
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 25, 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 February 25, 2021
 5. Public Comments (4 minutes each)
 6. Consent Agenda – Invoices
 - a. **From General 247 Fund:**
 - i. **\$1,192.50** – Envirologic Inv#07466 (\$1,050.00 General; \$142.50 Admin. Assist)
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** General Mills SET Return - \$97,602.97
 - b. **Discussion/Action:** Midlink Brownfield Plan Eligible Costs Summary
 - c. **Discussion/Action:** Stadium Park Way Brownfield Plan Administrative Correction to Brownfield Plan
 - d. **Discussion/Action:** Officer Selection Committee – Annual meeting is April 22nd
 - 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
-

8. Financial Reports
 - a. **Discussion:** Funds 247 and 643
9. Staff Report/Updates
 - a. Bylaws
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, 9:15 a.m. (Still remaining at 9:15 or would back to an earlier time work better for group?)
11. Other
12. Board Member Comments
13. Adjournment

Next Meeting: Thursday, April 22, 2021 at 4:00 p.m.

In Addition: The Annual KCBRA and EDC meetings will immediately follow the April 22nd KCBRA monthly meeting

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrowfield.com for electronic meeting notice and instructions

BOARD MEMERS:

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, February 25, 2021
PLACE OF MEETING: ELECTRONIC Meeting via Zoom
TIME: 4:00 pm

MINUTES DRAFT

Present: Ken Peregon, Zachary Bauer, Chris Carew, Connie Ferguson, Travis Grimwood, Habib Mandwee

Members Excused: Gary Barton, Kevin Coleman, Jodi Milks, Wei Wang, Andy Wenzel

Kalamazoo Township: Sherine Miller

Oshtemo Township: Iris Lubbert

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirologic Technologies

Recording Secretary: Rachael Grover

County Commissioners: Zachary Bauer, Dale Shugars (Alternate)

Community: 1

1. Chair Peregon called the electronic meeting to Order at 4:15 p.m. and noted that the meeting is being recorded.
 2. Members Absent: Barton, Coleman, Milks, Wang, and Wenzel. Six voting Members of eleven Board of Directors present.
 3. Approval of the Agenda: **Carew motioned approval of the agenda as presented and Bauer seconded the motion. Motion carried.**
 4. Approval of Minutes: BRA Minutes of January 28, 2021
Mandwee motioned approval of the January 28, 2021 minutes and Ferguson 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. **\$15,712.41** – General Administrative Salaries – reimbursement to Planning Dept.
Carew motioned to approve the consent agenda as amended and Mandwee seconded the motion. Motion carried.
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** TIF Refunds for overpayments/over capture
 - i. **\$1,762.85** back to City of Portage – 9008 Portage Rd - as result of December Board of Review PPT for Biggby
 - ii. **\$3,321.41** - Oshtemo Township – 2019 Stadium Park Way incorrect capture – parcel outside of Brownfield Plan Boundary
Bauer motioned for staff to refund Brownfield TIF capture to appropriate taxing jurisdictions as presented in Items 7.a.i and 7.a.ii and Ferguson seconded the motion. Motion carried via voice roll call vote with 6 Yes.
 - b. **Discussion/Action:** 2020 Administrative Cost share – split across Plans
-

Staff presented the 2020 Administrative Cost total and recommended the percentage split of the costs across all active TIF capturing Brownfield Plans as shown in the meeting packet.

Grimwood noted the total in the orange column on the table is shown as \$111,974.77 and the total for that column should match the total 2020 Administrative costs of \$116,177.11. Grimwood noted that the Holiday Lanes specific administrative costs was inadvertently left out of the Administrative cost total and should be included in the full 2020 Administrative cost total in the orange column. Staff corrected the spreadsheet and the totals matched. Corrected table will be attached to the minutes.

Bauer motioned to approve the Cost share as corrected and Carew seconded the motion. Motion carried via voice roll call vote with 6 Yes.

