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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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<b>MEETING DATE:</b>	<b>Thursday, December 16, 2021</b>
<b>PLACE OF MEETING:</b>	ELECTRONIC Meeting via Zoom
	See Link provided below or via telephone number provided
<b>TIME:</b>	<b>3:00 pm - immediately following the EDC meeting</b>

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**AGENDA**

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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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88677905099>

Or One tap mobile :

US: +13126266799,,88677905099# or +16465588656,,88677905099#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 886 7790 5099

International numbers available: <https://us02web.zoom.us/j/88677905099>

**\*\*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: 3:00
  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 **November 18, 2021**
  5. Public Comments (4 minutes each)
  6. Consent Agenda – Invoices
    - a. **From General 247 Fund:**
      - i. **\$635.50** – Varnum invoice #1148546 – 100 Island, LLC
      - ii. **\$21.00** - Travel Expense Form (The Mill at Vicksburg – Walters)
      - iii. **\$40.34** – GoDaddy domain renewal – (Grover MC payment)
-

- iv. **\$365.00** – Envirologic Invoice#08356 W.O. 2021-1 General Environmental
- b. **From LBRF 643 Fund :**
  - i. **\$1,102.50** – Envirologic Invoice#08357 W.O. 2021-2 3800 Wynn Road

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** 2022 Meeting Calendar and Public Notice of Meetings
- b. **Discussion/Action:** 9008 Portage Road Invoices
  - i. **\$41,939.12** - Developer Reimbursement
- c. **Discussion/Action:** Vicksburg Mill – Paper City Development, LLC
  - i. **\$210.00** – Envirologic Invoice# 08355 EGLE Loan Oversight
- d. **Discussion/Action:** **\$235,390.00** – State Brownfield Fund MEDC Invoice
- e. **Discussion/Action:** KCBRA Bylaws
- f. **Discussion/Action:** RFP for General Environmental Consulting
  - i. Consultant Interviews between January 3<sup>rd</sup> – January 7<sup>th</sup>, 2022
  - ii. Extend 2021 Consultant Contract through January 31<sup>st</sup>, 2022

8. Financial Reports

- a. **Discussion:** Fund 247 and 643

9. Staff Report/Updates

- a. **Bylaws** – BOC to vote on EDC and KCBRA bylaws at 1/18/2022 Regular Meeting
- b. **Emergency Order Public Meetings**– Expires 1/1/2022 in-person meetings resume

10. Committees - times dates and places

- a. Land Bank Report – next meeting Thursday, TBD, 2022 at 8:30 a.m.
- b. Project/Finance Committee – Thursday, January 20, 2022, 4:00 p.m.
- c. Executive Committee – Friday, January 21, 2022 9:00 a.m.

11. Other

12. Board Member Comments

13. Adjournment

***Next Meeting: Thursday, January 27, 2022 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](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

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BOARD MEMERS:  
PLEASE CALL 384-8112 OR EMAIL MRWALT@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:

Macy Walters  
Brownfield Redevelopment Coordinator  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007      TELEPHONE: (269)384-8305



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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, November 18<sup>th</sup>, 2021  
**PLACE OF MEETING:** ELECTRONIC Meeting via Zoom  
See Link provided below or via telephone number provided  
**TIME:** 3:00 pm

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**MINUTES DRAFT**

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**Present:** Kenneth Peregon, Gary Barton, Christopher Carew, Connie Ferguson, Jodi Milks, Andy Wenzel, and Dale Shugars

**Members Excused:** Wei Wang

**Vacancy:** 1 current vacancy on the Board

**Kalamazoo Township:** Steven Leuty & Sherine Miller

**Oshtemo Township:** None Present

**Staff:** Rachael Grover, Macy Rose Walters

**Consultant:** Jeff Hawkins, Envirologic

**Recording Secretary:** Macy Rose Walters

**County Commissioners:** Dale Shugars

**Community:** 0

1. Call to Order **Chair Peregon called the electronic meeting to Order at 3:18 p.m. and noted that the meeting is being recorded.**

2. Attendance Roll - Directors Present and location of Remote Attendance:

Peregon – City of Kalamazoo, Kalamazoo County, Michigan

Barton – Kalamazoo County, Michigan

Carew – City of Kalamazoo, Kalamazoo County, Michigan

Ferguson – City of Kalamazoo, Kalamazoo County, Michigan

Milks – Kalamazoo County, Michigan

Wenzel – City of Kalamazoo, Kalamazoo County, Michigan

Commissioner Shugars – Oshtemo Township, Kalamazoo County, Michigan

Members Absent: **Wei Wang, Travis Grimwood, and Habib Mandwee were excused.**  
Seven voting members of ten Board of Directors present, there is one vacancy.

