
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 17, 2022
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87502743791>

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Webinar ID: 875 0274 3791

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1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: **October 27, 2022 Regular Meeting**
 5. Public Comments (4 minutes each)
 6. Consent Agenda – Invoices
 - a. **From General 247 Fund:**
 - i. **\$21.94** – Travel Expense Form (Walters) The Mill at Vicksburg Tour
 - ii. **\$1,192.50** – Envirologic Invoice 09743 (W.O. 2022-1 Gen. Environmental)
 - b. **From EPA Grant Fund:**
 - i. **\$875.04** - Envirologic Invoice 09663 (W.O. #5 NACD)
 - ii. **\$2,343.59** - Envirologic Invoice 09673 (W.O. #6 Parchment Mill)
 - iii. **\$352.93** - Envirologic Invoice 09745 (W.O. #2 Outreach & Programmatic)
 - c. **Project Business: The Mill at Vicksburg**
 - i. **\$373.75** - Envirologic Invoice 09744 (W.O. 2019-2 EGLE Grant Oversight)
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** EGLE 2022 Virtual Great Lakes PFAS Summit December 5-7, 2022
 - i. Registration Fee \$35
-

- b. **Discussion/Action:** Stadium Parkway (2021)
 - i. **\$89,236.73** – 2nd Developer Reimbursement to Select Products (Local TIR Only)

- c. **Discussion/Action:** General Mills (TIR 2021)
 - i. **\$65,434.36** - 11th Developer Reimbursement to General Mills (Local TIR Only)
 - ii. **\$48,943.82** – 2nd Payment to LBRF (State TIR Only)

- d. **Discussion/Action:** 2023 Meeting Calendar and Public Notice of Meetings

- e. **Discussion/Action:** Envirollogic Updates
 - i. General Fund/ LBRF Memo and Budget Summary
 - ii. EPA 2021 Grant Memo and Budget Summary

- 8. Financial Reports
 - a. **Discussion:** Fund 247 and 643

- 9. Staff Report/Updates
 - a. Brownfields 101 Presentation with Kalamazoo City BRA – Update
 - b. The Mill at Vicksburg Tour with County Commission - Update

- 10. Committees - times dates and places
 - a. Land Bank Report – next meeting, Thursday, December 8, 2022, at 8:30 a.m.
 - b. Project/Finance Committee – Thursday, December 8, 2022, 4:00 p.m.
 - c. Executive Committee – Friday, December 9, 2022, 9:15 a.m.

- 11. Other

- 12. Board Member Comments

- 13. Adjournment

Next Meeting: Thursday, December 15, 2022 at 3:00 p.m. **THIRD THURSDAY
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 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 Rose Walters
Brownfield Redevelopment Coordinator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269)384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, October 27, 2022
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT MINUTES

Present: Ken Peregon, Connie Ferguson, Jodi Milks, Jared Lutz, Dale Shugars, Wei Wang, Andy Wenzel

Members Excused: Gary Barton, Christopher Carew

Vacancies: none

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins & Therese Searles, Envirologic

Recording Secretary: Macy Rose Walters

County Commissioners: Dale Shugars

Community: 0

1. Call to Order: Chair Peregon called the meeting to Order at 3:07 p.m. and noted that the meeting is being recorded.
2. Members Absent: Gary Barton and Christopher Carew were excused. Commissioner Shugars joined the meeting at 3:13 p.m. Seven voting members of nine Board of Directors were present.
3. Approval of the Agenda: Wenzel motioned to approve item 3, the Agenda. Wang seconded. None opposed, motion carried.
4. Approval of Minutes: September 22nd, 2022, Regular Meeting

Ferguson noted the minutes should be amended to reflect the reasoning for the redaction of item(s) 7bi1-7bi3, which was postponed from the July 28th Regular Meeting Agenda.

Ferguson moved to approve item 4, as amended, Wenzel seconded. None opposed, motion carried.

5. Public Comments: (4 minutes each) none.
 6. Consent Agenda:
 - a. **From General 247 Fund:**
 - b. **From General 247 Fund:**
 - i. **\$11,897.02** – FY22Q3 Administrative reimbursement to Planning Dept.(County FY)
-

- ii. **\$2,687.50** - Envirologic Invoice # 09617 (W.O. 2022-1 Gen. Env.)
- iii. **\$ 80.00** - Blue Tree Web Design, LLC – updating WP Engine for website
- c. **From EPA Grant Fund:**
 - i. **NACD Projects**
 - 1. **\$460.06** - Envirologic invoice #09637 (W.O. #4 Church & Frank)
 - 2. **\$4,152.64** - Envirologic invoice #09636 (W.O. #5 Ransom & North)
 - ii. **Parchment Mill**
 - 1. **\$1,806.40** - Envirologic invoice #09629 (W.O. #6 Site 2)
 - iii. **Outreach/Programmatic**
 - 1. **\$41.83** – Envirologic Invoice #09619 (W.O. #2)
- d. **Project Business:**
 - i. **Vicksburg Mill** – Paper City Development, LLC
 - 1. **\$480.25** - 4th Quarter EGLE Grant & Loan Admin Invoices (\$255.81 Grant & \$224.45 Loan)
 - 2. **\$ 86.25** – Envirologic Invoice #09618 – EGLE Grant Oversight (W.O. 2019-2)
 - 3. Q4 FY 22 Authorization of Staff to Submit to EGLE Grant and Loan Report (State FY)

Milks moved to approve all items on the Consent Agenda, Wenzel seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** Stryker Instruments Reimbursement

Total Reimbursement: \$2,951,572.31

From Local TIR: \$1,465,682.43

From State TIR: \$1,485,889.88

Lutz moved to approve items 7ai, Milks seconded. Motion carried with 7 yes, none opposed.

- b. **Discussion/Action:** Envirologic Updates

- i. Memo
 - ii. Budget Summary
 - iii. EPA grant summary & Update
 - iv. Q4 Report submittal by 10/31/2022
-

8. Financial Reports

- a. **Discussion:** Fund(s) 247 and 643

Staff presented the financial reports

9. Staff Report/Updates

- a. BOC reappointed Milks and Peregón on 10/18/22
b. EPA Brownfield Conference
c. EPA Region 5 visit on 10/19/2022

10. Committees - times dates and places

- a. Land Bank Report – next meeting, Thursday, December 8, 2022, at 8:30 a.m.
b. Project/Finance Committee – Thursday, November 10, 2022, 4:00 p.m.
c. Executive Committee – Staff are off for Friday, November 11th – alternative date?

Walters will send reschedule the Executive Committee Meeting.