- c. **Discussion/Action:** Envirologic Work Order – 2021-1 General and Administrative Support

Grimwood motioned to approve Envirologic Work Order 2021-1 for General Environmental consulting and Administrative support and Mandwee seconded the motion. Motion carried via voice roll call vote of 6 Yes.

- i. **\$3,412.50** – approval to pay Envirologic Invoice #07345, for WO #2021-1

Carew motioned to pay Envirologic Invoice #07345 and Bauer seconded the motion. Motion carried via voice roll call vote with 6 Yes.

- d. **Discussion/Action:** Paper City Development/ Vicksburg Mill

- i. **\$ 52.50** – Envirologic Invoice # 07346 - EGLE Loan oversight

- ii. Grant and Loan Administrative Invoice - **\$739.07**

Carew motioned to pay items 7.d.i and 7.d.ii and Mandwee seconded the motion. Motion carried via voice roll call vote with 5 Yes and 1 Abstention (Grimwood).

- iii. Grant and Loan Contract Amendment #2 – one year extension

Both the EGLE Grant and EGLE Loan Contracts for the Paper City/Vicksburg Mill Grant and Loan are extended for an additional year until October 8, 2022 with this Amendment #2. Additionally, the Loan Contract needed to have the sources of the fund administratively corrected by EGLE. This correction does not impact the total amount of Loan funds available for the project.

Bauer motioned to approve the EGLE Grant and Loan Contract Amendments #2 and Ferguson seconded the motion. Motion carried via voice roll call vote with 5 Yes and Grimwood abstaining.

8. Financial Reports

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

Staff provided end of 2020 Brownfield accounts from EDEN financial report.

9. Staff Report/updates

- a. Reminder for people that are interested to let staff know if they register for MEDA Capitol Day
- b. Bylaws – bylaws updates are being reviewed by the Bylaws committee and staff asked Bauer if he would be interested in assisting with review.

10. Committees - times dates and places

- a. Land Bank Report – Next meeting is Thursday, April 8, 2021.
- b. Project/Finance Committee – Thursday, March 11, 2021, 4:00 p.m.
- c. Executive Committee – Friday, March 12, 2021, 9:15 a.m.

11. Other - None

12. Board Member Comments

No Board member comments

13. Adjournment: **Meeting adjourned at 5:20 p.m.**

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Rachael Grover
Resource Coordinator, Planning and Development
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Kalamazoo, MI 49007
TELEPHONE: (269)384-8305