3. Approval of the Agenda

**Carew motioned approval of item 3, Milks seconded. None opposed, motion carried.**

4. Approval of Minutes: October 28<sup>th</sup>, 2021

**Wenzel motioned approval of item 4, the October 28, 2021 minutes and Ferguson seconded the motion. None opposed, motion carried.**

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5. Public Comments (4 minutes each) - None

6. Consent Agenda – Invoices

a. **From General 247 Fund:**

- i. **\$300.00** - Webhosting Renewal WPengine Invoice #04066079
- ii. **\$1, 519.00** - Varnum invoice #1147000 100 Island LLC
- iii. **\$240.00** - Blue Tree Web Design, LLC invoice #2111091133
- iv. **\$308.51** - 3800 Wynn Rd Envirologic Inv#08253, WO 2021-2
- v. **\$245.00** – Envirologic Inv#08271, WO 2021-1 General Environmental

**Ferguson motioned to approve all items on the Consent Agenda, Wenzel seconded. Motion carried with 7 Yes, none opposed.**

7. Discussion and/or Action Calendar

a. **Discussion/Action:** 100 Island, LLC

- i. Development Agreement – City of Parchment BRA approved on 11/9/21

**Wenzel moves to approve item 7ai, as presented pending the project completion date changed to December 31, 2021. Barton seconded. Motion carried with 7 Yes, none opposed.**

b. **Discussion/Action:** 1001 2<sup>nd</sup> St.

- i. **EPA Grant W.O.** - Envirologic for Phase II contingent upon QAPP approval

**Carew moves to approve item 7bi, as presented pending the corrected Work Order number to be changed to W.O. #3, and contingent upon Quality Assurance Project Plan (QAPP) approval. Ferguson seconded. Motion carried with 7 Yes, none opposed.**

c. **Discussion/Action:** Vicksburg Mill – Paper City Development, LLC

- i. 4th Quarter Reports – Loan – approval to reimburse Paper City Development, LLC pending proof of payment and lien waivers

**Wenzel moves to approve item 7ci, contingent upon proof of payment and lien waivers. Milks seconded. Motion carried with 7 Yes, none opposed.**

d. **Discussion/Action:** 2747 S. 11<sup>th</sup> St. (Former Holiday Lanes)

- i. **\$21,927.09** – Tax Appeal for 2020 Taxes - Michigan Tax Tribunal (MTT)
  - ii. **Development Agreement** - Update (no action required) – pending signatures
-

The board expressed interested in being notified by townships for future tax appeals. There was discussion about the importance of establishing an escrow account, holding future Tax Increment Financing reimbursements until the appeal process is complete and finalized by the MTT. The board discussed adding language into future development agreements, asking developers to notify the authority of their intention to appeal.

Commissioner Shugars asked the board on their opinions of his conflict of interest in voting on this item, as the reimbursement is going to the County Treasurer. (The County Treasurer has already paid the appeal amount due and now needs to be reimbursed). The Board thanked Commissioner Shugars for notifying about the potential conflict, and the Chair determined it would be appropriate for Commissioner Shugars to vote on the item.

Wenzel moves to approve item 7di, the reimbursement to the Kalamazoo County Office of the Treasurer, Barton seconded. Motion carried with 7 Yes, none opposed.

e. **Discussion/Action: \$402.97 - Q3 Internal Communications Expense**

The board discussed adding this type of request to the consent agenda for the future, and it can be removed from the consent agenda if the board would like further discussion. The board also discussed considering approving the expense on an annual basis, instead of quarterly. The decision is to be considered at the next meeting.

Barton moves to approve item 7e, Q3 Internal Communications Expense, Wenzel seconded. Motion carried with 7 Yes, none opposed.

f. **Discussion/Action: EPA Grant 2021**

- i. **\$118.50** –Envirologic Inv#08272, WO-1 EPA Grant QAPP
- ii. **MiDEAL Contract** – Update (no action required) – pending signatures

Ferguson moves to approve item 7fi, the payment of Envirologic invoice for the preparation of the Quality Assurance Project Plan, Carew seconded. Motion carried with 7 Yes, none opposed.

8. Financial Reports

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

Staff provided financial reports.

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9. Staff Report/Updates

- a. **RFP 2022** – Environmental Consulting Firms for General Environmental Consulting
- b. **Bylaws** – To be voted on at 12/7/21 BOC meeting @ 7p.m.
- c. **KCBRA Vacancy** – Two applicants to interview at BAC meeting on 11/18/21 @ 4 p.m.
- d. **Accessibility** - Blue Tree Web Design, LLC updated KCBRA Website

10. Committees - times dates and places

- a. Land Bank Report – next meeting Thursday, December 9, 2021 at 8:30 a.m.
- b. Project/Finance Committee – Thursday, December 9, 2021, 4:00 p.m.
- c. Executive Committee – Friday, December 10, 2021 9:00 a.m.

11. Other - None

12. Board Member Comments – None

13. Adjournment      **Meeting adjourned at 4:30 p.m.**

***Next Meeting: third week of December due to holiday***  
**Thursday, December 16, 2021 at 3:00 p.m.**

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:

Macy Rose Walters  
Brownfield Redevelopment Coordinator, Planning & Development  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007  
TELEPHONE: (269) 384-8305

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# 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 Brownfield Redevelopment Authority  
Rachael Grover  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007



RE: 100 ISLAND, LLC DEVELOPMENT AGREEMENT  
Matter Number: 372745  
Invoice Number: 1148546  
Invoice Date: November 18, 2021

## LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
10/04/21	Correspondence with Ms. Grover re development agreement. Elliott M. Berlin	0.40	124.00
10/08/21	Internal work session on Development Agreement. Fred L. Schubkegel	0.50	155.00
10/08/21	Correspondence re Development Agreement and eligible expense reimbursement cap. Elliott M. Berlin	0.70	217.00
10/26/21	Internal work session on Development Agreement. Fred L. Schubkegel	0.25	77.50
10/26/21	Revise development agreement. Correspondence with Ms. Grover re the same. Elliott M. Berlin	0.20	62.00