11. Other – none

12. Board Member Comments – **Lutz updated the board on IPUSA Project Groundbreaking which is TBD.**

8. Adjournment **Wenzel moved to adjourn, Wang seconded, meeting adjourned at 4:43 p.m.**

Next Meeting: Thursday, November 17, 2022 at 3:00 p.m. NOTE 3rd Thursday

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

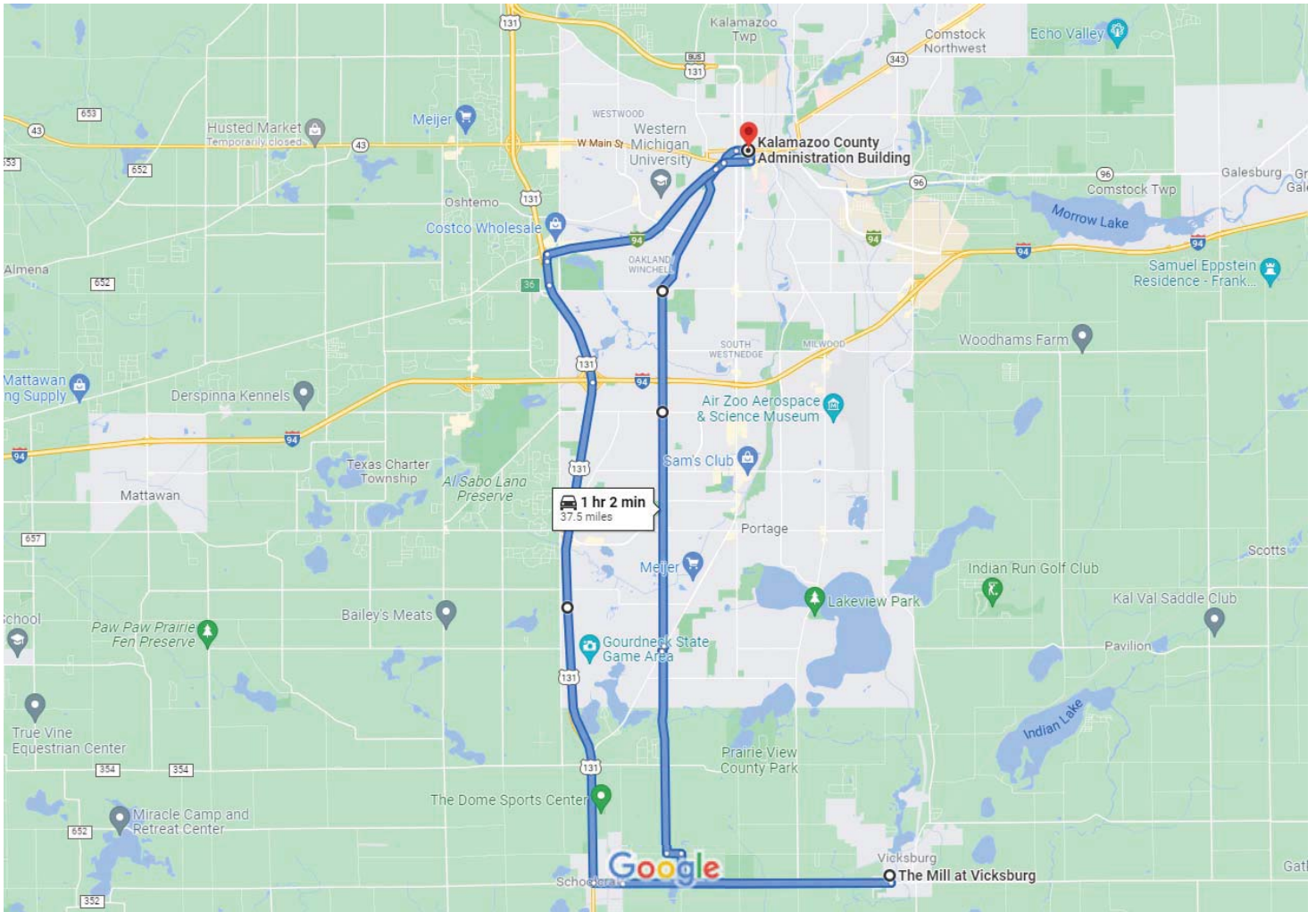
BOARD MEMBERS:

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

IF YOU ARE UNABLE TO ATTEND THE MEETING



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

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

Invoice number 09743
 Date 11/09/2022

Project **220072 KCBRA - W.O. 2022-1 General Environmental Review**

INVOICE: Through Oct 31, 2022

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Therese M. Searles Professional Services	4.00	105.00	420.00
Senior Project Manager David A. Stegink Professional Services	0.75	140.00	105.00
Project Scientist Logan L. Mulholland Professional Services	0.75	85.00	63.75
Phase subtotal			588.75

CONTRACTUAL ADMINISTRATIVE SUPPORT

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Therese M. Searles Professional Services	5.75	105.00	603.75
Invoice total			1,192.50

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee



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

Invoice number 09663
 Date 11/03/2022

Project **220128 NACD - Ransom and North St.
 W.O. 5**

INVOICE: Through Oct 31, 2022

SOIL GAS (447 W. NORTH STREET) AND VAPOR PIN (441 W. NORTH AND 604 N. WESTNEDGE)

Professional Fees

	Hours	Rate	Billed Amount
CAD Designer/Drafter			
Michelle A. Bell			
Professional Services	3.50	61.81	216.34
604 N. WESTNEDGE (PHASE II, UST SITE ASSESSMENT)			
Professional Fees			
Project Manager			
Therese M. Searles			
Professional Services	7.00	94.10	658.70
		Invoice total	875.04

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee



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

Invoice number 09673
Date 11/04/2022

Project **220154 Parchment Mill Site (Work Order #6)**

INVOICE: Through Oct 31, 2022

CLEANUP PLANNING ACTIVITIES

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	16.75	120.25	2,014.19
Project Scientist Logan L. Mulholland Professional Services	4.50	73.20	329.40
Phase subtotal			2,343.59
		Invoice total	2,343.59

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee



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

Invoice number 09745
 Date 11/09/2022

Project **210229 Kal Co BRA FY21 EPA
 Assessment Grant -W.O. 2 Community
 Outreach and Programmatic**

INVOICE: Through Oct 31, 2022

COMMUNITY OUTREACH & PROGRAMMATIC

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Therese M. Searles			
Professional Services	0.25	94.10	23.53
Project Scientist			
Logan L. Mulholland			
Professional Services	4.50	73.20	329.40
Phase subtotal			352.93
		Invoice total	352.93

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee



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

Invoice number 09744
 Date 11/09/2022

Project **190048 Paper City Development - EGLE Grant Oversight - Task #6**

INVOICE: Through Oct 31, 2022

W.O. 2019-2 - EGLE GRANT OVERSIGHT

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager Therese M. Searles Professional Services				
<i>grant update meeting and review of work plan and budget</i>	10/11/2022	1.50	115.00	172.50
<i>budget update meeting with RG</i>	10/12/2022	1.00	115.00	115.00
<i>review of grant oversight costs, emails with Macy and RG</i>	10/26/2022	0.75	115.00	86.25
Phase subtotal				373.75
			Invoice total	373.75

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee

\$35 Registration Fee

Join the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for its third annual *virtual* Great Lakes PFAS Summit on December 5 – 7, 2022.



Per- and polyfluoroalkyl substances (PFAS) continue to present some of the biggest challenges in chemical contamination across the world. States throughout the nation, including the Great Lakes region, are finding PFAS contamination in a growing number of locations where these persistent chemicals pose a threat to human health and the environment. The Great Lakes PFAS Summit will bring together environmental program managers, policy experts, researchers, and contractors from around the Great Lakes region to share new methods of addressing this contamination and present innovative technical solutions developed to address these “forever” chemicals. Conference sessions will include the topic areas shown below.

Participants will include local, state, and federal government officials; environmental consultants and vendors; academic researchers and students; industry managing PFAS contamination; and community organizations. This conference will be held virtually through a combination of Zoom and the event app, *Whova*. All registrants will have the ability to network, chat with peers, visit with exhibitors, and contact speakers.

