KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: PLACE OF MEETING: TIME: Thursday, October 26, 2023 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A 3:00 pm AGENDA

Please click the link below to join the webinar: https://us02web.zoom.us/j/89476424862 Webinar ID: 894 7642 4862

- 1. Call to Order: 3:00
- 2. Roll Call and Members Excused
- 3. Approval of the Agenda
- 4. Approval of Minutes: BRA Minutes of September 28, 2023
- 5. Public Comments (4 minutes each)
- 6. Disclosure of Interest Statement(s)
- 7. Consent Agenda
 - a. From General 243 Fund
 - i. **\$20,753.09** FY23Q3 Administrative Reimbursement to Planning Dept (County Fiscal Year)
 - ii. **\$963.75** Fishbeck Invoice 429022 (WO2023-1 Gen. Environmental)
 - b. Project Business
 - i. **\$876.39** FY23Q4 EGLE Grant/Loan Admin Invoice (State Fiscal Year)
 - ii. Q4 FY 2023 Authorization for Staff to Submit to EGLE Grant & Loan Reports (State Fiscal Year)
 - c. EPA Grant
 - i. \$1,666.04 Director Reimbursement for Brownfields Conference
 - ii. \$1,208.31 Staff Reimbursement for Brownfields Conference
 - iii. \$2,733.55 Fishbeck Invoice 429024 (W.O.#10 Midlink Expansion)
 - iv. \$4,757.52 Fishbeck Invoice 429320 (W.O. #13 YWCA)
 - v. \$546.65 Fishbeck Invoice 429203 (W.O. #9 555 Eliza Street)
 - vi. \$1,322.63 Fishbeck Invoice 429028 (W.O. #8 Comstock Center)
 - vii. **\$1,200.18 –** Fishbeck Invoice 429026 (W.O. #11 Redman Ventures)
 - viii. \$479.03 Fishbeck Invoice 429030 (W.O. #12 Legacy Senior Living)

8. Discussion and/or Action Calendar

- a. **Discussion:** Fishbeck
 - i. 555 Eliza Street LBRF Funding Request Evaluation
 - ii. General Environmental & EPA Grant Memos with Budget Summaries
 - iii. Work Order 2023-2 YWCA Vapor Mitigation System
- b. Discussion: General Environmental Contract Expiring 12/2023
- c. **Discussion/Action:** KCBRA Committee Meetings in 2023
- d. Action: EGLE National PFAS Summit December 5-7, 2023 \$35 Staff Registration
- e. Action: Developer Tax Increment Financing Reimbursements
 - i. **\$7,246.63** Stryker 5th Developer Reimbursement (2022 Local)
 - ii. **\$9,269.71** to KCBRA from Stryker 2022 Local, Plan Related Expenses
 - iii. **\$622,628.77** Scannell 2nd TIF Reimbursement (2022 Local)
- f. Action: Transfers to the LBRF (fund 242)
 - i. **\$22,618.90 –** Stryker 1st LBRF Transfer 2021 State TIF
 - ii. \$2,231,766.94 Stryker 2nd LBRF Transfer 2022 Local TIF
 - iii. **\$776,830.38** Midlink Business Park 2nd LBRF Transfer 2022 TIR (\$424,073.12 State & \$342,757.26 Local)

9. Financial Reports

a. **Discussion:** Fund 243 Q3 Report and Fund 242 Summary

10. Staff Report/Updates

- a. Pending LBRF Requests at November 16, 2023 meeting
- b. Pending Midlink Development Agreement Amendment #3 w/ Schupan
- c. Pending YWCA Grant Repayment Agreement
- d. Pending IPUSA & KCLBA Reassignment Agreement
- 11. Committees times dates and places
 - b. Land Bank Report next meeting, Thursday, November 9th, 2023, at 8:30 a.m.
 - c. Project/Finance Committee Thursday, November 9th, 2023, 4:00 p.m.
 - d. Executive Committee TBD
- 12. <u>Other</u>
- 13. Board Member Comments
- 14. Adjournment

Next Meeting: Thursday, November 16th, 2023, at 3:00 p.m.

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at <u>www.kalcountybrownfield.com</u> 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: PLACE OF MEETING: TIME: Thursday, September 28, 2023 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A 3:00 pm DRAFT - MINUTES

Present: Christopher Carew, Connie Ferguson, Jared Lutz, Jodi Milks, Wei Wang, and Andrew Wenzel

Members Excused: Gary Barton, Monteze Morales, and Kenneth Peregon

Vacancies: none

Kalamazoo Township: Steven Leuty

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 8

- 1. <u>Call to Order</u>: Director Wenzel called the meeting to order at 3:03 p.m. and noted that the meeting is being recorded.
- 2. <u>Roll Call and Members Excused</u>: Gary Barton, Monteze Morales, and Kenneth Peregon were excused. Director Wang arrived at 3:22 p.m.
- 3. Approval of the Agenda:

Item 8di was moved to the first item of the Agenda, Midlink Amendment #4. Lutz motioned to approve item 3, as amended. Milks seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of August 24, 2023

Ferguson moved to approve item 4. Carew seconded. None opposed, motion carried.

- 5. Public Comments (4 minutes each) None
- 6. Disclosure of Interest None
- 7. Consent Agenda Invoices
 - a. From General 243 Fund
 - i. \$1,420.00 Fishbeck Invoice 427541 (W.O. 23-1 General Environmental)
 - ii. \$527.00 Varnum Invoice 1312333 (IPUSA)
 - iii. **\$195.00** Staff Water Infrastructure Conference Registration Reimbursement

- iv. **\$24.56** Staff Travel Invoice (Vicksburg Mill EGLE Grant Final Tour)
- v. **\$80.00** Blue Tree Web Design Invoice 2309221603 (website update)
- b. Project Business
 - i. **\$20,722.50 –** State Brownfield Fund MEDC Invoice 2022
 - ii. **\$1,105.00 -** FY23 Q3 Reimbursement to Paper City Development, LLC (EGLE Loan)
- c. EPA Grant
 - i. **\$55.00** Staff Black Business Expo Registration
 - ii. **\$1,058.96 –** Fishbeck invoice 427444 (W.O. #9 555 Eliza Street)
 - iii. **\$488.16 –** Fishbeck invoice 427542 (W.O. #10 Midlink Expansion)
 - iv. \$818.33 Fishbeck invoice 427544 (W.O. #8 Comstock Center)
 - v. \$1,230.54 Fishbeck invoice 428218 (W.O. #13 YWCA)
 - vi. \$4,887.17 Fishbeck invoice 427548 (W.O. #11 Redman Ventures)
 - vii. **\$799.90 –** Fishbeck invoice 427545 (W.O. #12 Legacy Senior Living)
 - viii. \$334.25 Fishbeck invoice 427546 (W.O. #2 Outreach & Programmatic)

Ferguson motioned to approve item 7, the Consent Agenda, Lutz seconded. None opposed, motion carried.

- 8. Discussion and/or Action Calendar
 - d. **Discussion/Action**: Fishbeck
 - i. Midlink Brownfield Plan Amendment #4

Discussion ensued about an existing purchase agreement between Midlink and Schupan which specifies Schupan's reimbursement from Schupan designated parcels only.

Lutz motioned to approve item 8di as presented, Milks seconded. A Roll call vote was taken 5 Yes, 0 No, motion carried.

a. Discussion/Action: Q Corners, LLC, Project Application(s) Part I & Part II Milks motioned to approve item 8a, Carew seconded. A roll call vote was taken, 4 Yes, 0 No, Director Lutz abstained, motion carried.

- b. Discussion/Action: 702 W. Michigan Ave.
 - i. Project Application(s) Part I & Part II
 - ii. Fishbeck Work Order #16

Discussion ensued regarding the Developer's request for full grant funding. The Authority determined it appropriate to waive the application fee and detail a partial pay back (EPA Grant eligibility/reliance and Phase I environmental assessment) from the developer if they do not follow the terms of an updated Reimbursement Agreement.

Lutz motioned to approve items 8bi-bii, waiving the application fee, contingent upon an updated signed Reimbursement Agreement, Carew seconded. A roll call vote was taken, 6 Yes, 0 No, motion carried.

- c. **Discussion/Action**: Urban Exposure Initiative
 - i. Project Application(s) Part I & Part II
 - ii. Fishbeck Work Order #15

The Developer requested the Authority consider waiving the application fee.

Carew motioned to approve item 8ci-cii, waiving the payment of the application fee, Lutz seconded. A roll call vote was taken, 6 Yes, 0 No, motion carried.

- d. Discussion/Action: Fishbeck
 - ii. General Environmental Memo & Billings Summary
 - iii. EPA Grant Memo & Billings Summary

Fishbeck presented the reports.

- e. Discussion/Action: LC Howard Invoice Packet Review Lutz motioned to approve item 8e, sending a letter of recommendation to the City of Parchment Brownfield Redevelopment Authority. Ferguson seconded, none opposed, motion carried.
- f. Discussion/Action: LBRF Funding Terms & Conditions Wang motioned to approve item 8f, Milks seconded. None opposed, motion carried.

g. Discussion/Action: LBRF Policy Revision Version 2.3

Director Ferguson recommending amending the document to include a period or semicolon to complete a run on sentence. In the Available Incentives paragraph on page 1.

"The KCBRA will annually review and determine the fund available for eligible proj ects. The minimum amount considered for a loan is \$25,000.As security for the repayment of any LBRF loan, the TIF capture from the project must be pledged to the KCBRA for loan repayment (additional security may be needed) and is otherwise detailed in a required Loan Repayment Agreement."

Lutz motioned to approve item 8g as amended, Milks seconded, none opposed, motion carried.

h. Discussion/Action: In-person KCBRA Committee Meetings Discussion postponed until October 26, 2023, Regular Meeting.

9. Financial Reports

a. **Discussion:** Fund 243 Report and Fund 242 Summary

Staff presented financial reports.

10. Staff Report/Updates

- a. Black Business Expo at Kalamazoo Expo Center (Update)
- b. MEDC 2022 State Project Reporting Completed
- c. EGLE Great Lakes Water Infrastructure Conference (Update)
- d. YWCA Grant Repayment Agreement
- e. 555 Eliza Street 1st EGLE Loan Payment Due 9/14/2023 **Staff presented updates.**

11. Committees - times dates and places

- b. Land Bank Report next meeting, Thursday, October 12th, 2023, at 8:30 a.m.
- c. Project/Finance Committee Thursday, October 12th, 2023, 4:00 p.m.
- d. Executive Committee Friday, October 13th, 2023, 9:15 a.m.

12. <u>Other</u>

13. Board Member Comments

14. Adjournment Lutz motioned to adjourn, Ferguson seconded, adjourned at 4:45 p.m.

Next Meeting: Thursday, October 24, 2023, at 3:00 p.m.

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

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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

nvoice No B	8RA-3-2023
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DATE	DUE DATE
10/17/23	

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/17/23	2023 BRA administration hours - Q3 County Pay Periods 13-18 7/1/2023-9/23/2023 Macy Walters (243-700-20-70300-70500 Salaries, Others)			
	(440 hrs - 14 hrs for EGLE G/L= 426)	13,955.76	1	13,955.76
	Fringe Benefits 42.9% (243-000-710.00)	5,987.02	1	5,987.02
	Rachael Grover (243-700-20-70300-70400 Salary Director)			
	(14 hours - 3 EGLE G/L = 11)	567.05	1	567.05
	Fringe Benefits 42.9% (243-000-710.00)	243.26	1	243.26
	THANK YOU! 😊	TOTAL	>	\$20,753.09

963.75



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829 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

Amount Due This Bill

Attention: Macy Walters Kalamazoo County Brownfield Redevelopment Authority 201 West Kalamazoo Avenue Kalamazoo, MI 49008 United States Invoice : 429022 Invoice Date : 10/9/2023 Project : 230454 Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

					Billings	
		Fee	Available	To Date	Previous	Current
GR - General Review		14,000.00	4,629.44	10,334.31	9,370.56	963.75
Rate Labor	963.75					
CAS - Contractual Administ	rative Support	6,000.00	5,396.25	603.75	603.75	0.00
			с	urrent Billings		963.75

Total Fee :	20,000.00
To Date Billings :	10,938.06
Total Remaining :	9,061.94

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

GR - General Review			
Rate Labor Class / Employee	Hours	Rate	Amount
Production Support			
Shelbey Senkewitz	0.50	70.0000	35.00
Senior Environmental Specialist			
David Stegink	2.00	140.0000	280.00
Senior Geologist			
Therese Searles	3.75	105.0000	393.75
Staff Environmental Specialist			
Logan Mulholland	3.00	85.0000	255.00
	Total Rate Labor		963.75
Total Bill Task: GR - General Review			963.75

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

963.75



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

	BRA-EGLE GL
Invoice No.	Q4 2023

DATE	DUE DATE
10/17/23	

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/17/23	2023 BRA EGLE Mill Grant and Loan admin. hours County Pay Periods 13-18 7/1/2023-9/23/2023			
	BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (5 hours)	163.80	1	163.80
	Fringe Benefits 42.9%	70.27	1	70.27
	Rachael Grover Loan (0 hours)	-	1	-
	Fringe Benefits 42.9%	-	1	-
	BRA (BRA70391-G-99200-00001 Grant Admin Expense)			
	Macy Walters Grant (9 hours)	294.84	1	294.84
	Fringe Benefits 42.9%	126.49	1	126.49
	Rachael Grover Grant (3 hours)	154.65	1	154.65
	Fringe Benefits 42.9%	66.34	1	66.34
L	THANK YOU! 😊	ΤΟΤΑ	L>	\$ 876.39

MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM BROWNFIELD BROWNFIELD REDEVELOPMENT PROGRAM BROWNFIELD GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM 17-284-5169, 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.											oth grant		
						PROJECT					SHOWITI	T DIOWII.	
Grantao / Bor	rowo	r Nama: K		oo County		ield Redevelop			<i>t</i> 17	• Grant	Report	C Loan Rep	ort
Project Name	_				DIOWIII	iela Redevelop	men	IL AULIION		racking Code:			
Purchase Ord			veiopri	ieni, LLC						ocation Code:		SZ3 Request	#.23
		_	,	1.4.0000			00	0.000				F : 1)/	0.000
Dates of Repo	-			ul 1, 2023		End: Se	5 30,	2023			ly-Sep)	Fiscal Year:	2023
Name of Cont		_								Contract Expire	s On:	Oct 8, 20	23
Title of Conta	ct Pe	rson: Cha	irperso	n, KCBRA		Phone N	umb	er: +	1 (269	9) 384-8305			
Remittance A	ddres	ss: <mark>201 W</mark>	est Kala	amazoo Av	renue				-1				
City: Kalama	azoo				State	Mich	nigar	ו	Zip	Code: 49007			
						EXPENDI	TUI	RES					
		List all e	expend	itures for th	ne quart	er and attach i	nvoi	ces from	contra	actors and sub	contract	ors	
Invoice Number	Inv	oice Date		V	/endor		Task Number (refer to approved work plan)AmountProof of Paymer number or othe						
2258	Sep	t. 29, 20 2	Phi	llips Enviro	nmenta	l Consulting		Task 6l	Ξ	\$227.5) Pen	ding	
BRA-EGLE- Q4G2023	Sep	29, 2023	Kala	amazoo Co	ounty Pl	anning Dept		Task 6l	111	\$642.5	5 Pen	ding	
								тот	AL:	\$870.0	5		
											·		
		Morte -	lan		F	ROGRESS	RE	PORT					
Task Numb	er	Work p Budg Approve Date	et ed to	Invoiced This Quarter Invoiced to Date (include progress made, status, budget, concerns, and/or process made)					problems				
1. Assessme and Investigation		\$387,89	2.00	\$	\$0.00 \$388,151.31 N/A								
2. Due Care	;	\$	0.00	\$	\$0.00	\$0.00	0	N/A					
3. Demolition	n	Ş	0.00	\$	\$0.00	\$0.00	2	N/A					
4. 3rd Party Oversight	'	ş	0.00	\$	\$0.00	\$0.00	0	N/A					
5. Grant Administratio	n	\$11,00	00.00	Ş	\$0.00	\$11,000.00	0	N/A					
6A. 3rd party Oversight	/	\$13,20	8.00	\$	\$0.00	\$13,107.50	0	N/A					

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Paper City Development, LLC

 Report #:
 23
 Fiscal Year:
 2023
 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)				
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$15,583.67	N/A				
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A				
6D. Well Abandonment for Due Care	\$20,700.00	\$0.00	\$16,272.80	N/A				
6E. Contingency Professional Services/ Report Writing	\$5,500.00	\$870.05	\$2,754.42	Admin costs, use of contingency funds, grant close out preparation activities.				
TOTALS:	\$455,500.00	\$870.05	\$448,069.70					
documentation.	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.							
STATEMENT OF REVIEW AND APPROVAL BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (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.								
Please type nam		hecking the abo	ve statement: R	achael Grover, Planning and Development Director				
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			liance with the contract:				
	all contractor and f the loan funds ar			ached. For Loan projects, a bank statement showing the 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 #
9/29/2023	2258

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
8/18/2023	On site walkover with EGLE and County as required for grant close out.	1.75	130.00	227.50
Grant Task	5 - Administration.	Total		\$227.50

Phone #

269-501-5079

Balance Due

1	Time	Quarter 4 (State FY2023)	Staff	Rate	Fringe	Total	Fiscal
Date	(nours)	uescription	(#)	(<)	(%)	LOST	Quarter
8/18/2023	З	Meeting with EGLE & Phillips Environmental - walters	1	32.76	42.95	42.95 \$ 140.49	4
8/31/2023	2	Q3 Report Preparation & Resubmittal- Macy Walters	1	32.76	42.95	42.95 \$ 93.66	4
9/12/2023	1	Meeting with EGLE - Macy Walters	1	32.76	42.95	\$ 46.83	4
9/25/2023	3	Proof of Payment & Summary - Macy Walters	1	32.76	42.95	42.95 \$ 140.49	4
9/28/2023	3	Proof of Payment & Summary Review - Grover	1	51.55	42.95	42.95 \$ 221.07	4
Total hours 12	12		Total	Total Q4 Grant Admin costs	min costs	\$642.55	5

The Mill @ Vicksburg Grant Administration Project # 2018-1323



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

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 / Bor	rower Name:	Kalamaz	oo County l	Brownf	ield R	edevelopi	nent A	uthority	V	$\bigcirc C$	Grant Rep	oort	● Lo	an Rep	ort
Project Name	: Paper City	Developn	nent, LLC						Т	racking (Code: <mark>20</mark>	18-132	23 Re	equest #	‡:N∕A
Purchase Ord	ler Number:								L	ocation (Code: 67	05			
Dates of Repo	orting: Begin:	J	ul 1, 2023		End:	Sep	30, 20	23	C	Quarter:	4 (July-	Sep)	Fiscal	Year:	2023
Name of Cont	tact Person: <i>I</i>	Ken Pere	gon						0	Contract I	Expires C)n:	00	ct 8, 202	25
Title of Contact	ct Person: C	hairperso	n, KCBRA			Phone Nu	umber:	+1	(26	9) 384-83	305				
Remittance A	ddress: 201	West Kala	amazoo Ave	enue											
City: Kalama	azoo			State		Mich	igan		Zip	Code: 4	9007				
				1											
	List a	ll expend	itures for th	e quar		(PENDI d attach ir	-	-	contr	actors ar	nd subcoi	ntracto	ors		
Invoice Number	Number Invoice Date Vendor (refer to approved work plan)				f of Pa		list check eference)								
BRA-EGLE GL Q4 2023	Oct 26, 202	3	Kalamazoo County				7	ask 5		\$	234.15	Pena	ling		
2257	Sep 29, 202	3	Phillips Environmenta			al	Ta	Task 2C \$260.00		Pena	ling				
2256	Sep 29, 202	3	Phillips E	nviron	menta	al 🛛	Task 2G\$715.00Pending								
								ΤΟΤΑ	L:	\$1,	209.15				
				F	PRO	GRESS	REPO	ORT							
Work planTask NumberBudgetInvoiced ThisApproved toQuarterDate				Invoi	ced to Da	te (in	clude pi	rogre	Ao ss made,	ctivity this status, bu encount	dget, co		, and/or	problems	
1. Assessme and Investigatior		\$0.00	\$	0.00		\$0.00	N/A								
2. Due Care	e \$755,	617.00	\$97	5.00	\$3	76,954.97	N/A								
3. Demolition	n \$407,	590.00	\$	0.00	\$3	92,435.72	N/A								
4. 3rd Party Oversight	\$40,	000.00	\$	0.00		\$9,732.50	N/A								
5. Loan Administratio	n \$37,	500.00	\$23	4.15	\$	10,336.84	N/A								
6. Contingend	CY	\$0.00	\$	0.00		\$0.00	N/A								

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

	per City Developm			t #: N/A	Fiscal Year: 2023				
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	(include progr	Activity this o ress made, status, budg encounter	et, concerns, and/or problems			
TOTALS:	\$1,240,707.00	\$1,209.15	\$789,460.03						
		as you type. In Documentation du	f additional room is c uring next phase c	esired, please a f redevelopme		to this form.			
	Please check the	arned on loan fun box below that co	rresponds to the a	be reported in ppropriate sta	n each quarterly prog	ress report with supporting bursed loan funds. If you age 1.			
_	atement is attache								
○ Our loan disbu	irsement is not in	an interest-bearii	ng account.						
		STATEMEN ⁻	T OF REVIEW	AND AP	PROVAL				
REPORT SUBM CONTAINED WI RECORDS MAY REMEDIES.	MITTER (IF DIFFE THIN THE REPOR ' RESULT IN THE	ERENT) CERTIFY RT ARE TRUE. T TERMINATION C	/ THAT ALL WOR THE GRANTEE / B OF THE GRANT /	K PERFORMI ORROWER A LOAN CONTF	ED AND THE ASSOC ACKNOWLEDGES TH RACT AND OTHER A	BORROWER AND THE CIATED EXPENDITURES HAT FALSIFICATION OF PPROPRIATE LEGAL			
progress rep		antee / borrowe		verevieweu					
Please type nam	ne of individual c	hecking the abo	ve statement: R	achael Grove	er, Planning and De	evelopment Director			
Please email th	e completed form				ownfield Grant and	Loan Coordinator and to			
Note: In order for	the submittal to be		Brownfields@M plete and in compl		contract:				
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.									

	Time	Quarter 4 (State FY2023)	Staff	Rate	Fringe	Total	Fiscal
Date	(hours)	Description	(#)	(\$)	(%)	Cost	Quarter
7/25/2023	1	Meeting with EGLE - Macy Walters	1	32.76	32.76 42.95	\$ 46.83 4	4
9/25/2023	2	Proof of Payment & Summary - Macy Walters	1	32.76	32.76 42.95	\$ 93.66 4	4
9/26/2023	1	Loan Interest Calculations	1	32.76	32.76 42.95	\$ 46.83 4	4
9/28/2023	1	Quarterly Report Prep - Macy Walters	1	32.76	32.76 42.95	\$ 46.83 4	4
Total hours	5		Tota	Total Q4 Loan Admin costs	nin costs	\$234.15	

The Mill @ Vicksburg Loan Administration Project # 2018-1323

Interest calculations still under review.



Phillips Environmental Consulting Services. Inc.

201 North Michigan Avenue Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/29/2023	2256

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/25/2023 7/26/2023 8/14/2023 9/12/2023 9/20/2023 9/21/2023		0.25 0.5 0.5 1.25	130.00 130.00 130.00 130.00 130.00	65.00 32.50 65.00 162.50 325.00
Loan Task	2G - Due Care M&P	Total		\$715.00

Phone #

269-501-5079

Balance Due



Phillips Environmental Consulting Services. Inc.

