirologic reviewed reimbursement of waste materials request.

4. 2 & 10 Mills St., Kalamazoo, MI
Project No: 200183 – W.O. 2020-4
Update:

Remi Harrington, the developer, Ruach Industries, has closed on the property. She approached the KCBRA in October for additional funding to allow her to update her Phase I ESA and complete the BEA and Due Care Documentation. The KCBRA approved funding and Envirologic has conducted the reinspection of the property and has finalized the Phase I ESA update and the BEA and Due Care Documents. Envirologic has finalized the BEA.

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

383 S. Pitcher Street Redevelopment

April 14, 2021

KCBRA			State		Local		Total	
Expenditures	Estimate	Invoiced/Approved						
Administrative								
2018 Administrative				\$	-	\$		-
2019 Administrative		2/28/2020 approved		\$	697.74	\$		697.74
2020 Administrative		2/25/2021 approved		\$	536.61	\$		536.61
Subtotal KCBRA	\$ -	\$ -		\$ -	\$ 1,234.35	\$		1,234.35
Payments	Approved	Distributed						
KCBRA	2/28/20	2/28/2020		\$	697.74	\$		697.74
KCBRA	2/22/21	12/31/2020		\$	536.61	\$		536.61
						\$		-
Subtotal KCBRA				\$ -	\$ 1,234.35	\$		1,234.35
Remaining Balances after Payments								
Subtotal KCBRA				\$ -	\$ -	\$		-
State Brownfield Fund		Distributed						
State of Michigan Payment(2019 1/2 of SET)		11/17/2020		\$	916.50			
State of Michigan Pending (2020 1/2 of SET)				\$	1,041.00			
Total				\$	1,957.50			
Developer			State		Local		Total	
Expenditures	WP Approved	BRA						
Eligible Developer Expense	Estimate	Approved						
Site Assessment and BEA	\$ 16,741.00	\$	16,741.00	\$	6,927.43	\$	9,813.57	\$ 16,741.00
Combined BF Plan and 381 WP	\$ 6,500.00	\$	6,500.00	\$	2,689.70	\$	3,810.30	\$ 6,500.00
Due Care	\$ 85,700.00	\$	27,968.13	\$	11,573.21	\$	16,394.92	\$ 27,968.13
Demolition	\$ 92,300.00	\$	130,109.64	\$	43,922.80	\$	86,186.84	\$ 130,109.64
Asbestos Abatement	\$ 10,680.00	\$	7,187.62	\$	2,974.24	\$	4,213.38	\$ 7,187.62
Site Prep	\$ 9,500.00	\$	61,666.61	\$	4,520.77	\$	57,145.85	\$ 61,666.61
15% contingency	\$ 28,752.00							
Total	\$ 250,173.00	\$	250,173.00	\$	72,608.14	\$	177,564.86	\$ 250,173.00
Subtotal Developer				\$	72,608.14	\$	177,564.86	\$ 250,173.00
Non-Interest Payments	Approved	Distributed						
5/28/2020	5/28/2020					\$9,761.87		\$9,761.87
7/23/2020	7/23/2020	7/31/2020	\$	6,375.40				\$6,375.40
4/22/2021 Pending			\$	7,171.07	\$	11,877.31		\$19,048.38
Subtotal Developer Payments			\$	13,546.47	\$21,639.18	\$		35,185.65
Interest (3%)								
1st interest from 11/21/2019 on \$243,673 allowed principal				\$2,693.45	\$3,815.62			\$6,509.07
2nd interest 2020 on \$227,535.73 principal remaining				\$1,906.29	\$4,919.78			\$6,826.07
Interest Total				\$4,599.74	\$8,735.40			\$13,335.14
Developer Remaining Balances after Payments (incl. interest)								
Subtotal Developer				\$63,661.41	\$164,661.08			\$228,322.49
Total Remaining Balances of all Entities				\$ 63,661.41	\$ 164,661.08	\$		228,322.49

TiIF Capture to date	Summer	Winter	Total TIF Capture	Total Payments - including pending	TIF Remaining after payments
TIF Capture 2019	\$ 8,662.24	\$ 9,089.77	\$ 17,752.01	\$ 18,288.12	\$ (536.11)
TIF Capture 2020	\$ 9,821.64	\$ 10,803.85	\$ 20,625.49	\$20,089.38	\$ 536.11
			\$ 38,377.50	\$ 38,377.50	\$ -