KCBRA 2020 General Administrative Expense Allocation

Site	<i>Total TIR expected 2020 or first year capture</i>	<i>% of Total TIR Available</i>	Gen Admin. Expenses based on % of TIR	Actual plan specific charges 2020 (legal & contractual)	2020 Admin Costs spread across plans	Notes
1 Midlink	\$ 355,094.42	10.01%	\$ 10,398.68		\$ 10,398.68	
2 General Mills	\$ 477,895.91	13.47%	\$ 13,994.83		\$ 13,994.83	includes Midlink School TIR
3 AJZ Sprinkle	\$ -	0.00%	\$ -		\$ -	
4 Brown Family (Beckan)	\$ -	0.00%	\$ -		\$ -	
5 9008 Portage Road	\$ 2,329.46	0.07%	\$ 68.22		\$ 68.22	
6 Corner @ Drake	\$ 230,255.38	6.49%	\$ 6,742.86		\$ 6,742.86	(\$23,025 is the cap from dev. agreement)
7 555 Eliza St.	\$ 691.63	0.02%	\$ 20.25		\$ 20.25	
8 400 S. 14th St (Metal Mechanics)	\$ 6,071.73	0.17%	\$ 177.81	\$ -	\$ 177.81	
9 Kartar #6 (Schoolcraft)	\$ -		\$ -		\$ -	
10 232 LLC	\$ 4,728.63	0.13%	\$ 138.47		\$ 138.47	
11 Blackbird Billiards	\$ 1,613.15	0.05%	\$ 47.24		\$ 47.24	
12 RAI Jets	\$ 13,517.57	0.38%	\$ 395.85		\$ 395.85	
13 Kalamazoo West Professional Center	\$ 6,024.40	0.17%	\$ 176.42		\$ 176.42	
14 381/383 S. Pitcher	\$ 18,324.17	0.52%	\$ 536.61		\$ 536.61	
15 Stryker	\$ 2,161,775.04	61%	\$ 63,305.97		\$ 63,305.97	
16 Stadium Park Way	\$ 126,819.54	4%	\$ 3,713.82		\$ 3,713.82	
17 Holiday Lanes (Delta Marriott)	\$ 143,501.59	4%	\$ 4,202.34		\$ 4,202.34	added to this column to correct total at 2-25-21 Board mtg
18 Vicksburg Mill		0%	\$ -	\$ 4,268.50	\$ 4,268.50	
19 Parchment Mill			\$ -		\$ -	
20 GPI			\$ -		\$ -	
21 Scannell/ Project Spartan			\$ -		\$ -	
22 2 and 10 Mills St.				\$ 3,989.25	\$ 3,989.25	
23 619, LLC - 619 Porter St. (Railroad parcels)				\$ 4,000.00	\$ 4,000.00	
Total	\$ 3,548,642.62	100.00%	\$ 103,919.36	\$ 12,257.75	\$ 116,177.11	

FINAL - Approved by KCBRA Board at February 25, 2021 Board meeting

Include attached to 2/25/2021 Minutes

MEMORANDUM

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

FROM: **JEFF HAWKINS**

SUBJECT: **GENERAL/LBRF FUNDING UPDATES**

DATE: **3/25/21**

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 prepared materials for the March 25th meeting which will be held remotely via Zoom. Envirologic communicated with Rachael Grover re: the Stadium Parkway Brownfield Plan and associated parcel adjustments; GM and Midlink TIF; drafted letter for congressional support of grant application; 619 Porter site questions; Delta Hotel questions; and EDC/BRA board questions/statute research. Envirologic assisted with Oshtemo TIF tracking.

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

Envirologic reviewed PEC's VI Grant Work Plan; attended bi-weekly meeting with KCBRA, EGLE and PEC/Mill. Addressed funding for VI issues and had meeting with PEC, KCBRA re: VI mitigation and data. Worked with PEC on VI blower information/selection and technique.

3. Paper City Development – EGLE Loan Oversight
Project No: 190148 – W.O. 20419-4
Update:

Envirologic reviewed dewatering work plan from PEC, attended bi-weekly meeting with EGLE/KCBRA/PEC and Mill. Responded to PEC re: new EGLE guidance and communicated with KCBRA about request from PEC.

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 will be finalizing the BEA.



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirologic.com

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

Invoice number 07466
 Date 03/09/2021

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

INVOICE: Through Feb 28, 2021

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	7.50	140.00	1,050.00

CONTRACTUAL ADMINISTRATIVE

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Therese M. Searles			
Professional Services	1.50	95.00	142.50

Invoice total **1,192.50**

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

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		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	
							\$2,562.50		\$12,437.50
		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			\$4,605.00		\$24,395.00
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			05421	4/18/2019	\$2,642.50	\$10,357.50	\$10,357.50
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$3,000.00	05490	5/10/2019	\$140.00	\$10,217.50	\$10,217.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,555.00	\$8,555.00
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$5,000.00	05665	7/16/2019	\$1,110.00	\$7,445.00	\$7,445.00
		Project Subtotal	\$ 13,000.00	\$13,000.00	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	\$446.25
							Project Subtotal	\$9,421.98	\$3,578.02
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	12/7/2020	\$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
							Project Subtotal	\$7,725.00	\$32,275.00
		Total Project Budgets	\$82,000.00	\$82,000.00			Total	\$21,751.98	\$60,248.02