201 North Michigan Avenue Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/29/2023	2257

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

			PROJE	ECT
		10	46A - Vick	sburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/14/2023 9/20/2023	Complete Waste Management Profile Renewal Form. Review Waste management Questions and Revise Renewal request to answer.	1.25 0.75	130.00	162.50 97.50
Loan Task	2C - Soil Management	Total		\$260.00

Phone #

269-501-5079



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee	Name		Vendor #	Date Subr	nitted	
Kenneth	W. Peregon (KCBRA Bo	oard Chair)		10/27/23	i	
Street Ad	dress		Department			
			1900 PLANNING & DEVELOPMEN	IT (KCBR	.A)	
City, State	, Zip Code		Period Covered From:	Period Co	vered To:	
			8/7/2023	8/09/23		
Data	A still it. Tours	Indicate Meals	Explanation	Am	ount	
Date	Activity Type	Claimed	(All M&IE listed must include location)	Travel	Training	
8/7/23	Registration Fees		National Brownfields Conference		\$ 200.00	
	M&IE (Overnight)	B □ L□ D ☑	minus breakfast & lunch		\$ 21.00	
	Parking (Out of County)		Parking Garage Receipt 8/8-8/11		\$ 29.00	
	Lodging		Delta Marriott Detroit, MI		\$ 244.16	
8/8/23	M&IE (Overnight)	B ✓ L ✓ D ✓	full day travel		\$ 64.00	
	Lodging		Delta Marriott Detroit, MI		\$ 244.10	
	Parking (Out of County)		Parking Garage Receipt 8/8-8/11		\$ 29.00	
8/9/23	M&IE (Overnight)	B☑L☑D□			\$ 42.00	
	Lodging		Delta Marriott Detroit, MI		\$ 244.10	
	Parking (Out of County)		Parking Garage Receipt 8/8-8/11		\$ 29.00	
_		Descr	iption	Mil	Mileage	
Date	(Include		veled and purpose of trip)	Travel	Training	
8/7/23	To National Brownfi	elds Conference	from 2215 S. Park St to Delta Marriott	140.0		
l hereby ce	rtify that all items of expense in	cluded in this	Total Mileage:	140.0	0.0	
	were incurred in the discharge c		Travel Account #:	\$ 91.70		
official busi	ness; that the amounts are corr	ect; that proper	Training Account #:	ļ	\$ 1,146.48	
	tion has been submitted; and th rges against the County.	nat they represent	Total Due:		\$ 1,238.18	

proper charges against the County.

Employee Signature

Date



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee	Name		Vendor #	Date Subr	mitted	
Kenneth \	N. Peregon (KCBRA Bo	ard Chair)		10/27/23	\$	
Street Add	ress		Department	-1		
			1900 PLANNING & DEVELOPMEN	IT (KCBF	RA)	
City, State,	Zip Code		Period Covered From:	Period Co	overed To:	
			8/10/2023	8/11/23		
Date	Activity Type	Indicate Meals	Explanation	Am	ount	
Date	Activity Type	Claimed	(All M&IE listed must include location)	Travel	Training	
8/10/23	M&IE (Overnight)	B☑L☑D□			\$ 42.00	
	Lodging	B 🔲 L 🗌 D 🗌] Delta Marriott Detroit, MI		\$ 244.16	
	Parking (Out of County)		Parking Garage Receipt 8/8-8/11		\$ 29.00	
8/11/23	M&IE	B 🕢 L 🗆 D 🗌	last day of conference		\$ 21.00	
	Select one	B 🗆 L 🗆 D 🗆				
	Select one	B 🗆 L 🗆 D 🗆				
	Select one					
-	Select one					
	Select one					
	Select one	B 🗆 L 🗆 D 🗆				
Date		Desc	ription	Mileage		
Date	(Include p	point to point tra	aveled and purpose of trip)	Travel	Training	
8/11/23	Return from National Brow	vnfields Confere	nce from Delta Marriott to 22 15 S. Park St.	140.0		
<u> </u>				1		
L	1		Total Mileage:	140.0	0.0	
-	tify that all items of expense inc vere incurred in the discharge o		Travel Account #:	\$ 91.70		
	ness; that the amounts are corre		Training Account #:		\$ 336.16	
	ion has been submitted; and th				\$ 427.86	

proper charges against the County.

Employee Signature



KEN PEREGON Account/Badge Number: 65301 X You can add multiple registrations to this account. Click Add Registrant or Check out if you are finished.

Account Summary

ADD REGISTRANTCHECK OUT

FEE SUMMARY Grand Total \$200.00

<u>Total Paid</u> <u>\$200.00</u>

<u>Balance</u> <u>\$0.00</u>

KEN PEREGON SUBTOTAL: \$200.00

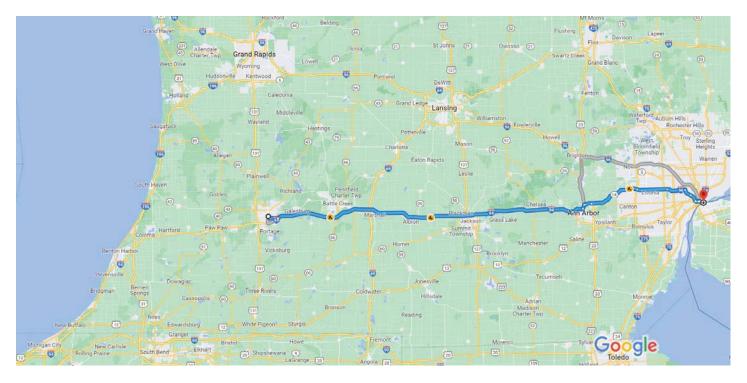
SG State Government 1 - \$200.00

BUAY Brownfields University - Are You "Revitalization-Ready"? 1 - \$0.00 08/08/2023 08:30 AM / 02:15 PM

Privacy Policy



Google Maps



Map data ©2023 Google 10 mi 🖿

via I-94 E Fastest route now due to traffic conditions	2 hr 10 min 140 miles
via I-94 E and M-14 E	2 hr 10 min 142 miles
via I-94 E and M-10 S	2 hr 30 min 158 miles

Explore nearby Detroit Marriott at the Renaissance Center



DETROIT MARRIOTT REN CENTER

GUEST FOLIO

155.D.

ROOM	PEREGON/KEN	NNETH/PEREGON	224.00 RATE	08/11/23	12:11 TIME		36438 34 ACCT# GF	
GD	KALAMAZOO C			08/07/23	21.11		Noo III Dal	U.S.O.
TYPE	2215 SOUTH P			ARRIVE	TIME			
88	KALAMAZOO M	VI 49001	VSXXXX	XXXXXXXXX3355			GUE	BLL.
ROOM CLERK	ADDRESS		PAYMENT	~~~~			MBV#:	
DATE	REF	FERENCES		CHARGES	CRE	DITS	BALANCES DU	E
08/07	ROOM GR	2719, 1		224.00				1
08/07 08/07	STATE TX OCCP TAX	2719, 1 2719, 1		13.44 20.16	AB			
08/08	ROOM GR	2719, 1		224.00				
08/08 08/08	STATE TX OCCP TAX	2719, 1 2719, 1		13.44 20.16	AB			
08/09 08/09	ROOM GR STATE TX	2719.1 2719.1		224.00 13.44				
08/09	OCCP TAX	2719, 1		20.16 224.00	AB		1	
08/10 08/10	ROOM GR STATE TX	2719, 1 2719, 1		13.44	AB			-
08/10 08/11	OCCP TAX CCARD-VS	2719, 1		20.16	В	1030.40		
	PAYMENT RECEIV	ED BY: VISA	XXXXXXXXX	XXXX3355		1000.40	00	
			SUMMARY C	OF TAXES ====			00. 	
	DESCRIPTION					AMOUNT	TAX	
<	ATTRITION TAX NET CHARGES			ТАХ		CREDITS	FOLIO	
	1030.40		0.000	.00		1030.40	.00	
08/07	ROOM GR		SUMMARY	224.00				
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A	OCCP TAX			20.16			di j. Santoar	79
08/09	ROOM GR STATE TX			224.00 13.44				4
08/10	OCCP TAX ROOM GR			20.16 224.00				
00/10	STATE TX			13.44				
	OCCP TAX			20.16				
							6 6	
		0		01.1				
		See our "Priva	icy & Cooki	e Statement" on	Marriott	com		
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							GUE	-Flat I
							ion today. Start earn	ing
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Signature X

SE.

Center Garage 414 Renaissance Ctr Detroit, Michigan 48243 (313) 259-2186

Please keep this ticket for the duration of your stay. You will use this barcode to enter and exit the parking facility.

٢

0:18 F	PM 07 Aug 2023
Dute	369341840
Receipt #:	10002465
Ticket #:	PM 07 Aug 2023
Arrived: 9.10	00 PM 11 Aug 2023
Total Duration:	\$116.00
Parking Fee:	\$0.00
Tax	\$116.00
Total:	0055
Payment Me	





KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee Name Macy Rose Walters			Vendor #	Date Sub	mitted	
				10/27/23	5	
Street Add	dress			Department		
				1900 PLANNING & DEVELOPMEN	Т	
City, State	, Zip Code			Period Covered From:	Period Co	vered To:
				8/7/2023	8/09/23	
Data	A still it . To us a	Indicate N	Aeals	Explanation	Am	ount
Date	Activity Type	Claimed		(All M&IE listed must include location)	Travel	Training
8/7/23	Registration Fees	B 🗆 L 🗆	D	Community Reception Ticket		\$ 30.00
	M&IE (Overnight)	B 🗌 L 🗌	D 🗸	minus breakfast & lunch		\$ 21.00
	Parking (Out of County)	B 🗆 L 🗆	D□	The Hotel Indigo - Detroit		\$ 40.00
	Lodging	B 🗆 L 🗆	D□	The Hotel Indigo - Detroit		\$ 265.05
8/8/23	M&IE (Overnight)	B√L√	D 🗸	full day travel		\$ 64.00
	Lodging	B 🗆 L 🗆	D□	Westin Book Cadillac Hotel - Detroit	t	\$ 143.64
	Parking (Out of County)	B 🗆 L 🗆	D□	Westin Book Cadillac Hotel - Detroit	t	\$ 35.00
8/9/23	M&IE (Overnight)	B√L√	D□	minus dinner		\$ 42.00
	Lodging	B 🗆 L 🗆	D□	Westin Book Cadillac Hotel - Detroit	t	\$ 143.64
	Parking (Out of County)	B 🗆 L 🗆	D□	Westin Book Cadillac Hotel - Detroit	t	\$ 35.00
			Descri			eage
Date	(Include			veled and purpose of trip)	Travel	Training
8/7/23	To National Brownfields C	onference.	The H	otel Indigo Detroit from 1780 Meachem Rd	129.0	
I hereby ce	rtify that all items of expense in	cluded in this	:	Total Mileage:	129.0	0.0
	were incurred in the discharge of		,	Travel Account #:	\$ 84.50	
official busi	ness; that the amounts are corr	ect; that pro		Training Account #:		\$819.33
	tion has been submitted; and the county.	hat they repro	esent	Total Due:		\$ 903.83

proper charges against the County.

Date

Employee Signature



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee	Name		Vendor #	Date Subr	nitted
Macy Ros	e Walters			10/27/23	
Street Add	ress		Department 1900 PLANNING & DEVELOPMEN	T	
City, State,	Zip Code		Period Covered From: 8/10/2023	Period Co 8/10/23	vered To:
Date	Activity Type	Indicate Meals Claimed	Explanation		ount
8/10/23	M&IE (Overnight)		(All M&IE listed must include location) minus dinner	Travel	Training \$42.00
0/10/23	Lodging		Westin Book Cadillac Hotel - Detroit		\$ 143.64
	Parking (Out of County)		Westin Book Cadillac Hotel - Detroit		\$ 35.00
	Select one				<i>\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ </i>
	Select one				
	Select one				
	Select one				
	Select one				
	Select one				
	Select one				
		Descri	otion	Mile	eage
Date	(Include p		eled and purpose of trip)	Travel	Training
8/11/23	Return from National Brownf	ields Conference f	from Westin Book Cadillac to 1780 Meachem	128.0	
l hereby cer	tify that all items of expense inc	luded in this	Total Mileage:	128.0	0.0
-	vere incurred in the discharge of		Travel Account #:	\$ 83.84	
	ness; that the amounts are corre		Training Account #:		\$ 220.64
documentat	ion has been submitted; and th	at they represent	Total Due:		\$ 304.48

proper charges against the County.

Employee Signature

Macy R. Walters

From:	brownfields@prereg.net
Sent:	Thursday, July 27, 2023 11:02 AM
То:	Macy R. Walters
Subject:	2023 National Brownfields Training Conference Confirmation/Receipt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Thank you for registering for the **2023 National Brownfields Training Conference** being held on August 8-11, 2023 in Detroit, MI.

Your registration information has been received and will be processed. Please do not block or spam brownfields@prereg.net.

Important: Once a registration transaction is complete, the charge will appear as "ICMA Brownfields Conf" on your credit card statement. Please share this information with your account manager to alleviate any questions about the charge.

MACY WALTERS Account/Badge Number: 5204-1

LG	Local Government	\$200.00
BUSPD	Brownfields University - Site Planning and Design – Join Us at the Brownfields Studio! 08/08/2023 12:00 PM-02:15 PM	\$0.00
007	Mobile Workshop - From Mall to Multifunction 08/09/2023 01:00 PM-04:00 PM	\$25.00
CRO	Community Reception - Detroit Princess Riverboat 08/10/2023 05:30 PM-08:30 PM	\$30.00

Subtotal - **\$255.00**

Account Payment Activity:

Рау Туре	Charged On	Fees
Visa - 8962	2023-04-21 1:25 PM	\$225.00
MC - 3658	2023-07-27 11:02 AM	\$30.00
Grand Total: \$255	.00	
Total Paid: \$255.0	0	
Total Owed: \$0.00)	

For any changes, additions or deletions to your registration, please call Eleventh & Gather at 1-888-373-9617 or login to your account.

Cancellation Policy:

Conference registration and all paid events including the Community Reception and Mobile

🖪 Expedia

Receipt

Expedia itinerary: 72617737855416 Purchase date: Jul 27, 2023

Booking details

Hotel Indigo Detroit Downtown, an IHG Hotel 1020 Washington Blvd, Detroit, MI, 48226 United States of America Check-in: Aug 7, 2023 Check-out: Aug 8, 2023 1 room x 1 night Standard Room, 2 Queen Beds Booked for: Macy Walters

Payment details

Room price	
Mon, Aug 7	\$265.05
Taxes & Fees	\$39.76

Total

\$304.81 Paid [Discover 3310]



Transaction Details

Trans. Date	Description		Amount	Category		
08/08/23	HOTEL INDIGO-DETROIT	DOW DETROIT MI	\$ 40.00	/Travel Entertainment		
	HOTEL INDIGO-DETROIT D					
	1020 WASHINGTON BLVD	, MI 48226				
	(313) 887 - 7000					
	Post Date	Tuesday, August 08, 2	023			
	Transaction Date	Tuesday, August 08, 2	023			
	Merchant Category	HOTEL INDIGO				
	Purchase Method	INTEGRATED CIRCU	IT CARD READER			
	Buyer Name	MACY R WALTERS				
	Card Used	and and with a				
	Point Of Sale Zip Code	48226				
	Store Number	DTTW				
	Phone Number	3138877000				
	Total Room Nights Numbe	e r 1				
	Facility Phone Number	3125452169				
	No Show Indicator	Ν				
	Room Rate	100.00				
	Arrival Date	08/07/2023				
	Departure Date	08/08/2023				
	Folio Number	1757696				

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The Westin Book Cadillac 1114 Washington Blvd. Detroit, MI 48226 United States Of America Tel: 313-442-1600 Fax: 313-442-1605

WESTIN® HOTELS & RESORTS

Macy Walters	Page Number	:	1	Invoice Nbr	:	1000258066
1	Guest Number	:	1299819			
Detroit, MI, 11111	Folio ID	;	А			
United States Of America	Arrive Date	:	08-AUG-23	11;25		
NA6553 - National Brownfields Training	Depart Date	:	11-AUG-23	12:00		
	No. Of Guest	:	1			
	Room Number	;	2119			
	Marriott Bonvoy Numbe	er:				

Tax Invoice

Westin Book Cadillac AUG-10-2023 20:31 AIRUT260

Date	Reference	Description	Charges (USD)	Credits (USD)
08-AUG-23	7% tax	ADJ Tax Exempt Rooms		-27.93
08-AUG-23	865412	Parking Valet - Overnight	35.00	
08-AUG-23	RT2119	Room Chrg - Grp - Association	133.00	
08-AUG-23	RT2119	State Tax	7.98	
08-AUG-23	RT2119	County Tax	1.33	
08-AUG-23	RT2119	Occupancy/Tourism Tax	10.64	
09-AUG-23	865412	Parking Valet - Overnight	35.00	
09-AUG-23	RT2119	Room Chrg - Grp - Association	133.00	
09-AUG-23	RT2119	State Tax	7.98	
09-AUG-23	RT2119	County Tax	1.33	
09-AUG-23	RT2119	Occupancy/Tourism Tax	10.64	
10-AUG-23	earlydep	Room Revenue	133.00	
10-AUG-23	earlydep	State Tax	7.98	
10-AUG-23	earlydep	County Tax	1.33	
10-AUG-23	earlydep	Occupancy/Tourism Tax	10.64	
10-AUG-23	DI	Discover Network-3310		-500.92
	Approve EM∖	Receipt for DI - 3310: Signature Captured		

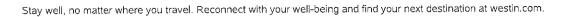
For billing questions, please contact the accounting department at DTWCWAccounting@westin.com

The Westin Book Cadillac 1114 Washington Blvd. Detroit, MI 48226 United States Of America Tel: 313-442-1600 Fax: 313-442-1605

WESTIN[®] HOTELS & RESORTS

Macy Walters 1 Detroit, MI, 11111 United States Of America NA6553 - National Brownfields Training	Page Number Guest Number Folio ID Arrive Date Depart Date No. Of Guest Room Number Marriott Bonvoy Number	: ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	2 1299819 A 08-AUG-23 11-AUG-23 1 2119	Invoice Nbr 11:25 12:00	:	1000258066
** Total *** Balance			528.85 0.00		-528.85	

I agreed to pay all room & incidental charges.



Tell us about your stay, www.westin.com/reviews

EXPENSE SUMMARY REPORT

Currency: USD

Date	Room & Tax	Food & Bev	Other	Total	Payment	
08-08-2023	125.02	0.00	35.00	160.02	0.00	
08-09-2023	152.95	0.00	35.00	187.95	0.00	
08-10-2023	152.95	0.00	0.00	152.95	-500.92	

For billing questions, please contact the accounting department at DTWCWAccounting@westin.com

The Westin Book Cadillac 1114 Washington Blvd. Detroit, MI 48226 United States Of America Tel: 313-442-1600 Fax: 313-442-1605

WESTIN® HOTELS & RESORTS

Macy Walters				Page Number	:	3	Invoice Nbr	:	1000258066
1				Guest Number	:	1299819			
Detroit, MI, 11111				Folio ID	:	А			
United States Of Ar	merica			Arrive Date	:	08-AUG-23	11:25		
NA6553 - National	Brownfields Trainin	g		Depart Date	:	11-AUG-23	12:00		
				No. Of Guest	:	1			
				Room Number	÷	2119			
				Marriott Bonvoy N	lumber :				
Total	430.92	0.00	70.00	500.92	-500.9				

c

For billing questions, please contact the accounting department at DTWCWAccounting@westin.com

Bring the Westin experience home. Shop WestinStore.com.



MACY R WALTERS

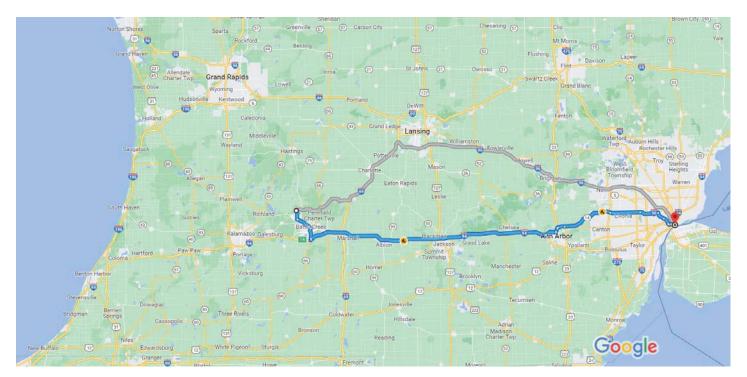
Transaction Details

Trans. Date	Description	Description Amount			
08/10/23	WESTIN BOOK CADILLA	C DETROIT MI \$ 35.00	Travel/ Entertainment		
	WESTIN BOOK	CADILLAC			
	1114 WASHINGTON BLV	D, MI 48226			
	Post Date	Thursday, August 10, 2023			
	Transaction Date	Thursday, August 10, 2023			
	Merchant Category	WESTIN HOTELS			
	Purchase Method	MANUALLY KEYED			

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The second second to Hotel Indigo Detroit Drive 129 miles, 2 hr 3 min **Downtown, an IHG Hotel, 1020 Washington Blvd, Detroit, MI 48226**



Map data ©2023 Google 10 mi

Ē	via I-94 E Fastest route now due to traffic conditions	2 hr 3 min 129 miles
	via I-96 E	2 hr 13 min 137 miles

Explore nearby Hotel Indigo Detroit Downtown, an IHG Hotel

Restaurants Hotels Gas stations Parking Lots More

2,733.55



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829 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 : 429024 Invoice Date : 10/9/2023 Project : 230923 Project Name : KCBRA /Midlink Business Park Expansion Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal Contract Name : MIDeal Contracts

Amount Due This Bill

					Billings	
		Fee	Available	To Date	Previous	Current
230923 - KCBRA /Midlin Expansion	k Business Park					
Proj Plan - Project Planr w/BF Plan Amendment	-	6,500.00	3,143.47	3,356.53	3,356.53	0.00
BF Admin - Brownfield I	Plan Amendment	6,000.00	6,000.00	2,733.55	0.00	2,733.55
Rate Labor	2,733.55					
			Cu	urrent Billings		2,733.55

Total Fee :	12,500.00
To Date Billings :	9,446.61
Total Remaining :	3,053.39

Project: 230923 - KCBRA /Midlink Business Park Expansion

BF Admin - Brownfield Plan Amendment				
Rate Labor Class / Employee	Data	Hours	Rate	Amount
Production Support	Date	Hours	<u></u>	Amount
Ariane Savoy	9/21/2023	1.25	75.0000	93.75
Anane Savoy	final Brownfield Plan	1.25	15.0000	55.75
Senior Geologist				
Therese Searles	9/6/2023	0.50	95.5000	47.75
	RCRA cost and planning discussion			
	9/8/2023	0.50	95.5000	47.75
	Midlink Amendment discussion re: RCF	RA		
	9/13/2023	0.50	95.5000	47.75
	9/14/2023	0.50	95.5000	47.75
	call with Logan re: Amendment prep co	onsiderations		
	9/18/2023	1.50	95.5000	143.25
	Midlink draft Amendment review and e	emails with Macy		
	9/25/2023	0.75	95.5000	71.63
	Amendment review			
	9/26/2023	0.25	95.5000	23.88
	mtg emails with Macy			
	9/27/2023	1.50	95.5000	143.25
	meeting with Comstock Twp	6.00		
Total Therese Searles	-	6.00		573.01
Total Senior Geologist		6.00		573.01
Staff Environmental Specialist				
Logan Mulholland	9/8/2023	4.25	74.3000	315.78
	amendment			
	9/11/2023	1.25	74.3000	92.88
	amendment	2.00		
	9/14/2023	3.00	74.3000	222.90
	Plan amendment	1.50	74 2000	111 45
	9/16/2023 Midlink Amendment	1.50	74.3000	111.45
	9/19/2023	4.75	74.3000	352.93
	plan updates, finalize	4.75	74.5000	552.55
	9/20/2023	1.75	74.3000	130.03
	Call with MB, finalize attachments and		1.5000	130.03
	9/21/2023	0.25	74.3000	18.58
	Submit plan to County and Developers			
	9/25/2023	2.00	74.3000	148.60
	New TIF Tables			
	9/27/2023	4.00	74.3000	297.20
	Meeting with TWP, edits to plan,			
Total Logan Mulholland		22.75		1,690.35
Total Staff Environmental Specialist	-	22.75		1,690.35
Technician				
Michelle Bell	9/14/2023	1.00	62.7400	62.74
	start working on drawings			
	9/19/2023	2.50	62.7400	156.85
	figure out parcels			
	9/20/2023	2.50	62.7400	156.85
	work on drawings			
Total Michelle Bell	_	6.00		376.44
Total Technician	-	6.00		376.44

Project: 230923 - KCBRA /Midlink Business Park Expansion	Invoice: 429024
BF Admin - Brownfield Plan Amendment	
Total Rate Labor	2,733.55
Total Bill Task: BF Admin - Brownfield Plan Amendment	2,733.55



Payment Options

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Attention: Macy Walters Kalamazoo County Brownfield Redevelopment Authority 201 West Kalamazoo Avenue Kalamazoo, MI 49008 United States
 Invoice :
 429320

 Invoice Date :
 10/12/2023

 Project :
 231417

 Project Name :
 KCBRA/ YWCA, 550 S. Riverview Dr. City of Parchment

 Bill Term :
 BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal Contract Name : MIDeal Contracts