Project # **bra015** 383 S. PITCHER STREET

Funding Source Balances		Budget	Received	Applied	Balance		
42000	LOCAL TAX	0.00	22,873.53	0.00	-22,873.53		
42001	SCHOOL TAX	0.00	15,503.97	0.00	-15,503.97		
Total Funding Sources		0.00	38,377.50	0.00	-38,377.50		
Expense Balances		Budget	Encumbrances	Labor	Materials	Other	Balance
42000	LOCAL TAX						
42000	LOCAL TAX	0.00	0.00	0.00	0.00	0.00	0.00
42000-00117	PS 383 LLC	0.00	0.00	0.00	0.00	9,761.87	-9,761.87
42000-99200	ADMINISTRATIVE EXPENSE	0.00	0.00	0.00	0.00	536.61	-536.61
LOCAL TAX Total:		0.00	0.00	0.00	0.00	10,298.48	-10,298.48
42001	SCHOOL TAX						
42001	SCHOOL TAX	0.00	0.00	0.00	0.00	0.00	0.00
42001-00102	MEDC	0.00	0.00	0.00	0.00	916.50	-916.50
42001-00117	PS 383 LLC	0.00	0.00	0.00	0.00	6,375.40	-6,375.40
SCHOOL TAX Total:		0.00	0.00	0.00	0.00	7,291.90	-7,291.90
Total Expenses		0.00	0.00	0.00	0.00	17,590.38	-17,590.38
Budget Net		0.00					
Actuals Net		20,787.12					

Project Status Report
KALAMAZOO COUNTY
1/1/2019 through 12/31/2021

Grand Totals

Funding Source		<u>Budget</u>	<u>Received</u>	<u>Applied</u>	<u>Balance</u>		
		0.00	38,377.50	0.00	-38,377.50		
Expense		<u>Budget</u>	<u>Encumbrances</u>	<u>Labor</u>	<u>Materials</u>	<u>Other</u>	<u>Balance</u>
		0.00	0.00	0.00	0.00	17,590.38	-17,590.38
Budget Net		0.00					
Actuals Net		20,787.12					

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

232 LLC - 232 W. Michigan Ave., Kalamazoo - 247-007

April 15, 2021

KCBRA			Local		Total	
Expenditures	Estimate	Invoiced				
Phase I						
Phase II					\$ -	
BEA/Due Care Plan					\$ -	
Brownfield Plan					\$ -	
Brownfield Plan					\$ -	
Legal expenses					\$ -	
Administrative					\$ -	
2015 BRA Admin. Expenses			\$	39.58	\$	39.58
2016 BRA Admin. Expenses			\$	292.96	\$	292.96
2017 BRA Admin. Expenses			\$	290.22	\$	290.22
2018 BRA Admin. Expenses			\$	353.08	\$	353.08
2019 BRA Admin. Expenses	approved 2/28/2020		\$	156.52	\$	156.52
2020 BRA Admin. Expenses	approved 2/25/2021		\$	138.47	\$	138.47
Subtotal KCBRA	\$ -	\$ -	\$	1,270.83	\$	1,270.83
Payments		Distributed				
From 2017 TIF		2018	\$	-	\$	622.76
From 2018 TIF		12/31/2018			\$	353.08
From 2019		2/28/2019			\$	156.52
From 2020 Pending					\$	138.47
Subtotal KCBRA			\$	-	\$	1,270.83
Remaining Balances after Payments						
Subtotal KCBRA					\$	-
Developer			Local		Total	
Expenditures		Approved				
Interest Eligible Developer Expense						
Phase I ESA					\$	-
Demolition Permits					\$	-
Asbestos Survey	7/25/2019		\$	120.00	\$	120.00
Asbestos Abatement	7/25/2019		\$	1,000.00	\$	1,000.00
Demolition	7/25/2019		\$	76,312.50	\$	76,312.50
Disposal	7/25/2019		\$	1,713.76	\$	1,713.76
Brownfield Plan	7/25/2019		\$	5,000.00	\$	5,000.00
BRA Application	7/25/2019		\$	2,500.00	\$	2,500.00
Total			\$	86,646.26	\$	86,646.26
					\$	-
Subtotal Developer					\$	86,646.26
Payments to Developer)		Disbursed				
Approved 8/22/2019	9/12/2019		\$	7,819.97	\$	7,819.97
Approved 5/28/2020	6/4/2020		\$	4,330.26	\$	4,330.26
Pending to Developer 4/22/2021			\$	4,590.00	\$	4,590.00
Subtotal Payments to Developer					\$	12,150.23
					\$	74,496.03
					\$	-
Subtotal Developer					\$	74,496.03
Total Remaining Balances of all Entities					\$	74,496.03
	Summer	Winter	Total TIF Capture		Total Payments - including pending	
TIF Capture 2017	\$ 2,962.49	\$ 1,404.98	\$ 4,367.47		\$ 622.76	
TIF Capture 2018	\$ 2,974.70	\$ 1,453.64	\$ 4,428.34		\$ 8,173.05	
TIF Capture 2019	\$ 3,014.00	\$ 1,472.78	\$ 4,486.78		\$ 4,486.78	
TIF Capture 2020	\$ 3,041.04	\$ 1,687.43	\$ 4,728.47		\$ 4,728.47	
			\$ 18,011.06		\$ 18,011.06	