TOTAL FEES FOR SERVICES

\$635.50

TOTAL THIS INVOICE

\$635.50

PRIOR BALANCE AS OF November 18, 2021

2,356.00

TOTAL PAYMENT DUE

\$2,991.50

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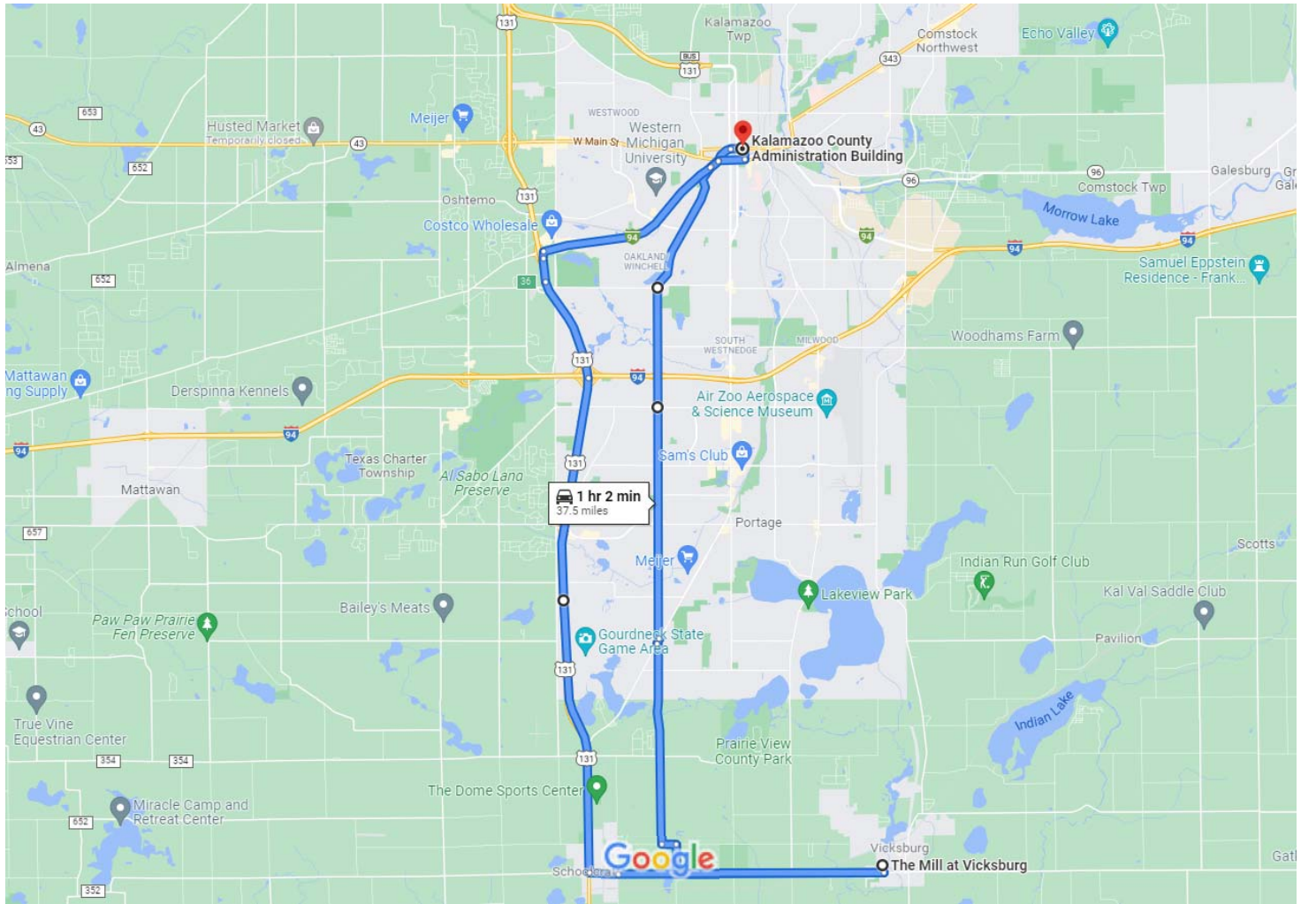





Google Maps

Kalamazoo County Administration Building, 201 W Kalamazoo Ave, Kalamazoo, MI 49007 to Kalamazoo County Administration Building

Drive 37.5 miles, 1 hr 2 min



Map data ©2021 2 mi



via Oakland Dr

1 hr 2 min without traffic

1 hr 2 min

37.5 miles

Explore Kalamazoo County Administration Building

Restaurants

Hotels

Gas stations

Parking Lots

More

https://www.google.com/maps/dir/42.2944746,-85.5853293/The+Mill+at+Vicksburg,+300+W+Hwy+St,+Vicksburg,+MI+49097/Kalamazoo+County+Ad...