					Billings	
		Fee	Available	To Date	Previous	Current
HASP/SAP/PM - Eligibility / H /Project Management	HASP /SAP	3,000.00	2,117.77	882.23	882.23	0.00
PFE - PFE Testing		5,250.00	4,901.69	4,498.65	348.31	4,150.34
Rate Labor	3,652.84					
Expenses	312.50					
Unit Rate Expense	185.00					
Total Expense	497.50					
VMS Design - VMS Design		15,000.00	15,000.00	607.18	0.00	607.18
Rate Labor	607.18					
			Cu	ırrent Billings		4,757.52
			Amount	t Due This Bill		4,757.52

Total Fee :	23,250.00
To Date Billings :	5,988.06
Total Remaining :	17,261.94

Project: 231417 - KCBRA/ YWCA, 550 S. Riverview Dr. City of Parchment

PFE - PFE Testing					
Rate Labor				5.4	
Class / Employee Senior Geologist	Date	Hours	-	Rate	Amount
Therese Searles	9/13/2023	0.75		95.5000	71.63
merese searres	project and report communication wi			95.5000	71.05
Senior Hydrogeologist					
Paul French	9/5/2023	8.00		122.1000	976.80
	PFE Testing				
	9/7/2023	1.50		122.1000	183.15
	Map/Figure Prep				
	9/11/2023	2.50		122.1000	305.25
	Map prep	0.25		100 1000	20.52
	9/13/2023	0.25		122.1000	30.53
	Data Asmt 9/19/2023	1.00		122.1000	122.10
	9/20/2023 Data Assessment, Develop TOC for D	2.00		122.1000	244.20
	9/29/2023	0.50		122.1000	61.05
	Discuss PFET results w RW	0.50		122.1000	01.05
Total Paul French		15.75			1,923.08
Total Senior Hydrogeologist		15.75			1,923.08
Staff Hydrogeologist					1,525.00
Madison Schrader	9/5/2023	8.75		74.3000	650.13
Malson Schadel	PFE testing	0.15		1 1.5000	030.13
Ryohei Wakabayashi	9/5/2023	9.00		84.0000	756.00
, ,	PFE testing				
	9/9/2023	0.50		84.0000	42.00
	PFE test result table				
	9/15/2023	2.50		84.0000	210.00
	PFE test result table				
Total Ryohei Wakabayashi		12.00			1,008.00
Total Staff Hydrogeologist		20.75			1,658.13
	Total Rate Labo	r			3,652.84
Expenses			_		_
Account / Vendor			Cost	Multiplier	Amount
Subconsultant			312.50	1.00	312.50
Diamond Concrete Sawing			512.50	1.00	
	Total Expenses				312.50
Unit Rate Expenses Account / Unit		Quantity		Rate	Amount
Equipment Usage		Quantity	-	nute	
Field Supplies		1.00		35.0000	35.00
Hilti Hammer Drill		1.00		50.0000	50.00
Obar Blower - Per Day		1.00		100.0000	100.00
Total Equipment Usage		3.00			185.00
	Total Unit Rate	Expenses			185.00
Total Bill Task: PFE - PFE Testing					4,150.34
VMS Design - VMS Design					
Rate Labor					
Class / Employee	Date	Hours		Rate	Amount
Staff Hydrogeologist			-		-
	9/28/2023			84.0000	105.00

Project:	231417	- KCBRA/	YWCA,	550 S.	Riverview	Dr. Ci	ity of F	Parchment

VMS Design - VMS Design				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Staff Hydrogeologist				
	Report preparation (Text, designing VMS)			
	9/29/2023	0.75	84.0000	63.00
	Report preparation (Text, designing VMS)			
Total Ryohei Wakabayashi		2.00		168.00
Total Staff Hydrogeologist		2.00		168.00
Technician				
Michelle Bell	9/5/2023	2.50	62.7400	156.85
	changes for paul			
	9/8/2023	3.00	62.7400	188.22
	drawing for paul with walls			
	9/11/2023	1.50	62.7400	94.11
	work on drawing for paul			
Total Michelle Bell		7.00		439.18
Total Technician		7.00		439.18
	Total Rate Labor			607.18
Total Bill Task: VMS Design - VMS Desig	jn			607.18

Total Project: 231417 - KCBRA/ YWCA, 550 S. Riverview Dr. City of Parchment

4,757.52



Payment Options

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Attention: Macy Walters Kalamazoo County Brownfield Redevelopment Authority 201 West Kalamazoo Avenue Kalamazoo, MI 49008 United States Invoice : 429203 Invoice Date : 10/10/2023 Project : 230914 Project Name : KCBRA/Eliza Street Schoolcraft Bill Term : BT1

Contract : MIDeal Contract Name : MIDeal Contracts

For Professional Services Rendered Through 9/29/2023

WO #9

					Billings	
		Fee	Available	To Date	Previous	Current
PH II - Phase II ESA		0.00	0.00	0.00	0.00	0.00
BPE - Brownfield Plan Evaluation		8,000.00	4,442.25	4,104.40	3,557.75	546.65
Rate Labor	546.65					
BPA - Brownfield Plan Amendment		7,000.00	7,000.00	0.00	0.00	0.00

Current Billings	546.65
Amount Due This Bill	546.65

Total Fee :	15,000.00
To Date Billings :	4,104.40
Total Remaining :	10,895.60

Project: 230914 - KCBRA/Eliza Street Schoolcraft

BPE - Brownfield Plan Evaluation				
Rate Labor Class / Employee	Date	Hours	Rate	Amount
Senior Environmental Specialist				
David Stegink	9/7/2023	1.00	122.1000	122.10
	9/22/2023	1.00	122.1000	122.10
Total David Stegink		2.00		244.20
Total Senior Environmental Specialist		2.00		244.20
Senior Geologist				
Therese Searles	9/7/2023	2.00	95.5000	191.00
рі	repare for and attend mtg with R. Gr	over and M. Walters		
Staff Environmental Specialist				
Logan Mulholland	9/7/2023	1.50	74.3000	111.45
р	roject meeting with TMS, DAS, and k	CBRA staff		
	Total Rate Labo	r		546.65
Total Bill Task: BPE - Brownfield Plan Evaluation	I			546.65

Total Project: 230914 - KCBRA/Eliza Street Schoolcraft

546.65

1,322.63



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829 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 : 429028 Invoice Date : 10/9/2023 Project : 230924 Project Name : KCBRA /Comstock Center Redevelopment Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal Contract Name : MIDeal Contracts

Amount Due This Bill

					Billings	
		Fee	Available	To Date	Previous	Current
230924 - KCBRA /Comst Redevelopment	ock Center					
Elg & PH1 - Eligibility 8	ዩ Phase I ESA	4,000.00	0.00	4,000.00	4,000.00	0.00
PH2 ESA - Phase II ESA		18,000.00	16,584.12	2,738.51	1,415.88	1,322.63
Rate Labor	262.63					
Expenses	1,060.00					
			c	urrent Billings		1,322.63

Total Fee :	22,000.00
To Date Billings :	6,738.51
Total Remaining :	15,261.49

Project: 230924 - KCBRA /Comstock Center Redevelopr	nent			Invo	oice: 429028
PH2 ESA - Phase II ESA Rate Labor Class / Employee	Date	Hours		Rate	Amoun
Senior Hydrogeologist	Dute	Tiours			Amount
Erik Peterson	9/19/2023	0.75		95.5000	71.63
	9/28/2023	2.00		95.5000	191.00
Total Erik Peterson		2.75			262.63
Total Senior Hydrogeologist		2.75			262.63
	Total Rate Labor				262.63
Expenses Account / Vendor			Cost	Multiplier	Amount
Subconsultant					
Facility Management Consultants Intl			1,060.00	1.00	1,060.00
	Total Expenses				1,060.00
Total Bill Task: PH2 ESA - Phase II ESA					1,322.63

Total Project: 230924 - KCBRA /Comstock Center Redevelopment

1,322.63



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829 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 : 429026 Invoice Date : 10/9/2023 Project : 231418 Project Name : KCBRA /Redman Ventures, LLC-6667 Stadium Dr. Oshtemo Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal Contract Name : MIDeal Contracts

6667 Stadium Dr, Oshtemo

					Billings	
		Fee	Available	To Date	Previous	Current
231418 - KCBRA /Redmai 6667 Stadium Dr. Oshtem						
Elig-PH1 - Eligibility Upc <i>Less Fee Exceeded</i>	late & Phase I ESA	3,200.00	447.91	3,200.00	2,752.09	457.50 -9.59
Rate Labor	457.50					
ASB - Asbestos Survey		5,000.00	2,864.92	2,887.35	2,135.08	752.27
Rate Labor	322.27					
Expenses	430.00					
BP Eval - Brownfield Plar	n Evaluation	3,000.00	3,000.00	0.00	0.00	0.00
		*Max Fee Exceeded	Cu	urrent Billings		1,200.18
			Amoun	t Due This Bill		1,200.18

Total Fee :	11,200.00
To Date Billings :	6,087.35
Total Remaining :	5,112.65

Elig-PH1 - Eligibility Update & Phase I ESA					
Rate Labor					
Class / Employee	Date	e Hours	-	Rate	Amount
Staff Engineering Specialist					
Hailey Lyczynski	9/18/202	3 0.25		73.2000	18.30
	Work on Table 2				
	9/20/202	3 1.25		73.2000	91.50
	Finish tables and report				
	9/21/202			73.2000	347.70
	Write Data Validation report and c		•	1S for review	
Total Hailey Lyczynski		6.25			457.50
Total Staff Engineering Specialist		6.25			457.50
	Total Rate La	ıbor			457.50
Total Bill Task: Elig-PH1 - Eligibility Update	e & Phase I ESA				457.50
ASB - Asbestos Survey					
Rate Labor					
Class / Employee	Date	e Hours		Rate	Amount
Production Support			-		
Shelbey Senkewitz	9/25/202	3 0.25		60.8900	15.22
, ,	Format HMI photo appendix				
	9/29/202	3 0.25		60.8900	15.22
	Edit Data Validation Report				
Total Shelbey Senkewitz		0.50			30.44
Total Production Support		0.50			30.44
Scientist					50.44
Aaron Bigler	9/20/202	3 1.75		84.9000	148.58
Aaron bigier	Field Staff Review of HMI Survey R			04.9000	140.50
Senior Geologist	Their Star Keview of This Survey K	eport			
Therese Searles	9/29/202	3 1.50		95.5000	143.25
merese searces	report review	.5 1.50		55.5000	143.23
	Total Rate La	ibor			322.27
Expenses					522.27
Account / Vendor			Cost	Multiplier	Amount
Subconsultant					
Apex Research Inc			430.00	1.00	430.00
Apex nesedien me	T_4_1 F	~~			
	Total Expense	22			430.00
Total Bill Task: ASB - Asbestos Survey					752.27

Total Project: 231418 - KCBRA /Redman Ventures, LLC-6667 Stadium Dr. Oshtemo

1,209.77

Page: 1



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829 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 : 429030 Invoice Date : 10/9/2023 Project : 231419 Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal Contract Name : MIDeal Contracts

WO #12

					Billings	
		Fee	Available	To Date	Previous	Current
231419 - KCBRA/Legacy S N. Burdick St. Kalamazoo	-					
RAP - Response Activity Site Model	Plan /Conceptual	17,500.00	16,700.10	943.15	799.90	143.25
Rate Labor	143.25					
Clean - Brownfield Clear	nup Planning	5,000.00	5,000.00	335.78	0.00	335.78
Rate Labor	335.78					
			Cι	urrent Billings		479.03
			Amount	t Due This Bill		479.03

Total Fee :	22,500.00
To Date Billings :	1,278.93
Total Remaining :	21,221.07

roject: 231419 - KCBRA/Legacy Senior Livin	g, 730 N. Burdick St. Kalamazoo		Invo	ice: 429030
RAP - Response Activity Plan /Conceptual Sit	e Model			
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Hydrogeologist				
Erik Peterson	9/1/2023	1.50	95.5000	143.25
	Prepare responses for Byce to City question	ons for site plan approval		
	Total Rate Labor			143.25
Clean - Brownfield Cleanup Planning				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Environmental Specialist				
David Stegink	9/7/2023	1.50	122.1000	183.15
	Meeting with City and Developer re grant	support, set up meeting with EGLE		
	9/8/2023	0.25	122.1000	30.53
	set up EGLE Meeting			
	9/29/2023	1.00	122.1000	122.10
	meeting w JB, EGLE, discuss data deliveral	bles		
Total David Stegink		2.75		335.78
Total Senior Environmental Specialist		2.75		335.78
	Total Rate Labor			335.78
Total Bill Task: Clean - Brownfield Cleanup Pl	anning			335.78

Total Project: 231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo

479.03

Item 8ai



2960 Interstate Parkway Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

October 4, 2023

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

Request for a Local Brownfield Revolving Fund Loan – Clark Logistics Group VII, LLC

Fishbeck was engaged by the County Brownfield Redevelopment Authority to review a request by Clark Logistics Group to secure funds for environmental activities as they construct a new building in Schoolcraft, Michigan.

Background

The property for this evaluation is composed of two parcels known as "555 Eliza Street" and "the Lee Street parcel" which is a vacant unaddressed parcel. In 2014, the Kalamazoo County Brownfield Redevelopment Authority adopted a Brownfield Plan for these two parcels. At that time, Clark Logistics Group was primarily focused on rehabilitation of the building at 555 Eliza Street. Both parcels of property have environmental contamination from historical industrial operations at the site. To help address environmental concerns at this site, the Authority secured a Grant and Loan from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) which was used to fund the disposal of contaminated soil, the design and installation of a vapor mitigation system, and other environmental activities. The Authority began paying back the loan in 2023 and has an amortization schedule of annual payments of \$10,000 with the final payment due in 2038. The Brownfield Plan included costs related to environmental activities, demolition, and asbestos removal beyond the amount of the grant and loan. To date, Clark Logistics Group has not sought reimbursement for any eligible activities.

Earlier in 2023, Clark Logistics Group broke ground on a 126,000-square-foot building located on the Lee Street parcel. During construction, contractors discovered buried topsoil, concrete, tires, stumps, etc. The contractor for the project (H&K Excavating) submitted a Change Order for \$192,500 to move and replace 8,750 cubic yards of unsuitable soils. This work has been completed, and the soils have been relocated on site in berms near the property boundary.

An additional area of contaminated soil was determined to be unsuitable to retain on site due to its levels of contamination. Approximately 2,100 cubic yards of contaminated soil will be removed from the site and disposed of at Waste Management's Landfill in Three Rivers, Michigan. The estimated cost for this work is \$97,115.

In addition to the excess soil, Clark Logistics Group has been advised that groundwater contamination at the site represents a vapor intrusion risk to the new building and is installing a vapor mitigation system. Simultaneously, Clark Logistics Group is repairing and upgrading its existing vapor mitigation system at the 555 Eliza Street building. The two systems will be linked with a new remote monitoring system. The cost for the new system and upgrades is estimated to be \$146,555. This work is underway.

The total of these costs, not including any significant contingencies, is \$435,670.

Evaluation of Clark Logic's Request

Clark Logistics Group is requesting a loan from the Kalamazoo County Brownfield Redevelopment Authority for an amount not to exceed \$440,000 with repayment to be made from the tax increment revenues generated from the new construction. Fishbeck has evaluated this arrangement and is providing the following conclusions for the Board to include in their consideration of this financial request:

- 1. The activities for which Clark Logistics Group seeks financial assistance are eligible activities under the Brownfield Redevelopment Financing Act.
- 2. The activities for which Clark Logistics Group seeks financial assistance are included in the Brownfield Plan adopted for this project.
- 3. The cost of the eligible activities, when combined with the Authority's costs, exceeds the amount allowed in the Brownfield Plan adopted for this project. The Authority would need to cap the request from Clark Logistics Group to about \$394,500, plus a 2.0% interest expense, to remain compliant with the Brownfield Plan.
- 4. The future taxable value of the new construction is expected to be around \$3,000,000 according to the Village of Schoolcraft's Assessor and an independent review by another qualified Assessor. Those new property values will generate significant new tax revenues. The tax increment revenues are projected to be \$71,882 in school taxes and \$104,230 in local taxes.
- 5. After projected administrative fees and a portion of the School Education Tax being conveyed to the State as required, projected annual tax increment revenues available to pay for prior costs incurred by the Authority, the EGLE Loan, and the Clark Logistics Group loan is \$156,704 in the first year and a little over \$167,000 in subsequent years. To accommodate the eligible activities, administrative costs are capped as described in the Brownfield Plan.
- 6. The projected revenues are sufficient to repay costs previously incurred by the Authority to support this project. Costs incurred in 2014–2015 related to due diligence activities, Brownfield Plan development, and securing the EGLE grant and loan amounted to \$56,200. This amount could be reimbursed in whole with 2024 tax increment revenues.
- 7. The projected tax increment revenues are sufficient to cover the annual EGLE loan payments.
- 8. The projected tax increment revenues are sufficient to allow Clark Logistics Group to reimburse a loan of \$394,500 over a 5-year period, inclusive of an interest expense. A 2.0% rate was used for our evaluation.
- 9. The Authority would have a net gain to the Local Brownfield Revolving Fund of \$19,463 from the projected interest expense.

The Authority is reminded that this Plan did not project capture in the Local Brownfield Revolving Fund.

A schedule is attached which outlines the project revenues and disbursements.

We are available to discuss this matter with you at your convenience. If you have any questions or require additional information, please contact me at 269.544.6977 or <u>dstegink@fishbeck.com</u>.

Sincerely,

David Stegink Vice President/Brownfield Program Manager

By email Attachment

Logan Mulholland Brownfield Project Analyst

Attachment

Tax Increment Revenue Capture Estimates Table 2 555 Eliza Street Kalamazoo, Michigan June 2023

	1%
	e Rate:
4-19-230-070	alue (TV) Increase
-	Estimated Taxable V

Colority Vision 2015 2016 2016 2016 2016 2017 2016 2016 2016 2016 2017 2016 2017 2016 2017 2016 2017 2016 2017 2016 2016 2017 2016 2017 2016 2017 2016 2017 2016		Plan Year	ear 1		2	~	4		5	9	-	~		6	10	1	12	13		14	15	2	TOTAL
Team intentione Matrix Matrix <t< th=""><th></th><th>Colondor</th><th></th><th></th><th>016</th><th>2017</th><th>2010</th><th></th><th>110</th><th>UCUC</th><th>1000</th><th></th><th>1</th><th>600</th><th>VCUC</th><th>3006</th><th>90.00</th><th>CUC</th><th></th><th>acut</th><th>0000</th><th></th><th></th></t<>		Colondor			016	2017	2010		110	UCUC	1000		1	600	VCUC	3006	90.00	CUC		acut	0000		
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The formation (Neuror V. Base Yu, § , • 5		Estimated New										s					s	s				s	'
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Million Million <t< td=""><td>Schoo</td><td></td><td>s</td><td>s</td><td></td><td></td><td>s</td><td>s</td><td></td><td></td><td>\$</td><td>s</td><td>s</td><td></td><td></td><td>s</td><td>د</td><td>s</td><td></td><td></td><td>52</td><td>s</td><td>6</td></t<>	Schoo		s	s			s	s			\$	s	s			s	د	s			52	s	6
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Control Control <t< td=""><td>DOL CRAFT TWP</td><td>0.8551</td><td>s</td><td>s -</td><td></td><td></td><td>s</td><td>s -</td><td></td><td></td><td>۔ د</td><td>s</td><td>s -</td><td></td><td></td><td>s</td><td>s.</td><td>s</td><td></td><td>1</td><td>2</td><td>s</td><td>3</td></t<>	DOL CRAFT TWP	0.8551	s	s -			s	s -			۔ د	s	s -			s	s.	s		1	2	s	3
(14) 1430 5 </td <td>SA</td> <td>6.9853</td> <td>s</td> <td>s</td> <td></td> <td></td> <td>s</td> <td>s -</td> <td></td> <td></td> <td>s.</td> <td>s</td> <td>s -</td> <td>s '</td> <td></td> <td>s</td> <td>s</td> <td>s</td> <td></td> <td></td> <td>15</td> <td>s</td> <td>26</td>	SA	6.9853	s	s			s	s -			s.	s	s -	s '		s	s	s			15	s	26
ORT 0310 S <td>IC SAFETY</td> <td>1.4380</td> <td>s</td> <td>s -</td> <td>- \$</td> <td></td> <td>s</td> <td>s -</td> <td></td> <td></td> <td>s.</td> <td>s</td> <td>s -</td> <td>- s</td> <td></td> <td>s</td> <td>s.</td> <td>s</td> <td></td> <td></td> <td>3</td> <td>s</td> <td>5</td>	IC SAFETY	1.4380	s	s -	- \$		s	s -			s.	s	s -	- s		s	s.	s			3	s	5
MMS 0.3402 S C S<	IC TRANSPORT	0.3110	s	s -	- \$		s	s -			s.	s	s -	- s		s	s.	s			1	s	-
OME O1613 S </td <td>JR PROGRAMS</td> <td>0.3462</td> <td>s</td> <td>s -</td> <td></td> <td></td> <td>s</td> <td>s .</td> <td></td> <td></td> <td>۔ \$</td> <td>s</td> <td>s</td> <td></td> <td></td> <td>•</td> <td>s</td> <td>s</td> <td></td> <td></td> <td>-</td> <td>s</td> <td>-</td>	JR PROGRAMS	0.3462	s	s -			s	s .			۔ \$	s	s			•	s	s			-	s	-
0 7453 S <td>4TY JUV HOME</td> <td>0.1613</td> <td>s</td> <td>s -</td> <td></td> <td></td> <td>s</td> <td>s</td> <td>\$</td> <td></td> <td>۔ \$</td> <td>s</td> <td>s -</td> <td></td> <td></td> <td>'s</td> <td>۔ \$</td> <td>s</td> <td></td> <td></td> <td>0</td> <td>s</td> <td></td>	4TY JUV HOME	0.1613	s	s -			s	s	\$		۔ \$	s	s -			's	۔ \$	s			0	s	
Local Total 34.800 S	SING FUND	0.7453	s	s.	, s		s	s .	, s		' s	s	s.			s	' s	s		1 S	2	s	ſ
Millage Millage Annual Compare Compare <th< td=""><td>Loca</td><td></td><td>s</td><td>\$</td><td>•</td><td></td><td>s</td><td>s</td><td>\$</td><td></td><td>S</td><td>s</td><td>s.</td><td>\$</td><td></td><td></td><td>s.</td><td>s</td><td></td><td></td><td>76</td><td>s</td><td>131</td></th<>	Loca		s	\$	•		s	s	\$		S	s	s.	\$			s.	s			76	s	131
	Capturable Millages	Millage Rate																					
	DOL DEBT	7.0000	s	s .	\$.	s	s	- S		۔ د	s	s	\$			s.	s			15	s	26
6 6 7 6 . 6 . 6 . 6 . 6 . 6 . 6 . 6 . 6	Total Non-Capturable Taxes	Taxes 7.0000	s	s			s	s			۶	s	s .		•	\$	د	s	2 \$	8 6	15	s	26

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Economics Presonal Property tax capture, if any will be captured under this plan, but is not reflected in this table. Table uses 2022 summer and winter militige rates

Tax Increment Revenue Capture Estimates Table 2 **555 Eliza Street** Kalamazoo, Michigan June 2023

14:19:230-040 Estimated Taxable Valve (TV) Increase Rate: 195 Behar Volar (TV) Increase Rate: 195