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review
 Stadium Park Way Redevelopment
 November 17, 2022

KCBRA		State	Local	Total
Expenditures	Estimate	Invoiced		
Phase I ESA	\$ 3,500.00	\$ 3,348.00	\$ 1,412.19	\$ 1,935.81
Phase II ESA	\$ 15,000.00	\$ 12,127.00	\$ 5,115.17	\$ 7,011.83
BEA/Due Care	\$ 3,000.00	\$ 2,845.00	\$ 1,200.02	\$ 1,644.98
BF Plan & Amend. prep.	\$ 15,000.00	\$ 17,609.00	\$ 17,609.00	\$ -
2018 legal and contractual (Select)		\$ 4,649.75	\$ 1,961.26	\$ 2,688.49
Administrative/Implementation				
2018 Administrative		\$ 4,713.10	\$ 3,949.25	\$ 763.85
2019 Administrative		\$ 2,620.31	\$ 1,105.25	\$ 1,515.06
2020 Administrative		\$ 3,713.82	\$ 1,566.49	\$ 2,147.33
2021 Administrative		\$ 2,254.74	\$ -	\$ 2,254.74
Subtotal KCBRA	\$ 36,500.00	\$ 51,625.98	\$ 33,918.63	\$ 19,962.09
Payments	Approved	Distributed		
admin 2018		12/31/2018	\$ 8,599.00	\$ 763.85
admin 2019		12/31/2019		\$ 2,620.31
admin 2020		12/31/2020	\$ 1,566.49	\$ 2,147.33
admin 2021		12/31/2021		\$ 2,254.74
elig. KCBRA expenses		2/24/2022	\$ 23,753.14	\$ 12,175.86
Subtotal KCBRA			\$ 33,918.63	\$ 19,962.09
Remaining Balances after Payments			\$ (0.00)	\$ 0.00
Subtotal remaining to KCBRA			\$ (0.00)	\$ 0.00

State Brownfield Fund		paid in full to date	
State of Michigan Payment			
2018 50% SET paid	\$ 6,072.00	\$ 6,072.00	\$ 6,072.00
2019 50% SET Paid	\$ 7,352.50	\$ 7,352.50	\$ 7,352.50
2020 50% SET paid	\$ 12,851.00	\$ 12,851.00	\$ 12,851.00
2021 50% SET pending	\$ 12,604.56	\$ 12,604.56	\$ 12,604.56
total paid to SET			\$ 38,880.06

Developer (Select)		State	Local	Total
Expenditures	Estimate	Approved		
Eligible Developer Expense				
Additional Response (Select)	\$ 780,000.00	\$ 455,347.64	\$ 455,347.64	\$ 455,347.64
Total			\$ -	\$ 455,347.64
Subtotal Developer (Select)			\$ -	\$ 455,347.64
Non-Interest Payments (Select)	check #	Distributed		
1st TIF payment (2020 tif)	554191	4/20/22	\$ 71,651.28	\$ 71,651.28
2nd TIF payment (2021 tif)	pending	11/17/22	\$ 89,236.73	\$ 89,236.73
Subtotal Developer (Select) Payments			\$ -	\$ 160,888.01

Interest (Select)	3%	local	total
2018 Interest	\$ 0.00	\$ 0.00	
2019 Interest			
2020 Interest			
2021 Interest			
Interest Total			

Developer (Select) Remaining Balances after Payments		State	Local	Total
Subtotal remaining to Select Products		\$ 0.00	\$ 294,459.63	\$ 294,459.63

Developer (Harrison)		State	Local	Total
Expenditures	Estimate	Approved		
Eligible Developer Expense				
BEA Activities (Harrison) approved 2-27-20	\$ 15,204.78	\$ 15,204.78	\$ 15,204.78	\$ 15,204.78
Total			\$ -	\$ 15,204.78
Subtotal Developer (Harrison)			\$ -	\$ 15,204.78
Payments (Harrison)	check #	Distributed		
1st tif payment (2019 tif)	537558	6/15/2020	\$ 15,204.78	\$ 15,204.78
Subtotal Developer (Harrison) Payments			\$ -	\$ 15,204.78

Developer (Harrison) Remaining Balances after Payments		State	Local	Total
Subtotal remaining to Harrison		\$ 0.00	\$ 0.00	\$ 0.00

Developer (National Flavors)		State	Local	Total
Expenditures	Estimate	Approved		
Eligible Developer Expense				
BEA Activities (Nat'l Flavors) approved 2-27-20	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Total			\$ -	\$ 8,000.00
Subtotal Developer (Nat'l Flavors)			\$ -	\$ 8,000.00
Payments (National Flavors)	check #	Distributed		
1st tif payment (2019 TIF)	537612	6/22/2020	\$ 8,000.00	\$ 8,000.00
Subtotal Developer (Nat'l Flavors) Payments			\$ -	\$ 8,000.00

Developer (Nat'l Flavors) Remaining Balances after Payments		State	Local	Total
Subtotal remaining to National Flavors		\$ 0.00	\$ 0.00	\$ 0.00

Developer (Kalamazoo Storage)		State	Local	Total
Expenditures	Estimate	Approved		
Eligible Developer Expense				
BEA Activities (Kzoo Storage) approved 2-27-20	\$ 25,172.50	\$ 25,172.50	\$ 13,635.94	\$ 11,536.56
Total			\$ 13,635.94	\$ 11,536.56
Subtotal Developer (Kzoo Storage)			\$ 13,635.94	\$ 11,536.56
Payments (Kzoo Storage)	check #	Distributed		
1st tif payment (2019 TIF)	537558	6/15/2020	\$ 13,635.94	\$ 1,112.60
2nd tif payment (2020 TIF)	554184	4/19/2022	\$ -	\$ 10,423.96
Subtotal Developer (Kzoo Storage) Payments			\$ 13,635.94	\$ 11,536.56

Developer (Kalamazoo Storage) Remaining Balances after Payments		State	Local	Total
Subtotal remaining to Kalamazoo Storage		\$ 0.00	\$ (0.00)	\$ (0.00)

Total Remaining Balances of all Entities		State	Local	Total
		\$ (0.00)	\$ 294,459.63	\$ 294,459.63

Transfers to Local Brownfield Revolving Fund (643)		State	Local	Total
total allowed by BF plan		113,989.95	714,232.66	828,222.61
Subtotal to LBRF		0.00	0.00	0.00
Total remaining to collect in Local Brownfield Revolving fund		113,989.95	714,232.66	828,222.61

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

November 17, 2022

KCBRA				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	Estimate*	Actual				
Phase I	\$ 3,000.00	\$ 3,008.75	\$ 3,008.75	\$ -	\$ 3,008.75	
Phase II	\$ 15,900.00	\$ 15,909.01	\$ 15,909.01	\$ -	\$ 15,909.01	
BEA/Due Care Plan	\$ 5,000.00	\$ 4,991.25	\$ 4,991.25	\$ -	\$ 4,991.25	
Act 381 Work Plan	\$ 4,000.00	\$ 4,533.75	\$ 4,533.75	\$ -	\$ 4,533.75	
Addl Assessment/Plan	\$ 3,000.00	\$ 2,872.60	\$ 2,872.60	\$ -	\$ 2,872.60	
		\$ 700.00	\$ 700.00	\$ -	\$ 700.00	
Administrative						
2014 Administrative Expenses				\$ 14,272.45	\$ 14,272.45	
2015 Administrative Expenses				\$ 17,500.39	\$ 17,500.39	
2016 Administrative Expenses				\$ 11,186.12	\$ 11,186.12	
2016 legal bill - State school tax	(Varnum bill of \$1353.74 split w/Midlink)			\$ 676.88	\$ 676.88	
2017 Administrative Expenses	\$ 21,918.87			\$ 21,918.87	\$ 21,918.87	
2018 Administrative Expenses	\$ 29,228.77			\$ 29,228.77	\$ 29,228.77	
2019 Administrative Expenses	\$ 13,370.76			\$ 13,370.76	\$ 13,370.76	
2020 Administrative Expenses	\$ 13,994.83			\$ 13,994.83	\$ 13,994.83	
2021 Administrative Expenses				\$ 7,312.88	\$ 7,312.88	
Subtotal KCBRA	\$ 30,900.00	\$ 32,015.36	\$ 32,015.36	\$ 129,461.95	\$ 161,477.31	
Payments						
KCBRA	Approved	Distributed				
KCBRA		December 2015	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81	
KCBRA		12/15/2016		\$ 17,500.39	\$ 17,500.39	
KCBRA	8/24/17	8/24/2017		\$ 11,863.00	\$ 11,863.00	
KCBRA	5/26/2018			\$ 21,918.87	\$ 21,918.87	
KCBRA	3/28/19	12/31/2018		\$ 29,228.77	\$ 29,228.77	
KCBRA	2/27/20	12/31/2019		\$ 13,370.76	\$ 13,370.76	
KCBRA	2/25/21	12/31/2020		\$ 13,994.83	\$ 13,994.83	
KCBRA	2/25/22	12/31/2021		\$ 7,312.88	\$ 7,312.88	
Subtotal KCBRA			\$ 32,015.36	\$ 129,461.95	\$ 161,477.31	
Remaining Balances after Payments						
Subtotal KCBRA Balance Remaining			\$0.00	\$0.00	\$0.00	