1/1

# Receipt

No 1965895896

CONTACT US 24/7 480-505-8877

**DATE:**

Nov 02, 2021, 9:41 AM

**CUSTOMER #:**

200641863

**BILL TO:**

Rachael Grover  
3005 Applelane Ave,  
Kalamazoo, Michigan 49008,  
United States  
+1.12692904221

**PAYMENT:**

MasterCard •••• 0745

\$40.34

**Previous Balance**

\$40.34

**Received Payment**

(\$40.34)

**Balance Due (USD)**

**\$0.00**

Term	Product	Amount
1 yr	.COM Domain Renewal KALCOUNTYBROWNFIELD.COM <sup>1</sup>	\$18.99

1 yr	.ORG Domain Renewal	\$20.99
	KALCOUNTYBROWNFIELD.ORG <sup>1</sup>	

<b>Subtotal</b>	<b>\$39.98</b>
Taxes	\$0.00
Fees	\$0.36

<b>Total (USD)</b>	<b>\$40.34</b>
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REFERENCE		
	Taxes	\$0.00
GoDaddy.com, LLC		\$0.00
14455 N. Hayden Rd.,		
Suite 219,		
Scottsdale, Arizona 85260,		
United States		
	Fees	\$0.36
1.	ICANN	\$0.36
	KALCOUNTYBROWNFIELD.COM	\$0.18
	KALCOUNTYBROWNFIELD.ORG	\$0.18

Universal Terms of Service

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

Invoice number 08356  
Date 12/07/2021

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

INVOICE: Through Nov 30, 2021

## GENERAL REVIEW

### Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	2.50	90.00	225.00
Principal			
Jeffrey C. Hawkins			
Professional Services	1.00	140.00	140.00
Phase subtotal			365.00
Invoice total			<b>365.00</b>

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

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

Invoice number 08357  
Date 12/07/2021

Project **210178 3800 Wynn Road, Kalamazoo  
Twp. W.O. 2021-2**

INVOICE: Through Nov 30, 2021

PHASE II ESA

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Erik D. Peterson			
Professional Services	3.50	105.00	367.50
Project Scientist			
Robert L. Webster			
Professional Services	3.50	85.00	297.50

Expense

	Units	Rate	Billed Amount
Field Supplies	0.33	35.00	11.55
Field Truck	0.33	75.00	24.75
Vapor Pin/Point	3.00	75.00	225.00
Vapor Pin Stainless Steel Cap	3.00	38.00	114.00
Jackhammer/saw/hammer drill	0.33	45.00	14.85
Mileage	5.00	0.56	2.80
4-gas Meter / LEL	0.33	35.00	11.55
PID - ppm	0.33	75.00	24.75
HEPA Vac	0.33	25.00	8.25

Phase subtotal 1,102.50

Invoice total **1,102.50**

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

## MEMORANDUM

**TO: MACY WALTERS, BROWNFIELD REDEVELOPMENT COORDINATOR, KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

**FROM: JEFF HAWKINS**

**SUBJECT: FY21 EPA BROWNFIELD ASSESSMENT GRANT UPDATES**

**DATE: 12/16/21**

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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 the FY21 EPA Brownfield Assessment Grant.

**1. QAPP Preparation**

**Project No: 210220 - W.O. 1**

**Update:**

Envirologic completed the QAPP and submitted the materials to EPA on November 19, 2021. To-date Envirologic or the KCBRA has not received acknowledgement of receipt of the QAPP. An email follow-up was sent on December 4, 2021 with no response.



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## MEMORANDUM

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

FROM: **JEFF HAWKINS**

SUBJECT: **GENERAL/LBRF FUNDING UPDATES**

DATE: **12/16/21**

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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 assisted with wording for the KCBRA website and provided Zoom support for the November KCBRA meeting. Envirologic reviewed files and forwarded responses to Rachael Grover regarding the 1807 Portage St. (Sun Chemical) versus the 8497 Shaver Road (Sun Chemical) site. There was concern that the KCBRA used EPA grant funds on the Portage Road site near the Graphic Packaging project area which was not the case.

**2. Paper City Development – EGLE Grant Oversight**

**Project No: 190048 – W.O. 2019-2**

**Update:**

There were no Envirologic oversight activities in October.

**3. Paper City Development – EGLE Loan Oversight**

**Project No: 190148 – W.O. 2019-4**

**Update:**

Envirologic participated in the team meeting, had communications with Rachael Grover, provided correspondence with Phillips Environmental and the county regarding invoicing, PFAS, and VI mitigation.

**4. 3800 Wynn Road, Kalamazoo Twp., MI**

**Project No: 210178 – W.O. 2021-2**

**Update:**

Envirologic communicated with the property owner, conducted a site inspection to identify vapor pin sample locations and discussed outcomes from the sampling. Envirologic conducted sub-slab vapor sampling on November 19, 2021 to support the Due Care Plan. These activities were conducted under the existing Phase II ESA budget.