	8				-			,							;		TOTAL
	Plan Year	-	7	~	4	0	٥	-	z	R	01	F	71	13	14	ρ	IUIAL
	Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
	*Base Taxable Value \$	\$ 4,923	\$ 4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923 \$	4,923	,
	Estimated New TV \$	\$ 15,625	\$ 15,671 \$	15,812 \$	16,144 \$	16,531 \$	16,845 \$	17,080 \$	17,643 \$	18,525 \$	3,000,000 \$	3,000,000 \$	3,000,000 \$	3,000,000 \$	3,000,000 \$	3,000,000	s -
Incremental Differer.	Incremental Difference (New TV - Base TV) \$	\$ 10,702	\$ 10,748 \$	10,889 \$	11,221 \$	11,608 \$	11,922 \$	12,157 \$	12,720 \$	13,602 \$	2,995,077 \$	2,995,077 \$	2,995,077 \$	2,995,077 \$	2,995,077 \$	2,995,077	
School Capture	Millage Rate																
STATE EDUCATION TAX (SET)	6.0000	\$ 64	\$ 64 \$	65 \$	67 \$	70 \$	72 \$	73 \$	76 \$	82 \$	17,970 \$	17,970 \$	17,970 \$	17,970 \$	17,970 \$	17,970	108,456
SCHOOL OPERATING	18.0000	\$ 193	\$ 193 \$	196 \$	202 \$	209 \$	215 \$	219 \$	229 \$	245 \$	53,911 \$	53,911 \$	53,911 \$	53,911 \$	53,911 \$	53,911	325,369
School Total	24.0000	\$ 257	\$ 258 \$	261 \$	269 \$	279 \$	286 \$	292 \$	305 \$	326 \$	71,882 \$	71,882 \$	71,882 \$	71,882 \$	71,882 \$	71,882	\$ 433,825
Local Capture	Millage Rate																
COUNTY OPERATING	4.6318	\$ 50	\$ 50 \$	50 \$	52 \$	54 \$	55 \$	56 \$	59 \$	63 \$	13,873 \$	13,873 \$	13,873 \$	13,873 \$	13,873 \$	13,873	83,725
VILLAGE OPERATING	14.9005	\$ 159	\$ 160 \$	162 \$	167 \$	173 \$	177 \$	179 \$	186 \$	203 \$	44,628 \$	44,628 \$	44,628 \$	44,628 \$	44,628 \$	44,628	269,336
LIBRARY 1	0.5000	\$ 5	\$ 5 \$	5 \$	6 \$	6 \$	6 \$	6 8	6 \$	7 \$	1,498 \$	1,498 \$	1,498 \$	1,498 \$	1,498 \$	1,498	9,038
LIBRARY 2	0.5000	\$ 5	\$ 5 5	5 \$	6 \$	6 5	6 \$	6 \$	6 \$	7 \$	1,498 \$	1,498 \$	1,498 \$	1,498 \$	1,498 \$	1,498	9,038
KVCC	2.7802	\$ 30	\$ 30 \$	30 \$	31 \$	32 \$	33 \$	34 \$	35 \$	38 \$	8,327 \$	8,327 \$	8,327 \$	8,327 \$	8,327 \$	8,327	50,255
COUNTY 911	0.6459	د	s - S				8 8	8	8	8 6	1,935 \$	1,935 \$	1,935 \$	1,935 \$	1,935 \$	1,935	11,640
SCHOOLCRAFT TWP	0.8551	\$ 9	\$ 9 \$	9 8	10 \$	10 \$	10 \$	10 \$	11 \$	12 \$	2,561 \$	2,561 \$	2,561 \$	2,561 \$	2,561 \$	2,561	15,457
KRESA	6.9853	\$ 65	\$ 65 \$	66 \$	67 \$	70 \$	83 \$	85 \$	89 \$	95 \$	20,922 \$	20,922 \$	20,922 \$	20,922 \$	20,922 \$	20,922	126,214
PUBLIC SAFETY	1.4380	\$ 15	\$ 15 \$	16 \$	16 \$	17 \$	17 \$	17 \$	18 \$	20 \$	4,307 \$	4,307 \$	4,307 \$	4,307 \$	4,307 \$	4,307	25,993
PUBLIC TRANSPORT	0.3110	\$ 3	\$ 3 3	3 \$	3 \$	4 \$	4	4 S	4	4	931 \$	931 \$	931 \$	931 \$	931 \$	931	5,622
SENIOR PROGRAMS	0.3462	۔ د	s - S		4 \$	4 S	4 \$	4 \$	4 \$	5 \$	1,037 \$	1,037 \$	1,037 \$	1,037 \$	1,037 \$	1,037	\$ 6,247
COUNTY JUV HOME	0.1613	\$ 2	\$ 2 \$	2 \$	2 \$	2 \$	2 \$	2 \$	2 \$	2 \$	483 \$	483 \$	483 \$	483 \$	483 \$	483	2,916
HOUSING FUND	0.7453	s 1	s 1 \$	1 \$	1 \$	1 \$	1 \$	8 6	9 \$	10 \$	2,232 \$	2,232 \$	2,232 \$	2,232 \$	2,232 \$	2,232	13,428
Local Total	34.8006	\$ 345	\$ 346 \$	351 \$	365 \$	378 \$	406 \$	421 \$	439 \$	473 \$	104,230 \$	104,230 \$	104,230 \$	104,230 \$	104,230 \$	104,230	\$ 628,907
Non-Capturable Millages	Millage Rate																
SCHOOL DEBT	7.0000	\$ 75	\$ 75 \$	76 \$	79 \$	81 \$	83 \$	85 \$	89 \$	95 \$	20,966 \$	20,966 \$	20,966 \$	20,966 \$	20,966 \$	20,966	126,532
Total Non-Capturable Taxes	7.0000	\$ 75	\$ 75 \$	76 \$	2 3 2	81 \$	83 \$	85 \$	89 \$	95 \$	20,966 \$	20,966 \$	20,966 \$	20,966 \$	20,966 \$	20,966	\$ 126,532

<u>Footnotes:</u> Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table. Table uses 2022 summer and whiter millage rates

176,112 \$ 176,112 \$ 176,112 **\$ 1,062,732**

176,112 \$

176,112 \$

176,112 \$

800 \$

744 \$

713 \$

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634 \$

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604 \$

Total \$ 602 \$

Tax Increment Revenue Reimbursement Table 3 555 Eliza Street Kalamazoo, Michigan June 2023

School and Local-Only

Developer Maximum

	Local	10, 14/		361103 \$	482 951				No.		Ct at a Decen	finial Badavalory	ant Frind C	64.730		
		W7.00	> 121,845 >					Years or			State Brown	THE IS IN THE AND		24,40		
	TOTAL										Local Brown	Local Brownfield Revolving Fund	\$ pur			
	EGLE MSF	34.1% 65.9%	\$ 262,167 \$ \$ - \$	358,103 \$ 3,000 \$	620,270 3,000											
YEARS		1	2	e	4	5	-	00	6			12	13	14	15	
		2015	2016	2017	2018	2019 200		21 2022	202			2026	2027	2028	2029	TOTAL
Total State Incremental Revenue State Brownfield Redevelopment Fund (50% of SET) State TIR Available for Reimbursement	of SET)	\$ 257 \$ 32 \$ 225	\$ 258 \$ \$ 32 \$ \$ 226 \$	261 \$ 33 \$ 229 \$	269 \$ 34 \$ 236 \$	279 \$ 35 \$ 244 \$	286 \$ 36 \$ 250 \$	292 \$ 36 \$ 255 \$	305 \$ 38 \$ 267 \$	326 \$ 71,882 41 \$ 8,985 286 \$ 62,897	82 \$ 71,882 85 \$ 8,985 97 \$ 62,897	\$ 71,882 \$ 8,985 \$ 62,897	\$ 71,890 \$ \$ 8,986 \$ \$ 62,903 \$	71,912 \$ 8,989 \$ 62,923 \$	71,934 \$ 8,992 \$ 62,942 \$	433,915 54,239 379,675
Total Local Incremental Revenue BRA Administrative Fee (10%) Local TIR Available for Relmbursement		5 345 345 - 345	\$ 346 \$ \$ 346 \$ \$ 346 \$	351 \$ - \$ 351 \$	365 \$ - \$ 365 \$	378 \$ - \$ 378 \$	406 \$ - \$	421 \$ - \$	439 \$ - \$ 439 \$	473 \$ 104,230 - \$ 10,423 473 \$ 93,807	30 \$ 104,230 \$ 23 07 \$ 104,230 \$	\$ 104,230 \$ 104,230	\$ 104,242 \$ \$ 104,242 \$	104,274 \$ 104,274 \$	104,306 \$	629,038 10,423 618,615
Total State & Local TIR Available		\$ 570	\$ 572 \$	580 \$		621 \$	657 \$	676 \$	706 \$	759 \$ 156,704	04 \$ 167,127	\$ 167,127	167,145	167,197 \$	167,249 \$	998,290
AUTHORITY	Beginning Balance															
Reimbursement Balance	\$ 208,880		\$ 208,880 \$	208,880 \$	208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 208,880 \$ 203,897	08,880 \$ 20	38,880 \$ 20	8,880 \$ 208	,880 \$ 203		38 \$ 132,680) \$ 122,680	\$ 203,138 \$ 132,680 \$ 122,680 \$ 112,680 \$ 102,680 \$	102,680 \$	~,	
EGLE Loan Costs*	\$ 152,680 \$		\$ 152,680 \$	152,680 \$	152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$	52,680 \$ 15		152,680 \$ 152	152,680 \$ 147,697	ŝ	146,938 \$ 132,680 \$		122,680 \$ 112,680 \$	102,680 \$	92,680	
Interest Calculation			•	ų	•	ų	0		U	U	s	v	2 LOO V 2	2 L 00 V	37 000 6	
Local Tax Reimbursement	275'70 ¢		~ · ·	• •	n v 	n v	n v	~ ~	3 051 5	473 5 8 420	2,820 5 4,062 8,430 5 5 918	2 5 5 4,052	5 4,062 5	4,062 3	5 202 P	00,36
Total EGLE Loan Reimbursement Balance	, ,	\$ 152,680	\$ 152,680 \$	152,680 \$	152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$ 152,680 \$	52,680 \$ 15	152,680 \$ 152	152,680 \$ 147		\$ 13	\$ 12		112,680 \$ 102,680 \$	92,680 \$	\$ - \$	152,6
										,			•	•]		
EGLE Environmental Costs (pre-approved) State Tax Reimbursement	\$ 53,200 5 \$ 21.714 \$	53,200	\$ 23,200 \$	53,200 5	53,200 \$	53,200 5 5	53,200 \$ 52	53,200 5 53	53,200 5 53,	53,200 5 53,200	14 \$ -	· · ·	s - s	· ·	' '	217
Local Tax Reimbursement	\$ 31,486		5				s	s	, s	- \$ 31,486	86 5 -		s - s		· ·	31.4
Total EGLE Reimbursement Balance		\$ 53,200	\$ 53,200 \$	53,200 \$	53,200 \$	53,200 \$ 5.	53,200 \$ 53	53,200 \$ 53	53,200 \$ 53,	53,200 \$	- 5	- 5 -	s - 5	- 5	- \$	53,2
Loool Only Contro	5 000 E	00000	¢ 2000 ¢	0 000 c	0 1 000 c	2 000 C	000 c	c 9 000 c	c 0 000 c	ţ	3 000 C	6	ہ رہ ہ	۹ ا	1	
Local Unity Costs	\$ 000's \$				3,000 5		~ ~	<u> </u>		~ ~	5 000 c	- - -	· ·	^ v	•	0
Total Local Reimbursement Balance	000/c 6	\$ 3,000 \$	\$ 3,000 \$	3,000 \$	3,000 \$	3,000 \$	3,000 \$	3,000 \$ 3	3,000 \$ 3,	3,000 \$	- -		- -		· ·	3,0
Total Annual Authority Reimhurse ment		, , ,	د . د		, ,	, ,		, s	4 027 ¢	75.0 ¢ 70.45	zn.45a د ۱٬۱٬۸۸۱ د			10,000	a7 680 ¢	¢ 200 000
Authority - LBRF Loan	Beginning Ralance															
Reimbursement Balance [5 394,500] \$ 394,500 [\$ 394,500] \$ 394,500 [\$ 394,500] \$ 394,500 [\$ 394,500] \$ 394,500 [\$ 394,500] \$ 394,500	\$ 394,500	\$ 394,500	\$ 394,500 \$	394,500 \$	394,500 \$ 394,500 \$ 394,500 \$ 394,500 \$ 394,500 \$ 394,500 \$ 34,500 \$ 344,500 \$ 344,500 \$ 344,500	56 \$ 005'96	14,500 \$ 39.	4,500 \$ 394	'200 S 394	Ş	00 \$ 316,14:	\$ 203,073	\$ 394,500 \$ 316,145 \$ 203,073 \$ 108,541 \$ 12,032 \$	12,032 \$		
										-					-	
LBRF Loan Costs	ş		394,500 \$ 394,500 \$	394,500 \$	394,500 \$ 5	66 \$ 36		4,500 \$ 394	394,500 \$ 394,500	ŝ	00 \$ 308,25	5 289,018 \$		12,032 \$		
In terest Cakulation 2.0%			\$ - \$, S	, v	, s		s.	\$ -	- \$ 7,8.	90 \$ 6,16	s			- \$	19,8
School Tax Reimbursement	s	•	•		· ·	s ·	s ·	s •	s •	- \$ 35,3	63 \$ 20,92	s		- S	· ·	56,2
Total Reimbursement Balance	\$ ¢ c17′0cc ¢	394.500	\$ 394.500 \$	394.500 5	c - c - c - 394.500 5 3	94.500 \$ 39		394.500 \$ 394	394 500 \$ 394	394.500 \$ 308.25	308.255 5 189.018	\$ 90'206 \$ 8	5 12.032 5		· ·	414.39
Total Annual Authority Reimburse ment				- \$	s .	\$.		\$ -	s -	- \$ 86,24	86,245 \$ 119,237 \$	98,312		12,273 \$		\$ 414,390
LOCAL BROWNFIELD REVOLVING FUN					4	4	4					4	4	4		
LBKP-De posits	,					^ ·	^ ·	^ ·	^ : ·	^ ·	^ ·	· ·	· ·	• •		
State Tax Capture	~	1	1	1		<u>,</u>	<u>,</u>	•	^ c	^ •	, c	- ^ -	~ ·	^ c		
Total LBRF Capture		- - -	<u>, v</u>	• •	<u>,</u> ,	• •	• •	<u>,</u> .	<u>,</u> ,		, , ,	- - -	 - -	• •	· ·	
Footnates: MAA. Custure allowed by Brownfield Plan Inclusive of eligible costs, financing and administration is \$63.4.207 MAA. Custure allowed by Brownfield Plan Inclusive of eligible costs.	isive of eligible costs,	financing and ad	ministration is \$													
EGLE Approved Work Plan (10/9/2015) Total TIF approved \$270,275, of which \$118,605 approved for School	TIF approved \$270,27	5, of which \$118,	.605 approved f	or School.												
Luck Capture was not allowed in the Browmeid Fain *EGLE Loan payments are represented in the year before they are due, therefore 2022 TIF capture reimbursements are made in 2023 on Loan.	eid Plan year before they are (lue, therefore 20	022 TIF capture	reimbursement	s are made in 20	23 on Loan.										
PARTY or a second se																



2960 Interstate Parkway Kalamazoo, Michigan 49048

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Memo

- TO: Macy Walters, Brownfield Redevelopment Administrator, Kalamazoo County Brownfield Redevelopment Authority
- FROM: Jeff Hawkins, Vice President/Senior Hydrogeologist, Therese Searles, Senior Geologist
- DATE: October 26, 2023
- 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

Update:

General Review: Fishbeck is completing soil investigation activities and oversight of the evaluation of a Vapor Intrusion Mitigation system for the Eliza Street expansion. Fishbeck has provided KCBRA staff with an evaluation of new activities. The developer has submitted an updated project application increasing the LBRF funding request.

Contractual Administrative Support: No activities to report this month.

2. Paper City Development – EGLE Grant Oversight Project No: E190048 – W.O. 2019-2

Update:

The team is preparing to close out the grant. There are no activities to report this month.

3. Paper City Development – EGLE Loan Oversight Project No: E190148 – W.O. 2019-4

<u>Update:</u> No activities to report this month.

4. 3800 Wynn Road, Kalamazoo Twp., MI Project No: E210178 – W.O. 2021-2

Update:

There are no invoices for consideration this month. However, KCBRA staff has had communications with the property owner and Fishbeck has communicated with the Township Assessor to determine current taxable value status and end of year implications. The assessor is not aware of any improvements made to date so taxable value is anticipated to increase annually by the standard 5% consumer price index (CPI) rates. There are no further activities to report this month.

1. YWCA – 550 S. Riverview, Parchment, Michigan Project No: 231417 – W.O. 2023-2

Update:

At the time Young Women's Christian Association (YWCA) of Kalamazoo, Michigan entered into the purchase agreement for the building located at 550 S. Riverview Drive, Parchment, Michigan, YWCA was unaware of the potential cost associated with addressing VI concerns. YWCA is in need of leveraging funding sources to complete the assessment, design, and installation of the Vapor Mitigation System (VMS). Requested funding through the County's EPA Assessment Grant for assessment, planning and design of a VMS was approved in July.

Fishbeck conducted a Phase II Environmental Site Assessment (ESA) of the property on June 7, 2023, to evaluate the Recognized Environmental Conditions (RECs) identified in the May 17, 2023, Phase I ESA. The Phase II ESA sampling indicated that volatile organic compounds (VOCs), specifically TCE and PCE, were detected on the property in both soil and groundwater at levels exceeding Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels. PCE was also detected in soil gas beneath the existing building at levels approaching VIAP Screening Levels.

The soil and groundwater data indicate that there is a potential for a vapor intrusion exposure for the structure. While the soil gas data suggest that the Vapor Intrusion Pathway is not currently complete, the results are based on a one-time sampling event. Current EGLE guidance requires four quarterly sampling events without VIAP exceedances in order to eliminate the Vapor Intrusion Pathway for the subject building.

YWCA has reservations in occupying the building that may risk the health of its employees, clients, tenant, and visitors without taking steps to mitigate the potential Vapor Intrusion (VI) risk. In order to address this potential risk, YWCA will require the presumptive remedy of installing a Vapor Mitigation System (VMS). Fishbeck concurs that this is a reasonable approach considering the time restraints related to occupancy of the building and the uncertain outcome of future sampling that may or may not resolve this concern. YWCA has requested funding support through the KCBRA LBRF to complete the installation of the VMS. The project application and budget request of \$100,000 through the use of the County's LBRF was approved in July. Work Order 2023-2 is presented for the Board's consideration this month.

Kalamazoo County Brownfield Redevelopment Authority

General Environmental Review Budget and Cost Summary

Num	ber		Budget	Estimates			Actual		
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
230454	2023-1	General Environmental Review	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
					421238 423214	3/16/2023 5/10/2023	\$315.00 \$2,147.75		
					424170 425333	6/8/2023 7/12/2023 8/7/2023	\$2,226.61 \$2,294.95		
					426213 427541	9/7/2023	\$806.25 \$1,420.00		
					429022*	10/9/2023	\$963.75		
		Project Subtotal	\$ 14,000.00	\$ 14,000.00			\$10,334.31		\$3,665.69
		Contractual Administrative	\$ 6,000.00	\$ 6,000.00	421238 423214	3/16/2023 5/10/2023	\$315.00 \$288.75		
		Project Subtotal	\$ 6,000.00	\$ 6,000.00			\$603.75		\$5,396.25
		Project Total	\$20,000.00	\$20,000.00			\$10,938.06		\$9,061.94
190048	2019-2	Paper City Development - EGLE Grant Oversight							\$0,001.04
100040		V.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 - \$\$,000.00 Amendment #2 - \$\$,000.00	\$ 5,000.00 \$ 5,000.00	\$ 5,000.00	05490	5/10/2019 6/14/2019	\$140.00 \$1,662.50	\$10,425.50 \$8,763.00	\$10,425.50 \$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019 8/14/2019	\$1,110.00 \$788.75	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23 Project Subtotal	\$ (6,292.00) \$ 13,208.00		05787	9/6/2019	\$35.00	\$6,864.25 \$6,829.25	\$6,864.25 \$6,829.25
					06215 06329	1/7/2020 2/7/2020	\$26.25 \$131.25	\$6,803.00 \$6,671.75	\$6,803.00 \$6,671.75
	1				06442 06579	3/19/2020 5/12/2020	\$210.00 \$113.75	\$6,461.75 \$6,348.00	\$6,461.75 \$6,348.00
					06655 06714	6/17/2020 7/9/2020	\$52.50 \$105.00	\$6,295.50 \$6,190.50	\$6,295.50 \$6,190.50
					06808 06895	8/11/2020 9/8/2020	\$78.75 \$52.50	\$6,111.75 \$6,059.25	\$6,111.75 \$6,059.25
					06994 07086	10/12/2020 11/5/2020	\$446.25 \$551.25	\$5,613.00 \$5,061.75	\$5,613.00 \$5,061.75
					07163 07282	12/7/2020	\$183.75 \$645.73	\$4,878.00 \$4,232.27	\$4,878.00 \$4,232.27
					07465 07514	3/9/2021 4/8/2021	\$446.25 \$301.77	\$3,786.02	\$3,786.02
					07514 07669 07764	4/8/2021 5/21/2021 6/16/2021	\$402.50 \$26.25	\$3,484.25 \$3,081.75	\$3,484.25 \$3,081.75
					07764 07955 08127	6/16/2021 8/9/2021 10/6/2021	\$26.25 \$78.75 \$26.25	\$3,055.50 \$2,976.75 \$2,950.50	\$3,055.50 \$2,976.75 \$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768 08840	3/10/2022 4/8/2022	\$26.25 \$262.50	\$2,871.75 \$2,609.25	\$2,871.75 \$2,609.25
					08975 09125	5/10/2022 6/13/2022	\$172.50 \$28.75	\$2,436.75 \$2,408.00	\$2,436.75 \$2,408.00
					09390 09618	8/18/2022 10/12/2022	\$57.50 \$86.25	\$2,350.50 \$2,264.25	\$2,350.50 \$2,264.25
					09744 09856	11/9/2022 12/12/2022	\$373.75 \$230.00	\$1,890.50 \$1,660.50	\$1,890.50 \$1,660.50
					421239 423213	3/16/2023 5/10/2023	\$28.75 \$86.25	\$1,631.75 \$1,545.50	\$1,631.75 \$1,545.50
					424171	6/8/2023 Project Subtotal	\$1,437.50 \$13,100.00	\$108.00	\$108.00 \$108.00
						i Toject Gubtotal	\$10,100.00		\$100.00
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight		\$ 40 000 00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	05896 05994	10/7/2019 11/7/2019	\$787.50 \$1,242.50	\$37,742.50 \$36,500.00	\$37,742.50 \$36,500.00
					06128 06214	12/9/2019 1/7/2020	\$280.00 \$105.00	\$36,220.00 \$36,115.00	\$36,220.00 \$36,115.00
					'06330 06441	2/7/2020 3/19/2020	\$385.00 \$840.00	\$35,730.00 \$34,890.00	\$35,730.00 \$34,890.00
					06516 06580	4/8/2020 5/12/2020	\$271.25 \$840.00	\$34,618.75 \$33,778.75	\$34,618.75 \$33,778.75
					06656 06713	6/17/2020 7/9/2020	\$236.25 \$130.00	\$33,542.50 \$33,412.50	\$33,542.50 \$33,412.50
					06809	8/11/2020 9/8/2020	\$78.75 \$315.00	\$33,333.75 \$33,018.75	\$33,333.75 \$33,018.75
					06982 07042	10/12/2020 11/5/2020	\$297.50 \$52.50	\$32,721.25 \$32,668.75	\$32,721.25 \$32,668.75
					07162 07346	12/7/202 2/5/2021	\$78.75 \$52.50	\$32,590.00 \$32,537.50	\$32,590.00 \$32,537.50
					07464 07515	3/9/2021 4/8/2021	\$262.50 \$35.00	\$32,275.00 \$32,240.00	\$32,275.00 \$32,240.00
					07670 07956	5/21/2021 8/9/2021	\$700.00 \$131.25	\$31,540.00 \$31,408.75	\$31,540.00 \$31,408.75
					08051 08355	9/14/2021 12/7/2021	\$26.25 \$210.00	\$31,382.50 \$31,172.50	\$31,382.50 \$31,172.50
					08767 08839	3/10/2022 4/8/2022	\$288.75 \$393.75	\$30,883.75 \$30,490.00	\$30,883.75 \$30,490.00
					08976 09126	5/10/2022 6/13/2022	\$28.75 \$86.25	\$30,490.00 \$30,461.25 \$30,375.00	\$30,490.00 \$30,461.25 \$30,375.00
					422268	4/17/2023 Project Subtotal	\$28.75 \$9,653.75	\$30,346.25	\$30,346.25 \$30,346.25 \$30,346.25
							+=1000.10		400,040.20
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08138	10/6/2021 11/4/2021	\$11,504.97 \$308.51	\$9,495.03 \$9,186.52	\$9,495.03 \$9,186.52
2.01/0	2041-4		.,000.00	21,000.00	08253 08357 08473	11/4/2021 12/7/2021 1/6/2022	\$308.51 \$1,102.50 \$897.00	\$9,186.52 \$8,084.02 \$7,187.02	\$9,186.52 \$8,084.02 \$7,187.02
					08473 08670 09079	2/18/2022 6/8/2022	\$130.00 \$225.00	\$7,057.02 \$6,832.02	\$7,057.02 \$6,832.02
					30018	Project Subtoal	\$225.00 \$14,167.98	40,032.UZ	\$6,832.02 \$6,832.02
			¢ 45000	er= 000 r -	08400	10/8/0004	¢0 707 47	AF 0	AF 0
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138 08253	10/6/2021 11/4/2021	\$9,787.47 \$262.50 \$1,102.50	\$5,212.53 \$4,950.03 \$3,847.53	\$5,212.53 \$4,950.03
					08357 08473	12/7/2021 1/6/2022	\$897.00	\$3,847.53 \$2,950.53	\$3,847.53 \$2,950.53
							\$12,049.47		\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138 08253	10/6/2021 11/4/2021	\$1,717.50 \$46.01	\$1,282.50 \$1,236.49	\$1,282.50 \$1,236.49
					08670 09079	2/18/2022 6/8/2022	\$130.00 \$262.50	\$1,106.49 \$843.99	\$1,106.49 \$843.99
							\$2,156.01		\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
224 4/~	2022.0	VMCA 550 S. Divoncion Drivo Development VMS Installation	\$ 400.000 5-	\$400 CO0 05					\$400 000
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation	\$ 100,000.00	\$100,000.00					\$100,000.00
		Total Project Budgets	\$194,208.00	\$194,208.00		Total	\$47,859.79		\$146,348.21



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Memo

- TO: Macy Walters, Brownfield Redevelopment Administrator, Kalamazoo County Brownfield Redevelopment Authority
- FROM: Jeff Hawkins, Vice President/Senior Hydrogeologist, Therese Searles, Senior Geologist
- DATE: October 26, 2023

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

Update:

Fishbeck attended the September committee meetings. Project updates to ACRES were made and meeting materials were prepared. Grant reporting documents (Quarterly Report, MBE/WBE Report, Federal Financial Report) have been initiated and will be submitted by the end of October. There is no invoice for consideration this month. A budget amendment request is anticipated next month.

