
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, January 23, 2025
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/86081189885>

Webinar ID: 860 8118 9885

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of December 19, 2024
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund**
 - i. **\$20,745.47** - FY24Q4 Reimbursement to Planning Dept
 - ii. **\$638.24** – Fishbeck Invoice 447349 (W.O. 2024-1 Gen. Env.)
 - b. **From EPA Grant Fund**
 - i. **\$2,087.83** – Fishbeck Invoice 447348 (W.O. #2 Outreach & Programmatic)
 - ii. **\$1,027.43** – Fishbeck Invoice 447355 (W.O.#18 J Smith Ent.)
 - c. **Project Business:**
 - i. **Vicksburg Mill Paper City**
 1. **\$150.43** - FY25Q1 Admin Invoice for EGLE Loan (State Fiscal Year)
 2. FY25Q1 Authorization for Staff to submit EGLE Loan Report (state fiscal year)
 3. **\$391.76** – Reimbursement to Paper City Development for FY24Q3 Loan (EGLE approved 8/23/2024)
 4. **\$20,141.96** – Reimbursement to Paper City Development for FY24Q4 Loan (EGLE approved 1/9/2025)
 7. Discussion and/or Action Calendar
 - a. **Action:** Kalamazoo Valley Habitat for Humanity
 - i. Part I & Part II Project Applications
 - ii. Fishbeck W.O. 2025 – 2 - Habitat
 - b. **Action:** Pavilion Investors, LLC Part I & Part II Project Applications
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- c. **Discussion/Action:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243
 - i. Fiscal Year 2024 Q4 Report
 - ii. General Fund Balance Investment Discussion

- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. BRA Staff met with Director Gulau 1/15/25 for KCBRA 101
- b. BOC Board Appointments Committee meeting at 1/23/25 @ 4:00 p.m.
- c. BRA Staff to present Brownfields 101 to Oshtemo Township 1/28/2025
- d. BRA Staff to present Brownfields 101 to Pavilion Township 2/10/2025
- e. KCBRA 2025 Board Retreat at Anna Whitten Hall 2/13/2025

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, February 27, 2025, at 3:00 p.m.

MEETING HELD ON THE THIRD THURSDAY OF THE MONTH

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

BOARD MEMBERS:

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

IF YOU ARE UNABLE TO ATTEND THE MEETING

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 Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, December 19, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Christopher Carew, Chad Goodwill, Jared Lutz, Monteze Morales, Kenneth Peregon, and Andrew Wenzel

Members Excused: 2

Vacancies: 1

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Macy Rose Walters, Rachael Grover

Consultant: Therese Searles & Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:03 p.m.**
2. Roll Call and Members Excused: **Six (6) of eight (8) voting members were present. Director Gulau and Director Milks were excused. There is one (1) vacancy.**
3. Approval of the Agenda:

Director Lutz moved to approve item 3, Director Carew seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of October 24, 2024

Director Lutz noted Item 1 should read as Chair Peregon started the meeting.

Director Wenzel moved to approve item 4, the minutes of October 24, 2024, as amended, Director Goodwill seconded. None opposed, motion carried.

5. Public Comments (4 minutes each)

6. Consent Agenda

- a. **From General Fund**

- i. **\$3,600.00** - Varnum Invoice 1354655 (Landscape Forms, Inc.)

- ii. **\$300.00** – W.P. Engine Invoice 07110602 (Website Platform Renewal)
- iii. **\$45.34** - Go Daddy Invoice (Website Domain Renewal)
- iv. **\$2,273.55** - Fishbeck Invoice 444673 (W.O. 2024-1 Gen. Env.)
- v. **\$2,137.50** – Varnum Invoice 1357568 (Landscape Forms, Inc.)
- vi. **\$84.00** – Staff Supplies Reimbursement (Dr. Hooks Invoice 142589)
- vii. **\$131.42** – Staff Reimbursement for Southwest Michigan First State of Economic Development Event Registration (to be held on 1/30/2025)
- viii. **\$2,792.50** – Fishbeck Invoice 445828 (W.O. 2024-1 Gen. Env.)

b. **From Local Brownfield Revolving Fund**

- i. **\$115.00** – Fishbeck Invoice 445436 (W.O.2024-2 YWCA)

c. **From EPA Grant Fund**

- i. **\$1,182.68** - Fishbeck Invoice 444752 (W.O. #2 Outreach & Programmatic)
- ii. **\$6,696.61** – Fishbeck Invoice 444701 (W.O.#19 234-238 EM, LLC)
- iii. **\$3,871.19** – Fishbeck Invoice 444702 (W.O.#18 J Smith Ent.)
- iv. **\$1,233.43** – Fishbeck Invoice 444699 (W.O. #17 Teresa’s Kitchen)
- v. **\$5,465.73** – Fishbeck Invoice 445837 (W.O. #18 J Smith Ent.)
- vi. **\$1,998.39** – Fishbeck Invoice 445835 (W.O.#19 234-238 EM, LLC)

d. **KCBRA Business:**

- i. KCBRA 2025 Meeting Calendar

e. **Project Business:**

- i. **\$39,150.00** - MEDC Invoice 2023 Project Account SET Payment
- ii. **Transfers into the Local Brownfield Revolving Fund (LBRF Fund 242)**
 - 1. \$119,331.26 – Scannell 2023 Local Tax Increment Revenue

Director Goodwill moved to approve item 6 as presented, Director Lutz seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. **Action:** Jeffrey C. Hawkins Recognition

In addition to the county and state proclamations presented on 12/17/2024, the board presented Mr. Hawkins with an award for recognition of service to brownfield redevelopment and economic development. The board thanked Mr. Hawkins for his time working with the KCBRA, 2006-2025, and acknowledged his known expertise in the community as a brownfield consultant and his impact on the education and growth of the KCBRA.

- b. **Action:** Open Roads Bike Program
 - i. Part I & Part II Project Applications
 - ii. \$2,300 - Fishbeck Invoice #442652 Reimbursement to Open Roads

Director Carew moved to approve items 7bi-7bii as presented, waiving the application fee, Director Goodwill seconded. None opposed, motion carried.

- c. **Discussion/Action:** Fishbeck **Consultant Searles presented the reports.**
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
 - iii. EPA Grant W.O. #2 Amendment No. 4 Outreach & Programmatic
Director Lutz moved to approve items 7ciii as presented, Director Wenzel seconded. None opposed, motion carried.
 - iv. Work Order 2025-1 General Environmental Services Contract
Director Goodwill moved to approve items 7civ as presented, Director Lutz seconded.

- d. **Action:** Memo of Understanding for Planning Dept & KCBRA

Discussion ensued regarding current HR policies and employee payout benefits. The board requested estimates on pay out amount scenarios.

Director Lutz moved to table item 7d, Director Wenzel seconded. None opposed, motion carried.

- e. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans
 - i. IPUSA Invoice Packet #1 total \$2,350,921.26
Director Goodwill moved to approve item 7ei as presented, Director Carew seconded. None opposed, motion carried.
 - ii. Stadium Park Way, Kalamazoo Storage Invoice Packet #2 total \$145,149.62
Discussion ensued regarding the options for reimbursement and the outcomes of the conditional approval waiver and documentation of due care compliance.
Director Wenzel moved to approve item 7eii, the full reimbursement amount presented, Director Lutz seconded. None opposed, motion carried.

- f. **Discussion/Action:** KCBRA Retreat 2025

8. Financial Reports **Staff presented the financial reports.**
 - a. **Discussion:** KCBRA General Fund 243 Report
 - b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates **Staff presented updates/reports**
 - a. 2025 EPA Grant Coalition Application submitted on 11/14/2024
 - b. KCBRA Letter of Support to Southwest Michigan First “Project Bean”
 - c. 530 S. Rose Street LBRF Funding Request Update Memo

10. Other **Sherine Miller, Ex Officio member for Kalamazoo Township announced the new township representative is now Craig Sherwood. Sherine thanked the board for the opportunity to participate and expressed interest in a township board member becoming a voting member in the future.**

11. Board Member Comments

12. Adjournment **Director Wenzel moved to adjourn at 4:26 p.m. Director Lutz seconded. none opposed, motion carried.**

Next Regular Meeting: Thursday, January 23, 2024, at 3:00 p.m.

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TELEPHONE: (269) 384-8305



Planning & Development Department
 201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007
 Phone: (269) 384-8112 • Email: RGROV@kalcounty.com

INTER-OFFICE INVOICE

BILL TO
Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

Invoice

invoice No	BRA-4-2024
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DATE	DUE DATE
12/31/24	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
12/31/24	2024 BRA administration hours - Q4 County Pay Periods 14-26 9/21/2024 - 12/27/2024 Macy Walters (243-700-20-70300-70500 Salaries, Others) (412 hrs -3 hrs for EGLE L= 409) Fringe Benefits 42.9% (243-000-710.00)	14,351.81 6,156.93	1 1	14,351.81 6,156.93
	Rachael Grover (243-700-20-70300-70400 Salary Director) (3 hours -0 EGLE L = 3) Fringe Benefits 42.9% (243-000-710.00)	165.66 71.07	1 1	165.66 71.07
THANK YOU! 😊		TOTAL --->		20,745.47



Payment Options

NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49008
 United States

Invoice : 447349
Invoice Date : 1/14/2025
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT2

For Professional Services Rendered Through 12/31/2024

WO #2024-1

	Fee	Available	Billings		
			To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	1,345.25	13,337.99	12,654.75	683.24
<i>Rate Labor</i>		673.75			
<i>Expenses</i>		9.49			
CAS 2024 - Contractual Administrative Support 2024	3,000.00	1,570.45	1,429.55	1,429.55	0.00
Grant App - EPA Grant Application	3,000.00	77.50	2,922.50	2,922.50	0.00
			Current Billings		683.24
			Amount Due This Bill		<u>683.24</u>

Total Fee : 20,000.00
To Date Billings : 17,690.04
Total Remaining : 2,309.96

GR 2024 - General Review 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
Senior Geologist					
Therese Searles	12/3/2024	0.25	105.0000	26.25	
scheduling communication with Macy	12/4/2024	0.50	105.0000	52.50	
mtg with Macy and Robert Redman re: future asks and Stadium timeline	12/5/2024	0.50	105.0000	52.50	
call/emails with Macy	12/10/2024	0.75	105.0000	78.75	
emails and review with MW	12/13/2024	0.75	105.0000	78.75	
GS WO prep, call with Macy	12/16/2024	2.50	105.0000	262.50	
LBRF planning meeting, prep and travel		5.25		551.25	
Total Therese Searles		5.25		551.25	
Total Senior Geologist		5.25		551.25	
Senior Hydrogeologist					
Jeffrey Hawkins	12/3/2024	0.25	150.0000	37.50	
LBRF retreat planning with TMS					
Staff Environmental Specialist					
Logan Mulholland	12/10/2024	0.25	85.0000	21.25	
draft TIF tables	12/11/2024	0.75	85.0000	63.75	
draft TIF tables, email shannon		1.00		85.00	
Total Logan Mulholland		1.00		85.00	
Total Staff Environmental Specialist		1.00		85.00	
Total Rate Labor				673.75	
Expenses					
<i>Account / Vendor</i>			<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Travel					
Therese Searles			8.25	1.15	9.49
Total Expenses					9.49
Total Bill Task: GR 2024 - General Review 2024					683.24

Total Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review

683.24



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 616.575.3824
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Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49008
 United States

Invoice : 447348
Invoice Date : 1/14/2025
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 12/31/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	18,100.00	4,801.78	15,386.05	13,298.22	2,087.83
Rate Labor		2,087.83			
					2,087.83
					<u>2,087.83</u>

Current Billings 2,087.83
Amount Due This Bill 2,087.83

COMM - Community Outreach & Programmatic

Rate Labor

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	18.75	95.5000	1,790.63
Staff Environmental Specialist			
Logan Mulholland	4.00	74.3000	297.20
Total Rate Labor			2,087.83
Total Bill Task: COMM - Community Outreach & Programmatic			2,087.83

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic

2,087.83



Payment Options

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 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
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Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49008
 United States

Invoice : 447355
Invoice Date : 1/14/2025
Project : 241171
Project Name : KCBRA/WO 18-J. Smith Apts-802
 N. Westnedge, 438 & 442 W. Frank,
 Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 12/31/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
PH I - Eligibility and Phase I ESA	3,000.00	267.19	2,732.81	2,732.81	0.00
PH 2 - Phase II	18,495.00	8,991.67	10,337.63	9,503.33	834.30
<i>Rate Labor</i>	834.30				
BEA - BEA/Due Care	5,000.00	4,386.70	654.50	613.30	41.20
<i>Rate Labor</i>	41.20				
BF Plan - Brownfield Plan	8,000.00	7,078.14	1,073.79	921.86	151.93
<i>Rate Labor</i>	151.93				
Current Billings					1,027.43
Amount Due This Bill					<u>1,027.43</u>

PH 2 - Phase II**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support	1.25	86.5200	108.15
Senior Geologist	1.50	121.5400	182.31
Senior Hydrogeologist	4.00	135.9600	543.84
Total Rate Labor			834.30

Total Bill Task: PH 2 - Phase II**834.30****BEA - BEA/Due Care****Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Staff Environmental Specialist	0.50	82.4000	41.20
Total Rate Labor			41.20

BF Plan - Brownfield Plan**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist	1.25	121.5400	151.93
Total Rate Labor			151.93

Total Project: 241171 - KCBRA/WO 18-J. Smith Apts-802 N. Westnedge, 438 & 442 W. Frank, Kalamazoo**1,027.43**



Planning & Development Department
 201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007
 Phone: (269) 384-8112 • Email: RAGROV@kalcounty.com

INTER-OFFICE INVOICE

BILL TO
Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

Invoice

Invoice No.	BRA-EGLE GL Q1 2025
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DATE	DUE DATE
12/31/24	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
12/31/24	2024 BRA EGLE Mill Loan admin. hours County Pay Periods 14-26 9/21/24 -12/27/24 BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (3 hours)	105.27	1	105.27
	Fringe Benefits 42.9%	45.16	1	45.16
	Rachael Grover Loan 0 hours)	-	1	-
	Fringe Benefits 42.9%	-	1	-
THANK YOU! 😊		TOTAL --->		\$ 150.43