Developer		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	Approved			
Eligible Developer Expense	\$ 2,014,435.00			
**Eligible Expense Cap amount	\$ 1,800,000.00	\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Total		\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Subtotal Developer		\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00

Developer Payments		Approved	Distributed			
GM 1st Payment 2014 TIR	12/17/15	12/28/15	\$ 61,594.40	\$ 20,346.49	\$ 81,940.89	
GM 2nd Payment 2015 TIR	6/23/16	7/5/16		\$ 9,037.73	\$ 9,037.73	
GM 3rd Payment 2016 TIR	12/15/16	12/29/16	\$ 110,974.93	\$ 34,814.27	\$ 145,789.20	
Midlink School tax	12/15/16	9/18/17	\$ 17,423.36	\$ 23,310.66	\$ 40,734.02	
GM 5th Payment 2017 TIR	8/24/17	12/31/17	\$ 235,469.22	\$ 41,793.37	\$ 277,262.59	
GM 6th Payment 2018 TIR	8/24/17	9/1/18		\$ 12,588.60	\$ 12,588.60	
GM 7th Payment 2018 TIR		12/30/18	\$ 261,703.11	\$ 33,036.27	\$ 294,739.38	
GM 8th Payment 2019 TIR		3/12/20	\$ 187,075.68	\$ 29,012.04	\$ 216,087.72	
GM 9th TIR Payment 2020	8/27/20	12/31/20	\$ 93,300.12	\$ -	\$ 93,300.12	
GM 10th Payment rem. TIR 2020	2/25/22	3/2/22	\$ 80,959.18	\$ 81,424.15	\$ 162,383.33	
<i>GM 11th TIR 2021 pending 11/17/22</i>				<i>\$ 65,434.36</i>	<i>\$ 65,434.36</i>	
Subtotal Developer			\$ 1,048,500.00	\$ 350,797.94	\$ 1,399,297.94	

Remaining Balances after Payments				
Subtotal		\$ -	\$ 400,702.06	\$ 400,702.06
GM overcollected SET		\$ 97,602.60		
GM Return of SET overpayment Pending		\$ (97,602.60)		
Subtotal Developer remaining balance		\$ -	\$ 400,702.06	\$ 400,702.06

Total Remaining Balances of all Entities					
		\$ -	\$ 400,702.06	\$ 400,702.06	
Transfers to Local Brownfield Revolving Fund (643)					
from 2020 TIR	2/24/2022	3/7/2022	310,467.33	0.00	310,467.33
from 2021 TIR pending	11/17/2022		48,943.82	0.00	48,943.82
Subtotal to LBRF			359,411.15	0.00	359,411.15
Total amount collected in Local Brownfield Revolving fund (643)					359,411.15



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 2023:

January 26, 2023
 February 23, 2023
 March 23, 2023
 April 27, 2023 *Annual meeting*
 May 25, 2023
 June 22, 2023
 July 27, 2023
 August 24, 2023
 September 28, 2023
 October 26, 2023
 November 16, 2023 (*Note: 3rd Thursday*)
 December 21, 2023 (*Note: 3rd Thursday*)

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



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

MEMORANDUM

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

FROM: **JEFF HAWKINS**

SUBJECT: **GENERAL/LBRF FUNDING UPDATES**

DATE: **11/17/22**

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: 220072 - W.O. 2022-1

Update:

General Review: Envirologic assisted with review of the Stryker reimbursement and conducted follow-up with Midlink on their reimbursement request. Envirologic participated in an initial project call with Rachael Grover and a local manufacturer regarding a potential expansion project. Envirologic prepped for the October KCBRA meeting.

Contractual Administrative Support: Envirologic provided staff support including continued communications and meeting with Rachael and Ken in support of agenda prep.

2. Paper City Development – EGLE Grant Oversight

Project No: 190048 – W.O. 2019-2

Update:

Envirologic provided technical review of the updated work plan related to well abandonment activities, attended update meetings, and review of oversight budget and reported expenditures.

3. Paper City Development – EGLE Loan Oversight

Project No: 190148 – W.O. 2019-4

Update:

Envirologic did not have any activities related to the loan this month.

4. 3800 Wynn Road, Kalamazoo Twp., MI

Project No: 210178 – W.O. 2021-2

Update:

Envirologic proceeded with the pressure extension activities associated with design of a VIMS, however, the property owner refused access to the site indicating he was going to address the VI issues himself. Apparently, he didn't want to incur any additional costs under the reimbursement agreement. No further activities have been scheduled or are anticipated at this time. However, scheduling a meeting between KCBRA staff, Envirologic and the property owner may be helpful.