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	
					07671	5/21/2021	\$742.50	\$9,190.00	
					07765	6/16/2021	\$735.00	\$8,455.00	
					07875	7/15/2021	\$1,322.50	\$7,132.50	
					07954	8/9/2021	\$70.00	\$7,062.50	
					08052	9/14/2021	\$280.00	\$6,782.50	
					08271	11/10/2021	\$245.00	\$6,537.50	
					08356*	12/7/2021	\$365.00	\$6,172.50	
							\$8,827.50		\$6,172.50
		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	
					07875	7/15/2021	\$380.00	\$11,577.50	
					07954	8/9/2021	\$95.00	\$11,482.50	
					08052	9/14/2021	\$451.25	\$11,031.25	
		Project Subtotal	\$ 29,000.00	\$ 29,000.00			\$2,968.75		\$11,031.25
							\$11,796.25		\$17,203.75
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	\$551.25	\$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
					07669	5/21/2021	\$402.50	\$2,873.75	\$2,873.75
					07764	6/16/2021	\$26.25	\$2,847.50	\$2,847.50
					07955	8/9/2021	\$78.75	\$2,768.75	\$2,768.75
					08127	10/6/2021	\$26.25	\$2,742.50	\$2,742.50
						Project Subtotal	\$10,257.50		\$2,742.50
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
					07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
					07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
					08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
					08355*	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
						Project Subtotal	\$8,827.50		\$31,172.50
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 25,000.00	\$25,000.00	08138	10/6/2021	\$11,504.97	\$13,495.03	\$13,495.03
					08253	11/4/2021	\$308.51	\$13,186.52	\$13,186.52
					08357*	12/7/2021	\$1,102.50	\$12,084.02	\$12,084.02
						Project Subtotal	\$12,915.98		\$12,084.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
					08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
					08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
							\$11,152.47		\$3,847.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
					08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
							\$1,763.51		\$1,236.49
		Brownfield Plan	\$ 4,000.00	\$4,000.00					
		Contingency	\$ 3,000.00	\$3,000.00					



# KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

## **PUBLIC NOTICE OF THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA)**

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) conducts regular meetings on the fourth Thursday of each month (unless otherwise noted) at 3:00 p.m. The meetings are held in Room 207 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Avenue, Kalamazoo. Meetings may be held via virtual or electronic means due to ongoing health and safety issues related to the COVID-19 virus. Directions on how to access virtual meetings will be posted in accordance with State and local guidelines. Check the KCBRA website main page for the most up-to-date information:

<https://kalcountybrownfield.com/>

The KCBRA will meet on the following dates in 2022:

January 27, 2022	
February 24, 2022	
March 24, 2022	
April 28, 2022	<i>Annual meeting</i>
May 26, 2022	
June 23, 2022	
July 28, 2022	
August 25, 2022	
September 22, 2022	
October 27, 2022	
November 17, 2022	<i>(Note: 3rd Thursday)</i>
December 15, 2022	<i>(Note: 3rd Thursday)</i>

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 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  
Brownfield Redevelopment Coordinator  
Planning & Development Department  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007  
TELEPHONE: (269)384-8305

## MEMORANDUM

TO: Macy Walters, Kalamazoo County BRA  
Rachael Grover, Kalamazoo County BRA

FROM: David Stegink, Envirollogic

DATE: December 9, 2021

RE: 9008 Portage Road Brownfield Plan Reimbursement Request

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A Brownfield Plan was adopted by Kalamazoo County on December 3, 2013, for a property located at 9008 Portage Road in Portage, Michigan. The property was a former gas station, and a prospective developer (South Portage Road, LLC) intended to renovate the existing building for commercial lease space. The Brownfield Plan included environmental assessment activities, due care activities, site preparation activities, and building/site demolition activities as eligible activities. Maximum reimbursement to the Authority and Developer allowed by the Plan is \$53,875 (including Administrative Expense of the Authority). The Authority incurred \$6,935.88 in environmental costs and was allowed an additional \$5,000 in administrative expense. The Plan anticipated the remainder of eligible costs to be borne by the developer (\$41,939.12 maximum allowed by Plan).

The property has been developed and is currently occupied by Biggby Coffee. Tax increment revenues have been collected by the Authority since 2014 and used to pay the Authority's expenses incurred on this project.

Envirollogic has reviewed a set of invoices submitted by Alex Gwiazdowski of South Portage Road LLC to the Kalamazoo County BRA staff. The attached table details the eligible activities and costs that Envirollogic finds consistent with the Brownfield Plan. You will note that the total amount deemed eligible exceeds the amount available through the Brownfield Plan. Thus, Envirollogic recommends that Staff and the Authority Board resolve to approve the eligible activities identified in the attached table up to an amount of **\$41,939.12**.

In addition to those costs identified above, Mr. Gwiazdowski also submitted invoices from Wyoming Asphalt, DeVisser Landscape, and Complete Care Concrete. Envirollogic understands that the Developer is considering these costs potentially eligible because they were incurred to restore site conditions (i.e., parking lot, curbing, walkways, landscaping) after the Michigan Department of Environment, Great Lakes, and Energy (EGLE) conducted a massive soil removal

## 9008 Portage Road Brownfield Plan Reimbursement Request

December 7, 2021

Page 2 of 2

remediation project at the site. However, in lieu of site restoration following the excavation, EGLE paid Mr. Gwiazdowski \$94,922.26. The basis of the payment was site restoration costs itemized by Mr. Gwiazdowski, which included concrete curb and gutter, the on-site stormwater system components, and asphalt paving (Hot Mix Asphalt [HMA]). The attached agreement between the State and Mr. Gwiazdowski itemizes the basis of the State's payment. Since it appears that the State provided funds to the project for the purpose of site restoration, it is Envirologic's opinion that those costs do not represent a reimbursable expense. If the invoices submitted by Mr. Gwiazdowski can be demonstrated to be *in addition* to the itemized costs, then these invoices may be re-evaluated. A Brownfield Plan amendment would be required to address these additional costs.

Mr. Gwiazdowski also submitted several invoices which Envirologic finds to be an ineligible cost. Largely, these were activities related to construction of the building. The items Envirologic finds to be ineligible are itemized below.