<div style="text-align: center;"> MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM </div>	BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM 517-284-5169, DEQBrownfields@Michigan.gov
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The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

PROJECT DETAILS

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>4/1/2024</i>	End: <i>6/30/2024</i>	Quarter: <i>3 (Apr-June)</i>	Fiscal Year: <i>2024</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

EXPENDITURES

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q3 2024</i>	<i>6/30/2024</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$489.26</i>	<i>Pending</i>
<i>2278</i>	<i>7/12/2024</i>	<i>Phillips Environmental</i>	<i>Task 5</i>	<i>\$65.00</i>	<i>Pending</i>
TOTAL:				\$554.26	

PROGRESS REPORT

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$0.00</i>	<i>\$377,539.97</i>	
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$554.26</i>	<i>\$11,704.15</i>	<i>Administration</i>
<i>6. Contingency</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
TOTALS:	\$1,240,707.00	\$554.26	\$791,412.34	

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **N/A** Fiscal Year: **2024** Quarter: **3 (Apr-June)**

Describe proposed activity next quarter including proposed date to complete.
The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.
Continue Due Care Planning and Documentation for next phase of redevelopment.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

- Our interest statement is attached.
- Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement:

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
7/12/2024	2278

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
4/17/2024	Quarterly Report Preparation and budget sheet update..	0.5	130.00	65.00
Task 5 - Loan Administration		Total		\$65.00

Phone #
269-501-5079

Balance Due	\$65.00
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**PARTIAL UNCONDITIONAL
WAIVER OF LIEN**

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling **\$23,521.96 (Invoices 2278, 2279, 2283, and 2284)** for the improvement to **300/330 West Highway Street, Vicksburg, Michigan**. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of **\$23,521.96**, for labor/materials provided through September 30, 2024. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: December 17, 2024

SIGNATURE: Lisa K j Phillips Digitally signed by Lisa K j Phillips
DN: cn=Lisa K j Phillips, o, ou,
email=lphillips@phillipsenv.com, c=US
Date: 2024.12.17 16:41:03 -05'00'

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com

FW: Loan Quarterly Review Request_2018-1323_Paper City Development_FY24_Q3

○ Koop, Douglas (EGLE) <KoopD@michigan.gov>

To ● Macy R. Walters; ○ Lisa Phillips

📎 You replied to this message on 8/26/2024 10:47 AM.

↩ Reply ↩ Reply All → Forward ⋮

Fri 8/23/2024 12:16 PM

Passing on that the expenses were confirmed as eligible.

Douglas Koop
Brownfield Coordinator
Kalamazoo District Office
Michigan Department of Environment, Great Lakes, and Energy
517-245-5054 | KoopD@michigan.gov
[Follow Us](#) | Michigan.gov/EGLE



<div style="text-align: center;"> <p>MICHIGAN</p> <p>BROWNFIELD</p> <p>REDEVELOPMENT</p> <p>PROGRAM</p> </div>	<p>BROWNFIELD REDEVELOPMENT PROGRAM</p> <p>GRANT AND LOAN QUARTERLY REPORT</p> <p>AND PAYMENT REQUEST FORM</p> <p>517-284-5169, DEQBrownfields@Michigan.gov</p>
--	---

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

PROJECT DETAILS

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>7/1/2024</i>	End: <i>9/30/2024</i>	Quarter: <i>4 (July-Sep)</i>	Fiscal Year: <i>2024</i>
Name of Contact Person: <i>Ken Peregou</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

EXPENDITURES

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q3 2024</i>	<i>9/30/2024</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$100.29</i>	<i>Pending</i>
<i>2283</i>	<i>10/7/2024</i>	<i>Phillips Environmental</i>	<i>Task 2C</i>	<i>\$19,826.96</i>	<i>Pending</i>
<i>2284</i>	<i>10/7/2024</i>	<i>Phillips Environmental</i>	<i>Task 2F</i>	<i>\$315.00</i>	<i>Pending</i>
TOTAL:				<i>\$20,242.25</i>	

PROGRESS REPORT

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$20,141.96</i>	<i>\$397,681.93</i>	<i>Due care planning for potential dewatering and waste disposal sampling for approval.</i>
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$100.29</i>	<i>\$11,804.44</i>	<i>Administration</i>
<i>6. Contingency</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **N/A** Fiscal Year: **2024** Quarter: **4 (July-Sep)**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
TOTALS:	\$1,240,707.00	\$20,242.25	\$811,654.59	

Describe proposed activity next quarter including proposed date to complete.
 The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.
Continue Due Care Planning and Documentation for next phase of redevelopment.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

- Our interest statement is attached.
- Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement:

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
10/7/2024	2283

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
8/7/2024	Call with Waste Management and Steve S. regarding options and requirements for Waste Profile Renewal, including call preparation.	1.5	140.00	210.00
8/8/2024	Call with Steve and Rebecca re Waste Profile Renewal and information requirements with regard to excavation/grading plan for 2025. Request quotes for laboratory and drilling. Schedule.	2.25	140.00	315.00
8/9/2024	Correspondence with EGLE re approval for waste profile additional sampling approval under the Loan.	0.75	140.00	105.00
8/12/2024	Call with Mike Frederick regarding plans and suggestions that might impact excavation/grading areas, including utilities.	0.5	140.00	70.00
8/13/2024	Plan conceptual scope of work based on tentative grading/excavation plans.	0.75	140.00	105.00
8/14/2024	Prepare draft scope of work and associated estimates of cost with draft figures and send to Mike Frederick and Mark Robinson for review.	7.75	140.00	1,085.00
8/17/2024	Receive and review quotes. Receive and review comments on draft scope from Mike Frederick and Mark Robinson. Communicate to Rebecca L. and Steve S. with questions to allow preparation of scope of work.	2.25	140.00	315.00
8/18/2024	Revise and complete draft work plan/scope of work for client review based on comments and responses. Revise figures.	3.75	140.00	525.00
8/19/2024	Conference call re scope of work and planned excavation/grading activities. Finalize schedules with laboratory and drilling.	0.75	140.00	105.00
8/23/2024	Prepare final revisions to scope of work per client. Send.	1.75	140.00	245.00
8/27/2024	Field work prep and on site to conduct soil borings and measure in locations for drilling 08/21.	6.25	140.00	875.00
8/27/2024	Assist with soil borings and field measurements.	2.75	95.00	261.25
8/28/2024	On site for drilling and deprep from sampling and prepare samples for laboratory.	7.5	140.00	1,050.00
9/17/2024	Review laboratory report, prepare Waste Management Profile Supplement with Figures and attach to updated Waste Profile and send to Natasha for signature and submittal.	4.75	140.00	665.00
9/20/2024	Revise Waste Profile per Waste Management request to correct laboratory report and include more detail on timing and tonnage.	1.25	140.00	175.00
Loan Task 2C - Soil Management		Total		

Phone #
269-501-5079

Balance Due



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
10/7/2024	2283

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/30/2024	Receive Waste Profile approval and contact Phil Bonifer at Waste Management to request that he review the prices with regard to the 2019 bid. Receive and review revised quote. Natasha to sign.	0.75	140.00	105.00
9/12/2024	Subcontracted Drilling Services	1	1850.00	1,850.00
9/12/2024	Administrative Charge		10.00%	185.00
10/5/2024	Subcontracted Laboratory Services	1	*****	10,502.00
10/5/2024	Administrative Charge		10.00%	1,050.20
8/20/2024	Hand Auger	1	25.00	25.00
8/28/2024	Mileage (8/27 and 8/28).	6	0.585	3.51
<p style="margin-left: 40px;"> TCLP Laboratory \$ 11,552.20 Drilling \$ 2,035.00 Field \$ 1,136.25 Field Equip. & Exp. \$ 28.51 Proj. Mgt. \$ 5,075.00 TOTAL \$ 19,826.96 </p>				
Loan Task 2C - Soil Management		Total		\$19,826.96

Phone #
269-501-5079

Balance Due	\$19,826.96
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INVOICE

Terra Probe Environmental, Inc.
9209 WHITEFORD RD
OTTAWA LAKE, MI 49267

terraprobeenv@frontier.com
+1 (734) 854-7703
www.terraprobeenvironmental.com



Bill to

Lisa Phillips
Phillips Environmental
84757 28th Street
Lawton, MI 49065

Invoice details

TPE Drillers: Troy Shenofsky

Invoice no.: 24-3393
Terms: Net 30
Invoice date: 09/04/2024
Due date: 10/04/2024

#	Product or service	Description	Qty	Rate	Amount
1.		FOR WORK PERFORMED ON 8/28/24 @ 300 WEST HIGHWAY STREET, VICKSBURG, MI			
2.	Vehicle Expenses to the Site	Vehicle Expenses to the Site	1	\$250.00	\$250.00
3.	6600 Rig Full Day Rate	6600 Rig One Man Crew Full Day Rate	1	\$1,600.00	\$1,600.00

Total **\$1,850.00**

Ways to pay

BANK

Thank you for your business! We take ACH payments or checks can be mailed to 9209 Whiteford Rd, Ottawa Lake, MI 49267.

[Pay invoice](#)

View invoice online

Scan code or go to the link below to view the invoice online
[View invoice](#)

Trace Analytical Laboratories, Inc.
 2241 Black Creek Road
 Muskegon, MI 49444-2673



231-773-5998 Phone
 888-979-4469 Fax
 www.trace-labs.com

INVOICE

4090607

Page 1 of 1

Bill To: Phillips Environmental Services
 201 N. Michigan
 Vicksburg, MI 49097
 Attn: Lisa Phillips

Trace ID: 24H1940

Project Name: Paper City Development Waste

Project Manager Lisa Phillips	Terms Net 45 days	Invoice Date 09/16/24	P.O. Number		Due Date 10/31/24
Quantity	Description		Rush Fee	Unit Price	Extended Amount
20	1311 Metals TCLP Extraction			\$30.00	\$600.00
20	1311 SVOC, PEST, HERB TCLP Extraction			\$30.00	\$600.00
20	1311 VOC ZHE TCLP Extraction			\$40.00	\$800.00
20	Metals Digestion, TCLP/SPLP			\$9.00	\$180.00
20	Metals, TCLP RCRA 8 (6010) Default			\$90.00	\$1,800.00
20	PCBs EPA 8082A (Default)			\$80.00	\$1,600.00
20	Solids, Dry Weight 2974			\$7.50	\$150.00
20	SVOC 8270 TCLP			\$150.00	\$3,000.00
20	VOC 8260 TCLP			\$88.00	\$1,760.00
Additional Items					
1	Environmental Responsibility Fee			\$12.00	\$12.00
Invoice Total:					\$10,502.00

Please Note New Remit to Address:
Trace Analytical Laboratories, Inc.
PO BOX 775169
Chicago, IL 60677-5169

Invoice Number must be referenced with payment to ensure proper credit.
 If not paid within thirty (30) days, this invoice shall be subject to 1 1/2 percent (1.5%) per month service charge effective as of the date of delivery.
 In the event it is necessary to commence collection proceedings, buyer shall pay all collection costs incurred including reasonable attorney's fees.



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
10/7/2024	2284

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/31/2024	Review and reply to e-mail from Steve S. regarding dewatering and due care.	0.25	140.00	35.00
8/2/2024	Review files regarding dewatering plan and options for treatment and disposal and respond to e-mail from Steve S.	2	140.00	280.00
Loan Task 2F - Dewatering M&P		Total		\$315.00

Phone #
269-501-5079

Balance Due	\$315.00
--------------------	-----------------

**PARTIAL UNCONDITIONAL
WAIVER OF LIEN**

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling **\$23,521.96 (Invoices 2278, 2279, 2283, and 2284)** for the improvement to **300/330 West Highway Street, Vicksburg, Michigan**. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of **\$23,521.96**, for labor/materials provided through September 30, 2024. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: December 17, 2024

SIGNATURE: Lisa K j Phillips Digitally signed by Lisa K j Phillips
DN: cn=Lisa K j Phillips, o, ou,
email=lphillips@phillipsenv.com, c=US
Date: 2024.12.17 16:41:03 -05'00'

PHONE: (269) 501-5079


COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.


ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com

RE: KCBRA FY24Q4 Loan Report 2018-1323

○ Koop, Douglas (EGLE) <KoopD@michigan.gov>

To  Macy R. Walters

 You replied to this message on 1/9/2025 4:46 PM.

 Reply  Reply All  Forward 

Thu 1/9/2025 3:50 PM

Macy,

This quarterly loan report has been reviewed and approved.

Doug

Douglas Koop
Brownfield Coordinator
Kalamazoo District Office
Michigan Department of Environment, Great Lakes, and Energy
517-245-5054 | KoopD@michigan.gov
[Follow Us](#) | Michigan.gov/EGLE





With the acquisition of these 4 lots on Colby Ave from the Kalamazoo County Land Bank we at Kalamazoo Valley Habitat for Humanity (hence for KVHH) are excited to explore new modes of construction and reach into the county to serve communities that may not be getting as much attention as the city of Kalamazoo. The first site will be 1865 Colby ave. This project will be the construction of a simple, decent, energy efficient single family home which will be sold to an income qualified family. Our families fall between 30% and 80% AMI, attend HUD certified counseling, take Community Homework's home maintenance courses and contribute 150 volunteer hours as part of their home placement program.

The actual construction anticipated on this jobsite will be a modular house built by Ritzcraft Corporation. An important bit of information to note is that a modular home is different than a mobile home in that it is built to residential building standards, fixed to a permanent foundation, builds equity like any other house and does not present any challenges to a mortgage. We are a non-profit builder working to improve neighborhoods that don't have the real estate value to drive for profit development. Furthermore, we need the monthly mortgage payment to be something that falls below 35% of our homeowner partner's income.

This financial situation creates a gap we must bridge through a variety of means including grants, donations and rebates. I would love it if Kalamazoo County Brownfield Redevelopment Authority could be a part of this equation. My first ask would be that you waive the application fee associated with the second application package and consider funding a phase 1 environmental survey and ground penetrating radar (GPR). Additionally, I ask that you may consider another request in the future, if necessary, for site prep funds to bring down the cost of investing in this property. Those costs are yet to be determined as they will be informed by the result of the phase 1 survey and the GPR.