General Environmental Review
Budget and Cost Summary

Project	Number	W.O.	Site/Phase	Budget Estimates		Invoice #	Invoice Date	Actual		
				Total	County Funding			Invoice Amount	Task Budget Remaining	Total Budget Remaining
220072	2022-1		General Environmental Review	\$ 15,000.00	\$ 15,000.00					
			Invoice #08769 were for services incurred btwn FY21 and FY22 contract			08769	3/10/2022	\$166.25	\$14,833.75	
						08838	4/8/2022	\$966.25	\$13,867.50	
						08979	5/10/2022	\$2,006.25	\$11,861.25	
						09128	6/13/2022	\$1,442.50	\$10,418.75	
						09244	7/12/2022	\$305.00	\$10,113.75	
						09392	8/22/2022	\$1,322.50	\$8,791.25	
						09514	9/16/2022	\$547.50	\$8,243.75	
						09617	10/12/2022	\$658.25	\$7,585.50	
						09743*	11/9/2022	\$688.75	\$6,896.75	
			Project Subtotal	\$ 15,000.00	\$ 15,000.00			\$8,001.25		\$6,998.75
			Contractual Administrative	\$ 14,000.00	\$ 14,000.00					
						08979	5/10/2022	\$52.50	\$13,947.50	
						09128	6/13/2022	\$1,813.75	\$12,133.75	
						09244	7/12/2022	\$801.25	\$11,332.50	
						09392	8/22/2022	\$1,887.50	\$9,445.00	
						09514	9/16/2022	\$1,291.25	\$8,153.75	
						09617	10/12/2022	\$2,031.25	\$6,122.50	
						09743*	11/9/2022	\$603.75	\$5,518.75	
			Project Subtotal	\$ 14,000.00	\$ 14,000.00			\$8,481.25		\$5,518.75
			Project Total	\$29,000.00	\$29,000.00			\$16,482.50		\$12,517.50
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	\$16,857.50	\$16,857.50
			Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/14/2019	\$140.00	\$16,717.50	\$16,717.50
			Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$15,055.00	\$15,055.00
			Contingency Amendment #3 - \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$13,945.00	\$13,945.00
			Project Subtotal	\$ 19,500.00	\$ 19,500.00	05723	8/14/2019	\$788.75	\$13,156.25	\$13,156.25
						05787	9/6/2019	\$35.00	\$13,121.25	\$13,121.25
						06215	1/7/2020	\$26.25	\$13,095.00	\$13,095.00
						06329	2/7/2020	\$131.25	\$12,963.75	\$12,963.75
						06442	3/19/2020	\$210.00	\$12,753.75	\$12,753.75
						06579	5/12/2020	\$113.75	\$12,640.00	\$12,640.00
						06655	6/17/2020	\$52.50	\$12,587.50	\$12,587.50
						06714	7/9/2020	\$105.00	\$12,482.50	\$12,482.50
						06808	8/11/2020	\$78.75	\$12,403.75	\$12,403.75
						06895	9/9/2020	\$52.50	\$12,351.25	\$12,351.25
						06994	10/12/2020	\$446.25	\$11,905.00	\$11,905.00
						07086	11/5/2020	\$551.25	\$11,353.75	\$11,353.75
						07163	12/7/2020	\$183.75	\$11,170.00	\$11,170.00
						07282	1/14/2021	\$645.73	\$10,524.27	\$10,524.27
						07465	3/9/2021	\$446.25	\$10,078.02	\$10,078.02
						07514	4/8/2021	\$301.77	\$9,776.25	\$9,776.25
						07669	5/21/2021	\$402.50	\$9,373.75	\$9,373.75
						07764	6/16/2021	\$26.25	\$9,347.50	\$9,347.50
						07855	8/9/2021	\$78.75	\$9,268.75	\$9,268.75
						08127	10/6/2021	\$29.25	\$9,239.50	\$9,239.50
						08659	2/18/2022	\$52.50	\$9,187.00	\$9,187.00
						08768	3/10/2022	\$26.25	\$9,160.75	\$9,160.75
						08840	4/8/2022	\$262.50	\$8,898.25	\$8,901.25
						08975	5/10/2022	\$172.50	\$8,725.75	\$8,725.75
						09125	6/13/2022	\$28.75	\$8,700.00	\$8,700.00
						09390	8/18/2022	\$57.50	\$8,642.50	\$8,642.50
						09618	10/12/2022	\$86.25	\$8,556.25	\$8,556.25
						09744*	11/9/2022	\$373.75	\$8,182.50	\$8,182.50
			Project Subtotal					\$11,317.50		\$6,162.50
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	\$165.00	\$36,055.00	\$36,055.00
						06330	2/7/2020	\$385.00	\$35,670.00	\$35,670.00
						06441	3/19/2020	\$840.00	\$34,830.00	\$34,830.00
						06516	4/8/2020	\$271.25	\$34,558.75	\$34,558.75
						06580	5/12/2020	\$840.00	\$33,718.75	\$33,718.75
						06656	6/17/2020	\$236.25	\$33,482.50	\$33,482.50
						06713	7/9/2020	\$130.00	\$33,352.50	\$33,352.50
						06809	8/11/2020	\$78.75	\$33,273.75	\$33,273.75
						06896	9/8/2020	\$315.00	\$32,958.75	\$32,958.75
						06992	10/12/2020	\$297.50	\$32,661.25	\$32,661.25
						07042	11/5/2020	\$52.50	\$32,608.75	\$32,608.75
						07162	12/7/2020	\$78.75	\$32,530.00	\$32,530.00
						07346	2/6/2021	\$52.50	\$32,477.50	\$32,477.50
						07464	3/9/2021	\$262.50	\$32,215.00	\$32,215.00
						07515	4/8/2021	\$35.00	\$32,180.00	\$32,180.00
						07670	5/21/2021	\$700.00	\$31,480.00	\$31,480.00
						07956	8/9/2021	\$131.25	\$31,348.75	\$31,348.75
						08051	9/14/2021	\$26.25	\$31,322.50	\$31,322.50
						08355	12/7/2021	\$210.00	\$31,112.50	\$31,112.50
						08767	3/10/2022	\$288.75	\$30,823.75	\$30,823.75
						08839	4/8/2022	\$383.75	\$30,440.00	\$30,440.00
						08976	5/10/2022	\$28.75	\$30,411.25	\$30,411.25
						09126	6/13/2022	\$86.25	\$30,325.00	\$30,325.00
			Project Subtotal					\$9,625.00		\$30,375.00
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
						08473	1/6/2022	\$897.00	\$11,187.02	\$11,187.02
						08670	2/18/2022	\$130.00	\$11,057.02	\$11,057.02
						09079	6/8/2022	\$225.00	\$10,832.02	\$10,832.02
			Project Subtotal					\$14,167.98		\$10,832.02
			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
						08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
								\$12,049.47		\$2,950.53
			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
						08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
						09079	6/8/2022	\$262.50	\$843.99	\$843.99
								\$2,156.01		\$843.99
			Brownfield Plan	\$ 4,000.00	\$4,000.00					
			Contingency	\$ 3,000.00	\$3,000.00					
			Total Project Budgets	\$113,500.00	\$113,500.00	Total		\$51,892.98		\$61,907.02



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MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **11/17/22**

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. Community Outreach and Programmatic

Project No: 210229 – W.O. 2

Update:

Envirologic prepared the annual MBE-WBE report, added updated project information into ACRES and updated the grant expenditures.

2. NACD – Church and Frank Street Project

Project No: 220129 – W.O. 4

Update:

NACD plans to redevelop 21 tax foreclosed parcels, currently held by the County Land Bank, into 18 affordable residential properties. NACD has a Purchase Agreement with the Land Bank. The KCBRA has approved NACD's application and approved a work order funding for a Phase I ESA and selective ground penetrating radar on parcels that may have remaining foundations. Eligibility and approval of the Sampling and Analysis Plan was obtained. All field activities are complete. The GPR survey identified several parcels with suspect buried demolition debris. The Phase I ESA report has been completed and provided to NACD. There are four parcels that warrant further assessment. Timing for this assessment in relation to plans for construction of future houses is being evaluated.

3. NACD – Ransom and North Street Projects

Project No: 220128 – W.O. 5

Update:

NACD owns several parcels of land that are located between North Street, Ransom Street and Westnedge Avenue in the Northside Minority Cultural Business District. Several different projects include a tiny house development, a transitional apartment housing project, 4 single-family houses and a retail building. A Phase I ESA has been completed on several parcels in the vicinity and Phase II ESA activities were recommended including vapor intrusion assessment, soil sampling, UST removal and assessment and other activities. The KCBRA approved NACD's application and funding through a Work Order from Envirologic at the June 23, 2022, meeting. Eligibility and approval of the Sampling and Analysis Plan was received from the EPA. Field work has been completed including installation of soil gas wells and vapor pins on all three assessment parcels and some soil and groundwater sampling on 604 N. Westnedge Avenue. Phase II ESA reports have been finalized for 447 W. North and 441/445 W. North Street. A majority of the field work for 604 N. Westnedge has been completed. The KCBRA approved an amended work order associated with the UST removal due to higher contractor estimates than initially received. Three bids were received to ensure competitive pricing. While some of the conditions are unknown, such as quantity of tank contents, the contractor with the lowest responsive bid was selected. We are working through some slow responses associated with locating utilities. The UST removal is scheduled for November 21 and 22, 2022. Site assessment soil sampling will be conducted immediately following UST removal.