DRAFT

March 18, 2021

General Mills
3800 Midlink Dr.
Kalamazoo, MI 49001

RE: Midlink Business Park Brownfield Plan – Tax Capture Correction

Mr. Hogan:

As you are aware, the Midlink Business Park has been incentivized through a Brownfield Plan managed by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA). This Plan captures tax increment created by new investment on real and personal property. General Mills is a participant in the Brownfield Plan through an Act 381 Work Plan that was approved to reimburse eligible brownfield activities associated with the construction project. An additional incentive that was granted for your project included a PA 198 Tax Abatement (see attached PA 198 IFT Certificate). As part of this abatement the real and personal property is exempt from the State Education Tax (6 mils) during the term of the abatement. However, during the years 2015, 2016, and 2017 the 6 mil SET tax was inadvertently billed and captured by the Township and those funds were submitted to the KCBRA.

Considering this inadvertent capture, the KCBRA is returning the three years of SET to General Mills in the amount of \$97,602.97. The return of these funds do not impact the Brownfield Plan and Act 381 Work Plan authorized capture going forward.

Upon your review, if you have any questions, please do not hesitate to contact our office.

Sincerely,

Rachael Grover
Brownfield Redevelopment Coordinator

Cc: Comstock Township

Cathy Harrell

From: Jenkins, Janay (TREASURY) <JenkinsJ5@michigan.gov>
Sent: Monday, January 29, 2018 4:13 PM
To: Cathy Harrell
Cc: Joe Agostinelli; mike.nordstrom@genmills.com; tom.hogan@genmills.com
Subject: IFE 2014-141, General Mills Operations, LLC - revised certificate
Attachments: IFE 2014-141, revised.pdf

Good Afternoon,


The attached certificate was issued at a previous meeting of the State Tax Commission. Recently, we received information that was incorrect on the original certificate. I have attached the corrected certificate.

Please let me know if you have any questions. Thanks and have a great day!

Janay

Janay Jenkins

Department of Treasury
Property Services Division
P.O. Box 30760
Lansing, MI 48909
jenkinsj5@michigan.gov
www.michigan.gov/propertytaxexemptions
Direct: (517) 373-3302
Fax: (517) 373-3553

 Please consider the environment before printing this e-mail.

**The information contained in this response may constitute an analysis of one or more statutes administered by the Property Services Division and not legal advice. As the analysis reached in this response is limited to the facts provided, any variation in those facts might result in a different analysis being reached. Therefore, the recipient may wish to consult counsel before proceeding in this matter.



Industrial Facilities Exemption Certificate

Certificate No. 2014-141

Pursuant to the provisions of Public Act 198 of 1974, as amended, the State Tax Commission hereby finds that the industrial property, as described in the approved application, hereafter referred to as the industrial facility, owned or leased by **General Mills Operations, LLC**, and located at **3800 Mid Link Drive**, Comstock Charter Township, County of Kalamazoo, Michigan, within a Plant Rehabilitation or Industrial Development District, is intended for the construction/installation of new industrial property or for the purpose of restoration or replacement of obsolete industrial property, and complies with Section 9 and other provisions of the act.

Therefore, as provided by MCL 207.551 to 207.572, inclusive, the State Tax Commission hereby certifies this industrial facility as a **new facility**.

This certificate provides the authority for the assessor to exempt the industrial facility for which this Industrial Facilities Exemption Certificate is in effect, but not the land on which the facility is located, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Industrial Facilities Tax.

This certificate, unless revoked by order of the State Tax Commission as provided by Public Act 198 of 1974, as amended, shall remain in force for a period of **12 year(s)** for real property and **6 year(s)** for personal property;

Real property component:
Beginning December 31, 2014, and ending December 30, 2026.

The State Education Tax to be levied for the real property component of this certificate is **0 mills**.