To date, KVHH has built 132 new homes, sold 218 homes, and completed 106 critical repairs. These efforts have provided affordable homeownership to 261 individuals, offering stable housing for 503 children. Volunteers have contributed over 800,000 hours of service, valued at nearly \$27 million, making a lasting impact on the community.

As the organization continues to evolve, KVHH remains committed to creating a just, inclusive, and sustainable society. Through affordable homeownership, critical repairs, and a strong commitment to diversity and sustainability, KVHH is transforming lives.

Thank you for your consideration,

Travis Meier, Director of Construction and Home Repairs

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application: 01/16/2025

Business Information

2 Name of Applicant: Kalamazoo Valley Habitat for Humanity

3 Business Address: 1126 Gull rd, Kalamazoo MI 49048

4 Business Telephone Number: 269 391 8802

5 Contact Person(s) & Title: Travis Meier

6 Contact Person(s) Telephone Number: 269 391 8802

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: tmeier@kalamazoohabitat.org

9 Entity Type:

Proprietorship	
Partnership	
Corporation	
Other (specify)	non profit

10 Describe nature and history of business: We are a non profit building single family homes for income qualified individuals.

11 List similar projects developed over the last five years (if any): 625 gayle, 1910 Ramona Ave, 220 and 216 Foresman. All single family homes that where once land bank properties

Proposed Project Site Information

12 Address(es) (if known): 1865 Colby Ave cooper township

13 Tax IDs:

14 Present Owner(s): Kalamazoo County Land Bank

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues? No

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

19 Is access to site permitted? No Yes

20 Project Type:

New	<input checked="" type="checkbox"/>
Relocation	<input type="checkbox"/>
Expansion	<input type="checkbox"/>
Rehabilitation	<input type="checkbox"/>

21 Project Size:

Parcel Size (acres):	264"x82'
Existing building area (sq ft):	0
New building area (sq ft):	1600

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

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

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

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

Tax Base Information

24 Total Investment Anticipated:

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

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

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

Signature

Date

Title

Direct office or cell number

Fax number

Email address

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:

New Construction/Site Improvements:

Eligible Brownfield Activities (Specify):

Other (Specify below):

Total Capital Investment:

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority		
Authority Grant/Loan Funding:		5500
Brownfield Plan and Act 381 Work Plan(s):		
Other Funding (example EPA Assessment grant funding):		
Michigan Department of Environment, Great Lakes, and Energy		
Brownfield Redevelopment Grant:		
Brownfield Redevelopment Loan:		
Brownfield Assessment:		
Michigan Economic Development Corporation		
Community Revitalization Program Loan and/or Grant:		
Business Development Program Loan and/or Grant:		
Total Brownfield Funding Requested:		\$ 5500 -


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

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

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

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

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

Signature		Date	01/17/2025
	Title Director of construction		
	Direct office or cell number 269 391 8802		
	Fax number		
	Email address tmeier@habitatkalamazoo.org		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

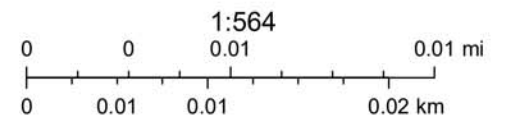
Kalamazoo County Government
Planning and Development Department
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007
Room 207

Kalamazoo County GIS



1/17/2025, 2:08:51 PM

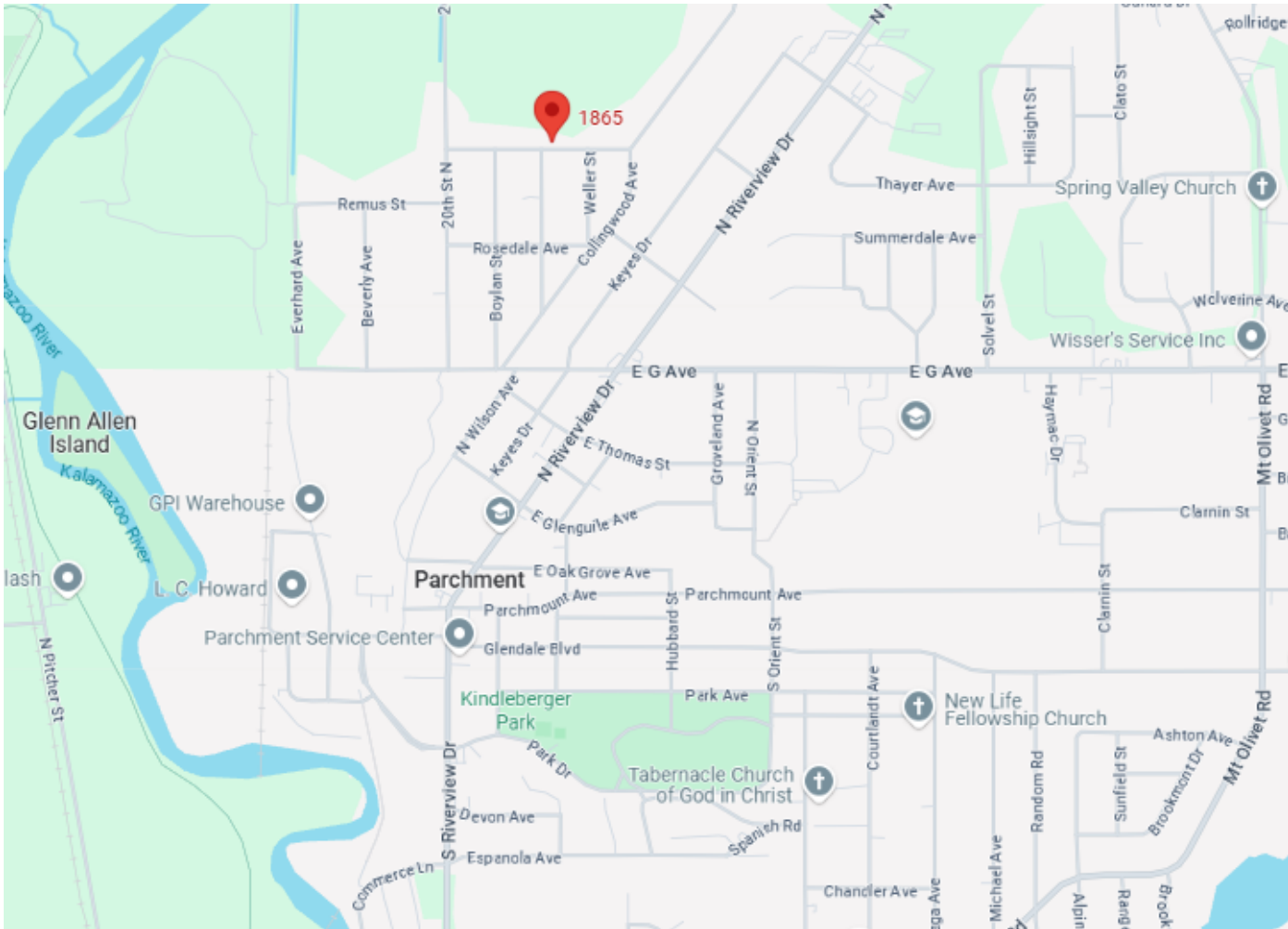
- Address Points
- 2024 Parcels
- Government Units



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Kalamazoo County

This map is for reference purposes only, and does not represent a survey or legal document. Data layers on this map are generated from individual local sources. The County makes no representation regarding the accuracy or reliability of the data contained herein.



Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 3 and assigned to FISHBECK
Work Order No. 2025-2 Dated January 23, 2025

Between

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
201 WEST KALAMAZOO AVENUE
KALAMAZOO, MICHIGAN 49007

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Habitat for Humanity Cooper Township Residential Site -1865 Colby Avenue
Funding Source: TBD

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 3, and as assigned, and as described in this "Scope of Services."

FISHBECK will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

FISHBECK and CLIENT have designated the following representatives for this "Scope of Services:"

David A. Stegink (269) 342-1100
Name (FISHBECK) Phone

Ken Peregon, Chair 269-384-8112 (County phone #)
Name (CLIENT) Phone

If CLIENT accepts this Scope of Services, please sign this Work Order on behalf of CLIENT and return to the FISHBECK Representative above:

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By David A. Stegink
Title Vice President/Brownfield Program Manager

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

The KCBRA has entered into a contract with FISHBECK for general environmental consulting services to support the KCBRA and its staff, as directed, on an as needed basis. While the funding source used to complete the requested scope of work should be evaluated by the KCBRA, it is anticipated that services would be completed under Fishbeck’s general services contract.

It is Fishbeck’s understanding that the KCBRA has received a project application from Habitat for Humanity (Habitat) seeking funding support to conduct a Phase I Environmental Site Assessment (ESA) and a Ground Penetrating Radar Survey for a residential property located at 1865 Colby Avenue in Cooper Township that Habitat wishes to purchase from the Kalamazoo County Land Bank Authority. The residential structure has been demolished and it is unknown whether buried demolition debris remains on site that could complicate redevelopment.

Phase I ESA

Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry to support acquisition of the property. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

Ground Penetrating Radar Survey

Fishbeck has also included budget to conduct a Ground Penetrating Radar (GPR) survey on the subject property. There has been mention of “urban fill” possibly being on site and it is unknown whether building foundation and demolition debris may have been buried during the demolition of the residence. A GPR survey on the entire lot is proposed and a summary report of findings will be prepared upon completion of the survey.

II. Compensation

Phase I ESA.....	\$ 3,000
GPR Survey.....	\$ <u>2,100</u>
Total	\$ 5,100

Compensation for services provided under this Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services, between FISHBECK and CLIENT and not to exceed the budget of \$5,100 without prior authorization.

III. Schedule

Fishbeck anticipates that the scope of services can be completed within four weeks from authorization to proceed.



Radisson Plaza Hotel & Suites
100 West Michigan Avenue
Suite 200
Kalamazoo, MI 49007-3960

JOE G. AGOSTINELLI, CECD
Managing Director
313.672.6943
313.672.6951 fax
joe@michigangrowthadvisors.com

January 7, 2025

Kalamazoo County Brownfield Redevelopment Authority
Attention: Macy Walters
201 W Kalamazoo Avenue
Kalamazoo, MI 49007

Re: JTB Homes Project in Pavilion Township

Dear Macy,

Enclosed please find a Part I and Part II project applications and associated supporting documentation for a new brownfield plan for the JTB Homes project in Pavilion Township. JTB Homes was founded in 2009 and is a Michigan-based home builder based in Hudsonville, MI.

JTB Homes is planning to develop a portion of the Abbey Roads property (Parcel ID 11-06-151-021 and 11-06-301-010) with 160 single family homes, 13 townhomes (51 residential units) and 64 TDN homes (Traditional Neighborhood Design homes that are alley-loaded single family homes without lot lines). The development would represent 275 new residential units in Pavilion Township, bringing Kalamazoo County closer to its goal of closing the 7,750 new-unit demand identified in W.E. Upjohn's Housing Needs Assessment. The capital investment on this project is expected to be approximately \$87,400,000 with construction to start in 2025 and all units completed by 2034. The Developer intends to deliver 32 units per year for the first 7 years, and 28 units in Year 8 and 23 units in Year 9.

This brownfield plan contemplates 40% reimbursement of eligible activities for infrastructure and site preparation costs, as well as a for-sale housing gap subsidy for 10% of units (29 total units) and interest on unreimbursed eligible activities at 3%. The total reimbursable eligible activities include \$5,000 for environmental, \$1,168,752 for site preparation costs, \$6,009,210 for infrastructure costs, a 15% contingency totaling \$1,076,694, \$30,000 for brownfield plan and work plan preparation, and \$30,000 for brownfield plan implementation. The for-sale housing subsidy is anticipated to be \$2,982,568 over a 9-year build schedule, including a \$62,472 gap per 2-person townhome (6 income qualified units), a \$140,223 gap per 3-person single-family home (16 income qualified units), and a \$52,023 gap per 3-person TDN (7 income qualified units). Interest accrual over the term of the brownfield plan at 3% is expected to be approximately \$2,285,499. The total reimbursable balance is expected to be approximately \$13,587,724. The Plan anticipates a 15-year reimbursement schedule.

The Developer intends enter into a community benefits agreement with Pavilion Township where the Developer anticipates paying the Township an annual payment equal to the approximate value of Fire millage capture as a result of the project.

MICHIGAN GROWTH ADVISORS

January 7, 2025

Page 2

A site plan for this project, as well as the eligible property are included as attachments in this Part I and Part II Applications. Thank you in advance for your support and we look forward to working with you on this project. If you have any questions or would like to discuss the project further, please do not hesitate to call.