4. Parchment Mill Site

Project No: 220154 – W.O. 6

Update:

The City of Parchment has been continuously working on plans to improve the redevelopment potential for the property. After a failed attempt by a previous developer, the city regained ownership of the property in 2020. To improve and advance the City's efforts related to this site, additional cleanup planning activities are warranted and are the subject of the Work Order that was approved by the KCBRA. Specific activities that Envirologic envisions include:

1. Following up on the Resources Roundtable Discussion and with specific questions and concerns
2. Development of Development Visualizations/Concepts and environmental concerns.
3. Community Engagement Meetings
4. Development of Preliminary Cleanup and Demolition Activities and Preliminary Budgets
5. Meetings with City BRA, Planning Commission, City Commission as needed.

To-date Envirologic has developed a tri-fold brochure and banner, prepared for and staffed a booth at the Kindleberger Festival to get interested citizens to sign up for future notifications about the Mill activities so they can be informed and included in the discussions. Envirologic has had several meetings and planning sessions, continues to collect information about the site, and has met with the City Council and the Planning Commission. An initial community engagement event was held on August 23, 2022 at the Parchment District library to assess community input regarding redevelopment plans. Another community engagement event was completed at the Parchment District Library on September 20th. Based on community input, specific future land uses preferred by the community have been identified. A Site-wide project needs list has been developed. Based on the definition of the project, we will be able to draft a project plan, preliminary budgets, potential cleanup and goals, etc. Those project plans will be used to craft the EPA grant request (the actual grant proposal writing will not be paid by the County BRA). Updated accomplishments will be presented to the KCBRA board at a subsequent meeting.

2022 Budget Q3 YTD

11/17/2022

General - Fund 247 Expenditures				
Expenses - 247-000-account	2022 Proposed	2022 YTD	2021 Budget	
Salary Director	\$ 64,500.00	\$ 4,854.63	\$ 6,500.00	
Salaries Other	\$ 2,900.00	\$ 21,534.86	\$ 2,900.00	
Fringe Benefits	\$ 25,000.00	\$ 13,647.06	\$ 25,000.00	
Postage	\$ 100.00	\$ 0.85	\$ 100.00	
Copy Charges	\$ 100.00	\$ 33.28	\$ 100.00	
Office Supply	\$ 200.00	\$ -	\$ 200.00	
Contractual Services	\$ 15,000.00	\$ 5,391.25	\$ 15,000.00	
Site Study	\$ 10,000.00	\$ 2,650.00	\$ 10,000.00	
Contractual Other (Staff/Reg)	\$ 9,000.00	\$ 1,978.75	\$ 9,000.00	
Contractual Services (Operational)	\$ 14,000.00	\$ 6,589.25	\$ 14,000.00	
Internal Communications Expense	\$ -	\$ 687.50	\$ -	
Communication Expense	\$ 1,700.00	\$ -	\$ 1,000.00	
Travel	\$ 1,000.00	\$ 11.94	\$ 300.00	
Reserve for Future Use	\$ -	\$ -	\$ -	
Marketing program	\$ 1,000.00	\$ 200.00	\$ 1,000.00	
Equipment Maintenance	\$ -	\$ -	\$ -	
Employee Training	\$ 2,000.00	\$ -	\$ 2,000.00	
Miscellaneous	\$ 500.00	\$ -	\$ 500.00	
New Equipment	\$ -	\$ -	\$ -	
Administrative Expense	\$ -	\$ -	\$ -	
Indirect Cost	\$ 6,000.00	\$ -	\$ 4,000.00	
Developer Reimbursements	\$ -	\$ (35,329.00)	\$ -	
Total	\$ 153,000.00	\$ 32,871.11	\$ 150,000.00	

General - Fund 247 Revenues				
Revenues - 247-000-account	2022 Proposed	2022 YTD	2021 Budget	
Previous Fund Infr	\$ -	\$ -	\$ -	\$ 10,000.00
Service Fees	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00
TFR Collection	\$ 11,762.23	\$ -	\$ 18,000.00	
Milink	\$ -	\$ -	\$ -	\$ -
Brown	\$ -	\$ -	\$ -	\$ -
General Mills	\$ 7,312.88	\$ -	\$ -	\$ 1,800.00
Portage Rd	\$ 127.77	\$ -	\$ -	\$ 29,500.00
Corner/Blaine	\$ 4,599.67	\$ -	\$ -	\$ 20,000.00
Eliza Street	\$ 15.03	\$ -	\$ -	\$ 600.00
Medial Mechanics	\$ 82.60	\$ -	\$ -	\$ 1,000.00
233 LLC	\$ 83.67	\$ -	\$ -	\$ 400.00
Blackbird	\$ 30.06	\$ -	\$ -	\$ 1,400.00
WJ/BS Pflizer	\$ 275.37	\$ -	\$ -	\$ 1,000.00
Kalamazoo West	\$ 97.71	\$ -	\$ -	\$ 1,000.00
AZ Sprinkle	\$ -	\$ -	\$ -	\$ 1,000.00
WJ/BS Pflizer	\$ 420.88	\$ -	\$ -	\$ -
Striker	\$ 37,579.02	\$ -	\$ -	\$ -
Stadium Park Way	\$ 2,541.74	\$ -	\$ -	\$ 1,000.00
Holiday Lanes (Delta Conf. Ct)	\$ 751.58	\$ -	\$ -	\$ -
Scanned/FedEx	\$ 9,770.54	\$ -	\$ -	\$ 1,500.00
100 Island LLC	\$ -	\$ -	\$ -	\$ 7,000.00
Vickburg Mill	\$ -	\$ -	\$ -	\$ 50,000.00
Parliament Mill/City BRA	\$ -	\$ -	\$ -	\$ 1,800.00
Subtotal Admin	\$ 75,157.95	\$ -	\$ -	\$ 140,000.00
Total	\$ 86,919.95	\$ -	\$ -	\$ 150,000.00

LBRF - Fund 643 Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Carry forward for future use	\$ 180,000.00	\$ -	\$ 150,000.00	
Contractual Other	\$ 10,000.00	\$ 1,212.20	\$ 5,000.00	
GRAND TOTAL - 643 Expenses	\$ 230,000.00	\$ 1,212.20	\$ 175,000.00	
2022 Proposed	\$ 230,000.00	\$ 1,212.20	\$ 175,000.00	
2021 Budget	\$ 180,000.00	\$ 5,032,219.28	\$ 2,862,900.00	

LBRF - Fund 643 Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
LBRF Account Revenues	\$ -	\$ -	\$ -	
TFR from Fund 247	\$ 230,000.00	\$ 947,681.55	\$ 175,000.00	
GRAND TOTAL - 643 Revenue	\$ 230,000.00	\$ 947,681.55	\$ 175,000.00	
2022 Proposed	\$ 230,000.00	\$ 947,681.55	\$ 175,000.00	
2021 Budget	\$ 180,000.00	\$ 1,491,477.68	\$ 2,842,900.00	