Parchment Mill Site Project No: E220154 – W.O. 6

Update:

The City of Parchment has been continuously working on plans to improve the redevelopment potential for the property. After a failed attempt by a previous developer, the city regained ownership of the property in 2020. To improve and advance the City's efforts related to this site, additional cleanup planning activities are warranted and were approved within Work Order 6 by the KCBRA. Updated accomplishments were presented to the KCBRA board at their December 15, 2022 meeting. The City of Parchment was awarded an \$800,000 EPA Multipurpose Grant. The final invoice was approved in August 2023 and the final project documentation for the scope of work funded by Kalamazoo County's EPA assessment grant was presented to the KCBRA at the regular August meeting. No further activities are anticipated to be funded by Kalamazoo County's EPA assessment grant.

Watershed LLC – 6667 Stadium Drive, Oshtemo Township Project No: 230922 – W.O. 7

Update:

The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870 and located at 6667 Stadium Drive in Oshtemo

Township. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. Shannon and Kevin Brown, the property owners and doing business as Watershed LLC, had plans to redevelop the structures into a mixed-use redevelopment. The KCBRA approved a project application submitted by the Browns and an associated work order to perform an asbestos survey and a Brownfield Plan evaluation. U.S. EPA eligibility was received on May 12, 2023. A Health and Safety Plan and Sampling and Analysis Plan have been prepared and submitted to the EPA. The HASP was accepted and the SAP was approved by the USEPA on June 13, 2023. However, the developers encountered significantly higher redevelopment costs than expected and decided to halt redevelopment and list the property for sale. Unused budgets allocated to this project were returned to support future projects. However, a new buyer and developer has come forward and is interested in conducting the proposed assessment and seeking funding support through the KCBRA. Invoicing for Work Order 7 is complete.

4. Redman Ventures, LLC – 6667 Stadium Drive, Oshtemo Township Project No: 231418 – W.O. 11

Redman Ventures, LLC has a purchase agreement in place with the Browns to purchase the property located at 6667 Stadium Drive. The KCBRA approved a project application submitted by Robert Redman and an associated work order to complete a Phase I ESA, Asbestos Survey, and Brownfield Plan evaluation activities. Eligibility for the site was received, the HASP accepted, and SAP approved by the USEPA for the property for assessment under the previous developer. Updated documents were presented to the EPA Project Officer for accurate record retention. The Phase I ESA has been completed for the purchasing entity to comply with All Appropriate Inquiry. An Asbestos Survey will determine if any asbestos-containing materials exist that will require abatement prior to renovations/interior demolition. The asbestos survey report has been finalized and furnished to Redman Ventures, LLC with a copy forwarded on to the USEPA. Brownfield Plan evaluation activities consist of working with the township assessor to determine anticipated Future Taxable Value, work with the developer to anticipated eligible costs and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. Brownfield Plan evaluation activities are being initiated.

5. Midlink Business Park Expansion – Comstock Charter Township Project No: 230923 – W.O. 10 and W.O. 14

Update:

The project developer (5200 East Cork Street Investors, LLC) is requesting an amendment to the Midlink Brownfield Plan to include funding for eligible expenses related to constructing a new 165,000-square-foot speculative warehouse/light manufacturing building on 14 acres of surplus land at Midlink Business Park.

The new construction will result in an increase in available tax increment revenues. Work Order 10 approved project planning activities associated with a Brownfield Plan Amendment to accommodate additional costs related to the expansion. U.S. EPA eligibility was received on May 12, 2023. A summary of the planning activities, including remaining reimbursable expenses, sequencing of reimbursement, and timing considerations were presented to the KCBRA at the July regular meeting. Work Order 14 approved preparation of the Brownfield Plan Amendment. The KCBRA also approved a project application from Schupan to include their development activities into the Brownfield Plan Amendment #4 to the Midlink Brownfield Plan has been prepared and the KCBRA recommended the Plan Amendment for approval at the September KCBRA regular meeting. Comstock

Township passed a resolution of support of the Brownfield Plan Amendment on October 16, 2023. The Plan Amendment is anticipated to go before the County Board of Commissioners in November.

Comstock Center Redevelopment – 10 parcels at King Highway and River Street, Comstock Charter Township Project No: 230924 – W.O. 8

Update:

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is complete and identified five Recognized Environmental Conditions (RECs) related to former site uses of laundromat and automotive services, a former machine shop, and one parcel with documentation of a tank but no record of removal or assessment. Fishbeck has met with Steve Deisler of Comstock Township and the three property owners to secure access agreements to complete Phase II assessment activities to address the identified RECs. A HASP and SAP were prepared and submitted to the USEPA. After back and forth communication with EPA to address some initial questions, approval of SAP has been obtained. All Phase II ESA field work has been completed. Specifically, Fishbeck conducted a GPR survey to assess the former tank on the east section of the property along King Highway, Geoprobe soil boring installation was performed to assess soil and groundwater across three identified areas of the site, and vapor pin installation and sampling was completed on the remaining building on the northwestern portion of the property. We are awaiting analytical results. There were no obvious signs of impact based on field observations.

Eliza Street Expansion – Village of Schoolcraft Project No: 230914 – W.O. 9

Update:

This is a property where the Kalamazoo County BRA has previously had a significant role in supporting redevelopment. 555 Eliza Street is a Clarklogic-owned property. A vacant parcel to the south of Eliza Street is being redeveloped with a 126,000-square-foot warehousing building. As construction began, unsuitable soils were encountered which will require offsite disposal. There is also concern that about the environmental condition of the site and specifically if vapor mitigation controls are required for this new construction. Services related to soil management and assessing vapor intrusion considerations will not be funded through the EPA grant and will be covered under KCBRA general environmental services.

A Brownfield Plan is in place for this site. The new construction will result in an increase in available tax increment revenues. A Brownfield Plan Evaluation was approved by the KCBRA to have Fishbeck work with the local Assessor to estimate future tax revenues and provide the Authority with different schedules to show how the future taxes can be used to pay for costs previously incurred by the Authority, costs previously incurred by Clarklogic, loan repayment obligations the County has to EGLE, and future costs related to this development. This evaluation will also aid the Authority in considering any request for the use of Local Brownfield Revolving Funds.

Fishbeck has received total project eligible costs from Clarklogic, an estimated Future Taxable Value

(FTV) from the Assessor for the Village of Schoolcraft, and conducted TIF modeling. Fishbeck has provided KCBRA staff with an evaluation of new activities within the existing Brownfield Plan and determined that an Amendment is not needed, pending KCBRA Board considerations. The developer has submitted an updated project application increasing the LBRF funding request.

Legacy Senior Living – 730 N. Burdick Street, Kalamazoo, Michigan Project No: 231419 – W.O. 12

Update:

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood. The community is designed as a sustainable development that provides much needed affordable housing options and allows residents to age in place. The property consists of 14 current parcels that will be combined and addressed as 730 N. Burdick Street. Phase I and II Environmental Site Assessments have already been completed. Sampling has identified existing contamination, but further cleanup planning is needed to safely reuse the site and support redevelopment. The KCBA approved Work Order 12 to include Fishbeck preparing a Response Activity Plan (ReSAP), inclusive of the development of a conceptual site model (CSM) that details all available environmental data for the project site and discusses potential unacceptable contaminant exposure pathways relative to the planned redevelopment of the site. The ReSAP will be prepared to satisfy requirements by the Michigan State Housing Development Authority (MSHDA) for tax credit support for the planned development. The plan will present a detailed description of response activities that will be undertaken to eliminate unacceptable exposures. The preparation of the CSM, including a discussion of proposed response activities, is critical to efficiently communicating site conditions with the EGLE. Once completed, the ReSAP will be submitted to EGLE for review and concurrence that the property is, or will be, safe for its planned end use following the completion of necessary response activities to mitigate unacceptable risk for all complete exposure pathways.

The KCBRA approved Work Order 12 to complete the ReSAP, prepare a Conceptual Site Model (CSM), and conduct brownfield cleanup planning activities, including communicating with regulatory agencies and evaluating leveraged funds to support safe reuse of the site. Fishbeck prepared an eligibility demonstration that was submitted to the USEPA. Following some questions on site ownership, an amended eligibility demonstration was prepared and concurrence on eligibility was received from the USEPA. The CSM has been prepared and submitted to EGLE with KCBRA staff receiving a copy. Concurrent with our discussions with EGLE to determine appropriate content to receive approval of the ReSAP, were discussions about potential EGLE support of a Grant or Loan to fund installation of a proposed Vapor Mitigation System (VMS) (not funded through the KCBRA). EGLE requested further assessment and sampling to determine if a VMS is required. So KCBRA supported funding will be used to further assess the site which will assist in determining the scope of the ReSAP needed to achieve approval.

9. YWCA – 550 S. Riverview, Parchment, Michigan Project No: 231417 – W.O. 13

Update:

Young Women's Christian Association (YWCA) of Kalamazoo, Michigan is requesting funding for assessment, planning and design of a vapor mitigation system ("Project") for the building located at 550 S. Riverview Drive, Parchment, Michigan ("Property"). The Property was occupied by Advia Credit Union ("Advia") and served as its headquarters. Advia's headquarters have now moved and the Property is listed for sale. The YWCA has entered into a purchase agreement with Advia, and is in the process of completing its due diligence before making a

decision about whether to purchase the Property. Recent sampling undertaken during the due diligence period has detected hazardous substances present at the Property, some of which may have the potential to volatilize into the building (vapor intrusion, or "VI"). The YWCA is not willing to occupy the Building and risk the health of its employees, clients or tenant (Advia plans to lease and occupy a small part of the Building) without taking steps to mitigate the VI risk. The YWCA is seeking funding from the Authority to pay for the costs of this VI assessment and cleanup planning.

The KCBRA approved Work Order 13 at the July KCBRA meeting to seek concurrence with U.S. EPA on eligibility, prepare a Health and Safety Plan (HASP), and a Sampling and Analysis Plan (SAP) for the site. Additional services include Pressure Field Extension (PFE) testing to assess the building conditions and system requirements. Further cleanup planning involves the design of the vapor mitigation system (VMS). A budget for project management inclusive of coordination and communication regarding the EPA grant related costs is also included in this work order. Costs associated with the actual installation of the VMS are not included in the EPA grant request. The costs associated for installation of the VMS were approved for support by the KCBRA using the County's LBRF. A separate work order for the use of LBRF funds will be prepared at the appropriate time.

Eligibility was received for the site on August 9, 2023. In preparing to initiate PFE testing, it was determined that additional sampling is not needed to conduct the PFE testing and design the VMS. Since no physical sampling will occur, a SAP is not required to be submitted to the USEPA. A HASP has been created for field staff to safely access the site. As the site was not yet owned by YWCA, authorization to access the site was needed and was received. PFE testing was completed on September 5, 2023. Fishbeck has evaluated the test data and is preparing the VMS design specifications which are anticipated to be complete before the month's end. YWCA has since closed on the property.

10. Urban Exposure Initiative – 1116 Lake Street, Kalamazoo, Michigan Project No: 231768 – W.O. 15

Update:

The property will be redeveloped by the owner, J&J Property Investing, LLC, to establish the Urban Exposure Initiative, whose mission is to promote entrepreneurial experiences and increase access to healthy foods and farming practices for people negatively impacted by inequities in local housing, healthcare, employment, and food systems. The vision for redevelopment includes creating a working year-round urban farm and attached micro grocery store/café to bring food closer to the community. The first floor will include spaces for the microgrocery/café/smoothie shop with classes offered to teach about hydroponic growing techniques. There will also be space for a therapy office on the first floor. The second floor is anticipated to be redeveloped into one residential unit. The Urban Exposure Initiative is working with Kalamazoo Valley Community College and the Edison Neighborhood Association to bring this vision forward. Some steps have already been taken toward redevelopment. Known asbestos-containing floor tile was properly abated; however, a comprehensive asbestos building survey has not been conducted. There is also suspected lead paint in the building. The KCBRA approved Work Order 15 at the September board meeting to complete eligibility, prepare a Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP), and perform a Hazardous Materials Inspection (asbestos survey and limited paint chip sampling). It is intended that this property will become part of a City of Kalamazoo Brownfield Plan. Brownfield Plan evaluation activities are also approved in this Work Order to work with the city assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. After the evaluation is complete, preparation of a Brownfield Plan was also approved, if deemed appropriate through the evaluation, to allow for the reimbursement of eligible activities needed to redevelop the property. Fishbeck is preparing eligibility for submission to the USEPA.

11. 702 W. Michigan Avenue, Kalamazoo, Michigan Project No: 231766 – W.O. 16

Update:

Bobby Hopewell desires to redevelop a downtown Kalamazoo commercial property located at 702 W. Michigan Avenue. The property is an approximately 1,800-square-foot former automotive service station believed to have been developed in the early 1900s and located on a 0.16-acre parcel downtown in a historic area. Redevelopment plans are not finalized but intend to recognize the community's desire for more entertainment and dining venues and will likely include selective interior demolition. Mr. Hopewell has site access control for the purposes of assessment prior to acquisition. Limited Phase II assessment data exists. A project application has been submitted to and accepted by the KCBRA requesting funding support through the use of the County's U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant.

The scope of services approved in Work Order 16 consists of obtaining U.S. EPA eligibility, State of Michigan petroleum eligibility determination, Phase I and II Environmental Site Assessments (ESAs), and if needed a Baseline Environmental Assessment (BEA), Due Care Documentation, and Brownfield Plan evaluation activities and preparation of a Brownfield Plan. A request for a petroleum eligibility determination from the State of Michigan has been prepared and submitted. An eligibility demonstration for hazardous substances has also been prepared and submitted to the USEPA.

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

Num	bor	6	Fant	Activity	Budget Estimates		Δ.	ctual		Project Budget Remaining	
Project	W.O		lask 🛛	Site/Phase	Total		Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project
County				Initial Grant Award Personnel	\$ 300,000.00 \$ 1,200.00				\$ -		Complete
County County			4	Travel Supplies	\$ 6,000.00 \$ 1,500.00		KCBRA Travel		\$ 4,946.56 \$ -	\$ 1,053.44	
County				Other	ş -	0			\$-	Ocurrente Oculetantel	
		_		County Subtotal	\$ 8,700.00	County Subtotal			\$ 4,946.56	County Subtotal	
				Contractual - Envirologic Technologies, Inc.	\$ 291,300.00				\$ -	\$ -	
210220	1		2	QAPP Preparation	\$ 5,000.00	Invoice Total	08272		\$ 118.50		
							08354 08471		\$ 1,440.75 \$ 444.75		
						Project Subtotal			\$ 2,004.00	Project Subtotal \$ 2,996.00 Budget Returned* \$ 2,400.00	
										Budget Returned* \$ 2,400.00 Budget Remaining \$ 596.00	
210229	2		4	Community Outreach and Programmatic	\$ 2,500.00	Invoice Total	08661		\$ 132.02	<u> </u>	
				Amendment #1 (approved 5-25-23)	\$ 2,500.00 \$ 5,000.00	Invoice Total Invoice Total	08841 08977		\$ 104.56 \$ 359.38		
						Invoice Total Invoice Total	09127 09389	6/13/2022	\$ 341.14 \$ 209.13		
						Invoice Total	09619	10/12/2022	\$ 41.83		
						Invoice Total Invoice Total	09745 09857	12/12/2022	\$ 352.93 \$ 345.06		
						Invoice Total Invoice Total	09921 420295		\$ 73.20 \$ 189.15		
						Invoice Total Invoice Total	421240 423211	3/16/2023	\$ 66.05 \$ 625.56		
						Invoice Total	424176	6/8/2023	\$ 334.25		
						Invoice Total Invoice Total	425337 426222	8/7/2023	\$ 286.50 \$ 1,093.13		
		_				Invoice Total Invoice Total	427546 KCBRA**		\$ 334.25 \$ 55.00	**Black Wall Street Event	
						Project Subtotal			\$ 4,943.14	Project Subtotal \$ 56.86	
											1
210265	3		2	1001 2nd Street, Kalamazoo	\$ 17,695.01	Invoice Total Invoice Total	08771 08842		\$ 10,823.90 \$ 3,021.18		
						Invoice Total	08978	5/10/2022	\$ 156.15 \$ 1,016.80		
						Invoice Total Project Subtotal	09513		\$ 1,016.80 \$ 15,018.03	Project Subtotal \$ 2,676.98	1
										Budget Returned \$ 2,676.98 Budget Remaining \$ -	
220128	5		2	NACD - Ransom and North St.	\$ 52,850.00	Invoice Total Invoice Total	09243 09296		\$ 614.29 \$ 12,499.46		
						Invoice Total Invoice Total	09409	9/7/2022	\$ 2,778.21 \$ 4,152.64		
						Invoice Total	09663	11/3/2022	\$ 875.04		
						Invoice Total Invoice Total	09859 09924	12/12/2022 1/5/2023	\$ 3,599.99 \$ 2,881.90		
						Invoice Total Project Subtotal	421464		\$ 25,002.47 \$ 52,404.00	Project Subtotal \$ 446.00	
						Invoice Breakdown					
			2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)	\$ 11,000.00	Invoice breakuowii	007.17				
	-					L	09243 09296		\$ 324.13 \$ 5,677.51	l	
							09409	9/7/2022	\$ 151.63		
							09636 09663		\$ 3,480.86 \$ 216.34		
						Phase Subtotal			\$ 9,850.47	Phase Subtotal \$ 1,149.53	
				604 N. Westnedge (Phase II, UST Site Assessment) Amendment #1	\$ 29,350.00 \$ 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 09636	10/21/2022	\$ 2,626.58 \$ 671.78		
							09663 09859		\$ 658.70 \$ 3,599.99		
							09924	1/5/2023	\$ 2,881.90		
						Phase Subtotal	421464		\$ 25,002.47 \$ 42,553.53	Phase Subtotal \$ (703.53)	
									-,		
220129	4		1,2	NACD - Church and Frank Street Parcels	\$ 25,000.00	Invoice Total	09245		\$ 2,597.81		
						Invoice Total Invoice Total	09295 09410	8/4/2022	\$ 11,669.06 \$ 1,959.60		
						Invoice Total	09637	10/21/2022	\$ 460.06		1
					<u> </u>	Project Subtotal			\$ 16,686.53	Project Subtotal \$ 8,313.47	
		_	1	Eligibility and Phase I ESAs	\$ 6,000.00	Invoice Breakdown					
				Englonity and Fliase I ESAS	÷ 0,000.00		09245		\$ 2,443.58		
	-	+	[09295 09410		\$ 2,358.48 \$ 1,959.60		
							09637	10/21/2022	\$ 248.33		1
						Phase Subtotal			\$ 7,009.99	Phase Subtotal \$ (1,009.99)	
		-	2		\$ 19,000.00						
			2	GPR Surveys	\$ 19,000.00		09245		\$ 154.23		
	<u> </u>	_					09295 09637		\$ 9,310.58 \$ 211.73	L	
						Phase Subtotal			\$ 9,676.54	Phase Subtotal \$ 9,323.46	
220154	6		3	Parchment Mill Site	\$ 20,000.00	Invoice Total	09391	8/22/2022	\$ 4,442.58		
				Amendment #1	\$ 2,000.00	Invoice Total	09515	9/16/2022	\$ 3,183.01		1
					\$ 22,000.00	Invoice Total	09629 09673	11/4/2022	\$ 1,806.40 \$ 2,343.59		
	-					Invoice Total Invoice Total	09860 09922	12/12/2022	\$ 3,865.38 \$ 400.46		
		_				Invoice Total	420293	2/16/2023	\$ 115.95		
						Invoice Total Invoice Total	421241 422260	4/13/2023	\$ 573.53 \$ 945.75		
						Invoice Total Invoice Total	423212 426223	8/7/2023	\$ 1,214.35 \$ 3,109.00		
	-		-1			Project Subtotal				Project Subtotal \$ -	
	-					_					1
230922	7		2,3	Watershed LLC - 6667 Stadum Drive, Oshtemo Township	\$ 8,000.00		424169	6/8/2023			
		T				Project Subtotal			\$ 548.40	Project Subtotal \$ 7,451.60	1

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

											1
					<u> </u>				Budget Returned Budget Remaining	\$ 7,451.60 \$ -	
					Invoice Breakdown						1
		2	Eligibilty and Asbestos Survey	\$ 5,000.00		424169	6/8/2023				
					Phase Subtotal			\$ 548.40	Phase Subtotal	\$ 4,451.60	
		3	Brownfield Plan Evaluation	\$ 3,000.00							
					Phase Subtotal			s -	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			
					Invoice Total	426125	7/19/2023	\$ 2,303.21			
					Invoice Total Invoice Total	426220 427544	8/7/2023 9/7/2023				
					Invoice Total	429028*	10/9/2023	\$ 1,322.63		*	
					Project Subtotal			\$ 6,738.51	Project Subtotal	\$ 23,261.49	
					Invoice Breakdown						
		1	Eligibilty 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				
						427544 429028	9/7/2023 10/9/2023				
					Phase Subtotal	120020		\$ 2,738.51	Phase Subtotal	\$ 15,261.49	
		2	Bea/Due Care	\$ 4,000.00						-	1
					Phase Subtotal			s -	Phase Subtotal	\$ 4,000.00	
					i nase Subiolal			~ -			1
		3	Brownfield Plan	\$ 4,000.00							
		-		+,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 4,000.00	
		-									
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 15,000.00	Invoice Total Invoice Total	424168 425256	6/8/2023 7/10/2023				
					Invoice Total	426224	8/7/2023	\$ 1,036.37			
					Invoice Total Invoice Total	427444 429203*	9/7/2023 10/10/2023				
					Project Subtotal	723203		\$ 4,104.40	Project Subtotal	\$ 3,895.60	1
\vdash]	Invoice Breakdown						
		3	Brownfield Plan Evaluation	\$ 8,000.00		424168	6/8/2023				
						425256 426224	7/10/2023 8/7/2023				+
						427444	9/7/2023	\$ 1,058.96			
					Phone Subjet-1	429203	10/9/2023	\$ 546.65	Dhase Oubt-t-1	¢ 2.005.00	
					Phase Subtotal			\$ 4,104.40	Phase Subtotal	\$ 3,895.60	
		3	Brownfield Plan Amendment	\$ 7,000.00							
					Phase Subtotal			\$-	Phase Subtotal	\$ 7,000.00	<u> </u>
									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				-
			<u> </u>	<u> </u>	Invoice Total Invoice Total	426124 426219	7/19/2023 8/7/2023				
					Invoice Total	427542	9/7/2023	\$ 488.16			
					Invoice Total Project Subtotal	429024*	10/9/2023	\$ 2,733.55 \$ 6,090.08	Project Subtotal	\$ 3,266.45	1
										,	
	10	3	Project Planning Associated with Plan Amendment	\$ 6,500.00	Invoice Breakdown	424164	6/8/2023	\$ 480.25			
						426124	7/19/2023	\$ 1,525.78			
						426219 427542	8/7/2023 9/7/2023				
					Phase Subtotal			\$ 3,356.53	Phase Subtotal		
•									Phase Budget Returned* Phase Budget Remaining	\$ 3,143.47 \$ -	+
					Invoice Breakdown						
	14	3	Brownfield Plan Amendment	\$ 6,000.00		429024	10/9/2023	\$ 2,733.55			
					Phase Subtotal			\$ 2,733.55	Phase Subtotal	\$ 3,266.45	
								- 2,100.00	- 11030 000/0101	- 0,200.40	1
								-			1
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment	\$ 23,250.00	Invoice Total Invoice Total	428218 429320*	9/18/2023 10/12/2023				+
						-23020					
					Project Subtotal			\$ 5,988.06	Project Subtotal	\$ 17,261.94	
											1
]	Invoice Breakdown						
		3	Eligibility / HASP/ SAP/ Project Management	\$ 3,000.00		428218	9/18/2023				
]	Phase Subtotal			\$ 882.23	Phase Subtotal	\$ 2,117.77	<u>-</u>
											<u> </u>
		3	PFE Testing	\$ 5,250.00		428218 429320	9/18/2023 10/12/2023				
			<u> </u>		Phase Subtotal	429320		\$ 4,150.34 \$ 4,498.65	Phase Subtotal	\$ 751.35	
											1
		3	VMS Design	\$ 15,000.00	Disco o la com	429320	10/12/2023		Disc. 0.11	6 44.000.00	
					Phase Subtotal			\$ 607.18	Phase Subtotal	\$ 14,392.82	+
024446	44	400	Padman Vanturea II.C	e 44.000.00	Invision T-4-1	107570	0/7/0000	e 1007 17	_		
231418	11	1,2,3	Redman Ventures, LLC	\$ 11,200.00	Invoice Total	427548 429026*	9/7/2023 10/9/2023				+
					Invoice rotar	429020					
					Project Subtotal	429020			Project Subtotal	\$ 5,112.65	