Regards,

MICHIGAN GROWTH ADVISORS

By

Joe G. Agostinelli, CEcD
Managing Director

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type: Proprietorship
 Partnership
 Corporation
 Other (specify)

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type: New
 Relocation
 Expansion
 Rehabilitation

21 Project Size:
 Parcel Size (acres):
 Existing building area (sq ft):
 New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: Spring 2025

Completion Date: Spring 2034

23

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

Business Plan

Market Analysis

Architectural/Site Plans

Financial Commitments

Environmental Information/Reports

Tax Base Information

24 Total Investment Anticipated: \$87,400,000

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

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$337,031

27 Estimated State Equalized Value after Project Completion: \$45,089,712 (2034)

28 Full Time Equivalent (FTE) Employees:


FTE Jobs Retained: 0

FTE Jobs Created: 0

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

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

Signature



Title Land Acquisition Manager

Direct office or cell number 616.822.3146

Fax number

Email address jhainer@jtbhomes.com

Date

1/7/25

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development

Kalamazoo County Brownfield Redevelopment Authority

201 W. Kalamazoo Avenue, Room 207

Kalamazoo, MI 49007

Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:
 3 Business Address:
 4 Business Telephone Number:
 5 Contact Person(s) & Title:
 6 Contact Person(s) Telephone Number:
 7 Contact Person(s) Fax Number:
 8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):
 10 Tax IDs:
 11 Project timeline (proposed or actual):
 Start date: Completion Date:

12

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

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

Project Team

Bank/Financing:
 Legal Counsel:
 Environmental Consultant:
 Architect:
 Construction Management:
 Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$ 87,400,000"/>	-
Land:		
New Construction/Site Improvements:		87,400,000
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
<input type="text" value=""/>		
Total Capital Investment:		\$7,400,000 -

Funding Sources Requested:

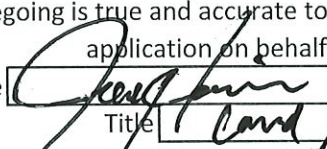
Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	
Brownfield Plan and Act 381 Work Plan(s):	
Other Funding (example EPA Assessment grant funding):	0
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	0
Brownfield Redevelopment Loan:	0
Brownfield Assessment:	0
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	0
Business Development Program Loan and/or Grant:	0
Total Brownfield Funding Requested:	\$ -

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

14 Do you intend on or anticipate appealing the property taxes for this project site? No
Yes

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

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

Signature		Date	<input type="text" value="1/7/25"/>
Title	Land Acquisition Manager		
Direct office or cell number	616 822 3146		
Fax number			
Email address	jhainer@jthomes.com		

If you have questions regarding the application, please contact:

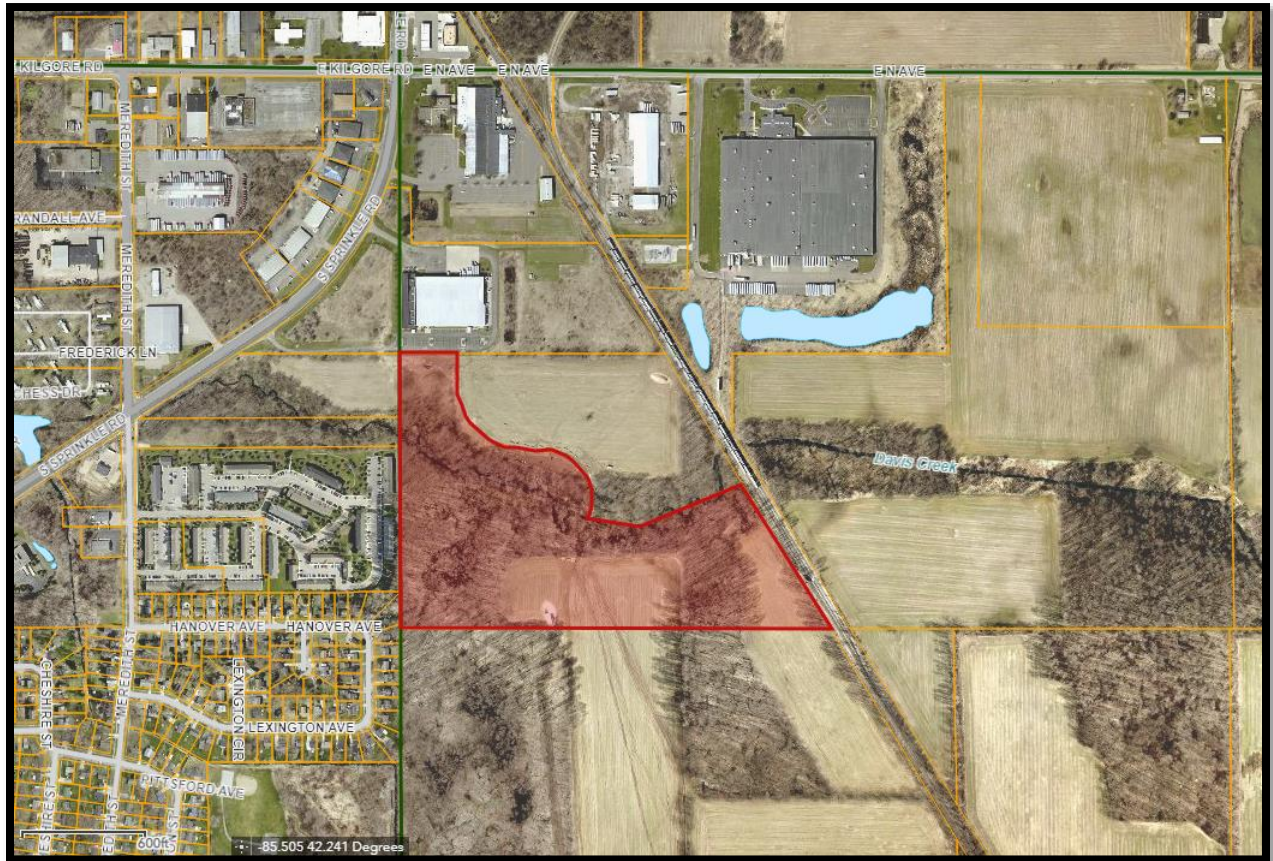
Macy Rose Walters, Brownfield Redevelopment Administrator

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

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

Figure 1

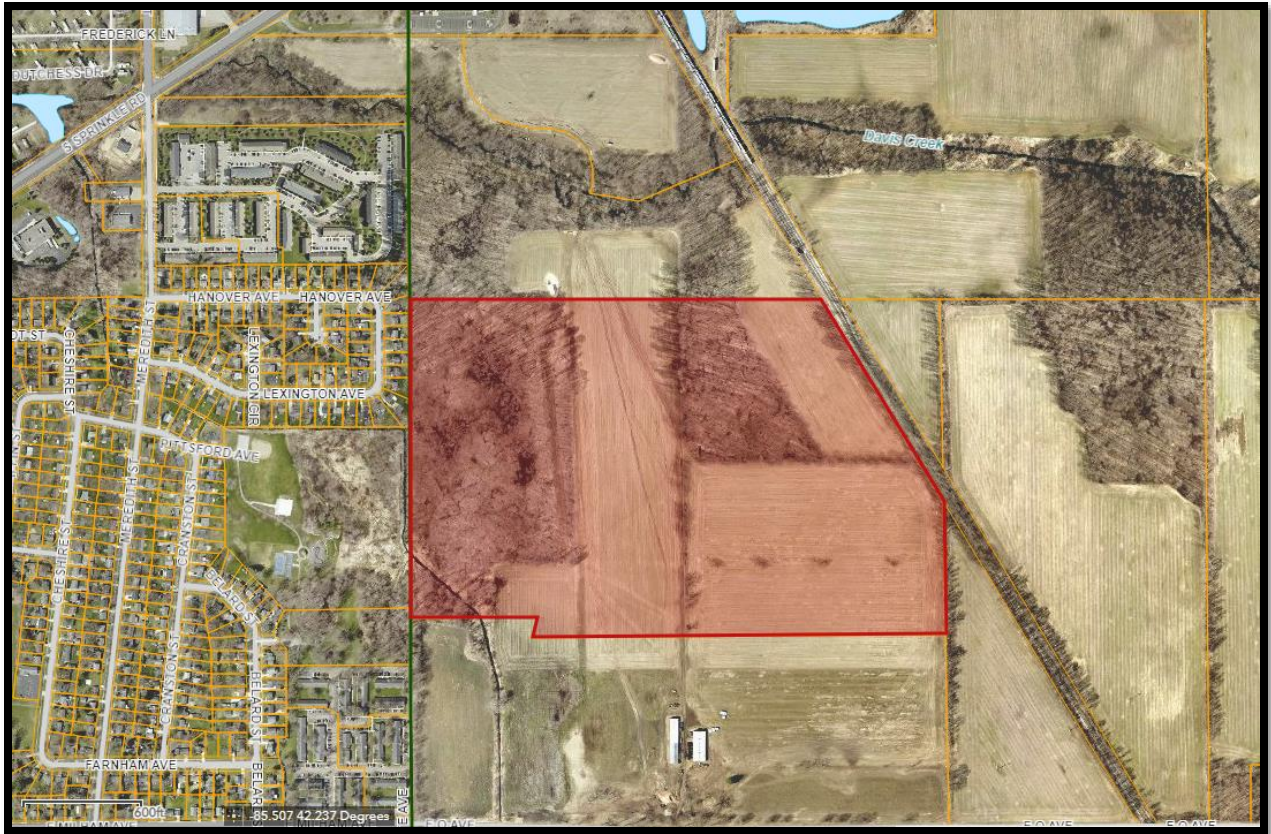
Legal Description and Eligible Property Map



No Road Frontage
Kalamazoo, MI 49048

Parcel ID: 11-06-151-021

34.580 Acres



No Road Frontage
Kalamazoo, MI 49048

Parcel ID: 11-06-301-010

101.330 Acres



Bloomington - 4-Unit



Marshwood - 4-Unit



Elevation A



Elevation B



Elevation C



Elevation D

Tannenbaum

Everdwell Series

3 Bedrooms | 2.0 Baths

1,754 - 1963 Square Feet



Elevation A



Elevation B

Tannenbaum

Everdwell Series

3 Bedrooms | 2.0 Baths

1,754 - 1963 Square Feet



Elevation C

Elevation D Coming Soon



Elevation A



Elevation B



Elevation C



Elevation A



Elevation B



Elevation C



Elevation A



Andover
Classic Series

4 Bedrooms | 2.5 Baths
1,740 Square Feet



Elevation B



www.interrahomes.com
info@interrahomes.com



Elevation A



<p>Croswell ClassicSeries</p>	<p>3 Bedrooms 2 Baths 1,430 Square Feet</p>
--	---



Elevation B





Elevation C



Croswell ClassicSeries	3 Bedrooms 2 Baths 1,430 Square Feet
----------------------------------	---



Elevation C - Stone Upgrade Option



www.interrahomes.com
info@interrahomes.com



Elevation A - Stone Upgrade Option



Linden
ClassicSeries

2 Bedrooms | 2 Baths
1,230 Square Feet



Elevation B - Stone Upgrade Option



www.interrahomes.com
info@interrahomes.com



Elevation C



Linden
ClassicSeries

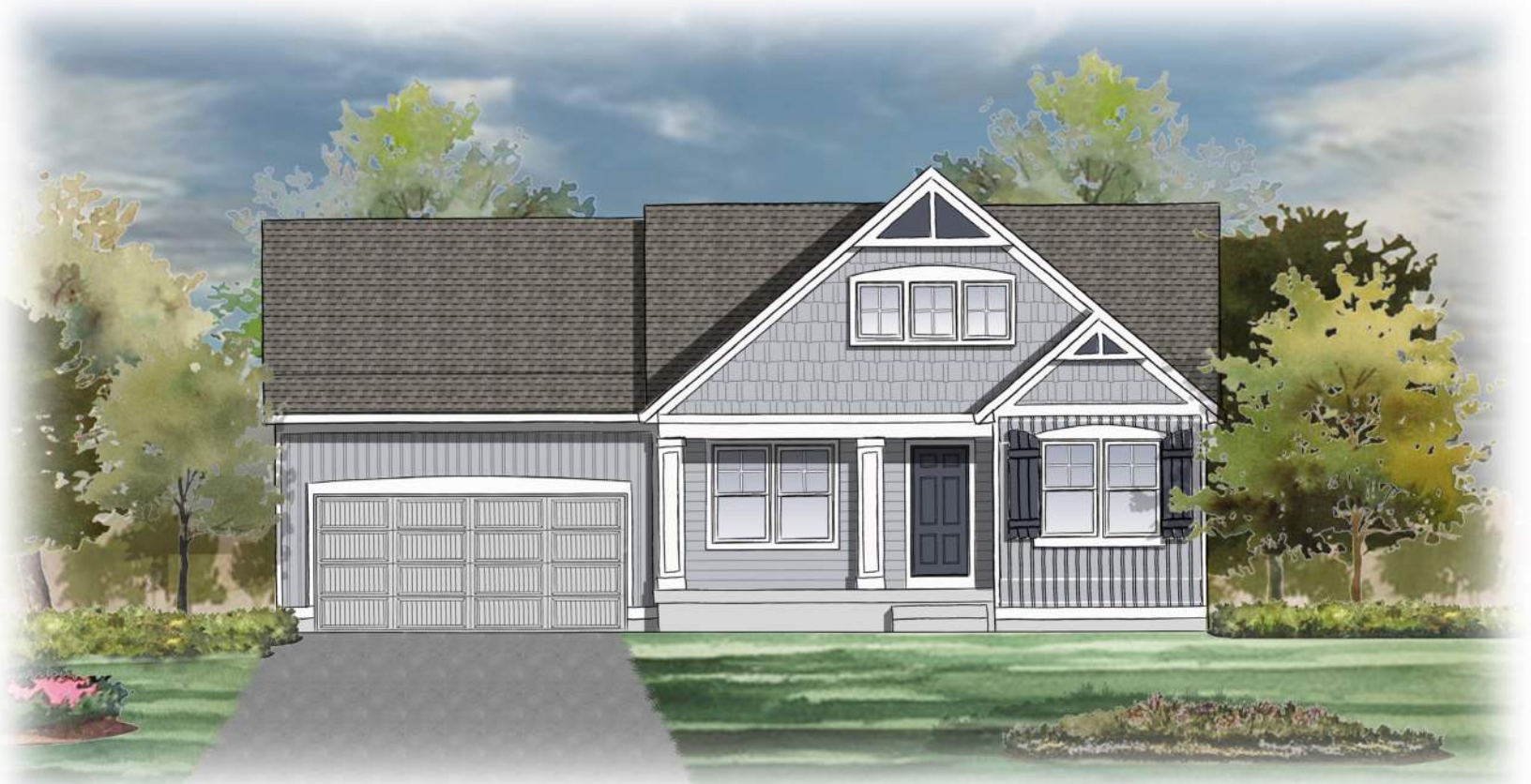
2 Bedrooms | 2 Baths
1,230 Square Feet



Elevation C - Stone Upgrade Option



www.interrahomes.com
info@interrahomes.com



Elevation A



Wilshire
ClassicSeries

3 Bedrooms | 2 Baths
1,457 Square Feet



Elevation B



www.interrahomes.com
info@interrahomes.com



Elevation A



Ashton
Select Series

4Bedrooms|2.5Baths
2,048 Square Feet



Elevation B



www.interrahomes.com
info@interrahomes.com



Elevation C



Carson
Select Series

4Bedrooms|2.5Baths
2,466 Square Feet



Elevation D



www.interrahomes.com
info@interrahomes.com



Elevation A



Cascade
Select Series

4Bedrooms|2.5Baths
2,206 Square Feet



Elevation B



www.interrahomes.com
info@interrahomes.com

Memo

TO: Macy Walters, Brownfield Redevelopment Administrator, Kalamazoo County Brownfield Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist

DATE: January 23, 2025

RE: General/LBRF Funding Updates

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: 230454 – W.O. 2023-1 and W.O. 2024-1

Update:

General Review: This month's invoice for consideration includes reimbursement review of the Delta Marriott project, a meeting with the Brownfield Administrator and Robert Redman, upcoming project discussions, and some planning for the LBRF retreat.