Personal property component:
Beginning December 31, 2014, and ending December 30, 2020.

The State Education Tax to be levied for the personal property component of this certificate is **0 mills**, unless exempted by MCL 207.564(4) which was enacted with the creation of the Michigan Business Tax.*

This Industrial Facilities Exemption Certificate is issued on **August 26, 2014**.

A TRUE COPY
ATTEST:
Jenny Jenkins
Jenny Jenkins
Michigan Department of Treasury



Douglas B. Roberts, Chairperson
State Tax Commission

*Contact the local assessor for further clarification regarding the classification and tax applied to the personal property component of this certificate.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

January 29, 2018

Mike Nordstrom
General Mills Operations, LLC
1 General Mills Boulevard
Minneapolis, MN 55426

Dear Sir/Madam:

Pursuant to the requirements of Public Act 198 of 1974, as amended, the State Tax Commission (Commission) has issued an Industrial Facility Exemption Certificate numbered 2014-141, to General Mills Operations, LLC, located in Comstock Charter Township, Kalamazoo County. This certificate was issued at the August 26, 2014 meeting of the Commission and the investment amounts approved are as follows:

Real Property: \$13,682,945

Personal Property: \$7,677,287

The State Education Tax to be levied for this certificate is 0 mills.

In accordance with MCL 24.304, the local unit of government or applicant has sixty days from the date of this letter to request a hearing to correct an error contained in the enclosed certificate.

Notification of completion of this project shall be filed with the Commission within 30 days of project completion. Within 90 days of project completion, a report of final costs shall be filed with the assessing officer of the local unit and the Commission.

If you have further questions regarding the issuance of this industrial facility exemption certificate, please call 517-373-3302.

Sincerely,

A handwritten signature in cursive script, appearing to read "Heather S. Frick".

Heather S. Frick, Executive Director
State Tax Commission

Enclosure

cc: Catherine R. Harrell, Assessor, Comstock Charter Township



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

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

Invoice number 07464
 Date 03/09/2021

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

INVOICE: Through Feb 28, 2021

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

	Hours	Rate	Billed Amount
Project Manager Paul D. French Professional Services	2.50	105.00	262.50
		Invoice total	262.50

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



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

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

Invoice number 07465
 Date 03/09/2021
 Project **190048 Paper City Development - EGLE Grant Oversight**

INVOICE: Through Feb 28, 2021

W.O. 2019-2 - EGLE GRANT OVERSIGHT

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.75	140.00	105.00
Project Manager			
Paul D. French			
Professional Services	3.25	105.00	341.25
Phase subtotal			446.25
		Invoice total	446.25