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

					Invoice Breakdown	107510	077/0000	0.750.00			
		1	Eligibility Update & Phase I ESA	\$ 3,200.00		427548 429026	9/7/2023	\$ 2,752.09 \$ 447.91			
┟───┼					Phase Subtotal			\$ 3,200.00	Phase Subtotal	\$ -	
		2	ASB - Asbestos Survey	\$ 5,000.00		427548 429026	9/7/2023 10/9/2023				
					Phase Subtotal	120020		\$ 2,887.35	Phase Subtotal	\$ 2,112.65	
		3	BP Eval - Brownfield Plan Evaluation	\$ 3,000.00							
					Phase Subtotal			\$	Phase Subtotal	\$ 3,000.00	
231419	12	3	Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90			
					Invoice Total	429030*	10/9/2023				
					Project Subtotal			\$ 1,278.93	Project Subtotal	\$ 21,221.07	
		3	Response Activity Plan/Conceptual Site Model	\$ 17,500.00	Invoice Breakdown	427545	9/7/2023	\$ 799.90			
					Phase Subtotal	429030	10/9/2023	\$ 143.25 \$ 943.15	Phase Subtotal	\$ 16,556.85	
 						429030	10/9/2023	\$ 335.78			
		3	Brownfield Cleanup Planning	\$ 5,000.00	Phase Subtotal			\$ 335.78	Phase Subtotal	\$ 4,664.22	
XXXXXX	15		Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total			\$ -			
		-10									
 †					Project Subtotal			\$ -	Project Subtotal	\$ 16,200.00	
		2		\$ 7,200,00	Invoice Breakdown			\$-			
		2	Eligibility/HASP/SAP/HMI	\$ 7,200.00							
		-			Phase Subtotal			\$	Phase Subtotal	\$ 7,200.00	
		3	Brownfield Plan Evaluation	\$ 3,000.00				\$			
					Phase Subtotal			\$	Phase Subtotal	\$ 3,000.00	
		3	Brownfield Plan Preparation	\$ 6,000.00				\$-			
					Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	
XXXXXX	16	1, 2,3	702 W. Michigan Avenue, Kalamazoo	\$ 44,000.00	Invoice Total			\$ -			
					Project Subtotal			\$ -	Project Subtotal	\$ 44,000.00	
					Invoice Breakdown						
		1	Eligibility/Phase I ESA	\$ 4,000.00				\$ -			
					Phase Subtotal			\$ -	Phase Subtotal	\$ 4,000.00	
			Phase II ESA/HASP/SAP	\$ 18,500.00				s -			
!+		2									
	_	2			Phase Subtotal			\$ -	Phase Subtotal	\$ 18,500.00	
			Hazardous Materials Inspection	\$ 7,000.00	Phase Subtotal			\$ - \$ -	Phase Subtotal	\$ 18,500.00	
				\$ 7,000.00	Phase Subtotal Phase Subtotal Phase Subtotal				Phase Subtotal Phase Subtotal Phase Subtotal		
		2		\$ 7,000.00				\$ -	Phase Subtotal	\$ 7,000.00	
		2	Hazardous Materials Inspection					\$ - \$ -	Phase Subtotal		
		2	Hazardous Materials Inspection		Phase Subtotal			\$ - \$ - \$ -	Phase Subtotal	\$ 7,000.00	
		2	Hazardous Materials Inspection BEA/Due Care	\$ 5,500.00	Phase Subtotal			\$ - \$ - \$ - \$ - \$ -	Phase Subtotal	\$ 7,000.00	
		2	Hazardous Materials Inspection BEA/Due Care	\$ 5,500.00	Phase Subtotal Phase Subtotal			\$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 7,000.00	
		2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation	\$ 5,500.00	Phase Subtotal Phase Subtotal			\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 7.00.00 \$ 5,500.00 \$ 3,000.00	
		2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation	\$ 5,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal			\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00	
		2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal			\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00	
		2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 310,195.01	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total			\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00	
		2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00	
	3	2 2 3 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 310,195.01 \$ (18,895.01) \$ 2,676.98	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	
230922 210220	7	2 2 3 3 3 	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo Watershed LLC - 6667 Stadum Drive, Oshtemo Township QAPP Preparation"	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 10,000.00 \$ 10,000.00 \$ 10,000.00 \$ 2,676.98 \$ 7,451.60 \$ 2,676.98 \$ 7,451.60 \$ 2,676.98	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	
230922	7	2 2 3 3 3 2 2 2 2 2 2 3	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo Watershed LLC - 6667 Stadum Drive, Oshtemo Township QAPP Preparation* Midlink Business Park Expansion* S5 Eliza Street Schoolcraft Expansion*	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 10,195.01 \$ (18,895.01) \$ (18,895.01) \$ (18,895.01) \$ 2,676.98 \$ 7,451.60 \$ 2,400.00 \$ 3,143.47 \$ 7,000.00	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	
230922 210220 230923	7 1 10	2 2 3 3 3 2 2 2 2 2 2 3	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo Watershed LLC - 6667 Stadum Drive, Oshtemo Township QAPP Proparation*	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 10,195.01 \$ (18,895.01) \$ (18,895.01) \$ 2,676.98 \$ 7,451.60 \$ 2,400.00 \$ 3,143.47 \$ 7,000.00	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	
230922 210220 230923	7 1 10	2 2 3 3 3 3 3 2 2 2 2 3 3 3	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Brownfield Plan Preparation Estimated Contractual Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo Watershed LLC - 6667 Stadum Drive, Oshtemo Township QAPP Preparation* S55 Eliza Street Schoolcraft Expansion* S55 Eliza Street Schoolcraft Expansion* Available Contractual Budget Remaining	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 10,195.01 \$ (18,895.01) \$ (18,895.01) \$ (18,895.01) \$ 2,676.98 \$ 7,451.60 \$ 2,400.00 \$ 3,143.47 \$ 7,000.00	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	
230922 210220 230923	7 1 10	2 2 3 3 3 3 2 2 2 2 2 3 3 3	Hazardous Materials Inspection BEA/Due Care Brownfield Plan Evaluation Brownfield Plan Preparation Approved Project Budgets Subtotal Estimated Contractual Budget Remaining Project Budgets Returned 1001 2nd Street, Kalamazoo Watershed LLC - 6667 Stadum Drive, Oshtemo Township QAPP Preparation* Midlink Business Park Expansion* S5 Eliza Street Schoolcraft Expansion*	\$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 6,000.00 \$ 10,195.01 \$ (18,895.01) \$ (18,895.01) \$ (18,895.01) \$ 2,676.98 \$ 7,451.60 \$ 2,400.00 \$ 3,143.47 \$ 7,000.00	Phase Subtotal Actual Contractual Bue	dget Remaining		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Budgets Remaining	\$ 7,000.00 \$ 5,500.00 \$ 3,000.00 \$ 6,000.00 \$ 143,631.53	

Item 8biii



2960 Interstate Parkway Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

Scope of Services

Contract for Professional Services Kalamazoo County Brownfield Redevelopment Authority Applicable to Contract Dated March 7, 2022, Addendum No. 1 and assigned to FISHBECK Work Order No. <u>2023-2</u> Dated <u>October 26, 2023</u>

Between

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT) 201 WEST KALAMAZOO AVENUE KALAMAZOO, MICHIGAN 49007-3777 And

FISHBECK 2960 INTERSTATE PARKWAY KALAMAZOO, MICHIGAN 49048

Subject Matter: YWCA – 550 S. Riverview, Parchment, Michigan – VMS Installation Funding Source: 24370300-80100 – Brownfield EA and Admin and LBRF

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract 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

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

 Jeffrey C. Hawkins
 269.342.1100

 Name (FISHBECK)
 Phone

 Ken Peregon, Chair
 269.384.8112

 Name (CLIENT)
 Phone

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

ACCEPTED AND AGREED TO:

Representative above:

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)

By <u>Ken Peregon</u> Title <u>Chair</u> ByJeffrey C. HawkinsTitleVice President/Senior Hydrogeologist

Signature	
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Date	
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Date _____

I. Scope of Services

At the time Young Women's Christian Association (YWCA) of Kalamazoo, Michigan entered into the purchase agreement for the building located at 550 S. Riverview Drive, Parchment, Michigan, YWCA was unaware of the potential cost associated with addressing vapor intrusion (VI) concerns. YWCA is in need of leveraging funding sources to complete the assessment, design, and installation of the Vapor Mitigation System (VMS). Requested funding through the County's EPA Assessment Grant for assessment, planning, and design of a VMS was approved in July.

Fishbeck conducted a Phase II Environmental Site Assessment (ESA) of the property on June 7, 2023, to evaluate the Recognized Environmental Conditions (RECs) identified in the May 17, 2023, Phase I ESA. The Phase II ESA sampling indicated that volatile organic compounds (VOCs), specifically TCE and PCE, were detected on the property in both soil and groundwater at levels exceeding Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels. PCE was also detected in soil gas beneath the existing building at levels approaching VIAP Screening Levels.

The soil and groundwater data indicate that there is a potential for a vapor intrusion exposure for the structure. While the soil gas data suggest that the Vapor Intrusion Pathway is not currently complete, the results are based on a one-time sampling event. Current EGLE guidance requires four quarterly sampling events without VIAP exceedances in order to eliminate the Vapor Intrusion Pathway for the subject building.

YWCA has reservations in occupying the building that may risk the health of its employees, clients, tenant, and visitors without taking steps to mitigate the potential VI risk. In order to address this potential risk, YWCA will require the presumptive remedy of installing a VMS. Fishbeck concurs that this is a reasonable approach considering the time restraints related to occupancy of the building and the uncertain outcome of future sampling that may or may not resolve this concern. YWCA has requested funding support through the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Local Brownfield Revolving Fund (LBRF) to complete the installation of the VMS. The project application and budget request of \$100,000 through the use of the County's LBRF was approved in July.

Proposed scope of services included in this work order consist of installation of the VMS and associated activities.

Vapor Mitigation System Installation

Fishbeck has completed Pressure-Field Extension (PFE) testing, inclusive of a site inspection to evaluate site conditions, installation of test suction points and test monitoring points, completion of PFE tests, and collection of off-gas samples to evaluate compliance with Air Discharge Limitations. Fishbeck has evaluated the test data and is preparing the VMS design specifications which are anticipated to be complete before the month's end.

Within the scope of this Work Order funded through the LBRF, Fishbeck proposes to select a contractor for the installation of the VMS through a selective bidding process. The prepared design specifications will be used as bidding specifications. Once a contractor for installation is selected, Fishbeck will complete oversight of the installation to ensure compliance with the design specifications. Fishbeck will also complete an Operations Maintenance and Monitoring (OM&M) Plan and complete one year of performance monitoring after the system is installed.

II. Compensation

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 not-to-exceed the budget detailed below without prior authorization from the KCBRA.

VMS Installation\$	100,000
Total Estimated Budget – Work Order #2023-2\$	100,000

III. Schedule

The design specifications are anticipated to be completed in approximately one week. Once the specifications are complete, Fishbeck can begin the contractor selection process which is anticipated to take three weeks. Depending on contractor availability, the installation of the VMS and associated oversight will take approximately three to four weeks from contractor selection. After the system is installed, initial performance monitoring can begin. The OM&M Plan will be prepared. Then one year of performance monitoring will be conducted, anticipated to be completed January 2025.

Registration is now open!

2023 Virtual Great Lakes PFAS Summit December 5-7, 2023

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) is excited to announce that registration is now open for the **fourth annual virtual Great Lakes PFAS**

Summit on December 5-7, 2023.

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

VIEW THE PRELIMINARY AGENDA

Register today!

- Get information on the most current and reliable science and policy.
- Network with hundreds of professionals from around the Great Lakes Region using our online event platform, Whova.
- Explore current and future research topics related to PFAS.
- Hear the latest from federal, state, and local officials on their challenges and innovative solutions in dealing with these "forever chemicals."
- Earn Continuing Education Hours (CEH) / Professional Development Hours (PDH). (The Summit does not provide water operator CECs.)

All of this for only \$35!

Registration Deadline: December 1, 2023

Michigan.gov/EGLEevents

#GLPFASSummit

PROGRAM QUESTIONS:

Nicole Sanabria: SanabriaN@Michigan.gov

REGISTRATION QUESTIONS:

Alana Berthold: <u>BertholdA@Michigan.gov</u> Joel Roseberry: <u>RoseberryJ@Michigan.gov</u>

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review Stryker Instruments

	,	October 26, 2023					
KCBRA		200000 20, 2023		State		Local	Total
Expenditures							
Plan Related Expenses	Legal Costs		\$	-	\$	10,060.50 \$	10,060
2017 Administrative Expenses	local only				\$	6,565.96 \$	6,565.
2018 Administrative Expenses	local only				\$	8,822.35 \$	8,822
2019 Admin 2-27-20	local only				\$	50,956.60 \$	50,956
2019 Plan Related Expenses	Legal Costs				\$	142.50 \$	142.
2020 Admin	20501 00000				Ŷ	\$63,305.96 \$	63,305
2021 Admin						\$37,579.02 \$	37,579
2022 Admin						\$49,060.76 \$	49,060
			\$		\$	226,493.65 \$	226,493
Subtotal KCBRA			Ş	-	Ş	220,495.05 \$	220,495.
Payments	Approved	Distributed					Total
KCBRA	3/28/19	3/28/19			\$	- \$	-
KCBRA 2-27-20	2/27/2020				\$	59,921.45 \$	59,921.
KCBRA 12/31/2020					\$	63,305.96 \$	63,305
KCBRA 12/31/2021					\$	37,579.02 \$	37,579.
KCBRA 12/31/2022					\$	56,417.51 \$	56,417
KCBRA 10/26/23	pending				\$	9,269.71 \$	9,269
Subtotal KCBRA			\$		Ś	226,493.65 \$	226,493.
Remaining Balances after Paym	ents		Ŧ		7		,
Subtotal KCBRA balance remaining	ents		\$		\$	- \$	-
			Ŷ		Ŷ	Ŷ	Total
State Brownfield Fund							TULdi
State of Michigan Payment			¢				
2018 50% of SET	11/4/2019		\$	11,111.00		\$	11,111
2019 50% of SET	12/31/2019		\$	147,478.00		\$	147,478
2020 50% SET	12/31/2020		\$	213,038.50		\$	213,038
2021 50% SET	12/31/2021		\$	205,184.00		\$	205,184
						\$	576,811
Developer				State		Local	Total
Expenditures	Max State Capture \$3,674,745	50.45% School/49.	55% lo	cal			
Interest Eligible Developer Expense		Approved by KCBRA					
Due Care Activities:	Reimbursement Reg. #1	2/28/2019	Ś	1,422.44		\$	1,422
Phase I, II, BEA Activities:	Keimbursement Keq. #1	2/28/2019		21,196.46		Ś	21,196
Due Care Activities:		2/20/2015	Ŷ	21,150.40		Ŷ	21,150
Public Infrastructure	school and local	2/28/2019	ć	109,196.27	ć	107,248.27 \$	216,444
	school and local					25,270.50 \$	
Site Prep		2/28/2019	Ş	25,729.50	Ş	25,270.50 \$	51,000
Contingencies:* Brownfield Plan:	ashaal and loosl	2/22/2010	ć	0.005.00	ć	8 C85 00 ¢	17 270
Brownieu Plan.	school and local	2/28/2019			\$	8,685.00 \$	17,370
	Reimbursement Req. #2	9/22/2022	Ş	1,485,889.88	\$	1,465,682.43 \$	2,951,572
			4		4		
Total			\$	1,652,119.55	\$	1,606,886.20 \$	3,259,005
Interest 2% on interest eligible costs)			<u>,</u>	500.00	<u>,</u>	500 00 Å	
1st interest - from 2/28/2019 to 4/29			\$	509.92		500.82 \$	1,010
2nd interest from 4/30/2019 to 12/3	1/219 on \$224,881.52		\$		\$	1,502.00 \$	3,031
3rd interest for 2020 on 224881.52			Ş		\$	2,228.58 \$	4,497
4th interest - from 9/22/2022 to pen	ding on \$2,951,572.31		\$	3,182.12		3,125.35 \$	6,307
Total Interest charged			\$	7,490.37	\$	7,356.75 \$	14,847
Interest Payments (school & local)							
			\$	-	\$	- \$	
Total Interest	Interest (2%) & Int Only Pmts:	:	\$	7,490.37	\$	7,356.75 \$	14,847
Subtotal Developer			\$	1,659,609.92	\$	1,614,242.95 \$	3,273,852
· · ·							
New Interest Deverse							
Non-Interest Payments	Approved	Distributed	¢		ć	20.111.2	00
Developer payment 4-29-19			\$	44,407.49		38,144.43 \$	82,551
Developer payment 3-11-20	2/27/20	3/11/20		121,822.18		103,059.34 \$	224,881
			\$	1,485,889.88	Ş	1,465,792.55 \$	2,951,682
Developer payment 12/21/2022							
Developer payment 12/21/2022 Interest Payments	1					<u>,</u>	7,490
Developer payment 12/21/2022 Interest Payments Developer payment	8/24/2023		\$	7,490.37	\$	- \$	
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment	pending 10/26/2023			-	\$	7,246.63 \$	
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment	pending 10/26/2023		\$ \$	7,490.37 1,659,609.92			
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment	pending 10/26/2023			-	\$	7,246.63 \$	
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay	pending 10/26/2023 ments			-	\$	7,246.63 \$	
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay	pending 10/26/2023 ments		\$	1,659,609.92	\$	7,246.63 \$	3,273,852
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payment	pending 10/26/2023 ments			1,659,609.92	\$ \$	7,246.63 \$ 1,614,242.95 \$	3,273,852 (110
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest	pending 10/26/2023 ments		\$	1,659,609.92 0.00	\$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$	3,273,852 (110 110
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest	pending 10/26/2023 ments		\$ \$ \$	1,659,609.92	\$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$	3,273,852 (110 110
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer	pending 10/26/2023 ments ents		\$ \$ \$	1,659,609.92 0.00	\$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$	3,273,852 (110 110 0
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all	pending 10/26/2023 ments ents Entities		\$ \$ \$ \$ \$	1,659,609.92 0.00 0.00 0.00	\$ \$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$	3,273,852 (110 110 0 (0.
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all Transfers to Local Brownfield Remaining Remainin	pending 10/26/2023 ments ents Entities		\$ \$ \$	1,659,609.92 0.00 0.00 0.00	\$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$	3,273,852 (110 110 0 (0.
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all Transfers to Local Brownfield Remaining Remainin	pending 10/26/2023 ments ents Entities		\$ \$ \$ \$ \$	1,659,609.92 0.00 0.00 0.00	\$ \$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$	3,273,852 (110 110 0 (0. tal
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all Transfers to Local Brownfield Retotal allowed by BF plan	pending 10/26/2023 ments ents Entities		\$ \$ \$ \$ \$	1,659,609.92 0.00 0.00 0.00	\$ \$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$	3,273,852 (110 110 0 (0. tal 2,500,000
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all	pending 10/26/2023 ments ents Entities evolving Fund (643)		\$ \$ \$ \$ \$	1,659,609.92 0.00 0.00 0.00 22,618.90	\$ \$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$ 2,477,381.10	7,246 3,273,852 (110 110 0. (0. (0. 22,618 2,231,766
Developer payment 12/21/2022 Interest Payments Developer payment Developer payment Subtotal Developer Non-Interest pay Remaining Balances after Payme Expenses Subtotal Interest Subtotal Developer Total Remaining Balances of all Transfers to Local Brownfield Re total allowed by BF plan 2021 TIR 1st transfer	pending 10/26/2023 ments ents Entities evolving Fund (643) pending 10/26/2023		\$ \$ \$ \$ \$	1,659,609.92 0.00 0.00 0.00 22,618.90	\$ \$ \$ \$ \$	7,246.63 \$ 1,614,242.95 \$ (110.12) \$ 110.12 \$ (0.00) \$ (0.00) \$ 2,477,381.10 0.00	3,273,852 (110 110 0. (0. tal 2,500,000 22,618

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Scannell / Project Spartan - City of Portage October 26, 2023