*Administrative Support: KCBRA has tasked Fishbeck with attending the monthly Kalamazoo County Land Bank Authority (KCLBA) meetings and reporting back to the KCBRA board on key takeaways that may be of interest to the Brownfield Authority. Fishbeck did not attend the scheduled KCLBA meeting on December 12th as the meeting was canceled due to inclement weather. **Fishbeck attended the January 9th KCLBA meeting and the board discussed the land bank's involvement in Project Freebird which is a downtown housing project anticipated to be brought to the City for a brownfield plan, indicating the sale closed by December 31, 2025 and the IPUSA project is on track and under budget. The land bank established three sub-committees: a standing financial committee, an ad hoc community land trust committee (to partner with other entities that own property and evaluate the transaction of real estate), and an ad hoc policy committee (as the scattered site brownfield plan has brought about an anticipation that brownfield policy recommendations may be warranted in the future.) Work Order 2025-1 was approved last month for 2025 services and next month's invoice (January services) will be billed under that approved budget.***

2. YWCA – 550 S. Riverview, Parchment, Michigan

Project No: 231417 – W.O. 2023-2

Update:

The approved scope of services supported through the KCBRA is nearing completion. Fishbeck has one final performance monitoring event to complete the one-year post-installation performance monitoring. During this on-site monitoring event, Fishbeck will complete training with YWCA staff on

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
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
					421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$2,147.75		
					424170	6/8/2023	\$2,226.61		
					425333	7/12/2023	\$2,294.95		
					426213	8/7/2023	\$806.25		
					427541	9/7/2023	\$1,420.00		
					429022	10/9/2023	\$963.75		
					429750	11/2/2023	\$652.50		
					431430	12/7/2023	\$585.00		
					432686	1/9/2024	\$365.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81		\$2,063.19
		Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$288.75		
					432686	1/9/2024	\$679.50		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25		\$4,716.75
		2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06		\$6,779.94
230454	2024-1	General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50		
					434692	3/12/2021	\$627.50		
					435834	4/10/2024	\$1,120.00		
					436931	5/13/2024	\$922.50		
					438958	6/18/2024	\$1,772.00		
					439225	7/9/2024	\$800.00		
					441203	8/13/2024	\$1,138.00		
					442374	9/12/2024	\$2,024.75		
					443527	10/11/2024	\$1,690.00		
					444673	11/7/2024	\$1,205.00		
					445828	12/4/2024	\$212.50		
					447349*	1/14/2025	\$683.24		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$13,337.99		\$662.01
		Contractual Administrative (2024)	\$ 3,000.00	\$ 3,000.00					
					441203	8/13/2024	\$210.00		
					442374	9/12/2024	\$273.00		
					443527	10/11/2024	\$220.50		
					444673	11/7/2024	\$351.05		
					445828	12/4/2024	\$375.00		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$1,429.55		\$1,570.45

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
		Grand App - EPA Grant Applications	\$ 3,000.00	\$ 3,000.00					
					444673	11/7/2024	\$717.50		
					445828	12/4/2024	\$2,205.00		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$2,922.50		\$77.50
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$17,690.04		\$2,309.96
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	\$10,565.50	\$10,565.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23	\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						Project Subtotal	\$13,100.00		\$108.00

General Environmental Review

Budget and Cost Summary
Budget Estimates

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight			05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	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
					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
					08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
					08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
					08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
					09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
					422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
						Project Subtotal	\$9,653.75		\$30,346.25
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
					08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
					08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
					08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
					09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
						Project Subtotal	\$14,167.98		\$6,832.02
		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
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00

how to access the online portal for monitoring and on record retention needs. Fishbeck will also be completing a final report, the Operations Maintenance and Monitoring Plan, that will be provided to YWCA, with a copy furnished to the KCBRA. Following completion of these steps, Fishbeck will essentially be “handing over the keys” of the system to YWCA. It is anticipated that all KCBRA funded services will be complete by early March.

Memo

TO: Macy Walters, Brownfield Redevelopment Administrator, Kalamazoo County Brownfield Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist

DATE: January 23, 2025

RE: FY21 EPA Grant Updates and Invoices

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: E210229 -W.O. 2, Amendment No. 4

Update:

Preparation of meeting materials and updates to the ACRES reporting database were completed this month. Work Order No. 2, Amendment No. 4 was approved last month to complete the additional programmatic requirements associated with the Assessment Grant extension. This month's invoice includes both November and December services.

2. J. Smith Laundry and Apartments, 802 N. Westnedge Ave., 438 and 442 W. Frank St., Kalamazoo, Michigan
Project No: 241171 – W.O. 18. Amendment No. 1

Update:

Jeremiah Smith Enterprises 2, LLC desires to acquire and develop the three undeveloped parcels, located at 802 N. Westnedge Avenue, 438 and 442 W. Frank Street, into J. Smith Laundry and Apartments. Most recently the project has been described as Northside Laundry. Mr. Smith has a Letter of Intent in place and has site control of the property. It is anticipated that development activities would commence in Spring of 2025 with an anticipated completion date of Spring 2026.

The initial Work Order #18 was approved in June to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July to conduct a Phase II ESA, preparation of a BEA and Due Care documentation, and preparation of a Brownfield Plan. Concurrence on site eligibility from the USEPA took much longer than anticipated, but was received on August 15, 2024. The Phase I ESA is complete and identified two Recognized Environmental Conditions (RECs): The historical use of the Subject Property as an automotive repair and service business from 1998 to 2009 was identified as an

REC. Also, the presence of fill material on the Subject Property and the 2013 identification of select PNAs in soil at levels exceeding current Part 201 GRCC was identified as an REC.

The Phase II ESA sampling of soil, groundwater, and soil gas has been completed, and the report has been finalized. The presence of petroleum-based VOCs and metals in soil and groundwater above EGLE cleanup criteria demonstrates that the parcels meet the definition of a “facility” as defined by Part 201 of NREPA. The “facility” designation indicates that the preparation of a BEA will be applicable to a new owner/operator of the parcels in order to obtain an exemption to remedial liability for pre-existing contaminant conditions and that “due care” considerations will be applicable going forward.

Meetings regarding Brownfield planning and the overall project status have occurred with Jeremiah Smith, his development partners, the City of Kalamazoo, Fishbeck and KCBRA staff. A meeting with EGLE to discuss potential support was also held. Environmental reports have been furnished to EGLE for their review in determining potential support. EGLE involvement may warrant further assessment recommendations, but that determination has yet to be made. Funding considerations and project planning is still underway. Therefore, Fishbeck has yet to receive estimates on eligible costs.

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
Budget and Cost Summary**

Number	Grant	Task	Activity	Budget Estimates		Actual			Project Budget Remaining				
				Total		Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete			
			Initial Grant Award	\$	300,000.00								
			Task 1 - Phase I ESAs	\$	45,000.00			\$	27,742.80	\$	17,257.20		
			Task 2 - Phase II ESAs and BEA/DC	\$	204,000.00			\$	161,015.29	\$	42,984.71		
			Task 3 - Brownfield Plans	\$	36,000.00			\$	65,693.37	\$	(29,693.37)		
			Task 4 - Community Outreach, Programmatic, Travel	\$	15,000.00			\$	20,458.61	\$	(5,458.61)		
				\$				\$	274,910.07	\$	25,089.93		
County		4	Personnel	\$	1,200.00			\$	-	\$	1,200.00		
County		4	Travel	\$	6,000.00		KCBRA Travel	\$	5,072.56	\$	927.44		
County		4	Supplies	\$	1,500.00			\$	-	\$	1,500.00		
County		4	Other	\$	-			\$	-	\$	-		
			County Subtotal	\$	8,700.00	County Subtotal		\$	5,072.56	County Subtotal	\$	3,627.44	
			Contractual - Envirologic Technologies, Inc.	\$	291,300.00			\$	-	\$	-		
210220	1	2	QAPP Preparation	\$	5,000.00	Invoice Total	08272	11/10/2021	\$	118.50			
							08354	12/7/2021	\$	1,440.75			
							08471	1/6/2022	\$	444.75			
							435839	4/10/2024	\$	237.54			
							436942	5/13/2024	\$	59.39			
							438963	6/18/2024	\$	190.40			
							439230	7/9/2024	\$	108.67			
						Project Subtotal			\$	2,600.00	Project Subtotal	\$	2,600.00
											Budget Returned	\$	2,400.00
												\$	-
		1	Initial Preparation	\$	2,004.00	Invoice Breakdown							
							08272	11/10/2021	\$	118.50			
							08354	12/7/2021	\$	1,440.75			
							08471	1/6/2022	\$	444.75			
						Phase Subtotal			\$	2,004.00	Phase Subtotal	\$	-
210220	1	2	QAPP - ANNUAL UPDATES	\$	596.00	Invoice Total	435839	4/10/2024	\$	237.54			
							436942	5/13/2024	\$	59.39			
							438963	6/18/2024	\$	190.40			
						Invoice Total	439230	7/9/2024	\$	108.67			
						Project Subtotal			\$	596.00	Phase Subtotal	\$	-
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$	2,500.00	Invoice Total	08661	2/18/2022	\$	132.02			
			Amendment #2 (approved 11-16-23)	\$	2,500.00		08841	4/8/2022	\$	104.56			
			Amendment #3	\$	4,300.00		08977	5/10/2022	\$	359.38			
			Amendment #4	\$	4,800.00		09127	6/13/2022	\$	341.14			
				\$	4,800.00		09389	8/18/2022	\$	209.13			
				\$	18,100.00		09619	10/12/2022	\$	41.83			
							09745	11/9/2022	\$	352.93			
							09857	12/12/2022	\$	345.06			
							09921	1/5/2023	\$	73.20			
							420295	2/16/2023	\$	189.15			
							421240	3/16/2023	\$	66.05			
							423211	5/10/2023	\$	625.56			
							424176	6/8/2023	\$	334.25			
							425337	7/12/2023	\$	286.50			
							426222	8/7/2023	\$	1,093.13			
							427546	9/7/2023	\$	334.25			
							429749	11/2/2023	\$	1,024.11			
							431429	12/7/2023	\$	209.58			
							432665	1/8/2024	\$	334.25			
							433883	2/13/2024	\$	80.125			
							434891	3/12/2024	\$	382.00			
							435833	4/10/2024	\$	286.50			
							436829	5/13/2024	\$	1,053.23			
							438957	6/18/2024	\$	320.94			
							439223	7/9/2024	\$	382.00			
						Invoice Total	441202	8/13/2024	\$	1,698.71			
						Invoice Total	442361	9/12/2024	\$	734.83			
						Invoice Total	444752	11/11/2024	\$	1,182.68			
						Invoice Total	447348*	1/14/2025	\$	2,087.83			
						Project Subtotal			\$	15,386.05	Project Subtotal	\$	2,713.95
210265	3	2	1001 2nd Street, Kalamazoo	\$	17,695.01	Invoice Total	08771	3/14/2022	\$	10,823.90			X
							08842	4/8/2022	\$	3,021.18			
							08978	5/10/2022	\$	156.15			
							09513	9/16/2022	\$	1,016.80			
						Project Subtotal			\$	15,018.03	Project Subtotal	\$	2,676.98
											Budget Returned	\$	2,676.98
												\$	-
		2	Phase II	\$	12,895.00	Invoice Breakdown	08771	3/14/2022	\$	10,823.90			
							08842	4/8/2022	\$	1,489.25			
						Phase Subtotal			\$	12,313.15	Phase Subtotal	\$	581.85
		2	BEA & Due Care	\$	4,000.00		08842	4/8/2022	\$	1,531.93			
							08978	5/10/2022	\$	156.15			
							09513	9/16/2022	\$	216.80			
						Phase Subtotal			\$	1,904.88	Phase Subtotal	\$	2,095.12
		1	Phase I ESA Update	\$	800.00		09513	9/16/2022	\$	800.00			
						Phase Subtotal			\$	800.00	Phase Subtotal	\$	-
220128	5	2	NACD - Ransom and North St.	\$	52,850.00	Invoice Total	09243	7/12/2022	\$	614.29			X
							09296	8/4/2022	\$	12,499.46			
							09409	9/7/2022	\$	2,778.21			
							09636	10/21/2022	\$	4,152.64			
							09663	11/3/2022	\$	875.04			
							09859	12/12/2022	\$	3,599.99			
							09924	1/5/2023	\$	2,881.90			
							421464	3/23/2023	\$	25,002.47			
						Project Subtotal			\$	52,404.00	Project Subtotal	\$	446.00
											Budget Returned	\$	446.00
												\$	-
		2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)	\$	11,000.00	Invoice Breakdown							
							09243	7/12/2022	\$	324.13			
							09296	8/4/2022	\$	5,677.51			
							09409	9/7/2022	\$	151.63			
							09636	10/21/2022	\$	3,480.86			
							09663	11/3/2022	\$	216.34			