Vendor	Amount	Eligible Activity?	Recommend Approval?	Notes and Conditions
Diamond Bachuan Masonry	\$1,200	No	No	Masonry construction
Kalamazoo County Brownfield (application fee)	\$1,500	Potentially	No	No supporting documentation
Disaster Restoration #2520	\$2,712.50	No	No	Construction
Disaster Restoration #2526	\$6,120	No	No	Construction
Disaster Restoration #2730	\$3,750	No	No	Construction
Disaster Restoration #2735	\$4,822	No	No	Construction
Disaster Restoration #2741	\$4,151	No	No	Construction

Eligible Activities Plan			South Portage	Proof of
Eligible Activities	Description	Estimated Cost	KCBRA Road LLC	Eligible? Payment?
<u>BEA Activities</u>	BEA Activities	\$ 5,000.00	\$6,935.88	X X
	Brownfield Plan Preparation			
<u>Due Care Activities</u>	Due Care Plan	\$ 15,000.00	\$2,305.48	X X
	Subslab Depressurization		Envirologic - found tank Kreis Enderle "soft cost" for	X X
			\$120.00 environmental Kreis Enderle "soft cost" for	X X
			\$375.00 environmental	X X
			Wightman - Surveying, Engineering	
<u>Non Environmental Activities</u>	Site Preparation Activities	\$ 10,000.00	\$15,772.00 for Stormwater	X X
			\$78.28 Electric Permit - temporary facilities	X X
			\$552.50 Kal-Trek 2136 (grading)	X X
			\$869.50 Kal-Trek 2137 (grading)	X X
			\$110.00 Mullins (port-a-john rental)	X X
			\$1,594.45 Consumers Energy (utility relocation)	X X
			\$611.00 Consumers Energy (utility relocation)	X X
			\$785.00 TSP - concrete removal	X X
	Site and Building Demolition	\$ 10,000.00	\$971.00 Kal-Trek 2127	X X
			\$1,100.00 Stump removal and backfill	X X
			Disaster Restoration (self-performed	
			\$5,060.00 demo	X X
			Disaster Restoration (self-performed	
			\$4,670.00 demo	X X
			Disaster Restoration (self-performed	
			\$5,010.00 demo	X X
			Disaster Restoration (self-performed	
			\$2,301.00 demo	X X
			Disaster Restoration (self-performed	
			\$4,250.00 demo	X X
<u>Act 381 Work Plan</u>		\$ 2,500.00		
			Note: This total exceeds amount available through the Brownfield Plan. Recommend approval up to amount allowed by Plan (\$41,939.12)	
	<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 42,500.00</b>	\$6,935.88	\$46,535.21
	Financing Costs	\$ -		
	Contingencies (15%)	\$ 6,375.00		
	Administrative Costs of the Authority (estimated)	\$ 5,000.00	\$5,000.00	
	<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 53,875.00</b>	\$11,935.88	\$41,939.12

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

Invoice number 08355  
Date 12/07/2021

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

INVOICE: Through Nov 30, 2021

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

	Hours	Rate	Billed Amount
Project Manager			
Paul D. French			
Professional Services	2.00	105.00	210.00
Invoice total			<b>210.00</b>

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



December 8, 2021

Macy Walters  
County of Kalamazoo BRA  
201 West Michigan  
Kalamazoo, MI 49007

Invoice: INV-0000291

Dear Macy Walters,

Legislative changes occurred on December 28, 2012, permitting the State of Michigan to collect 3 out of the 6 mill State Education Tax annually on new Act 381 Work Plan projects to provide future funding for Brownfield Grants and Loans. The County of Kalamazoo BRA had Work Plan projects approved by the Michigan Strategic Fund (MSF) and/or the Department of Environment, Great Lakes, and Energy Quality (EGLE) after January 1, 2013.

Project Information is listed below:

Project Name	Site Number	Annual Report Metric Number	Amount Due
383 S. Pitcher Street	SITE-00001633	M-0000127404	\$1,040.50
555 E. Eliza Street	SITE-00001351	M-0000127409	\$36.00
9008 Portage Road	SITE-00000563	M-0000127413	\$266.00
Blackbird Billiards	SITE-00001490	M-0000127432	\$91.50
Metal Mechanics	SITE-00001489	M-0000127457	\$672.50
RAI Jets - 5825 Willoughby Dr	SITE-00001480	M-0000127459	\$740.00
Stadium Park Way	SITE-00001573	M-0000127460	\$12,851.00
Stryker	SITE-00001536	M-0000127461	\$213,038.50
2747 S. 11th St. (previous Holiday Lanes Bowling Alley)	SITE-00001738	M-0000127752	\$6,654.00
<b>Total Amount Due</b>			<b>\$235,390.00</b>

Please remit payment of above total amount within **60 days** of the date of this invoice. The Amount Due is calculated directly from information entered in the Portal, and submitted by your jurisdiction. If you feel the Amount Due is not accurate, please contact MEDC Brownfield Staff at [brownfield@michigan.org](mailto:brownfield@michigan.org) or (517) 335-8126, to adjust your reporting.