Project Status Report
KALAMAZOO COUNTY
1/1/2015 through 12/31/2021

Project # **bra007** 232 LLC

Funding Source Balances		<u>Budget</u>	<u>Received</u>	<u>Applied</u>	<u>Balance</u>		
42000	LOCAL TAX	0.00	18,011.06	0.00	-18,011.06		
Total Funding Sources		0.00	18,011.06	0.00	-18,011.06		
Expense Balances		<u>Budget</u>	<u>Encumbrances</u>	<u>Labor</u>	<u>Materials</u>	<u>Other</u>	<u>Balance</u>
42000	LOCAL TAX						
42000	LOCAL TAX	0.00	0.00	0.00	0.00	0.00	0.00
42000-00111	232 LLC	0.00	0.00	0.00	0.00	12,150.23	-12,150.23
42000-99200	ADMINISTRATIVE EXPENSE	0.00	0.00	0.00	0.00	648.07	-648.07
LOCAL TAX Total:		0.00	0.00	0.00	0.00	12,798.30	-12,798.30
Total Expenses		0.00	0.00	0.00	0.00	12,798.30	-12,798.30
Budget Net		0.00					
Actuals Net		5,212.76					

Project Status Report
KALAMAZOO COUNTY
1/1/2015 through 12/31/2021

Grand Totals

Funding Source		<u>Budget</u>	<u>Received</u>	<u>Applied</u>	<u>Balance</u>		
		0.00	18,011.06	0.00	-18,011.06		
Expense		<u>Budget</u>	<u>Encumbrances</u>	<u>Labor</u>	<u>Materials</u>	<u>Other</u>	<u>Balance</u>
		0.00	0.00	0.00	0.00	12,798.30	-12,798.30
Budget Net		0.00					
Actuals Net		5,212.76					



Brownfield Redevelopment Authority

Memorandum

RE: Administrative Clarification: Stadium Park Way Redevelopment Brownfield Plan Amendment #1

From: Rachael Grover, Brownfield Redevelopment Coordinator

This Brownfield Plan (Plan), as amended, was adopted to facilitate the redevelopment of formerly industrial brownfield property once owned by Oshtemo Township. This Plan included several parcels of property, some of which had previously been developed. The primary purpose of the Plan was to use tax increment financing from new investment to reimburse certain eligible brownfield costs on the parcels that are included in the Plan. When the Plan was adopted, Oshtemo Township was in the process of selling a portion of a parcel to Select Hinges. The Plan anticipated that there would be new parcel identification numbers or new addresses resulting from parcel splits and the sale of the property. Essentially the footprint of the entire brownfield (i.e. all parcels noted in the plan) would not be changing in a way that effects the tax capture. Additionally, subsequent to the adoption of the Plan, Oshtemo sold a very small piece of their remaining land to an adjacent property owner unrelated to the Brownfield Plan. Since the small piece originated from a tax-exempt parcel owned by Oshtemo, this sale has no impact to the Brownfield Plan.

In light of the parcel identification changes and the sale of the small piece of land, this Memorandum has been developed to memorialize these changes and to provide clarification related to the parcel identification numbers that are listed in the Plan and the new parcel identification numbers that currently exist and remain under the Brownfield Plan. The attached table compares the original parcel identification numbers to the new parcel identification numbers that are under the Plan. Additionally, a Site Plan has been attached that illustrates the parcels that are currently affected by the Plan. This information should clarify and inform all stakeholders regarding the appropriate parcels and tax increment capture going forward.