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

FUND 247
 RGrover 3-18-2021

		Carry fwd 2010-2018			\$238,924		
BRA ACTUAL TOTAL 2019 AS OF 3-12-20		2,419,002.16	587,581.34	0.00	1,831,421	1,831,421	2,070,344.48
BRA Fund 247 for 2020		Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
6	County BRA (acct 247-000-)	4,630.00	0.00		4,630.00	Spread 116,711 to Plans	
7	Midlink local TIR tax (acct 247-001-420.00)	277,901.52	312,744.96	58,100.45	-92,943.89		
8	Midlink school TIR tax (acct 247-001-420.01)				0		
9	Midlink 2020 Admin chg		10,398.68				
10	General Mills local TIR (acct 247-004-420.00)	87,933.07	29,012.04		58,921		
11	General Mills school TIR (acct 247-004-420.01)	449,613.33	280,375.80		169,238		
12	General Mills 2020 Admin chg		13,994.83				
13	9008 Portage Road local TIR (acct 247-003-420.00)	2,525.73	68.22		2,458		
14	9008 Portage Road school TIR (acct 247-003-420.01)	1,535.73	124.50		1,411		
15	9008 Portage Road Admin Chg		68.22				
16	Corner @ Drake (247-005-420.00)	219,069.61	211,427.30		7,642	to LBRF	
17	Corner @ Drake Admin Chg		6,742.86				
18	555 E. Eliza St. Local TIR (247-006-420.00)	382.60			383		
19	555 E. Eliza St. School TIR (247-006-420.01)	280.47	35.00		245		
20	555 E. Eliza St. Admin Chg		20.25				
21	232 LLC (247-007-420.00)	4,486.78	4,330.26		157		
22	232 LLC Admin. Chg		138.47				
23	Blackbird Billiards local TIR (247-008-420.00)	603.40			603		
24	Blackbird Billiards School TIR (247-008-420.01)	730.53	44.50	639.63	46.40		
25	Blackbird Billiards Admin Chg		47.24				
26	RAI AZO, LLC local TIR (247-009-420.00)	7,529.86	6,550.47		979.39		
27	RAI AZO, LLC School TIR (247-009-420.01)	5,816.68	5,764.25		52		
28	RAI Admin Chg		395.85				
29	Kalamazoo West Prof Ctr Local TIR (247-010)	4,704.34	5,741.55		-1,037.21		
30	Kalamazoo West Admin. Chg		176.42				
31	Metal Mechanics Local TIR (247-011-420.00)	4,388.93	4,027.21		362		
32	Metal Mechanics School TIR (247-011-420.01)	3,756.80	1,355.35		2,401		
33	Metal Mechanics Admin. Chg.		177.81				
34	AJZ Sprinkle LLC Local TIR (247-012-420.00)	21,695.24			21,695	to Midlink	
35	AJZ Sprinkle LLC School TIR (247-012-420.01)				0		
36	Stryker Local (247-013-420.00)	1,045,119.75	103,059.34		942,060		
37	Stryker School (247-013-420.01)	1,051,319.61	269,299.68		782,020		
38	Stryker Admin. Chg		63,305.96				
39	Stadium Park Way Local (247-014-420.00)	31,621.64	24,317.38		7,304		
40	Stadium Park Way School (247-014-420.01)	41,834.42	20,988.44		20,846		
41	Stadium Park Way Admin Chg		3,713.82				
42	383 S. Pitcher St Local TIR (247-015-420.00)	10,459.61	9,761.87		698		
43	383 S. Pitcher School TIR (247-015-420.01)	7,292.40	7,291.90		1	917 for SBF	
44	383 S. Pitcher Admin Chg		536.61				
45	Vickburg Mill (247-016)						
46	Vicksburg Mill Admin. Chg		4,268.50			Legal costs	
47	Delta Marriott (247-017)						
48	Delta Marriott Admin. Chg		4,202.34				
49	2 and 10 Mills St. (Environmental Work)		3,989.25			Env. Costs	
50	619 Porter St. (Environmental work)		4,000.00			Env. Costs	
51	BRA ACTUAL TOTAL 2020 AS OF 3-18-2021	3,285,232.05	1,412,497.13	58,740.08	1,813,995	1,813,995	3,884,339