Project Accounts - Expenditures				
	2022 Proposed	2022 YTD	2021 Budget	
Midlink Expenses	\$ 279,000.00	\$ 220,480.32	\$ 277,000.00	
Local TIR payments to dev.	\$ -	\$ -	\$ -	
School TIR payments to dev.	\$ 18,000.00	\$ -	\$ 18,000.00	
Administrative	\$ -	\$ 394,228.34	\$ -	
TIR transfer to LBRF	\$ -	\$ -	\$ -	
Total	\$ 397,000.00	\$ 614,708.66	\$ 395,000.00	

Project Accounts - Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Midlink Revenues	\$ 395,000.00	\$ 730,387.68	\$ 395,000.00	
Local TIR	\$ 395,000.00	\$ 369,638.68	\$ 395,000.00	
School TIR	\$ -	\$ 340,749.24	\$ -	
Total	\$ 395,000.00	\$ 730,387.68	\$ 395,000.00	

Road Portage Rd Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ -	\$ 938.19	\$ -	
School TIR payments to dev.	\$ 200.00	\$ 579.61	\$ 200.00	
TIR to State BF Fund	\$ 100.00	\$ -	\$ -	
Administrative	\$ 1,800.00	\$ -	\$ 1,800.00	
Total	\$ 2,300.00	\$ 1,497.80	\$ 2,000.00	

Road Portage Rd. Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 1,000.00	\$ 654.12	\$ -	
School TIR	\$ 1,000.00	\$ -	\$ -	
Total	\$ 2,000.00	\$ 654.12	\$ -	

General Mills Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ 79,500.00	\$ 81,424.15	\$ 79,500.00	
School TIR payments to dev.	\$ 29,500.00	\$ 80,559.88	\$ 29,500.00	
Administrative	\$ 29,500.00	\$ -	\$ 29,500.00	
TIR transfer to LBRF	\$ -	\$ 220,480.32	\$ -	
Total	\$ 59,000.00	\$ 220,480.32	\$ 355,000.00	

General Mills Revenue				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 105,000.00	\$ 36,855.68	\$ -	
School TIR	\$ 290,000.00	\$ 14,806.20	\$ 1,000.00	
Total	\$ 355,000.00	\$ 51,661.88	\$ 2,000.00	

Corner @ Drake Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
TIR Payments	\$ -	\$ -	\$ -	
TIR transfer to LBRF	\$ 180,000.00	\$ 217,535.53	\$ 175,000.00	
Administrative	\$ 35,000.00	\$ -	\$ 25,000.00	
Total	\$ 205,000.00	\$ 217,535.53	\$ 200,000.00	

Corner @ Drake Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 200,000.00	\$ 213,540.78	\$ 195,000.00	
Total	\$ 200,000.00	\$ 213,540.78	\$ 355,000.00	

555 E. Eliza Street Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ -	\$ -	\$ -	
School TIR payments to dev.	\$ 100.00	\$ -	\$ 100.00	
TIR to State BF Fund	\$ 100.00	\$ -	\$ -	
Administrative	\$ 600.00	\$ -	\$ 600.00	
Total	\$ 800.00	\$ -	\$ 700.00	

555 E. Eliza Street Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 400.00	\$ 173.22	\$ 200,000.00	
School TIR	\$ 300.00	\$ 218.82	\$ -	
Total	\$ 700.00	\$ 392.04	\$ 200,000.00	

233 LLC Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
TIR Payment	\$ 2,000.00	\$ 4,758.42	\$ 2,000.00	
Administrative	\$ 1,000.00	\$ -	\$ 1,000.00	
Total	\$ 3,000.00	\$ 4,758.42	\$ 3,000.00	

233 LLC Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 3,000.00	\$ 4,941.10	\$ 400.00	
Total	\$ 3,000.00	\$ 4,941.10	\$ 700.00	

Blackbird Billiards Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
TIR Payments	\$ 500.00	\$ 295.35	\$ 500.00	
School TIR payments to dev.	\$ 50.00	\$ 651.82	\$ 50.00	
TIR to State BF Fund	\$ 100.00	\$ -	\$ -	
Administrative	\$ 400.00	\$ -	\$ 400.00	
Total	\$ 1,100.00	\$ 947.20	\$ 1,000.00	

Blackbird Billiards Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 500.00	\$ 630.00	\$ 1,000.00	
School TIR	\$ 500.00	\$ 316	\$ -	
Total	\$ 1,000.00	\$ 600.40	\$ 1,000.00	

BAI Infr Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ 5,100.00	\$ -	\$ 5,100.00	
School TIR payments to dev.	\$ 5,700.00	\$ -	\$ 5,700.00	
TIR to State BF Fund	\$ 800.00	\$ -	\$ -	
TIR to LBRF	\$ -	\$ 13,871.93	\$ -	
Administrative	\$ 1,400.00	\$ -	\$ 1,400.00	
Total	\$ 13,000.00	\$ 13,871.93	\$ 12,200.00	

BAI Infr Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 6,500.00	\$ 1,397.19	\$ 500.00	
School TIR	\$ 5,700.00	\$ -	\$ 500.00	
Total	\$ 12,200.00	\$ 1,397.19	\$ 1,000.00	

Kalamazoo West Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ 4,000.00	\$ 5,128.40	\$ 4,000.00	
Administrative	\$ 1,000.00	\$ -	\$ 1,000.00	
Total	\$ 5,000.00	\$ 5,128.40	\$ 5,000.00	

Kalamazoo West Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 5,000.00	\$ 1,133.40	\$ 6,500.00	
Total	\$ 5,000.00	\$ 1,133.40	\$ 12,200.00	

Medial Mechanics Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR payments to dev.	\$ 4,000.00	\$ 4,724.28	\$ 4,000.00	
School TIR payments to dev.	\$ 5,000.00	\$ 59.65	\$ 5,000.00	
TIR to State BF Fund	\$ 700.00	\$ -	\$ 1,000.00	
TIR to LBRF	\$ -	\$ 2,332.93	\$ -	
Administrative	\$ 1,000.00	\$ -	\$ 1,000.00	
Total	\$ 10,700.00	\$ 7,116.86	\$ 11,000.00	

Medial Mechanics Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 11,000.00	\$ 4,851.18	\$ 5,000.00	

Striker Expenses				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR Payments to dev.	\$ 754,000.00	\$ 1,485,793.25	\$ 750,000.00	
School TIR Payments to dev.	\$ 700,000.00	\$ 1,485,889.88	\$ 550,000.00	
TIR to State BF Fund	\$ 250,000.00	\$ -	\$ 150,000.00	
Administrative	\$ 50,000.00	\$ -	\$ 50,000.00	
Total	\$ 1,754,000.00	\$ 2,951,683.13	\$ 1,500,000.00	

Striker Revenues				
	2022 Proposed	2022 YTD	2021 Budget	
Local TIR	\$ 800,000.00	\$ 1,775,781.10	\$ 5,000.00	
School TIR	\$ 700,000.00	\$ -	\$ 6,000.00	
Total				

Postage Jan-March	
April-June	0.85
July-Sept.	
Oct.-Dec.	
Total \$	0.85
Printing Jan-March	
April-June	
July-Sept. \$	33.28
Oct.-Dec.	
Total \$	33.28
Office Supplies	
Total	\$ -
Contractual	
ET 2/9/22	\$ 670.00
ET 3/1/22	\$ 140.00
ET 3/25/22	\$ 166.25
ET 5/9/22	\$ 966.25
ET 6/1/22	\$ 2,006.25
ET 6/13/22	\$ 1,442.50
ET 7/12/22	\$ 305.00
ET 8/22/22	\$ 1,322.50
ET 9/16/22	\$ 547.50
ET 10/12/22	\$ 656.25
ET 11/09/22	\$ 588.75
Total \$	8,811.25
Contractual Op.	
ET 6/1/22	\$ 52.50
ET 6/13/22	\$ 1,813.75
ET 7/12/22	\$ 801.25
ET 8/22/22	\$ 1,887.50
ET 9/16/22	\$ 1,291.25
ET 10/12/22	\$ 2,031.25
ET 11/09/22	603.75
Total \$	8,481.25
Site Study	
Alcott Street 10/22	\$ 2,950.00
Total \$	2,950.00