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
Budget and Cost Summary**

				Phase Subtotal		\$	9,850.47	Phase Subtotal	\$	1,149.53			
2	604 N. Westnedge (Phase II, UST Site Assessment)	\$	29,350.00										
	Amendment #1	\$	7,000.00	09243	7/12/2022	\$	290.16						
	Amendment #2	\$	5,500.00	09296	8/4/2022	\$	6,821.95						
		\$	41,850.00	09409	9/7/2022	\$	2,626.58						
				09636	10/21/2022	\$	671.78						
				09663	11/3/2022	\$	658.70						
				09859	12/12/2022	\$	3,599.99						
				09924	1/5/2023	\$	2,881.90						
				421464	3/23/2023	\$	25,002.47						
				Phase Subtotal		\$	42,553.53	Phase Subtotal	\$	(703.53)			
220129	4	1,2	NACD - Church and Frank Street Parcels	\$	25,000.00	Invoice Total	09245	7/12/2022	\$	2,597.81	X		
							09295	8/4/2022	\$	11,669.06			
							09410	9/7/2022	\$	1,959.60			
							09637	10/21/2022	\$	460.06			
							429755	11/2/2023	\$	71.63			
							Project Subtotal		\$	16,758.16	Project Subtotal	\$	8,241.84
							Invoice Breakdown				Budget Returned	\$	8,241.84
											Budget Remaining	\$	-
	1		Eligibility and Phase I ESAs	\$	6,000.00		09245	7/12/2022	\$	2,443.58			
							09295	8/4/2022	\$	2,358.48			
							09410	9/7/2022	\$	1,959.60			
							09637	10/21/2022	\$	248.33			
							Phase Subtotal		\$	7,009.99	Phase Subtotal	\$	(1,009.99)
	2		GPR Surveys	\$	19,000.00		09245	7/12/2022	\$	154.23			
							09295	8/4/2022	\$	9,310.58			
							09637	10/21/2022	\$	211.73			
							429755	11/2/2023	\$	71.63			
							Phase Subtotal		\$	9,748.17	Phase Subtotal	\$	9,251.83
220154	6	3	Parchment Mill Site	\$	20,000.00	Invoice Total	09391	8/22/2022	\$	4,442.58	X		
			Amendment #1	\$	2,000.00		09515	9/16/2022	\$	3,183.01			
				\$	22,000.00		09629	10/17/2022	\$	1,806.40			
							09673	11/4/2022	\$	2,343.59			
							09860	12/12/2022	\$	3,865.38			
							09922	1/5/2023	\$	400.46			
							420293	2/16/2023	\$	115.95			
							421241	3/16/2023	\$	573.53			
							422260	4/13/2023	\$	945.75			
							423212	5/10/2023	\$	1,214.35			
							426223	8/7/2023	\$	3,109.00			
							Project Subtotal		\$	22,000.00	Project Subtotal	\$	-
230922	7	2,3	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$	8,000.00		424169	6/8/2023	\$	548.40	X		
							Project Subtotal		\$	548.40	Project Subtotal	\$	7,451.60
											Budget Returned	\$	7,451.60
											Budget Remaining	\$	-
							Invoice Breakdown						
	2		Eligibility and Asbestos Survey	\$	5,000.00		424169	6/8/2023	\$	548.40			
							Phase Subtotal		\$	548.40	Phase Subtotal	\$	4,451.60
	3		Brownfield Plan Evaluation	\$	3,000.00								
							Phase Subtotal		\$	-	Phase Subtotal	\$	3,000.00
230924	8	1,2,3	Comstock Charter Township, Comstock Center Redevelopment	\$	30,000.00	Invoice Total	424166	6/8/2023	\$	1,696.79	X		
							426125	7/19/2023	\$	2,303.21			
							426220	8/7/2023	\$	597.55			
							427544	9/7/2023	\$	818.33			
							429028	10/9/2023	\$	1,322.63			
							429757	11/2/2023	\$	10,523.93			
							431498	12/12/2023	\$	1,064.25			
							432687	1/9/2024	\$	7,673.31			
							Project Subtotal		\$	26,000.00	Project Subtotal	\$	4,000.00
							Invoice Breakdown				Budget Returned	\$	4,000.00
											Budget Remaining	\$	-
	1		Eligibility and Phase I	\$	4,000.00		424166	6/8/2023	\$	1,696.79			
							426125	7/19/2023	\$	2,303.21			
							Phase Subtotal		\$	4,000.00	Phase Subtotal	\$	-
	2		Phase II	\$	18,000.00		426220	8/7/2023	\$	597.55			
			Budget Adjustment (approved 1-18-2024)	\$	4,000.00		427544	9/7/2023	\$	818.33			
				\$	22,000.00		429028	10/9/2023	\$	1,322.63			
							429757	11/2/2023	\$	10,523.93			
							431498	12/12/2023	\$	1,064.25			
							432687	1/9/2024	\$	7,673.31			
							Phase Subtotal		\$	22,000.00	Phase Subtotal	\$	-
	2		Bea/Due Care	\$	4,000.00								
							Phase Subtotal		\$	-	Phase Subtotal	\$	4,000.00
	3		Brownfield Plan	\$	4,000.00								
			Budget Adjustment to support expanded scope of PII (1-18-24)	\$	(4,000.00)								
				\$	-		Phase Subtotal		\$	-	Phase Subtotal	\$	-
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$	15,000.00	Invoice Total	424168	6/8/2023	\$	730.55	X		
							425256	7/10/2023	\$	731.87			
							426224	8/7/2023	\$	1,036.37			
							427444	9/7/2023	\$	1,058.96			
							429203	10/10/2023	\$	546.65			

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
Budget and Cost Summary**

Line Item	Phase	Description	Amount	Invoice #	Date	Amount	Phase Subtotal	Budget Returned	Budget Remaining
				430075	11/6/2023	\$ 1,487.00			
				431026	12/4/2023	\$ 549.45			
		Project Subtotal				\$ 6,140.85		\$ 1,859.15	
		Invoice Breakdown						\$ 1,859.15	
3		Brownfield Plan Evaluation	\$ 8,000.00	424168	6/8/2023	\$ 730.55			
				425256	7/10/2023	\$ 731.87			
				426224	8/7/2023	\$ 1,036.37			
				427444	9/7/2023	\$ 1,058.96			
				429203	10/9/2023	\$ 546.65			
				430075	11/6/2023	\$ 1,487.00			
				431026	12/4/2023	\$ 549.45			
		Phase Subtotal				\$ 6,140.85		\$ -	
3		Brownfield Plan Amendment	\$ 7,000.00					\$ 7,000.00	
		Phase Subtotal				\$ -		\$ 7,000.00	
		Phase Budget Returned						\$ 7,000.00	
		Phase Budget Remaining						\$ -	
230923	10,14	3 Midlink Business Park Expansion	\$ 12,500.00	Invoice Total	424164	6/8/2023	\$ 480.25		X
				426124	7/19/2023	\$ 1,525.78			
				426219	8/7/2023	\$ 862.34			
				427542	9/7/2023	\$ 488.16			
				429024	10/9/2023	\$ 2,733.55			
				429753	11/2/2023	\$ 375.49			
				431433	12/7/2023	\$ 71.63			
		Project Subtotal				\$ 6,537.20		\$ 2,819.33	
		Invoice Breakdown						\$ 2,819.33	
				424164	6/8/2023	\$ 480.25			
				426124	7/19/2023	\$ 1,525.78			
				426219	8/7/2023	\$ 862.34			
				427542	9/7/2023	\$ 488.16			
		Phase Subtotal				\$ 3,356.53		\$ 3,143.47	
		Phase Budget Returned						\$ 3,143.47	
		Phase Budget Remaining						\$ -	
		Invoice Breakdown							
				429024	10/9/2023	\$ 2,733.55			
				429753	11/2/2023	\$ 375.49			
				431433	12/7/2023	\$ 71.63			
		Phase Subtotal				\$ 3,180.67		\$ 2,819.33	
		Phase Subtotal				\$ 3,180.67		\$ 2,819.33	
231417	13	3 YWCA, 550 S. Riverview Drive City of Parchment	\$ 23,250.00	Invoice Total	428218	9/18/2023	\$ 1,230.54		X
				429320	10/12/2023	\$ 4,757.52			
				429752	11/2/2023	\$ 2,693.54			
				431432	12/7/2023	\$ 2,903.27			
				432668	1/8/2024	\$ 1,857.40			
				433688	2/13/2024	\$ 601.14			
				434695	3/12/2024	\$ 60.89			
				435835	4/10/2024	\$ 30.39			
				436933	5/13/2024	\$ 30.39			
		Project Subtotal				\$ 14,165.08		\$ 219.61	
		Invoice Breakdown						\$ 219.61	
				428218	9/18/2023	\$ 882.23			
		Phase Subtotal				\$ 882.23		\$ 2,117.77	
		Phase Budget Returned*						\$ 2,117.77	
		Phase Budget Remaining						\$ -	
		3 PFE Testing	\$ 5,250.00	428218	9/18/2023	\$ 348.31			
				429320	10/12/2023	\$ 4,150.34			
				429752	11/2/2023	\$ 122.11			
				432668	1/8/2024	\$ 518.94			
		Phase Subtotal				\$ 5,139.70		\$ 110.30	
		Phase Budget Returned*						\$ 110.30	
		Phase Budget Remaining						\$ -	
		3 VMS Design	\$ 15,000.00	429320	10/12/2023	\$ 607.18			
				429752	11/2/2023	\$ 2,571.43			
				431432	12/7/2023	\$ 2,903.27			
				432668	1/8/2024	\$ 1,338.46			
				433688	2/13/2024	\$ 601.14			
				434695	3/12/2024	\$ 60.89			
				435835	4/10/2024	\$ 30.39			
				436933	5/13/2024	\$ 30.39			
		Phase Subtotal				\$ 8,143.15		\$ 6,856.85	
		Phase Budget Returned*						\$ 6,637.24	
		Phase Budget Returned*						\$ 219.61	
		Phase Budget Remaining						\$ (0.00)	
231418	11	1,2,3 Redman Ventures, LLC	\$ 11,200.00	Invoice Total	427548	9/7/2023	\$ 4,887.17		X
				429026	10/9/2023	\$ 1,200.18			
				429756	11/2/2023	\$ 69.55			
				431435	12/7/2023	\$ 191.00			
				434698	3/12/2024	\$ 498.53			
				435838	4/10/2024	\$ 112.80			
				436940	5/13/2024	\$ 91.16			
				438962	6/18/2024	\$ 101.98			
				441205	8/13/2024	\$ 60.77			
		Project Subtotal				\$ 7,213.14		\$ 1,943.76	
		Project Subtotal				\$ 7,213.14		\$ 1,943.76	
		Budget Returned						\$ 1,943.76	
		Budget Remaining						\$ -	
		Invoice Breakdown							
				427548	9/7/2023	\$ 2,752.09			
				429026	10/9/2023	\$ 447.91			
		Phase Subtotal				\$ 3,200.00		\$ -	
		Phase Subtotal				\$ 3,200.00		\$ -	

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
Budget and Cost Summary**

		2	ASB - Asbestos Survey	\$ 5,000.00		427548	9/7/2023	\$ 2,135.08				
						429026	10/9/2023	\$ 752.27				
						429756	11/2/2023	\$ 69.55				
										Phase Subtotal	\$ 2,043.10	
										Phase Budget Returned*	\$ 2,043.10	
										Phase Budget Remaining	\$ -	
		3	BP Eval - Brownfield Plan Evaluation	\$ 3,000.00		431435	12/7/2023	\$ 191.00				
						434698	3/12/2024	\$ 498.53				
						435838	4/10/2024	\$ 112.80				
						436940	5/13/2024	\$ 91.16				
						438962	6/18/2024	\$ 101.98				
						441205	8/13/2024	\$ 60.77				
										Phase Subtotal	\$ 1,943.76	
										Phase Budget Returned*	\$ 1,943.76	
										Phase Budget Remaining	\$ -	
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90				
						429030	10/9/2023	\$ 479.03				
						429759	11/2/2023	\$ 4,648.57				
						431439	12/7/2023	\$ 4,002.89				
						432673	1/8/2024	\$ 641.52				
						433695	2/13/2024	\$ 61.05				
						434705	3/12/2024	\$ 242.83				
						435841	4/10/2024	\$ 552.35				
						436950	5/13/2024	\$ 273.21				
						438966	6/18/2024	\$ 101.97				
						442376	9/12/2024	\$ 764.79				
										Project Subtotal	\$ 31.57	
										Budget Returned	\$ 31.57	
										Budget Remaining	\$ -	
					Invoice Breakdown							
		3	Response Activity Plan/Conceptual Site Model	\$ 17,500.00		427545	9/7/2023	\$ 799.90				
						429030	10/9/2023	\$ 143.25				
						429759	11/2/2023	\$ 4,529.19				
						431439	12/7/2023	\$ 1,577.81				
						432673	1/8/2024	\$ 276.04				
						433695	2/13/2024	\$ 61.05				
						434705	3/12/2024	\$ 212.44				
										Phase Subtotal	\$ 9,900.32	
										Phase Budget Returned*	\$ 9,900.32	
										Phase Budget Remaining	\$ -	
						429030	10/9/2023	\$ 335.78				
						429759	11/2/2023	\$ 119.38				
						431439	12/7/2023	\$ 2,425.08				
						432673	1/8/2024	\$ 365.48				
						434705	3/12/2024	\$ 30.39				
						435841	4/10/2024	\$ 552.35				
						436950	5/13/2024	\$ 273.21				
						438966	6/18/2024	\$ 101.97				
						442376	9/12/2024	\$ 764.79				
		3	Brownfield Cleanup Planning	\$ 5,000.00	Phase Subtotal			\$ 4,968.43			Phase Subtotal	\$ 31.57
										Budget Returned	\$ 31.57	
										Budget Remaining	\$ -	
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total	429758	11/2/2023	\$ 337.40				
						431438	12/7/2023	\$ 1,551.79				
						432672	1/8/2024	\$ 1,072.13				
						433694	2/13/2024	\$ 154.89				
						434704	3/12/2024	\$ 493.89				
						435840	4/10/2024	\$ 255.96				
						436949	5/13/2024	\$ 1,402.35				
										Project Subtotal	\$ 6,847.80	
										Budget Returned	\$ 6,000.00	
										Budget Returned	\$ 847.80	
										Budget Remaining	\$ -	
					Invoice Breakdown							
		2	Eligibility/HASP/SAP/HMI	\$ 7,200.00		429758	11/2/2023	\$ 337.40				
						431438	12/7/2023	\$ 1,551.79				
						432672	1/8/2024	\$ 1,072.13				
						433694	2/13/2024	\$ 154.89				
										Phase Subtotal	\$ 3,116.21	
										Phase Budget Returned*	\$ 4,083.79	
										Phase Budget Remaining	\$ -	
		3	Brownfield Plan Evaluation	\$ 3,000.00		434704	3/12/2024	\$ 493.89				
						435840	4/10/2024	\$ 255.96				
						436949	5/13/2024	\$ 1,402.35				
										Phase Subtotal	\$ 2,152.20	
										Phase Subtotal	\$ 847.80	
										Phase Budget Returned*	\$ 847.80	
										Phase Budget Remaining	\$ -	
		3	Brownfield Plan Preparation	\$ 6,000.00						Phase Subtotal	\$ 6,000.00	
										Budget Returned	\$ 6,000.00	
										Budget Remaining	\$ -	