FUND 247
RGrover 3-18-2021

		Revenues	Expenses	<i>Estimated Pending reimb.</i>	REV-EXP		
53	BRA Fund 247 for 2021						
54	County BRA (acct 247-000-)		3,680.50		-3,680.50		BRA + admin costs
55	Interest	1,346.81			1,346.81		
56	Midlink local TIR tax (acct 247-001-420.00)	196,578.63			196,578.63		
57	Midlink school TIR tax (acct 247-001-420.01)				0		
58	Midlink 2021 Admin chg						
59	General Mills local TIR (acct 247-004-420.00)	6,005.18			6,005		
60	General Mills school TIR (acct 247-004-420.01)				0		
61	General Mills 2021 Admin chg						
62	9008 Portage Road local TIR (acct 247-003-420.00)	-1,036.74			-1,037		
63	9008 Portage Road school TIR (acct 247-003-420.01)	-533.35			-533		
64	9008 Portage Road Admin Chg						
65	Corner @ Drake (247-005-420.00)				0		
66	Corner @ Drake Admin Chg						
67	555 E. Eliza St. Local TIR (247-006-420.00)	161.31			161		
68	555 E. Eliza St. School TIR (247-006-420.01)	214.59			215		
69	555 E. Eliza St. Admin Chg						
70	232 LLC (247-007-420.00)				0		
71	232 LLC Admin. Chg						
72	Blackbird Billiards local TIR (247-008-420.00)	527.19			527		
73	Blackbird Billiards School TIR (247-008-420.01)				0.00		
74	Blackbird Billiards Admin Chg						
75	RAI AZO, LLC local TIR (247-009-420.00)	1,118.66			1,118.66		
76	RAI AZO, LLC School TIR (247-009-420.01)				0		
77	RAI Admin Chg						
78	Kalamazoo West Prof Ctr Local TIR (247-010)				0.00		
79	Kalamazoo West Admin. Chg						
80	Metal Mechanics Local TIR (247-011-420.00)	1,856.86			1,857		
81	Metal Mechanics School TIR (247-011-420.01)				0		
82	Metal Mechanics Admin. Chg.						
83	AJZ Sprinkle LLC Local TIR (247-012-420.00)				0		
84	AJZ Sprinkle LLC School TIR (247-012-420.01)				0		
85	Stryker Local (247-013-420.00)	161,318.55			161,319		
86	Stryker School (247-013-420.01)				0		
87	Stryker Admin. Chg						
88	Stadium Park Way Local (247-014-420.00)				0		
89	Stadium Park Way School (247-014-420.01)				0		
90	Stadium Park Way Admin Chg						
91	383 S. Pitcher St Local TIR (247-015-420.00)				0		
92	383 S. Pitcher School TIR (247-015-420.01)				0		
93	383 S. Pitcher Admin Chg						
94	Vickburg Mill (247-016)						
95	Vicksburg Mill Admin. Chg						
96	Delta Marriott (247-017)						
97	Delta Marriott Admin. Chg						
98	2 and 10 Mills St. (Environmental Work)						
99	619 Porter St. (Environmental work)						
100	BRA ACTUAL TOTAL 2020 AS OF 3-19-2021	367,557.69	3,680.50	0.00	363,877	363,877	4,248,217
101							

FUND 247
RGrover 3-18-2021

102

103	2020-21 Pending remaining of approved Work Orders				
104					
105	WO#17 - Gen Env. Consulting, Ammend. #1		85.00		
106	WO#2018-1 - General Env. Consulting		20.10		
107	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
108					
109					
110	WO# 2018-2 ET Annual Report Assisstance		25		
111	WO# 2018-3 Website Assisstance -Envirologic		42.5		
112	Bluetree webdesign		60		
113	Web Hosting		0		
114	WO# 2019-1 General Environmental Consulting		1,516.25		
115	WO# 2019-3 General Env. Review 2018 Annual report		447.50		
116	WO# 2020-1 General Environmental Review ET		7,416.25		
117	WO#2021-1 General Env. + Admin. Envirologic		25,587.50		
118	2020 Pending TIF Payments to Developers & other expenses				
119	Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37		
120	State BF Fund for Portage Road		266.00		
121	State BF fund Eliza Street		36.00		
122	State BF fund RAI AZO		740		
123	State BF fund Blackbird		91		
124	State BF fund Metal Mech.		692		
125	State BF fund Stryker		213,038		
126	State BF Fund 381/383 S. Pitcher		1,041		
127	State BF fund Stadium Park Way		12,851		
128					
129					
130	TOTAL		266,672.47		-266,672.47

3,981,544

Pending reimbursements (with required documentation):

Stryker	3,099,482.93
Midlink (or to LBRF)	186,179.95
General Mills (or to LBRF)	363,287.10
General Mill SET refund	97,602.60
Total Remaining	234,991.5