**\*\*See page 2 for payment information\*\***

1	<b>Postage</b> Jan-March	
2	April-June	2.37
3	July-Sept.	
4	Oct.-Dec.	
5	<b>Total \$</b>	<b>2.37</b>
6	<b>Printing</b> Jan-March	
7	April-June	
8	July-Sept.	
9	Oct.-Dec.	
10	<b>Total \$</b>	<b>-</b>
11	<b>Office Supplies</b>	
12	Business Cards MW	31.5
13		
14		
15	<b>Total \$</b>	<b>31.50</b>
16	<b>Contractual</b>	
17	ET 3/1/21	\$ 1,512.50
18	ET 5/1/21	\$ 1,050.00
19	ET 6/23/21	\$ 742.50
20	ET 7/7/21	\$ 2,505.00
21	ET 7/7/21	\$ 735.00
22	ET 7/26/21	\$ 1,322.50
23	ET 8/09/21	\$ 70.00
24	ET 9/14/21	\$ 280.00
25	ET 11/18/21	\$ 245.00
26		
27		
28		
29	<b>Total \$</b>	<b>8,462.50</b>
30	<b>Contractual Op.</b>	
31	ET 3/1/21	\$ 1,900.00
32	ET 5/1/21	\$ 142.50
33	ET 7/26/21	\$ 380.00
34	ET 8/09/21	\$ 95.00
35	ET 9/14/21	\$ 451.25
36		
37		
38		
39	<b>Total \$</b>	<b>2,968.75</b>
40	<b>Site Study</b>	
41	1001 2nd st. Phase 1	\$ 2,070.00
42		
43		
44	<b>Total \$</b>	<b>2,070.00</b>

<b>Other contract</b>		<b>Salaries</b>	
Varnum 7/7 Paper City	\$ 62.00	Salary Lotta Q1	\$ 357.04
Varnum 7/7 100 Island	\$ 1,162.50	Salary R Q1	\$ 13,342.96
Varnum 7/7 100 Island	\$ 775.00	Fringe Q1	\$ 5,000.50
Varnum 7/26 Paper City	\$ 930.00	Salary Lotta Q2	\$ 357.04
Varnum 8/27 100 Island	\$ 283.50	Salary R Q2	\$ 8,143.20
Varnum 9/17 100 Island	\$ 837.00	Fringe Q2	\$ 3,102.59
Varnum 11/18 100 island	\$ 1,519.00	Salary Q3 R	636.82
		Salary Q3 M	3026.97
		Fringe Q3	1337.28
<b>Total \$</b>	<b>5,569.00</b>	Salary Q4 R	
<b>Communication -internal</b>		Salary Q4 M	
Network Jan.-March	402	Fringe Q4	
Network April-June	402		
Network July-Sept.	402.97	<b>Total</b>	<b>35,304.40</b>
Network Oct.-Dec.	268.23		
<b>Total \$</b>	<b>1,475.20</b>		

<b>Communication</b>	
Indeed	0.43
mLive Position posting	450
Indeed	75.81
Indeed	37.32
<b>Total \$</b>	<b>563.56</b>

<b>Travel</b>	
<b>Total \$</b>	<b>-</b>

<b>Marketing</b>	
<b>Total \$</b>	<b>-</b>

<b>Employee Training</b>	
Blue Tree Web. 11/18	\$240.00
<b>Total \$</b>	<b>240.00</b>
<b>Miscellaneous</b>	
<b>Total \$</b>	<b>-</b>
<b>Indirect 9/17/2021</b>	<b>\$ 8,881.00</b>
County Cost alloc.	<b>\$ 8,881.00</b>

<b>Interest Expense</b>	
Mi Tax Tribunal 11/24	762.73
	0.00
<b>Total</b>	<b>762.73</b>

<b>Total Expenses</b>	<b>\$ 66,331.01</b>
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**FUND 247 MWalters**  
**12-10-2021**