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
Budget and Cost Summary**

		2	BEA/Due Care	\$ 5,000.00		442368	9/12/2024	\$ 82.40				
						445837	12/4/2024	\$ 530.90				
						447355	1/14/2025	\$ 41.20				
							Phase Subtotal	\$ 654.50			Phase Subtotal	\$ 4,345.50
		3	Brownfield Plan	\$ 8,000.00								
						442368	9/12/2024	\$ 219.91				
						443454	10/9/2024	\$ 416.12				
						444702	11/7/2024	\$ 95.28				
						445837	12/4/2024	\$ 190.55				
						447355	1/14/2025	\$ 151.83				
							Phase Subtotal	\$ 1,073.69			Phase Subtotal	\$ 6,926.31
241434	19	1	234/238 EM, LLC - 234 and 238 E. Michigan Ave, Kalamazoo Amendment #1	\$ 3,000.00								
				\$ 5,695.00		444701	11/7/2024	\$ 6,696.61				
				\$ 8,695.00		445835	12/4/2024	\$ 1,998.39				
							Project Subtotal	\$ 8,695.00			Project Subtotal	\$ -
							Invoice Breakdown					
		1	Eligibility/Phase I ESA	\$ 3,000.00								
						444701	11/7/2024	\$ 3,000.00				
							Phase Subtotal	\$ 3,000.00			Phase Subtotal	\$ -
		2	Hazardous Materials Inspection	\$ 5,695.00								
						444701	11/7/2024	\$ 3,696.61				
						445835	12/4/2024	\$ 1,998.39				
							Phase Subtotal	\$ 5,695.00			Phase Subtotal	\$ -
			Approved Project Budgets Subtotal	\$ 391,500.01			Invoice Total	\$ 269,837.61			Budgets Remaining	\$ 22,410.22
			Estimated Contractual Budget Remaining	\$ (100,200.01)								
			Project Budgets Returned									
							Actual Contractual Budget Remaining and un-invoiced	\$ 21,462.39			Check	\$ 291,300.00
210265	3	2	1001 2nd Street, Kalamazoo	\$ 2,676.98								
230922	7	2	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 7,451.60								
210220	1	2	QAPP Preparation	\$ 2,400.00								
230923	10	3	Midlink Business Park Expansion	\$ 5,962.80								
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 8,859.15								
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment*	\$ 9,084.92								
220128	5	2	NACD - Ransom and North St.	\$ 446.00								
231418	11	1,2,3	Redman Ventures, LLC	\$ 3,986.86								
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 9,931.89								
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 10,931.59								
231766	16	1, 2, 3	702 W. Michigan Avenue, Kalamazoo	\$ 18,776.82								
220129	4	2	NACD - Church and Frank Street Parcels	\$ 8,241.84								
230924	8	2	Comstock Charter Township, Comstock Center Redevelopment	\$ 4,000.00								
240812	17	2	Teresa's Kitchen, 1216, 1222, and 1228 S. Burdick, Kalamazoo	\$ 5,000.00								
240812	17	2	Teresa's Kitchen, 1216, 1222, and 1228 S. Burdick, Kalamazoo	\$ 1,501.73								
			Available Contractual Budget Remaining	\$ (947.83)								
			Notes:									
			*Pending									

KCBRA Fund 243 General Fund 2024 Expense Detail

1	Postage		
2	Jan-March	\$	0.99
3	April-June	\$	-
4	July-Sept.	\$	51.16
5	Oct.-Dec.	\$	-
6	Total	\$	52.15

8	Printing		
9	Jan-March	\$	28.49
10	April-June	\$	1.67
11	July-Sept.	\$	-
12	Oct.-Dec.	\$	-
13	Total	\$	30.16

15	Office Supplies		
16	Dr. Hooks	\$	84.00
17	Total	\$	84.00

19	Contractual		
20	Fishbeck 2/13/24	\$	1,142.50
21	Fishbeck 3/12/24	\$	627.50
22	Fishbeck 3/31/24	\$	1,120.00
23	Fishbeck 5/13/24	\$	922.50
24	Fishbeck 6/18/24	\$	1,772.00
25	Fishbeck 7/9/24	\$	800.00
26	Fishbeck 8/13/24	\$	1,138.00
27	Fishbeck 9/12/24	\$	2,024.75
28	Fishbeck 10/10/24	\$	1,690.00
29	Fishbeck 11/7/24	\$	1,922.50
30	Fishbeck 12/4/24	\$	2,417.50
31	Fishbeck 1/14/25	\$	638.24
32	Total	\$	16,215.49

34	Contractual Op.		
35	Fishbeck 8/13/24	\$	210.00
36	Fishbeck 9/12/24	\$	273.00
37	Fishbeck 10/10/24	\$	220.50
38	Fishbeck 11/7/24	\$	351.05
39	Fishbeck 12/4/24	\$	375.00
40	Total	\$	1,429.55

42	Site Study		
43	Open Roads 12/19/24	\$	2,300.00
44	Total	\$	2,300.00

	Contractual - Other		
	Varnum (IPUSA)	\$	155.00
	Varnum (IPUSA)	\$	712.50
	Varnum (Midlink)	\$	522.00
	Varnum (LFI)	\$	412.50
	Varnum (LFI)	\$	3,600.00
	Varnum (LFI)	\$	2,137.50
	Total	\$	7,539.50

	Communication - Internal		
	Network Jan.-March	\$	589.50
	Network April-June	\$	589.50
	Network July-Sept.	\$	595.19
	Network Oct.-Dec.	\$	591.92
	Total	\$	2,366.11

	Communication		
	Total	\$	-

	Travel		
	Staff Q1 Travel Invoice		61.71
	Total	\$	61.71

	Marketing		
	W.P. Engine	\$	300.00
	Go Daddy	\$	45.34
	Total	\$	345.34

	Employee Training		
	State of Economic Dev (1/25/24)	\$	99.00
	State of Economic Dev (1/30/25)	\$	131.42
	Total	\$	230.42

	Miscellaneous		
	Total	\$	-

	Indirect Cost alloc.		
	Total	\$	-

	Interest Expense		
	Total	\$	-

	Salaries		
	Salary R Q1	\$	662.64
	Salary M Q1	\$	15,655.36
	Fringe Q1	\$	7,000.42
	Salary R Q2	\$	552.20
	Salary M Q2	\$	14,204.54
	Fringe Q2	\$	6,330.64
	Salary Q3 R	\$	276.10
	Salary Q3 M	\$	16,773.02
	Fringe Q3	\$	7,314.08
	Salary Q4 R	\$	165.66
	Salary Q4 M	\$	14,351.81
	Fringe Q4	\$	6,228.00
	Total	\$	89,514.47

Total Expenses	\$	120,168.90
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KCBRA Admin Account Balance \$571,582.96

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund \$4,839,259.75
 Fund 242 LBRF \$4,813,084.26

MUNIS Actual MUNIS Actual

2023 MUNIS BRA TOTAL YEAR END					4,455,282.02
ESTIMATED TOTAL FUND BALANCE AS OF 12/13/24					\$7,420,158.74
2023 BRA Carry Forward Administrative Fund Balance					\$496,029.06
Administrative Fund Balance as of 1/17/25					\$571,582.96
BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
County BRA (acct 24370300-)		120,168.90		-120,168.90	MUNIS Actual, Admin Expense (D6)
Dividends	156,574.29			156,574.29	
Service Fees (application fee payments)	7,500.00				
3rd Party Reimbursements	31,648.51				
Midlink local TIR tax (acct 24370301-420.00)	427,550.13			427,550.13	
Midlink school TIR tax (acct 24370301-420.01)	492,654.42			492,654	
Midlink Admin chg					
General Mills local TIR (acct 24370304-420.00)	109,703.68	102,031.24		7,672	
General Mills school TIR (acct 24370304-420.01)				0	
General Mills Admin chg					
9008 Portage Road local TIR (acct 24370303-420.00)	4,411.79	4,159.00		253	
9008 Portage Road school TIR (acct 24370303-420.01)	3,247.64	2,834.64		413	
9008 Portage Road Admin Chg					
555 E. Eliza St. Local TIR (24370306-420.00)	32,328.06	9,717.00		22,611	
555 E. Eliza St. School TIR (24370306-420.01)	6,718.11	283.00		6,435	
555 E. Eliza St. Admin Chg					
232 LLC (24370307-420.00)	5,785.97	5,595.01		191	
232 LLC Admin. Chg					
Blackbird Billiards local TIR (24370308-420.00)	2,106.77	1,015.19		1,092	
Blackbird Billiards School TIR (24370308-420.01)	13.83	718.50		-704.67	
Blackbird Billiards Admin Chg					
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,765.48	4,608.20		157.28	
Kalamazoo West Admin. Chg					
Metal Mechanics Local TIR (24370311-420.00)	5,554.31	5,224.57		330	
Metal Mechanics School TIR (24370311-420.01)				0	
Metal Mechanics Admin. Chg.					
Scanell/Project Spartan Local TIR (24370318-420.00)	1,132,432.14	485,127.35		647,305	
Scanell/Project Spartan School TIR (24370318-420.01)	0.00			0	
Scanell/Project Spartan Admin. Chg.					
Schupan Local	31,749.47				
Schupan State	60,107.61				
Schupan Admin. Chg					
Stryker Local (24370313-420.00)	488,410.00	216,853.20		271,557	
Stryker School (24370313-420.01)	370,905.67	220,792.00		150,114	
Stryker Admin. Chg					
Stadium Park Way Local (24370314-420.00)	134,880.26			134,880	
Stadium Park Way School (24370314-420.01)				0	
Stadium Park Way Admin Chg					
383 S. Pitcher St Local TIR (24370315-420.00)	14,718.20	13,918.09		800	
383 S. Pitcher School TIR (24370315-420.01)	9,524.73	8,317.73		1,207	
383 S. Pitcher Admin Chg					
Vicksburg Mill (24370316)					
Vicksburg Mill Admin. Chg					
Delta Marriott (24370317) Local TIR	54,491.94				
Delta Marriott School TIR					
Delta Marriott Admin. Chg					
2 and 10 Mills St. (Environmental Work)					
Graphic Packaging Local TIR (24370319-420.00)	270,711.15			270,711	
Graphic Packaging School TIR (24370319-420.01)	166,589.56			166,590	
Graphic Packaging Admin Chg					
IPUSA Local TIR (24370320-420.00)	109,210.46				
IPUSA State TIR (24370320-420.01)	9,381.45				
IPUSA Admin. Charge					
KALSEE Credit Union Local TIR (24370321-420.00)	33,855.73	12,133.05			
KALSEE Credit Union State TIR (24370321-420.01)	12,341.49	11,499.46			
KALSEE Credit Union Admin. Charge					
615 W. Kalamazoo Ave. (Environmental work)	12,619.63				
619 Porter St. (Environmental work)					correction from 8/22/24
BRA ACTUAL TOTAL 2024 AS OF 1/17/25	4,189,872.85	1,224,996.13	-	2,964,877	2,964,877 7,420,159

2020-24 Pending remaining of approved Work Orders & Other Expenses				
General Fund				
WO#17 - Gen Env. Consulting, Ammend. #1			85	unused in 2017
WO#2018-1 - General Env. Consulting			20	unused in 2018
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
WO# 2018-2 ET Annual Report Assistance			25	unused in 2018
WO# 2018-3 Website Assistance - Envirologic			42.5	unused in 2018
Web Hosting (annual expense)			0 Remaining amount in W.O.	
WO# 2019-1 General Environmental Consulting			1,516.25	unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50	unused in 2019
WO# 2020-1 General Environmental Review ET			7,273.75	unused in 2020
WO#2021-1 General Env. + Admin. Envirologic			16,393.75	unused in 2021
WO#2022-1 General Environmental + admin			11,722.50	unused in 2022
WO#2023-1 General Environmental + Admin			6,780.44	unused in 2023
WO #2024-1 General Environmental + Admin			2,354.96 Remaining amount in W.O.	
Fund 243 (247) Work Order TOTAL			2,354.96	7,417,804
Local Brownfield Revolving Fund 242				
Dividends Summary for 2024	172,790		Michigan CLASS \$4.6M	
440 LLC - Funding Request		0.00	Remaining amount in W.O.	
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.	4,813,084
WO#2023-2 YWCA VMI system (GRA)		19,743.28	Remaining amount in W.O.	
WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.	
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00		
Fund 242 (643) Work Order Total			421,075.30	
total work orders & other expenses from both accounts		423,430.26		

Estimated totals for Projects w/ Pending Invoice Packets not yet submitted for Eligible Expenses to Developers (with required documentation):

Delta Marriott Invoices (estimated)	82,473.15
IPUSA (pending 11/21/24)	2,350,921.26
100 Island Ave., LLC (TBD)	
Stadium Park Way (pending 11/21/24)	145,149.62
Graphic Packaging (TBD)	
ESTIMATED Total Remaining (w/remaining encumbrances TBD)	4,839,259.75

2024 Q4 Year to Date Report

Expenditures

Expenses - 243 accounts	2024	2024 YTD	2023 Budget
Postage	100.00	52.15	100.00
Copy Charges	200.00	30.16	100.00
Contractual Services	20,000.00	16,215.49	15,000.00
Contractual Operations	10,000.00	1,429.55	11,000.00
Site Study	15,000.00	2,300.00	10,000.00
Contractual Other (legal)	12,000.00	7,539.50	9,000.00
Communication Expense	1,000.00	0.00	1,300.00
Internal Communication	2,700.00	2,366.11	2,400.00
Travel	1,000.00	61.71	1,000.00
Marketing program	1,500.00	345.34	1,000.00
Employee Training	1,500.00	230.42	2,000.00
Miscellaneous	1,500.00	0.00	500.00
Indirect Costs	15,000.00	0.00	9,400.00
Office Supply	500.00	84.00	200.00
Salary Director (RG)	6,000.00	1,656.60	5,000.00
Salaries Other (MW)	73,000.00	60,984.73	62,000.00
Fringe Benefits	35,000.00	26,873.14	25,000.00
Salaries Other (RC)	4,000.00	0.00	
Total	200,000.00	120,168.90	155,000.00