		Ucto								
KCBRA										
Expenditures	distributed	Invoiced		State			Local		Total	
Administrative										
2021 Admin Expense	12/31/2021		\$		9,000.00		770.54			9,770.54
2022 Admin Expense	12/31/2022	\$ 14,741.94				\$	14,741.94	\$		14,741.94
Subtotal KCBRA	\$ -	\$-	\$		9,000.00	\$	15,512.48	\$		24,512.48
Payments to KCBRA	Approved	Distributed		State			Local		Total	
2021 Admin Charge	3/24/22	12/31/2021	\$		9,000.00		770.54	\$		9,770.54
2022 Admin Charge	3/16/2023	12/31/2022			-	\$	14,741.94			14,741.94
								\$		-
Subtotal payments to KCBRA			\$		9,000.00	\$	15,512.48	\$		24,512.48
Subtotal Remaining to KCBRA			\$		-	\$	-	\$		-
State Brownfield Fund										
State of Michigan Payment	Invoiced	distributed		State			Local		Total	
2021 50% SET pending	12/12/2022	12/31/2022	\$		7,109.50			\$		7,109.50
No State TIR after 2022										
total								\$		7,109.50
City of Portage										
Expenditures/Invoices/Eligible Costs	Estimated	Invoiced					Local		Total	
Public Infrastructure Improv.	\$3,162,500					\$	-	\$		-
Payments to City of Portage	Approved	Distributed								
waiting on invoice submittal						\$	-	\$		-
Subtotal payments to Portage								\$		-
Subtotal Remaining to Portage							estimated max	\$	3	3,162,500.00
Developer										
Expenditures/Invoices/Eligible Costs	Invoiced	date of approval		State			Local		Total	
Pre-Approved Activities	\$16,212.32				9,245.50	\$	6,966.82	\$		16,212.32
Dust Control	\$1,000.00				-	\$	1,000.00	\$		1,000.00
Public Infrastructure Imporv.	\$8,540.00	invoiced together 4/13/21			-	\$	8,540.00	\$		8,540.00
Soil Management	\$258,944.00	approved by KCBRA			-	\$	258,944.00	\$		258,944.00
Site Preparation	\$1,042,757.25	5/27/21			-	\$	1,042,757.25	\$:	L,042,757.25
Soft Cost (eligible activities)	\$34,075.65				-	\$	34,075.65	\$		34,075.65
Brownfield Plan Prep	\$10,783.75				-	\$	10,783.75	\$		10,783.75
Principal Balance						\$	1,363,067.47	\$	-	1,372,312.97
	\$1,372,312.97				9,245.50	Ŷ	1,303,007.47			
Interest Payments (2%)	\$1,372,312.97				9,245.50	Ŷ	1,303,007.47			
Interest Payments (2%) Interest balance 2021	\$1,372,312.97 \$16,317.37		\$		9,245.50	Ŷ	\$16,317.37	\$		16,317.37
Interest balance 2021 Payments to Developer	\$16,317.37 Approved	Distributed	\$	State	-		\$16,317.37 Local		Total	-
Interest balance 2021 Payments to Developer 1st TIF reimbursement	\$16,317.37 Approved 3/24/22	Distributed 3/28/2022	\$	State	<i>9,245.50</i> - 9,245.50	\$	<i>\$16,317.37</i> Local 309,153.85	\$	Total	318,399.35
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement	\$16,317.37 Approved 3/24/22		\$	<u>State</u>	-	\$ \$	<i>\$16,317.37</i> Local 309,153.85 622,628.77	\$ \$		318,399.35 622,628.77
Interest balance 2021 Payments to Developer 1st TIF reimbursement	\$16,317.37 Approved 3/24/22		\$	<u>State</u>	-	\$	<i>\$16,317.37</i> Local 309,153.85	\$ \$		318,399.35
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer	\$16,317.37 Approved 3/24/22		\$	<u>State</u>	-	\$ \$	<i>\$16,317.37</i> Local 309,153.85 622,628.77	\$ \$ \$ \$		318,399.35 622,628.77 941,028.12 431,284.85
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer Total Remaining Balances of all Entities	\$16,317.37 Approved 3/24/22 pending			<u>State</u>	9,245.50	\$ \$ \$	<i>\$16,317.37</i> Local 309,153.85 622,628.77	\$ \$ \$ \$		318,399.35 622,628.77 9 41,028.12
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer	\$16,317.37 Approved 3/24/22 pending		\$ State	<u>State</u>	9,245.50	\$ \$	<i>\$16,317.37</i> Local 309,153.85 622,628.77	\$ \$ \$ \$		318,399.35 622,628.77 941,028.12 431,284.85
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer Total Remaining Balances of all Entities	\$16,317.37 Approved 3/24/22 pending			<u>State</u>	9,245.50	\$ \$ \$	<i>\$16,317.37</i> Local 309,153.85 622,628.77	\$ \$ \$ \$	4,	318,399.35 622,628.77 941,028.12 431,284.85
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer Total Remaining Balances of all Entities Transfers to Local Brownfield Revolving Fi	\$16,317.37 Approved 3/24/22 pending			<u>State</u>	9,245.50	\$ \$ \$	\$16,317.37 Local 309,153.85 622,628.77 931,782.62	\$ \$ \$ \$	4,	318,399.35 622,628.77 941,028.12 431,284.85 119,845.49
Interest balance 2021 Payments to Developer 1st TIF reimbursement 2nd TIF reimbursement Subtotal Payments to Developer Subtotal Remaining to Developer Total Remaining Balances of all Entities Transfers to Local Brownfield Revolving Fit total allowed by BF plan	\$16,317.37 Approved 3/24/22 pending	3/28/2022		<u>State</u>	9,245.50 - 9,245.50	\$ \$ \$	\$16,317.37 Local 309,153.85 622,628.77 931,782.62 1,481,754.50	\$ \$ \$ \$	4,	318,399.35 622,628.77 941,028.12 431,284.85 119,845.49 1,491,000.00

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review 5200 E Cork Street Investors, LLC - Kalamazoo, MI

KCBRA Expenditures Plan Related Expenses 2010 Administration Expenses 2011 County Cost Allocation 2012 Administration Expenses 2013 Administration Expenses 2014 Administration Expenses 2015 Administrative Expenses	044						
Plan Related Expenses 2010 Administration Expenses 2011 County Cost Allocation 2012 Administration Expenses 2013 Administration Expenses 2014 Administration Expenses		ober 26, 2023	State		Local		Total
2010 Administration Expenses 2011 County Cost Allocation 2012 Administration Expenses 2013 Administration Expenses 2014 Administration Expenses		,		ć	F 4 73 C 37		54 736 37
2012 Administration Expenses 2013 Administration Expenses 2014 Administration Expenses		4	s - ŝ -	\$ \$	54,726.37 7,771.62	\$ \$	54,726.37 7,771.62
2013 Administration Expenses 2014 Administration Expenses		ş	\$-	\$	911.20	\$	911.20
		ŝ		\$ \$	6,137.22 23,490.91	\$ \$	6,137.22 23,490.91
2015 Administrative Expenses				ş ş	12,136.26	ş	12,136.26
2016 Administrative Expenses				Ş	28,676.51 \$21,679.34	\$ \$	28,676.51 21,679.34
2016 Legal expenses related to State	tax capture				\$676.87	\$	676.87
2017 Administrative Expenses 2018 Administrative Expenses					\$18,482.19 \$17,537.74	\$ \$	18,482.19 17,537.74
2019 Administrative Expenses					\$10,991.98	\$	10,991.98
2020 Administrative Expenses 2021 Administrative Expenses					\$10,398.68 \$17,813.69	\$ \$	10,398.68 17,813.69
2022 Administrative Expenses					\$17,346.67	ş	17,346.67
Subtotal KCBRA		ş	\$ -	\$	248,777.25	\$	248,777.25
Payments	Approved	Distributed					
KCBRA KCBRA	11/17/11 2/1/12	11/18/11 \$ 2/2/12 \$		\$ \$	17,531.34 17,294.32	\$ \$	17,531.34 17,294.32
KCBRA	11/15/12	11/15/12	-	\$	18,130.38	ş	18,130.38
KCBRA KCBRA	4/25/13	4/25/13 2/10/14		ş	16,590.37 17,729.42	Ş	16,590.37 17,729.42
KCBRA		9/4/2014		\$ \$	5,761.49	\$ \$	5,761.49
KCBRA		5/7/2015		ş	12,136.26	\$	12,136.26
KCBRA KCBRA	8/24/2017	6/23/2016 8/24/2017		\$ \$ \$	28,676.51 22,356.21	\$ \$	28,676.51 22,356.21
KCBRA	5/24/2018	5/24/2018		ş	18,482.19	ş	18,482.19
KCBRA	2/27/2020	12/31/2018		ş	17,537.74	ş	17,537.74
KCBRA KCBRA	2/27/2020 2/25/2021	12/31/2019 12/31/2020		\$ \$	10,991.98 10,398.68	\$ \$	10,991.98 10,398.68
KCBRA	12/31/2021	12/31/2021		\$	17,813.69	ş	17,813.69
KCBRA Subtotal KCBRA	3/23/2023	12/31/2022	e .	\$	17,346.67 248,777.25	\$ \$	17,346.67 248,777.25
Remaining Balances after Payments				÷	2-90,111.25	*	240,111.25
Subtotal KCBRA balance remaining		ę		\$		\$	
Developer Expenditures			State		Local		Total
Interest Eligible Developer Expense	REQUEST #1						
Due Care Activities:	Approved Reimbursement Request	‡1 - Nov 17, 2011 \$	\$ 435,974.46		-	ş	435,974.46
BEA Activities: Due Care Activities:	No request for Reimbursement Approved Reimbursement Request #	ې ۱ + 1 - Nov 17. 2011	> - \$ -	ş ş	- 393,513.49	\$ \$	- 393,513.49
Environmental Insurance:*	Approved Reimbursement Request	#1 - Nov 17, 2011 \$	\$ -	\$	570,000.00	\$	570,000.00
Contingencies:* Brownfield Plan:	Approved Reimbursement Request # Approved Reimbursement Request #			\$ S	57,480.53 20,000.00	\$ S	57,480.53 20,000.00
Total Request #	The second second second second				1,040,994.02	\$	1,476,968.48
	REQUEST #2						
Due Care Activities: BEA Activities:	Pending Reimbursement Request #2 Pending Reimbursement Request #2		s -	\$ \$	330,346.97 1,210.00	ş ş	330,346.97 1,210.00
Environmental Insurance:*	Pending Reimbursement Request #2	- May 25, 2023	s -	\$	28,019.27	\$	28,019.27
Contingencies:* Total Request #	Pending Reimbursement Request #2	- May 25, 2023		\$ \$	167,381.36 526,957.60	\$ \$	167,381.36 526,957.60
Total Request #	2	-	-	Ş	520,937.00	Ş	520,937.00
total request of Developer		. <u>.</u>	\$ 435,974.46	\$	1,567,951.62	\$	2,003,926.08
Non-Interest Eligible Expenses	Approved	Distributed					
REQUEST #1							
2011 Interest - 11/17/11 - 12/05/2011 2012 Interest - 1/1/12 - 11/20/2012 + :		4	5 - 5 -	\$ \$	5,234.14 42.562.65	\$ \$	5,234.14 42.562.65
2013 Interest - 01/01/13 - 12/17/2013	+ 12/17/2013 - 12/31/13	\$	\$-	\$	41,063.90	ş	41,063.90
2014 Interest - 01/01/14 - 12/01/2014		ş	\$-	Ş	39,293.93	ş	39,293.93
2015 Interest - 01/01/14-12/17/2015+ 2016 Interest - 01/01/16-12/15/2016+	12/1//15-12/31/2015 12/15/2016-12/31/2016			\$ \$	37,616.48 35,457.13	\$ \$	37,616.48 35,457.13
2017 Interest - 1/1/17 to 8/24/17+8/2				\$	26,166.91	\$	26,166.91
2018 Interest - 1/1/18 to 10/2/18+10/ 2019 Interest - 1/1/19 to 10/16/19+10				\$ \$	21,896.55 17,924.132	\$ \$	21,896.55 17,924.13
2020 Interest 1/1/20 to 3/12/20+3/13,				\$	11,614.24	\$	11,614.24
2021 Interest 1/1/21 to 6/2/21+6/3/2: Total Interest charged Request #1	to 12/31/21			\$	11,596.45	\$	11,596.45 290,426.51
Interest Payment 4/25/13		5/21/2013		\$	(1,294.90)	\$	(1,294.90)
Interest Payment 11/21/13-11/21/201 Interest Payment Less KRESA Payment		12/17/2013 \$ 12/1/2014	\$-	\$ \$	(19,058.34) (11,146.68)		(19,058.34) (11,146.68)
Interest Payment 6/2015	(\$1,999.70)	6/16/2015		\$ \$	(11,140.08) (6,515.87)		(11,140.08) (6,515.87)
Interest payment 12/22/2015		12/17/2015		\$	(53,995.68)		(53,995.68)
Interest payment 6/23/2016 Interest payment 12/15/16		7/5/2016 12/15/2016		\$ \$	(64,632.46) (9,127.17)		
		8/24/2017		\$			(64,632.46) (9.127.17)
Interest payment 8/24/17		10/3/2018		-	(35,457.12)	\$	(9,127.17) (35,457.12)
Interest payment 8/24/17 Interest Payment 10/3/2018				\$	(26,166.91)	\$ \$	(9,127.17) (35,457.12) (26,166.91)
Interest Payment 8/24/17 Interest Payment 10/3/2018 Interest payment 8/22/19		10/15/2019		\$ \$	(26,166.91) (21,896.55)	\$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55)
Interest payment 8/24/17 Interest Payment 10/3/2018				\$	(26,166.91) (21,896.55) (17,924.13) (11,614.25)	s s s s	(9,127.17) (35,457.12) (26,166.91)
Interest payment 8/24/17 Interest Payment 10/3/2018 Interest payment 8/22/19 Interest payment 2/27/20 Interest payment 4/22/21 Interest payment 2/24/22		10/15/2019 3/12/2020		\$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45)	\$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45)
Interest payment 8/24/17 Interest Payment 10/3/2018 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 4/22/21 Interest payment 2/24/22 Total Interest remaining Request #1	Interest (3%) & Int Only Pmts:	10/15/2019 3/12/2020 6/2/2021 3/2/2022	ς	\$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00
Interest payment 8/24/17 Interest Payment 10/3/2018 Interest payment 8/22/19 Interest payment 2/27/20 Interest payment 4/22/21 Interest payment 2/24/22	Interest (3%) & Int Only Prnts:	10/15/2019 3/12/2020 6/2/2021	<u>s -</u> 5 435,974.46 5 -	\$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45)	\$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45)
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 2/27/20 Interest payment 4/24/22 Interest payment 4/24/22 Interest payment 2/24/22 Subtatol Developer Request #1 Subtatol Developer Request #2 Subtatol Developer Request #2	Interest (3%) & Int Only Pmts:	10/15/2019 3/12/2020 6/2/2021 3/2/2022	<u>\$</u> - 5 435,974.46 5 -	\$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,476,968.48
Interest payment 8/24/17 Interest payment 10/3/2018 Interest payment 8/22/19 Interest payment 8/27/20 Interest payment 4/27/20 Interest payment 4/24/22 Total Interest payment 2/24/22 Subtotal Developer Request #1 Subtotal Developer Request #1 Subtotal Developer Request #2 Iotal Non-Interest Payments	Interest (3%) & Int Only Pmts:	10/15/2019 3/12/2020 6/2/2021 3/2/2022	s - s 435,974.46 S -	\$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166-1) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,476,968.48 526,957.60
Interest payment 8/24/17 Interest payment 10/3/2018 Interest payment 10/3/2018 Interest payment 8/22/19 Interest payment 4/22/21 Interest payment 4/24/22 Total Interest maining Request #1 Subtotal Developer Request #2 Subtotal Developer Request #2 Total Non-Interest Payments REQUEST #1	Approved	10/15/2019 3/12/2020 6/2/2021 3/2/2022 5 5 Distributed	\$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,476,968.48 526,957.60 2,003,926.08
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 4/22/21 Interest payment 4/24/22 Interest payment 2/24/22 Total Interest maining Request #1 Subtotal Developer Request #2 Iotal Non-Interest Payments REQUEST #1 Developer Developer	Approved 11/17/11 11/15/12	10/15/2019 3/12/2020 6/2/2021 3/2/2022 5 5 Distributed 12/5/11 11/20/12	\$ - \$ 52,184.44 \$ 53,819.03	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,1614.25) (11,596.45) (11,596.45) 0.00 1,476,968.48 526,957.60 2,003,926.08
Interest payment 8/24/17 Interest payment 10/3/2018 Interest payment 10/3/2018 Interest payment 2/27/20 Interest payment 2/27/20 Interest payment 2/24/22 Total Interest payment 2/24/22 Subtral Developer Request #1 Subtral Developer Request #2 Total Non-Interest Payments REQUEST #1 Developer Developer Developer	Approved 11/17/11 11/15/12 11/2/2013	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$ - \$ 52,184.44 \$ 53,819.03 \$ 56,533.55	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,476,968.48 526,957.60 2,003,926.08 52,184.44 53,819.03 56,533.55
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 4/22/21 Interest payment 4/24/22 Interest payment 2/24/22 Total Interest maining Request #1 Subtotal Developer Request #2 Iotal Non-Interest Payments REQUEST #1 Developer Developer	Approved 11/17/11 11/15/12	10/15/2019 3/12/2020 6/2/2021 3/2/2022 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ - 5 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127,17) (35,457,12) (26,166,91) (21,896,55) (17,924,13) (11,1614,25) (11,596,45) (11,596,45) (14,796,968,48) 526,957,60 2,003,926,08) 52,184,44 53,819,03
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 2/24/22 Total Interest manning Request #1 Subtotal Developer Request #2 Subtotal Developer Request #3 Developer Developer Developer Developer Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,040,994.02	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,614.25) (11,596.45) 0.00 1,476.968.48 526,957.60 2,003,926.08 52,184.44 53,819.03 56,533.55 56,377.20 108,763.26 980.40
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 10/3/2018 Interest payment 2/27/20 Interest payment 2/27/20 Interest payment 2/24/22 Total Interest maining Request #1 Subtatal Developer Request #2 Subtatal Developer Request #2 Total REQUEST #1 Developer Developer Developer Developer Payment Developer Payment Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,896,55) (17,924,13) (11,614,25) (11,596,45) 0.00 1,040,994,02 526,957,60	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9,127.17) (35,457.12) (26,166.91) (21,896.55) (17,924.13) (11,514.25) 0.00 1,476,958.48 526,957.60 2,003,926.08 52,184.44 53,819.03 56,533.55 56,377.20 108,763.26 980.40 107,316.58
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 10/3/2018 Interest payment 2/27/20 Interest payment 2/27/20 Interest payment 2/24/22 Total Interest maining Request #1 Subtatal Developer Request #2 Subtatal Developer Request #2 Total ReQUEST #1 Developer Developer Developer Developer Developer Developer Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2/17/2013 2 12/17/2015 2 6/23/2016 2 12/15/16 5 2/21/215/16 2 12/15/16 8/22/21/21	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,896,55) (17,924,13) (11,614,25) (11,596,45) (11,596,45) (10,040,994,02) 526,957,60	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9),27,27) (53,457,12) (54,567,12) (21,196,55) (11,956,45) (11,956,45) (11,956,48) 52,65,97,60 2,003,926,08 52,184,44 52,184,44 52,184,44 53,819,03 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 57,375,30 106,763,26 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,00 107,316,58 57,597,00 107,316,58 57,597,00 107,507,000,00 107,507,000,000,000,000,000,000,000,000,0
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 2/24/22 Subtoal Developer Request #1 Subtoal Developer Request #2 Subtoal Developer Request #3 Developer Developer Developer Developer Developer Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014 12/22/2015	10/15/2019 3/12/2020 6/2/2021 3/2/2022 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	****	(26,166.91) (21,896.55) (17,924.13) (11,1614.25) (11,156.45) .0.00 1,040,994.02 526,957.60 106,090.66 21,754.83 115,776.51	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9),27,17) (53,457,12) (26,166,91) (21,896,55) (11,596,45) (11,596,45) 0,00 1,476,986,48 526,957,60 2,003,936,08 52,184,44 53,819,03 56,533,55 56,377,20 1,08,763,26 9,960,40 1,07,316,58 106,090,66 2,1754,83
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 10/3/2018 Interest payment 2/27/20 Interest payment 2/27/20 Interest payment 2/24/22 Total Interest maining Request #1 Subtatal Developer Request #2 Subtatal Developer Request #2 Total ReQUEST #1 Developer Developer Developer Developer Developer Developer Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014 12/22/2015	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,896,55) (17,924,13) (11,614,25) (11,596,45) (11,596,45) (10,040,994,02) 526,957,60	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9),27,27) (53,457,12) (54,567,12) (21,196,55) (11,956,45) (11,956,45) (11,956,48) 52,65,97,60 2,003,926,08 52,184,44 52,184,44 52,184,44 53,819,03 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 56,377,00 108,763,26 57,375,00 108,763,26 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,316,58 56,377,00 107,00 107,316,58 57,597,00 107,316,58 57,597,00 107,507,000,00 107,507,000,000,000,000,000,000,000,000,0
Interest payment 8/24/17 Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 2/27/20 Interest payment 2/24/22 Total Interest maining Request #1 Subtatal Developer Request #1 Subtatal Developer Request #2 Interest payments ReQUEST #1 Developer Request #2 Developer Developer Developer Developer Payment Developer Payment 10/3/2018 Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014 12/22/2015 08/24/17 12/20/2018 8/22/2019	10/15/2019 3/12/2020 6/2/2021 3/2/2022 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,896,55) (17,924,13) (11,514,25) (11,594,45) (11,594,45) (11,594,45) 	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9),27,17) (53,457,12) (26,166,91) (21,896,55) (17,924,13) (11,516,45) (11,596,45) 2,003,926,08 5,26,957,60 2,003,926,08 5,21,94,44 5,36,193,05 5,65,33,55 5,65,33,55 1,05,765,11 2,17,765,11 2,91,154,44 1,55,61,751 1,57,765,11 2,91,154,44
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/21 Interest payment 9/22/21 Interest payment 9/24/22 Total Interest reamining Request #1 Subtoal Developer Request #1 Subtoal Developer Request #2 Interest Payments REQUEST #1 Developer Developer Developer Developer Payment Developer payment	Approved 11/17/11 11/15/12 11/15/12 11/15/12 11/21/2013 Nov 2014 12/22/2015 08/24/17 12/20/2018 8/22/2019 2/27/2020	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$ 52,184.44 \$ 53,819.03 \$ 56,533.55 \$ 56,377.20 \$ 108,763.26 \$ 980.40	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,986,55) (17,924,13) (11,614,25) (11,596,45) 2,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(9),27,27) (53,457,12) (25,457,12) (21,866,53) (17,924,13) (11,614,25) (11,596,45) 20,003,256,957,60 2,003,926,08 52,184,44 53,819,03 56,533,557,60 2,003,926,08 56,533,557,60 2,003,926,08 56,533,557,60 2,003,926,08 56,533,557,60 2,003,926,08 2,005,08,08 2,005,08,08,08 2,005,08,08,08,000,000,000,000,000,000,00
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Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/21 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Subtoal Developer Request #1 Subtoal Developer Request #2 Interest Payments REQUEST #1 Developer Developer Payment Developer Payment Interest Ligblo Subtoal Interest Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtai Developer Developer Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtoal (507 ML Therefore Subtai Developer Subtai (507 ML Therefore Subtai (50	Approved 11/17/11 11/15/12 11/12/2013 Nov 2014 12/22/2015 08/24/17 12/20/2018 8/22/7019 9/27/7020 8/27/7020 8/27/7020 8/27/2020 9/27/9/2020 9/27/	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5 5 52,184,44 53,819 0 5 56,373 55 5 56,377 2 5 900,4 5 900,4 5 107,316 58 5 435,974,46 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		(26,166,51) (21,806,55) (17,924,13) (11,614,25) (11,594,45) .0.000 .0.000 .0.000 .0.000 .0.000 .0.000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.0000 .0.00000 .0.0000 .0.00000 .0.00000 .0.00000 .0.00000 .0.000000		(9,127.17) (33,457.12) (25,166.91) (12,1896.55) (17,924.13) (11,1614.25) (11,196.45) (11,1614.25
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/20 Interest payment 8/22/21 Interest payment 2/24/22 Total Interest maining Request #1 Subtatal Developer Request #1 Subtatal Developer Request #1 Subtatal Developer Request #1 Developer Request #1 Developer Request #1 Developer Payment Developer Payment (51/2018 Developer Payment Developer Payment (51/2018 Developer Payment (51/2018) Developer Payment	Approved 11/17/11 11/15/12 11/21/2013 Nov 2014 12/22/2015 08/24/17 12/20/2018 8/27/020 9/27/7020 9/27/7020 9/27/020	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(26,166,91) (21,806,55) (17,924,13) (11,614,25) 0.00 1,040,994,02 5,26,957,60 - - - - - - - - - - - - - - - - - - -		(9,127.17) (33,457.12) (25,166.91) (71,924.13) (11,614.55) (17,924.13) (11,514.55) (11,594.53) 2,209,926.08 52,184.44 53,819.03 56,533.55 56,337.20 108,763.26 909.40 107,316.58 106,009.66 107,316.58 106,009.66 107,316.58 106,009.66 107,316.58 106,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 107,316.58 105,009.66 105,0
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/21 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Subtoal Developer Request #1 Subtoal Developer Request #2 Interest Payments REQUEST #1 Developer Developer Payment Developer Payment Interest Ligblo Subtoal Interest Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtai Developer Developer Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Ligblo Subtoal Interest Cara (507 ML Therefore Subtai Developer Subtoal (507 ML Therefore Subtai Developer Subtai (507 ML Therefore Subtai (50	Approved 11/17/11 11/15/12 11/12/2013 Nov 2014 12/22/2015 08/24/17 12/20/2018 8/22/7019 9/27/7020 8/27/7020 8/27/7020 8/27/2020 9/27/9/2020 9/27/	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5		(26,166,51) (21,806,55) (17,924,13) (11,614,25) (11,594,45) 		(9,127.17) (33,457.12) (25,166.91) (12,1896.55) (17,924.13) (11,1614.25) (11,196.45) (11,1614.25
Interest payment 8/24/17 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/19 Interest payment 8/22/21 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Interest payment 2/24/22 Interest payment 9/24/22 Interest payment 9/24/22 Interest Payments REQUEST #1 Developer Payment Developer Dayment Developer Da	Approved 11/17/11 11/15/12 11/15/12 11/15/12 11/21/2013 Nov 2014 08/24/17 12/20/2018 8/22/2019 2/27/2020 8/27/200 8/27/200 8/27/20	10/15/2019 3/12/2020 6/2/2021 3/2/2022 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5 5 52,184.44 5 53,819 03 5 55,533.55 5 56,377.25 5 108,733.26 5 107,316.58 5 107,316.58 5 435,974.46 5 - 5 5 - 5 7 - 7 5 - 5 7 - 7 5 - 5 7 - 7 7 - 7		(26,166,91) (21,886,55) (17,924,13) (11,614,25) (10,924,13) (11,614,25) (11,614,25) (11,640,994,02) (1,640,994,02) (1,640,994,02) (1,640,994,02) (1,567,951,62) (1,567,951,		(9,127.17) (33,457.12) (25,166.91) (12,180.65) (17,924.13) (11,1614.25) (11,924.13) (11,1614.25)