Stadium Park Way Redevelopment Brownfield Plan Amendment #1

Administrative Clarification Memorandum

No.	Parcel ID Number		Address	Current Owner	Acreage
	Old	New			
1	05-34-130-050	05-34-130-051 (land) 05-99-130-050 (IFT-Real)	3258 Stadium Park Way	Select Products Limited	14.19
2	05-34-130-059 (New)		NA	Oshtemo Township (split from parcel noted above)	2.96
3	05-34-155-030 (land) 05-99-034-155 (real property)		3420 Stadium Park Way	Harrison Packing LLC	5.55
4	05-34-155-040		Stadium Park Way	Oshtemo Township (strip parcel)	0.92
5	05-34-155-050		7700 Stadium Drive	HCD Properties LLC (National Flavors)	10.89
6	05-34-180-025		7694 Stadium Drive	Kalamazoo Storage LLC	7.96

*Shaded cells indicated no change to Parcel IDs from Brownfield Plan.



(05-34-130-051)
SEC 34-2-12 BEG ON N LI 714.28' N89DEG-14'-37"E OF NW COR TH CONT
N89DEG-14'-37"E ALG N LI 865.26' TH S00DEG-34'-58"E PAR W 1/8 LI 863.03'
TH S89DEG-14'-37"W 547.11' TH N00DEG-45'-23"W 200' TH
S89DEG-14'-37"W 67.53' TH N32DEG-03'-34"W 210.67' TH N07DEG-42'-38"W 241.78'
TH S89DEG-14'-37"W 110' TH N00DEG-34'-58"W 243.03' TO BEG**
SPLIT/COMBINED ON 10/25/2018 FROM 05-34-130-041, 05-34-130-050;

(05-34-130-059)
SEC 34-2-12 COMM ON N LI 714.28' N89DEG-14'-37"E OF NW COR TH
S00DEG-34'-58"E PAR W 1/8 LI 243.03' TO POB TH N89DEG-14'-37"E 110' TH
S07DEG-42'-38"E 241.78' TH S32DEG-03'-34"E 210.67' TH N89DEG-14'-37"E 67.53'
TH S00DEG-45'-23"E 200' TH S89DEG-14'-37"W 318.14' TH N00DEG-34'-58"W 620'
TO BEG** SPLIT/COMBINED ON 10/25/2018 FROM 05-34-130-041, 05-34-130-050;

(05-34-155-030) LAND / (05-99-034-155) REAL PROPERTY
SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO
W LI OF E 1/2, NW 1/4, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH
N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH
N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-040)
SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO
W LI OF E1/2, NW 1/4, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH
N89DEG14'37"E 200' TH S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH
N 00DEG34'58"W 66' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)
SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO
W LI E 1/2, NW1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH
N89DEG14'37"E 200' TH S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE
TO RT S36DEG05'19"W 55' TH SLY 210.48' ALG A CURVE TO LEFT WI RAD
OF 233' AND CH BEARING 210DEG12'32"W 203.40' TH S 15DEG40'15"E 79.75'
TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD ROW 737.25' TH
N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH 00DEG34'58"W 31.51'
TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)
SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E1/2 NW1.4 TH S PAR W LI
SD E1/2 1785.11 FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH
N PAR SD W LI 1732.24 FT TO N LI TH W 200 FT TO BEG



SCALE 1" = 300'
0 50 100 200 300 600

NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

STADIUM PARK WAY REDEVELOPMENT

STADIUM PARK WAY
OSHTIMO, MICHIGAN

REVISED SITE PLAN


environmental consulting + services

2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.
170027

FIGURE No.

2

Kalamazoo County Brownfield Redevelopment Authority
Rachael Grover
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 07515
Date 04/08/2021

Project **190148 Paper City Development LLC**
EGLE Loan Oversight
Vicksburg, MI

INVOICE: Through Apr 04, 2021

EGLE LOAN OVERSIGHT - W.O. 2019-4
Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.25	140.00	35.00
Invoice total			35.00

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

Kalamazoo County Brownfield Redevelopment Authority
Rachael Grover
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 07514
Date 04/08/2021

Project **190048 Paper City Development - EGLE
Grant Oversight**

INVOICE: Through Apr 04, 2021

W.O. 2019-2 - EGLE GRANT OVERSIGHT

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Paul D. French			
Professional Services	3.00	105.00	315.00
Invoice subtotal			315.00
Invoice adjustment			-13.23
Invoice total			301.77

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options