53	BRA Fund 247 for 2021	Revenues	Expenses	<i>Estimated Pending reimb.</i>	REV-EXP		
54	County BRA (acct 247-000-)		66,331.01		-66,331.01		BRA + admin costs
55	Interest	1,931.06			1,931.06		
56	Midlink local TIR tax (acct 247-001-420.00)	472,647.97	47,701.77		424,946.20		
57	Midlink school TIR tax (acct 247-001-420.01)	478,285.48			478,285		
58	Midlink 2021 Admin chg						
59	General Mills local TIR (acct 247-004-420.00)	6,005.18		55,917.71	-49,913		SET return plus TIF reimb.
60	General Mills school TIR (acct 247-004-420.01)			178,561.78	-178,562		
61	General Mills 2021 Admin chg						
62	9008 Portage Road local TIR (acct 247-003-420.00)	2,331.28			2,331		Reimb of Biggby PPT
63	9008 Portage Road school TIR (acct 247-003-420.01)	2,444.55			2,445		Reimb of Biggby PPT
64	9008 Portage Road Admin Chg						
65	Corner @ Drake (247-005-420.00)	283,297.36	243,109.06		40,188		
66	Corner @ Drake Admin Chg						
67	555 E. Eliza St. Local TIR (247-006-420.00)	408.76			409		
68	555 E. Eliza St. School TIR (247-006-420.01)	287.53			288		
69	555 E. Eliza St. Admin Chg						
70	232 LLC (247-007-420.00)	4,728.47	4,590.00		138		
71	232 LLC Admin. Chg						
72	Blackbird Billiards local TIR (247-008-420.00)	886.80			887		
73	Blackbird Billiards School TIR (247-008-420.01)	739.96	639.63		100.33		
74	Blackbird Billiards Admin Chg						
75	RAI AZO, LLC local TIR (247-009-420.00)	8,312.75	6,118.85		2,193.90		
76	RAI AZO, LLC School TIR (247-009-420.01)	6,360.83	5,029.81		1,331		
77	RAI Admin Chg						
78	Kalamazoo West Prof Ctr Local TIR (247-010)	7,055.61	5,847.97		1,207.64		
79	Kalamazoo West Admin. Chg						
80	Metal Mechanics Local TIR (247-011-420.00)	4,704.74	4,468.51		236		
81	Metal Mechanics School TIR (247-011-420.01)		632.18		-632		
82	Metal Mechanics Admin. Chg.						
83	Scanell/Project Spartan Local TIR (247-018-420.00)	259,519.70			259,520		
84	Scanell/Project Spartan School TIR (247-018-420.01)	227,941.95			227,942		
85	Stryker Local (247-013-420.00)	1,075,630.19			1,075,630		
86	Stryker School (247-013-420.01)	1,012,980.14			1,012,980		
87	Stryker Admin. Chg						
88	Stadium Park Way Local (247-014-420.00)	66,549.69			66,550		
89	Stadium Park Way School (247-014-420.01)	94,441.28			94,441		
90	Stadium Park Way Admin Chg						
91	383 S. Pitcher St Local TIR (247-015-420.00)	12,413.92	11,877.31		537		
92	383 S. Pitcher School TIR (247-015-420.01)	8,211.57	7,171.07		1,041		
93	383 S. Pitcher Admin Chg						
94	Vickburg Mill (247-016)						
95	Vicksburg Mill Admin. Chg						
96	Delta Marriott (247-017) Local TIR	50,878.34	2,100.00				
97	Delta Marriott School	41,846.07					
98	Delta Marriott Admin. Chg						
99	2 and 10 Mills St. (Environmental Work)						
100	619 Porter St. (Environmental work)						
101	<b>BRA ACTUAL TOTAL 2021 AS OF 12-07-2021</b>	4,038,116.77	405,617.17	234,479.49	3,398,020	3,398,020	7,341,100

**FUND 247 MWalters  
12-10-2021**

103

104	<b>2020-21 Pending remaining of approved Work Orders</b>				
105					
106	WO#17 - Gen Env. Consulting, Ammend. #1		85.00		
107	WO#2018-1 - General Env. Consulting		20.10		
108	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
109					
110					
111	WO# 2018-2 ET Annual Report Assistance		25		
112	WO# 2018-3 Website Assistance -Envirologic		42.5		
113	Bluetree webdesign		240		
114	Web Hosting		300		
115	WO# 2019-1 General Environmental Consulting			1,516.25	
116	WO# 2019-3 General Env. Review 2018 Annual report			447.50	
117	WO# 2020-1 General Environmental Review ET			7,273.75	
118	WO#2021-1 General Env. + Admin. Envirologic		17,568.75		
119	WO#2021-2 3800 Wynn Rd General Env.		6,186.52		
120					
121	<b>2020 Pending TIF Payments to Developers &amp; other expenses</b>				
122	Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37		
123	State BF Fund for Portage Road		266.00		
124	State BF fund RAI AZO		740		
125	State BF fund Blackbird		91		
126	State BF fund Stryker		213,038		
127	State BF Fund 381/383 S. Pitcher		1,041		
128	State BF fund Stadium Park Way		12,851		
129	RAI AZO School & Interest		1,234		
130					
131	<b>TOTAL</b>		256,445.97	-256,445.97	<b>7,084,654</b>

unused in 2019  
unused in 2019  
unused in 2020

**Pending reimbursements (with required documentation):**

Stryker (and City of Portage)	5,026,774.71
Midlink (or to LBRF)	414,547.52
General Mills to LBRF	226,410.21
Stadium PKWY Developers (estimated)	160,427.39
Delta Marriott (pending signed dev. Agreement and invoice submittal)	156,788.63
<b>Total Remaining</b>	<b>1,099,705.08</b>

Local Brownfield Revolving Fund - Fund 643	Revenues	Expenditures	REV-EXP	
LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84		7,416.84	
Transferred from Brown 7/6/2015	\$ 5,659.48		5,659.48	
Transferred from Brown 12/31/2015	\$ 5,299.28		5,299.28	
Transferred from Brown 8/2/2016	\$ 6,479.70		6,479.70	
Transfer from Brown 12/15/16	\$ 6,314.00		6,314.00	
Transfer from Brown 7/27/17	\$ 6,984.90		6,984.90	
Transfer from Brown 1/18/18	\$ 6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	\$ 8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	\$ 29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	\$ 32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	\$ 158,072.02		158,072.02	
Transfer from Brown 8/2/19	\$ 11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	\$ 2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	\$ 677.85		677.85	
Transfer from Corner @ Drake 7/15/20	\$ 211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2966.13	(2,966.13)	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4516.58	(4,516.58)	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7901.92	(7,901.92)	
JE Envirologic WO#2020-3 E. Frank St BEA 12/31/20		235.00	(235.00)	
Transfer from Corner @ Drake 7/22/2021	\$ 243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/2021	\$ 2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/2021	\$ 632.18		632.18	
Transfer from RAI Jets	\$ 11,149		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	(11,504.87)	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	(308.51)	
Subtotals	745,105.75	15,619.63	729,486.12	
Fund 643 TOTAL				\$ 729,486.12