\$ 435,974.46 \$ 1,858,378.13 Total reimb to Midlink pending through 5/25/2023 \$ 2,294,352.59

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Expenses - 243 Postage	Expenditures 2023 Proposed 5 100.00 5	2023 YTD 2022 8 4.64 \$	udget 100.00	Revenues - 243 Previous Fund trfr	2023	2023 YTD 2022	Budget
Postage Copy Charges Contractual Services	\$ 100.00 \$ \$ 100.00 \$ \$ 14,000.00 \$	4.64 \$ 64.05 \$ 10.334.31 \$	100.00 107.400.00	Previous Fund trir Service Fees TIR Collection	\$	2,500 \$	1 ADMIN
Contractual Operations	\$ 6,000.00 \$	603.75 \$ \$	14,000.00	Midlink Brown		S - S S - S	16,0
Site Study Contractual Other (legal) Communication Expense	\$ 9,000.00 \$ \$ 700.00	4,858.80 \$ \$	9,000.00	General Mills Portage Rd	\$ - \$ 4,093.89 \$ 167.87 \$ - \$ 17.17	s - s s - s	25,5 1,8
		1,598.27 \$ 72.56 \$	1 000 00	Compar@Draka	\$ - \$ 17.17	s - s	
Travel Marketing program Employee Training	S 500.00 S S 800.00 S S 1,000.00 S	72.56 \$ 80.00 \$ 195.00 \$	1,000.00	Eliza Street Metal Mechanics 232 LLC	\$ 116.92	s - s s - s s - s	1,1
Miscellaneous Indirect Costs	\$ 500.00 \$ 8,000.00 \$	\$ 17,077.00 \$	500.00	Blackbird RAI Jets	\$ 41.31 \$ 320.79	s - s s - s	4
Office Supply Salary Director (RG) Salaries Other (MW)	\$ 200.00 \$ \$ 4.000.00 \$		200.00	Kalamazoo West AJZ Sprinkle 381/383 Pitcher	s -	s - s	1,0
Salaries Other (MW) Fringe Benefits	\$ 68,200.00 \$ \$ 31,500.00 \$	2,062.00 \$ 46,388.16 \$ 20,785.02 \$		Stryker	\$ 520.38 \$ 49,060.76	s - s s - s	1,5 46,0
-	Total \$ 153,000.00 \$	104,155.06 \$	153,000.00	Stadium Park Way Holiday Lanes (Delta Marriott)	\$ 2,869.31 \$ 1,115.63	s - s s - s	7,0
				Scannell/FedEx 100 Island LLC	\$ 14,741.94 \$ 65.62	s - s s - s	10,0 3,0
				Vicksburg Mill Parchment Mill/City BRA	\$ 3,581.50 \$ -	s - s -	
				Graphic Packaging IPUSA	\$ 4,716.36 \$ 5,480.00	s s	
				KALSEE Credit Union Subtotal Admin	\$ 104,478.40	\$. \$	13
					\$ 114,478.40 \$	- \$	14
GRAND TOTAL - 243 Expenses	2023 Proposed \$3,369,900.00	2023 YTD 2022 8 \$891,774.72 \$	udget 2,665,900.00	GRAND TOTAL - 243 Revenues	2023 Proposed \$3,369,900.00	2023 YTD 2022 \$1,860,527.46	Budget \$2,547,5
	LBRF - Fund 242 Expens	es			LBRF - Fund 242 Re	venues	
LBRF Account Expenses Carry forward for future use	2023 Proposed \$ 180,000.00 \$	2023 YTD 2022 B	adget 150,000.00	LBRF Account Revenues Trfr from Fund 247	2023 Proposed \$ 230,000.00 \$	2023 YTD 2022 3,097,832.19 \$	Budget 175,0
Contractual Other Total	\$ 50,000.00 \$ \$ 230,000.00 \$	15,000.00 \$ 15,000.00 \$	25,000.00	Total	\$230,000.00	\$ \$3,097,832.19	\$175,1
	Project Account Expens	es			Project Account Re	venues	
Midlink Expenses Local TIR Payments	2023 Proposed \$ 379,000.00 \$	2023 YTD 2022 B	adget 377.000	Midlink Revenues Local TIR	2023 Proposed \$ 395,000	2023 YTD 2022 420.615.74 S	Budget 39
School TIR Payments Administrative	\$ - \$ \$ 17.346.67 \$	- \$	18.000	School TIR	s -	817,016.69 \$	
	Total \$ 396,346.67 \$	526,957.60 \$	395,000	Tot	al \$ 395,000 \$	1,237,632.43 \$	39
9008 Portage Rd Expenses Local TIR Payments	2023 Proposed	2023 YTD 2022 B 6,227.14 \$	udget	9008 Portage Rd. Revenues Local TIR	2023 Proposed \$ 1,000 \$	2023 YTD 2022 676.24 \$	Budget
School TIR Payments TIR to State BF Fund	\$ 200 \$ \$ 300 \$	- \$	200.00	School TIR	\$ 1,000 S	- \$	
Administrative	\$ 1,800 S	6,227 \$	1,800.00			676.24 S	
General Mills Expenses	2023 Promoted	6,227 \$	utaet	Tot General Mills Revenue	2023 Proposed	676.24 \$ 2023 YTD 2022	Rudaat
General Mills Expenses Local TIR Payments to dev. School TIR Payments	S 79,500 S S 250,000 S	2023 YTD 2022 B 86,385.74 \$ - \$	75,500.00 250.000.00	General Mills Revenue Local TIR School TIR	\$ 105,000 \$ \$ 250,000 \$		Budget 10 25
School TIR Payments Administrative TIR tranfer to LBRF	\$ 250,000 \$ \$ 25,500 \$	- \$	250,000.00 29,500.00	John Marine 18	, 250,000 S	- 5	25
	Total \$ 355,000 \$	86,385.74 \$	355,000.00	Tot	al \$ 355,000 \$	92,380.47 \$	25
555 E. Eliza Street Expenses Local TIR Payments	2023 Proposed	2023 YTD 2022 B	adget	555 E. Eliza Street Revenues	2023 Proposed S400 S	2023 YTD 2022 10.086.72	Budget
Local TIR Payments School TIR Payments Administrative	S - S S 100 S S 600 S	5,000.00 \$ 5,000.00 \$	- 100 600	Local TIR School TIR	\$400 S \$300 S	10,086.72 228.96	
	\$ 600 S	- S	600 700		al \$700 \$	10.315.68	
	votar > 700 \$		700	Tot	\$700 \$		and an
232 LLC Expenses TIR Payments	\$ 2,000 \$	2023 YTD 2022 B 5,137.46 \$	2,000	232 LLC Revenues Local TIR	2023 Proposed \$3,000 \$	2023 YTD 2022	Budget
Administrative	\$ 1,000 \$ Total \$ 3,000 \$. \$ 5,137.46 \$	1,000 3,000	Tot	al \$3,000 \$		
Blackbird Billiards Expenses	2023 Proposed	2023 YTD 2022 B	adget	Blackbird Billiards Revenues	2023 Proposed	2023 YTD 2022	Budget
TIR Payments School TIR Payments Administrative	\$ 550 \$ \$ 50 \$ \$ 400 \$	965.83 \$ 675.15 \$	550 50 400	Blackbird Billiards Revenues Local TIR School TIR	\$500.00 \$ \$500.00 \$	1,027.73 807.85	
	, 400 S Total \$ 1,000 \$	1,640.98 \$	1,000	Tet	al \$1,000.00 \$	1,835.58	\$
RAI Jets Expenses	2023Proposed \$ 5,100 \$	2023YTD 2022 B	adget 5,100	RAI Jets Revenues	2023Proposed \$6,500.00 \$	2023YTD 2022 1,292.27	Budget
Local TIR Payments School TIR Payments Administrative	\$ 5,100 \$ \$ 5,700 \$ \$ 1,400 \$	- 5	5,700	Local TIR School TIR	\$5,700.00 S	1,292.27	\$
	Total \$12,200.00 \$	- \$	12,200	Tot	al \$12,200.00 \$	1,292.27	\$
Kalamazoo West Expenses Local TIR Payments	2023Proposed \$ 4,000 \$	2023YTD 2022 8 4,220.87 \$	adget 4,000	Kalamazoo West Revenues Local TIR	2023Proposed \$5,000.00 \$	2023YTD 2022 4,320.81	Budget
Local TIR Payments Administrative	\$ 1,000 \$	- \$	1,000				
	Total \$ 5,000 \$	4,220.87 \$	5,000	Tot	al \$5,000 \$	4,320.81	\$
Metal Mechanics Expenses Local TIR Payments	\$ 4,000 \$ \$ 5,000 \$	2023YTD 2022 B 4,890.06 S - S	4,000	Metal Mechanics Revenues Local TIR	\$5,000.00 \$ \$6,000.00 \$	2,054.93	Budget
School TIR Payments to dev. TIR to State BF fund Administrative	\$ 5,000 \$ \$ 1,000 \$ \$ 1,000 \$	- \$	5,000 1,000 1,000	School TIR	\$6,000.00 S		\$
Administrative	Total \$ 11,000 \$	4,890.06 \$	11,000	Tot	al \$11,000.00 \$	2,054.93	\$1
Stryker Expenses Local TIR Payments to Dev.	2023Proposed \$ 754,000 \$	2023YTD 2022 8 16,516.34 \$	adget 750,000	Stryker Revenues	2023Proposed \$800,000.00 \$	2023YTD 2022 178,553.33	Budget \$80
School TIR Payments to dev. School TIR Payments to dev. TIR to State BF fund	\$ 754,000 \$ \$ 550,000 \$ \$ 150,000 \$	7,490.37 \$	550,000	Local TIR School TIR	\$800,000.00 \$ \$700,000.00 \$	-	\$70
Administrative	5 150,000 S S 46,000 S	24.006.71 \$	50,000		al \$1 500 000 00 \$	178.553.33	
Stadium Park Way Expenses	100al \$ 1,500,000 \$	2023YTD 2022 B	1,550,000	Stadium Park Way Revenues	30328reasted	2023YTD 2022	21,30 Budaat
Local TIR Payments to Dev. School TIR Payments	\$ 48,000 \$ \$ 66,500 \$	55,562.73 \$ - \$	48,000 66,500	Local TIR School TIR	\$55,000.00 \$ \$76,000.00 \$	58,432.04 70,141.58	55 \$1 \$1
School Till Payments Sch. Till to State BF fund Administrative	\$ 9,500 \$ \$ 9,500 \$ \$ 7,000 \$	- 5	9,500	School lin	\$76,000.00 \$	70,141.38	21
Contract of the	Total \$ 131,000 \$	55,562.73 \$	131,000	Total	\$131,000.00 \$	128,573.62	\$13
381/383 S. Pitcher Expenses Local TIR Payments to Dev.	2023Proposed \$ 15,500 \$	2023YTD 2022 B	adget 15,500	381/383 S. Pitcher Revenues Local TIR	2023Proposed \$17,000.00 \$	2023YTD 2022 13,643.99	Budget \$17,0
School TIR Payments Sch. TIR to State BF fund	\$ 10,500 \$ \$ 1,500 \$ \$ 1,500 \$	7,732.71 \$	10,500	School TIR	\$17,000.00 \$ \$12,000.00 \$	8,854.71	\$12,0
Administrative	\$ 1,500 \$ Total \$ 29,000 \$	- 5	1,500	Total	\$29.000.00 S	22,498,70	\$29.0
Deita Marriott	202 Stronosed	2023YTD 2022 8	urfaget	Delta Marriott	2023Pronosed	2023YTD 2022	
Local TIR Payments to Dev. School TIR Payments	\$ 19,700 \$ \$ 22,700 \$	- \$ - \$	20,200 22,700	Local TIR School TIR	\$22,000.00 \$ \$26,000.00 \$		\$22,0 \$26,0
Sch. TIR to State BF fund Administrative	\$ 3,300 \$ \$ 2,300 \$	- 5	3,300		20,000.00		,110)
	Total \$ 48,000 \$	- \$	48,000	Total	\$48,000.00 \$	47,842.60	\$48,1
Vicksburg Mill Contractual Other (Legal)	2023Proposed \$ 10.000 \$	2023YTD 2022 B	20.000	Vicksburg Mill Local TIR	2023Proposed \$0.00 \$	2023YTD 2022	Budget
anna traibait				School TIR 3rd Party Reimbursements	\$0.00 \$ \$10,000.00 \$		\$20,
	Total \$ 10,000 \$. \$	20,000	Total	\$10,000.00 \$	· · ·	\$20,1
Scannell/FedEx Local TIR Payments to Dev.	2023 Proposed \$ 290,000 \$	2023 YTD 2022 B	adget	Scannell/FedEx Local TIR	2023 Proposed \$350,000.00	2023 YTD 2022 \$103,248.09	Budget
School TIR Payments Sch. TIR to State BF fund	\$ - \$ \$ 50,000 \$	- \$ 50,394 \$	- [School TIR	\$350,000.00	\$103,248.09 \$0.00	
Administrative	\$ 12,000 \$ Total \$ 352,000 \$	- S 50,394 \$	<u> </u>	Total	\$350,000.00	\$103,248.09	
	2023 Proposed	2023 YTD 2022 B	adget	Scannell/FedEx	2023 Proposed	2023 YTD 2022	Budget
Local TIR Payments to Dev. School TIR Payments	s - s s -	- s s	1	Local TIR School TIR	\$0.00 \$0.00	\$136,354.17 \$65,427.31	
Sch. TIR to State BF fund Administrative	s - s s - s	. s					
	Total \$ - \$	- \$		Total	\$0.00	\$201,781.48	
100 Island Ave	2023 Proposed	2023 YTD 2022 8	adzet	100 Island Ave	2023 Proposed	2023 YTD	Budget
100 Island Ave Administrative	2023 Proposed 3,000	2023 TTD 2022 B		Local TIR School TIR	0 0	2023 110 2022 0 S 0 S	
	Total \$ 3,000 \$	- \$	-		ul\$ - \$	- \$	
Packment Mill/ City BRA Administrative	2023 Proposed 4,500	2023 YTD 2022 B	adget	Parchment Mil/ City BRA Local TIR	2023 Proposed	2023 YTD 2022 0 S	Budget
	4,500 Total \$ 4,500 \$			School TIR	0	0.5	
L.	votar > 4,500 \$	- \$	-		ul\$ - \$	Ť	
IPUSA Local TIR Payments to Dev. School TIR Payments	2023Proposed S - S - S	2023YTD 2022 8 \$ - \$	roget -	IPUSA Local TIR School TIR	2023Proposed \$0.00 \$0.00 \$	2023YTD 2022	Budget
School TIR Payments Administrative	S - S S - S Total S - S	- 5		School TIR Total	\$0.00 \$ \$0.00 \$0.00 \$		
KAISEE	20230	2023YTD 2022 B	wizet	KALSEE	2023Pronosed	2023YTD 2022	
KALSEE Local TIR Payments to Dev. School TIR Payments	2023Proposed \$ - \$ \$ - \$	2023YTD 2022 B - \$ - \$		KALSEE Local TIR School TIR	2023Proposed \$0.00 \$ \$0.00 \$	2022	
Administrative	5 S - 5 Total \$ - 4		<u> </u>	Total	\$0.00 \$ \$0.00 \$		
EPA Grant Expenditures	20230700000	2023YTD 2022 B	adzet	-	,	2023YTD	
EPA Grant Expenditures Contractual Travel	2023Proposed \$97,000.00 \$ \$2,000.00 \$	2023 910 2022 B 32,523.05 225.00	\$0.00 \$0.00	EPA Grant Revenues Fed Grant Rev	2023Proposed \$99,500.00 \$	2023YTD 2022 29,302.71	
Salaries Fringe	\$600.00 \$ \$200.00 \$						
Office Supplies Total	\$200.00 \$ \$500.00 \$ \$100,300.00 \$	32,748.05	\$0.00 \$0.00 \$0.00	Total	\$99,500.00 \$	29.302.71	
Total EGLE Grant Expenditures	30200-000 5	32,748.05 2023YTD 2022 B		EGLE Grant Revenues	\$999,500.00 \$		Rudom
Salaries, other	2023Proposed \$0.00 \$	262.08	s0.00	EGLE Grant Revenues State Grant Revenue	2023Proposed \$0.00 \$	2023YTD 2022	-248
Salaries, Director	\$0.00 \$	360.85 267.23	00.00				
Fringe Contractual Services Trough	\$0.00 \$ \$0.00 \$ \$0.00 \$	267.23 1,552.50	\$0.00 \$0.00 \$0.00				
Travel Admin Expenses Total	\$0.00 \$ \$0.00 \$ \$0.00 \$	2,442.66	\$0.00 \$0.00	Total	66.00.0		
Total EGLE Loan Expenditures	\$0.00 \$ 2023Proposed	2,442.66 2023YTD 2022 B		Total EGLE Loan Revenues	\$0.00 \$	2023YTD 2022	Budaar
EGLE Loan Expenditures Salaries, other Salaries,Director	2023Proposed \$0.00 \$ \$0.00 \$	2023YTD 2022 B 65.51 51.55	adget \$0.00	EGLE Loan Revenues Interest on Investments	2023Proposed \$0.00 \$	2022	- softer
	\$0.00 S	51.55 50.22 6,376.06	\$0.00 \$0.00 \$0.00				
Contractual Services Reserve for Future Use			44.00				
Contractual Services Reserve for Future Use Admin Expenses Interest Expense	\$0.00 \$ \$0.00 \$ \$0.00 \$ \$0.00 \$		\$0.00 \$0.00 \$0.00				

FUND 243 MWalters 10-26-2023

BRA ACTUAL TOTAL 2019 AS OF 3-12-20	Carry fwd 2010-2018 3RA ACTUAL TOTAL 2019 AS OF 3-12-20 2,419,002.16 587,581.34 0.00 1,831,4			\$238,924 1,831,421		
	2,123,002.10	557,551.34	0.00	1,001,721	1,001,721	
		-	Estimated	0.514.5140		
BRA Fund 243 for 2023 (Formerly Fund 247) County BRA (acct 24370300-)	Revenues 26,254.20	Expenses 104,155.06	Pending reimb.	REV-EXP -77.900.86	MUNIS Actua	al, Admin Expense (D6)
Dividens	13,854.20	10 1,155.00		13,854.20		
Service Fees	12,400.00					
Midlink local TIR tax (acct 24370301-420.00)	420,615.74	526,957.60		-106,341.86		
Midlink school TIR tax (acct 24370301-420.01)	817,016.69			817,017		
Vidlink Admin chg						
General Mills local TIR (acct 24370304-420.00)	92,380.47	86,385.74		5,995		
General Mills school TIR (acct 24370304-420.01)				0		
General Mills Admin chg	676.24	6,227.14		-5,551		
0008 Portage Road local TIR (acct 24370303-420.00) 0008 Portage Road school TIR (acct 24370303-420.01)	070.24	0,227.14		-5,551		
9008 Portage Road Admin Chg				0		
Corner @ Drake (24370305-420.00)		2,602.89		-2,603		
Corner @ Drake Admin Chg						
555 E. Eliza St. Local TIR (24370306-420.00)	10,086.72	5,000.00		5,087		Clark logic EGLE PMNT
555 E. Eliza St. School TIR (24370306-420.01)	257.10	5,000.00		-4,743		
555 E. Eliza St. Admin Chg						
232 LLC (24370307-420.00)		5,137.46		-5,137		
232 LLC Admin. Chg Blackbird Billiards local TIR (24370308-420.00)	1,027.73	965.83		62		
Blackbird Billiards School TIR (24370308-420.00)	807.85	675.15		132.70		
Blackbird Billiards School TR (24370308-420.01)	807.85	0/5.15		132.70		
RAI AZO, LLC local TIR (24370309-420.00)	1,292.27			1,292.27		
RAI AZO, LLC School TIR (24370309-420.01)	_,_,_,_,_,			0		
RAI Admin Chg						
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81	4,220.87		99.94		
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835		
Metal Mechanics School TIR (24370311-420.01)				0		
Metal Mechanics Admin. Chg. Scapell/Project Spartan Local TIR (24370318-420.00)	102 248 00		622 629 77	E10 201		
Scanell/Project Spartan Local TIR (24370318-420.00) Scanell/Project Spartan School TIR (24370318-420.01)	103,248.09	50,393.50	622,628.77	-519,381 -50,394		*2021 TIR Return
Scanell/Project Spartan School TR (24370318-420.01)		30,393.50		-50,594		LULI IN NEUIII
Stryker Local (24370313-420.00)	178,553.33		16,516.34	162,037		
Stryker School (24370313-420.01)		7,490.37		-7,490		
Stryker Admin. Chg						
Stadium Park Way Local (24370314-420.00)	58,432.04	55,562.73		2,869		
Stadium Park Way School (24370314-420.01)	70,141.58			70,142		
Stadium Park Way Admin Chg						
383 S. Pitcher St Local TIR (24370315-420.00)	13,643.99	13,123.61		520		
383 S. Pitcher School TIR (24370315-420.01)	8,854.71	7,732.71		1,122		
383 S. Pitcher Admin Chg Vickburg Mill (24370316)						
Vickburg Mill Admin. Chg						
Delta Marriott (24370317) Local TIR	47,842.60					
Delta Marriott School TIR	,					
Delta Marriott Admin. Chg						
2 and 10 Mills St. (Environmental Work)						
Graphic Packaging Local TIR (24370319-420.00)	136,354.17			136,354		
Graphic Packaging School TIR (24370319-420.01)	65,427.31			65,427		
Graphic Packaging Admin Chg						
PUSA Local TIR (24370320-420.00)						
PUSA State TIR (24370320-420.01) PUSA Admin. Charge						
KALSEE Credit Union Local TIR (24370321-420.00)						
KALSEE Credit Union State TIR (24370321-420.00)						
KALSEE Credit Union Admin. Charge						
519 Porter St. (Environmental work)						
BRA ACTUAL TOTAL 2023 AS OF 10/26/2023	2,059,288.57	886,520.72	639,145.11	533,623	533,623	2,603,967
2020-23 Pending remaining of approved Work Orders	& Other Exper	nses				
General Fund						
WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017
WO#2018-1 - General Env. Consulting WO#19 - Checker Motors MDEQ SSA grant application			20 \$1170 + \$58 ppr	alication		unused in 2018
woming - checker wotors wided SSA grant application			\$1179 + \$58 app	medulon		
WO# 2018-2 ET Annual Report Assisstance			25			unused in 2018
WO# 2018-2 ET Almuar Report Assissance WO# 2018-3 Website Assisstance -Envirologic			42.5			unused in 2018
Web Hosting (annual expense)		300				
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		10.000	11,722.50			unused in 2022
WO#2023-1 General Environmental + Admin		10,989.44	Remaining amo	unt in W.O.		
2020 Ponding TIE Payments to Development 9 att	oncor					
2020 Pending TIF Payments to Developers & other exp Eliza St. 2015-2022 TIF Hold for MDEQ Loan	enses	10,000.00	1st pymnt du	IE 9/14/22		
Cite St. 2015 2022 TH HOR IOI MDEQ LOGI		10,000.00	ist pyrint di			
Fund 243 (247) Work Order TOTAL		21,289.44			-21,289.44	2,575,846
		,			,	.,,540
local Brownfield Revolving Fund		15.000.00	invoices approv	ed 5/25/2023		
Local Brownfield Revolving Fund 140 LLC - Funding Request			Remaining amo		-6,832.02	4,805,925
Local Brownfield Revolving Fund 140 LLC - Funding Request WO#2021-2 3800 Wynn Rd General Env.			30			.,,
440 LLC - Funding Request		0,002.02				
440 LLC - Funding Request WO#2021-2 3800 Wynn Rd General Env. WO#2023-2 YWCA VMI system						
440 LLC - Funding Request WO#2021-2 3800 Wynn Rd General Env.	both accounts	21,832.02				

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

2,493,372.61

Local Brownfield Revolving Fund - Fund 242	D	E		
(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	
Invirologic 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	200.00	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	11,140.99	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	-1,102.30	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
	204 220 20			
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer 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			
Transfer from RAI Jets pending 8/24/23	9,033.35			
Trasfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) pending	2,254,385.84			
Transfer from Midlink Business Park pending	776,830.38			
Subtotals	4,850,712.30	44,787.51	4,805,924.79	
		Fund 24	42 TOTAL to date	\$ 4,805,924