Other contract	
Varnum (Paper city)	\$ 1,892.00
Varnum (Paper city)	\$ 1,689.50
Varnum (IPUSA)	\$ 799.00
Varnum (IPUSA)	\$ 4,557.00
Total \$	8,937.50
Communication -internal	
Network Jan.-March	412.5
Network April-June	412.5
Network July-Sept.	412.5
Network Oct.-Dec.	137.5
Total \$	1,375.00
Communication	
Total \$	-
Travel	
Walters Vicks Mill Tour 3/22	21.94
Walters Vicks Mill Tour 11/22	21.94
Total \$	43.88
Marketing	
Web. Blue Tree 6/23/22	\$ 120.00
Web. Blue Tree 10/13/22	\$ 80.00
Total \$	200.00
Employee Training	
PFAS Summit - Walters	\$35.00
Total	\$35.00
Miscellaneous	
Total \$	-
County Cost alloc.	\$ -

Salaries	
Salary R Q1	\$ 995.43
Salary M Q1	\$ 12,994.75
Fringe Q1	\$ 5,106.41
Salary R Q2	\$ 883.20
Salary M Q2	\$ 13,800.08
Fringe Q2	\$ 5,359.40
Salary Q3 R	\$ 2,976.00
Salary Q3 M	\$ 5,739.77
Fringe Q3	\$ 3,181.25
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
Total	51,036.29

Interest Expense	
	0.00
Total	0.00

\$ 81,904.30

BRA Fund 247 for 2022	Revenues	Expenses	Estimated Pending reimb.	REV-EXP
County BRA (acct 247-000-)		81,904.30		-81,904.30
Interest				0.00
Midlink local TIR tax (acct 247-001-420.00)	389,638.44	220,480.32		169,158.12
Midlink school TIR tax (acct 247-001-420.01)	340,749.24	394,228.36		-53,479
Midlink Admin chg				
General Mills local TIR (acct 247-004-420.00)	36,855.68	81,424.15	65,434.36	-110,003
General Mills school TIR (acct 247-004-420.01)	14,806.25	80,959.88	48,943.82	-115,097
General Mills Admin chg				
9008 Portage Road local TIR (acct 247-003-420.00)	654.12	918.19		-264
9008 Portage Road school TIR (acct 247-003-420.01)		579.61		-580
9008 Portage Road Admin Chg				
Corner @ Drake (247-005-420.00)	213,540.78			213,541
Corner @ Drake Admin Chg				
555 E. Eliza St. Local TIR (247-006-420.00)	172.14			172
555 E. Eliza St. School TIR (247-006-420.01)	218.82			219
555 E. Eliza St. Admin Chg				
232 LLC (247-007-420.00)	4,841.10	4,758.43		83
232 LLC Admin. Chg				
Blackbird Billiards local TIR (247-008-420.00)	616.60	295.38		321
Blackbird Billiards School TIR (247-008-420.01)	3.86	651.82		-647.96
Blackbird Billiards Admin Chg				
RAI AZO, LLC local TIR (247-009-420.00)	1,397.19			1,397.19
RAI AZO, LLC School TIR (247-009-420.01)				0
RAI Admin Chg				
Kalamazoo West Prof Ctr Local TIR (247-010)	1,133.40	5,128.40		-3,995.00
Kalamazoo West Admin. Chg				
Metal Mechanics Local TIR (247-011-420.00)	4,910.93	4,724.28		187
Metal Mechanics School TIR (247-011-420.01)		59.65		-60
Metal Mechanics Admin. Chg.				
Scanell/Project Spartan Local TIR (247-018-420.00)	50,404.06	309,153.85		-258,750
Scanell/Project Spartan School TIR (247-018-420.01)		9,245.50		-9,246
Stryker Local (247-013-420.00)	177,578.10	1,465,792.55		-1,288,214
Stryker School (247-013-420.01)		1,485,889.88		-1,485,890
Stryker Admin. Chg				
Stadium Park Way Local (247-014-420.00)	44,400.45	82,075.24	89,236.73	-126,912
Stadium Park Way School (247-014-420.01)	43,006.75			43,007
Stadium Park Way Admin Chg		35,929.00		
383 S. Pitcher St Local TIR (247-015-420.00)	12,850.12	12,429.24		421
383 S. Pitcher School TIR (247-015-420.01)	8,355.15	7,296.45		1,059
383 S. Pitcher Admin Chg				
Vickburg Mill (247-016)				
Vicksburg Mill Admin. Chg		9,989.02		
Delta Marriott (247-017) Local TIR	32,346.39			
Delta Marriott School TIR				
Delta Marriott Admin. Chg				
2 and 10 Mills St. (Environmental Work)				
Graphic Packaging Local TIR (247-019-420.00)				0
Graphic Packaging School TIR (247-019-420.01)				0
Graphic Packaging Admin Chg				
619 Porter St. (Environmental work)				
BRA ACTUAL TOTAL 2022 AS OF 11-17-2022	1,378,479.57	4,293,913.50	203,614.91	-3,119,049

2020-22 Pending remaining of approved Work Orders & Other Expenses			
WO#17 - Gen Env. Consulting, Ammend. #1		85.00	
WO#2018-1 - General Env. Consulting		20.10	
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application
Interest payment to Mi Tax Tribunal 11/24/2021		762.73	
WO# 2018-2 ET Annual Report Assistance		25	
WO# 2018-3 Website Assistance - Envirologic		42.5	
Bluetree webdesign		240	
Web Hosting		300	
WO# 2019-1 General Environmental Consulting			1,516.25
WO# 2019-3 General Env. Review 2018 Annual report			447.50
WO# 2020-1 General Environmental Review ET			7,273.75
WO#2021-1 General Env. + Admin. Envirologic		16,393.75	
WO#2022-1 General Environmental + admin		12,517.50	Remaining amount in W.O.
2020 Pending TIF Payments to Developers & other expenses			
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37	
RAI AZO School & Interest		1,234	
Fund 247 Work Order TOTAL		34,337.68	-34,337.68
Fund 643 Work Order TOTAL			1,773,288
WO#2021-2 3800 Wynn Rd General Env.		3,832.02	Remaining amount in W.O.

Pending reimbursements to Developers (with required documentation):	
General Mills (pending 11/17/22)	65,434.36
Stadium Parkway (pending 11/17/22)	89,236.73
Delta Marriott Invoices	82,473.15
Corner @ Drake 2021 TIR Overcapture	15,060.97
Scannell 2021 TIR Return	196,441.47
City of Portage Invoices (TBD)	0.00
State BF Fund Invoice (Estimate)	220,198.83
Midlink Invoices (TBD)	0.00
Total Remaining (w/remaining encumbrances TBD)	1,104,442.57

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		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
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	11,148.99		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	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Transfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00		
Transfer from Scannell pending 9/22/22	9,245.50			
<i>Transfer from General Mills 11/17/22</i>	<i>48,943.82</i>			
Subtotals	\$ 1,752,880.11	\$ 29,552.51	\$ 1,723,327.60	
	Fund 643 TOTAL to date \$ 1,723,327.60			
	Total after pending transaction			\$ 1,752,880.11