Midlink Expenses	2024 Proposed	2024 YTD
Local TIR Payments	313,200.00	0.00
School TIR Payments	65,800.00	0.00
Transfer into LBRF	0.00	0.00
Administrative	0.00	0.00
Total	379,000.00	0.00

KALSEE Expenses	2024 Proposed	2024 YTD
Local TIR Payments	0.00	12,133.05
School TIR Payments	0.00	11,499.46
Administrative	0.00	0.00
Total		23,632.51

9008 Portage Rd Expenses	2024 Proposed	2024 YTD
Local TIR Payments	1,800.00	4,159.00
School TIR Payments	200.00	2,834.64
Administrative	1,500.00	
Total	3,500.00	6,993.64

General Mills Expenses	2024 Proposed	2024 YTD
Local TIR Payments to dev.	79,000.00	102,031.24
School TIR Payments	50,000.00	0.00
Administrative	1,000.00	0.00
transfer into LBRF	0.00	
Total	130,000.00	102,031.24

555 E. Eliza Street Expenses	2024 Proposed	2024 YTD
Local TIR Payments	200.00	9,717.00
School TIR Payments	100.00	283.00
Administrative	10,000.00	0.00
Total	10,100.00	10,000.00

232 LLC Expenses	2024 Proposed	2024 YTD
TIR Payments	2,000.00	5,595.01
Administrative	12,000.00	0.00
Total	14,000.00	5,595.01

Blackbird Billiards Expenses	2024 Proposed	2024 YTD
TIR Payments	500.00	1,015.19

Revenues

Revenues - 242	2024 Actual	2023 Budget
Previous Fund 2023 Admin Tfr	496,029.06	
Dividends	156,574.29	
Service Fees	7,500.00	10,000.00
TIR Collection	Est. ADMIN	Prop. ADMIN
100 Island LLC	0.00	1,000.00
232 LLC	500.00	500.00
381/383 Pitcher	1,500.00	1,000.00
9008 Portage Rd	1,000.00	1,000.00
Blackbird	500.00	500.00
Eliza Street	10,000.00	500.00
General Mills	12,000.00	6,000.00
Graphic Packaging	23,000.00	5,000.00
Holiday Lanes (Delta Conf. Ctr)	3,000.00	2,500.00
IPUSA	15,000.00	0.00
Kalamazoo West	500.00	500.00
KALSEE	1,500.00	0.00
Kartar #6	0.00	0.00
Metal Mechanics	500.00	500.00
Midlink	37,000.00	25,000.00
Parchment Mill/City BRA	0.00	4,500.00
Scannell/FedEx	30,000.00	25,000.00
Stadium Park Way	7,000.00	4,000.00
Stryker	57,000.00	65,000.00
Vicksburg Mill	0.00	0.00
Subtotal Admin	200,000.00	142,500.00
	860,103.35	152,500.00

Midlink Revenues	2024 Proposed	2024 YTD
Local TIR	395,000.00	427,550.13
School TIR	0.00	492,654.42
Total	395,000.00	920,204.55

KALSEE Revenues	2024 Proposed	2024 YTD
Local TIR	0.00	33,855.73
School TIR	0.00	12,341.49
Total		46,197.22

9008 Portage Rd. Revenues	2024 Proposed	2024 YTD
Local TIR	1,000.00	4,411.79
School TIR	1,000.00	3,247.64
3rd Party Reimbursement		13,475.38
Total	2,000.00	21,134.81

General Mills Revenue	2024 Proposed	2024 YTD
Local TIR	85,000.00	109,703.68
School TIR	50,000.00	0.00
Total	135,000.00	109,703.68

555 E. Eliza Street Revenues	2024 Proposed	2024 YTD
Local TIR	500.00	32,328.06
School TIR	100.00	6,718.11
Total	600.00	39,046.17

232 LLC Revenues	2024 Proposed	2024 YTD
Local TIR	3,000.00	5,785.97
Total	3,000.00	5,785.97

Blackbird Billiards Revenues	2024 Proposed	2024 YTD
Local TIR	500.00	2,106.77

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School TIR Payments	100.00	718.50
Administrative	23,000.00	0.00
Total	23,600.00	1,733.69

Kalamazoo West Expenses	2024 Proposed	2024 YTD
Local TIR Payments	4,000.00	4,608.20
Administrative	15,000.00	0.00
Total	19,000.00	4,608.20

Metal Mechanics Expenses	2024 Proposed	2024 YTD
Local TIR Payments	4,000.00	5,224.57
School TIR Payments to dev.	5,000.00	0.00
Administrative	500.00	0.00
Total	9,500.00	5,224.57

Stryker Expenses	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	750,000.00	216,853.20
School TIR Payments to dev.	535,000.00	220,792.00
TIR to State BF fund	150,000.00	0.00
Administrative	37,000.00	0.00
Total	1,472,000.00	437,645.20

Stadium Park Way Expenses	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	48,000.00	0.00
School TIR Payments	66,500.00	0.00
LBRF	12,500.00	0.00
Administrative	500.00	0.00
Total	127,500.00	0.00

381/383 S. Pitcher Expenses	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	16,500.00	13,918.09
School TIR Payments	11,500.00	8,317.73
Administrative	0.00	0.00
Total	28,000.00	22,235.82

Delta Marriott Holiday Lanes	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	19,700.00	0.00
School TIR Payments	22,500.00	0.00
Sch. TIR to State BF fund	3,300.00	0.00
Administrative	0.00	0.00
Total	45,500.00	0.00

Vicksburg Mill	2024 Proposed	2024 YTD
Contractual Other (Legal)	0.00	0.00
Total	0.00	0.00

Scannell/FedEx	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	327,000.00	485,127.35
School TIR Payments	0.00	0.00
Administrative	30,000.00	0.00
Total	357,000.00	485,127.35

Graphic Packaging Expense	2024 Proposed	2024 YTD
Local TIR Payments to dev.	120,000.00	0.00
School TIR Payments	120,000.00	0.00
Administrative	500.00	0.00
Total	240,500.00	0.00

IPUSA	2024 Proposed	2024 YTD
Local TIR Payments	0.00	0.00
School TIR Payments	0.00	0.00
Administrative	0.00	0.00
LBRF	0.00	0.00
Total	0.00	0.00

School TIR	500.00	13.83
Total	1,000.00	2,120.60

Kalamazoo West Revenues	2024 Proposed	2024 YTD
Local TIR	5,000.00	4,765.48
Total	5,000.00	4,765.48

Metal Mechanics Revenues	2024 Proposed	2024 YTD
Local TIR	5,000.00	5,554.31
School TIR	6,000.00	0.00
Total	11,000.00	5,554.31

Stryker Revenues	2024 Proposed	2024 YTD
Local TIR	800,000.00	488,410.00
School TIR	700,000.00	370,905.67
Total	1,500,000.00	859,315.67

Stadium Park Way Revenues	2024 Proposed	2024 YTD
Local TIR	55,000.00	134,880.26
School TIR	76,000.00	0.00
Total	131,000.00	134,880.26

381/383 S. Pitcher Revenues	2024 Proposed	2024 YTD
Local TIR	17,000.00	14,718.20
School TIR	12,000.00	9,524.73
Total	29,000.00	24,242.93

Delta Marriott/Holiday Lanes	2024 Proposed	2024 YTD
Local TIR	22,000.00	54,491.94
School TIR	26,000.00	0.00
Total	48,000.00	54,491.94

Vicksburg Mill	2024 Proposed	2024 YTD
Local TIR	0.00	0.00
School TIR	0.00	0.00
3rd Party Reimbursements	0.00	0.00
Total	0.00	0.00

Scannell/FedEx	2024 Proposed	2024 YTD
Local TIR	352,000.00	1,132,432.14
School TIR	0.00	0.00
Total	352,000.00	1,132,432.14

Graphic Packaging Revenue	2024 Proposed	2024 YTD
Local TIR	125,000.00	270,711.15
State TIR	120,000.00	166,589.56
Total	245,000.00	437,300.71

IPUSA	2024 Proposed	2024 YTD
Local TIR	0.00	109,210.46
School TIR	0.00	9,381.45
Total	0.00	118,591.91

Schupan	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	0.00	0.00
School TIR Payments	0.00	0.00
Administrative	0.00	0.00
Total	0.00	0.00

Schupan	2024 Proposed	2024 YTD
Local TIR	0.00	31,749.47
School TIR	0.00	60,107.61
Total	0.00	91,857.08

100 Island Ave	2024 Proposed	2024 YTD
Administrative	3,000.00	0.00
Plan Related Expenses	0.00	0.00
Total	3,000.00	0.00

100 Island Ave	2024 Proposed	2024 YTD
3rd Party Reimbursement	0.00	5,553.50
	0.00	0.00
Total	0.00	5,553.50

615 W. Kalamazoo Ave	2024 Proposed	2024 YTD
Administrative	0.00	0.00
Plan Related Expenses	0.00	0.00
Total	0.00	0.00

615 W. Kalamazoo Ave	2024 Proposed	2024 YTD
3rd Party Reimbursement	0.00	12,619.63
	0.00	0.00
Total	0.00	12,619.63

Vicksburg Mill	2024 Proposed	2024 YTD
Administrative	0.00	0.00
Total	0.00	0.00

Vicksburg Mill	2024 Proposed	2024 YTD
Local TIR	0.00	0.00
School TIR	0.00	0.00
Total	0.00	0.00

AJZ Sprinkle Expenses	2024 Proposed	2024 YTD
Local TIR Payments to Dev.	0.00	0.00
School TIR Payments to dev.	0.00	0.00
TIR to State BF fund -N/A	0.00	0.00
Administrative	0.00	0.00
Total	0.00	0.00

AJZ Sprinkle Revenues	2024 Proposed	2024 YTD
Local TIR		0.00
School TIR		0.00
Total		0.00

Packment Mill/ City BRA	2024 Proposed	2024 YTD
Administrative	4,500.00	0.00
Total	4,500.00	0.00

Parchment Mill/ City BRA	2024 Proposed	2024 YTD
Local TIR	0.00	0.00
School TIR	0.00	0.00
Total	0.00	0.00

EGLE Loan Expenditures	2024 Proposed	2024 YTD
Salaries, other	0.00	134.96
Salaries, Director	0.00	441.32
Fringe	0.00	234.89
Contractual Services	0.00	322,258.51
Reserve for Future Use	0.00	0.00
Admin Expenses	0.00	0.00
Interest Expense	0.00	0.00
Total	0.00	323,069.68

EGLE Loan Revenues	2024 Proposed	2024 YTD
Interest on Investments	0.00	41,323.34
Total	0.00	41,323.34

EPA Grant Expenditures	2024 Proposed	2024 YTD
Contractual	97,000.00	55,950.29
Travel	2,000.00	75.00
Salaries	600.00	
Fringe	200.00	
Supplies	500.00	
Total	100,300.00	56,025.29

EPA Grant Revenues	2024 Proposed	2024 YTD
Fed Grant Rev	99,500.00	96,585.94
Total	99,500.00	96,585.94

	2024 Proposed	2024 YTD
GRAND TOTAL - 243 Expenses	3,167,000.00	1,604,091.10

	2024 Proposed	2024 YTD
GRAND TOTAL - 242 Revenues	3,817,203.35	4,327,782.13

LBRF - Fund 643 Expenses

LBRF Account Expenses	2024 Proposed	2024 YTD
Carry forward Work Order	180,000.00	0.00
Contractual Other	50,000.00	114,371.66
Total	230,000.00	114,371.66

LBRF - Fund 643 Revenues

LBRF Account Revenues	2024 Proposed	2024 YTD
Dividends	0.00	172,789.91
Stadium Parkway	100,000.00	0.00
Stryker	130,000.00	245,614.16
9008 Portage Road	0.00	2,834.64
KALSEE	0.00	2,036.46
Scannell	0.00	119,331.26
Total	230,000.00	542,606.43

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP
LBRF 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
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00
Transfer from Metal Mechanics 9/27/21	632.18		632.18
Transfer from RAI Jets 10/28/21	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	-225.00
Transfer from Scannell 9/22/22	9,245.50		9,245.50
Transfer from General Mills 11/17/22	48,943.82		48,943.82
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00
Transfer from 9008 Portage Road 8/24/23	458.41		458.41
Transfer from RAI Jets pending 8/24/23	9,033.35		9,033.35
Transfer from Stadium Park Way 8/24/23	57,124.21		57,124.21
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		2,254,385.84
Transfer from Midlink Business Park 10/26/23	776,830.38		776,830.38
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	
Fishbeck WO#2023-2 YWCA 3/13/24		87,897.02	
Fishbeck WO #2023-2 YWCA 4/10/24		1,384.65	
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/24		10,292.01	
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65		
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11		
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72		
Fishbeck WO #2023-2 YWCA 7/9/24		537.50	
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92		
Transfer from KALSEE Credit Union 8/22/24	2,036.46		
Transfer from Stryker 8/22/24	245,614.16		
Dividends from Michigan CLASS investment \$4.6 M 8/31/24	21,303.34		
Transfer from 9008 Portage Road 9/26/23	2,834.64		
Dividends from Michigan CLASS investment \$4.6 M 9/30/24	20,186.23		
Fishbeck WO #2023-2 YWCA 10/10/24		437.55	
Dividends from Michigan CLASS investment \$4.6 M 10/31/24	19,822.86		
Transfer from Scannell 11/21/24	119,331.26		
Dividends from Michigan CLASS investment \$4.6 M 11/30/24	18,767.70		
Fishbeck WO #2023-2 YWCA 12/2/24		115.00	
Dividends from Michigan CLASS investment \$4.6 M 12/31/24	18,908.38		
Subtotals	5,393,318.73	159,159.17	5,234,159.56
Fund 242 TOTAL to date \$ 5,234,159.56			

Estimated amount less encumbrances	4,813,084.26	<i>See Expense Detail 2024 for outstanding workorders</i>	
Total Dividend Deposits for 2024 Year to Date	172,789.91		
Total Project Revenues for 2024 Year to Date	369,816.52		
Total Project Expenses for 2024 Year to Date	117,641.81		