
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/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. Other

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 www.kalcountybrownfield.com for electronic meeting notice and instructions

BOARD MEMBERS:

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

IF YOU ARE UNABLE TO ATTEND THE MEETING

Meetings of the Kalamazoo County Brownfield Redevelopment Authority are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, political affiliation, sexual orientation, gender identity, or disability. The Kalamazoo County Brownfield Redevelopment Authority will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four (4) business days' notice to the Kalamazoo County BRA. Individuals with disabilities requiring auxiliary aids or services should contact the Kalamazoo County BRA by writing or calling:

Macy Rose Walters

Brownfield Redevelopment Administrator

Kalamazoo County Government

201 West Kalamazoo Avenue

Kalamazoo, MI 49007

TELEPHONE: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, September 28, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 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. Call to Order: **Director Wenzel called the meeting to order at 3:03 p.m. and noted that the meeting is being recorded.**

2. Roll Call and Members Excused: **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 projects. 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. Other

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 www.kalcountybrownfield.com for electronic meeting notice and instructions

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL MRWALT@KALCOUNTY.COM
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Macy Rose Walters
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305



Planning & Development Department

201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007

Phone: (269) 384-8112 • Email: RGROV@kalcounty.com

INTER-OFFICE INVOICE

BILL TO

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

Invoice

Invoice No	BRA-3-2023
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DATE	DUE DATE
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10/17/23	--
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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

**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 : 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 Administrative Support		6,000.00	5,396.25	603.75	603.75	0.00
Current Billings						963.75
Amount Due This Bill						963.75

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

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



Planning & Development Department

201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007

Phone: (269) 384-8112 • Email: RAGROV@kalcounty.com

INTER-OFFICE INVOICE

BILL TO

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

Invoice

Invoice No.	BRA-EGLE GL Q4 2023
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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
THANK YOU! ☺		TOTAL --->		\$ 876.39

**MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM**

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

517-284-5169, DEQBrownfields@Michigan.gov

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

PROJECT DETAILS

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report <input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>23</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Jul 1, 2023</i>	End: <i>Sep 30, 2023</i>	Quarter: <i>4 (July-Sep)</i>	Fiscal Year: <i>2023</i>
Name of Contact Person: <i>Ken Peregon</i>		Contract Expires On: <i>Oct 8, 2023</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>	Phone Number: <i>+1 (269) 384-8305</i>		
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

EXPENDITURES

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
2258	Sept. 29, 2023	Phillips Environmental Consulting	Task 6E	\$227.50	Pending
BRA-EGLE-Q4G2023	Sep 29, 2023	Kalamazoo County Planning Dept	Task 6E	\$642.55	Pending
TOTAL:				\$870.05	

PROGRESS REPORT

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
1. Assessment and Investigation	\$387,892.00	\$0.00	\$388,151.31	N/A
2. Due Care	\$0.00	\$0.00	\$0.00	N/A
3. Demolition	\$0.00	\$0.00	\$0.00	N/A
4. 3rd Party Oversight	\$0.00	\$0.00	\$0.00	N/A
5. Grant Administration	\$11,000.00	\$0.00	\$11,000.00	N/A
6A. 3rd party Oversight	\$13,208.00	\$0.00	\$13,107.50	N/A

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment RequestProject 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	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

*Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.***LOAN AWARDS INTEREST EARNED**

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

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

STATEMENT OF REVIEW AND APPROVAL

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

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

Please type name of individual checking the above statement: **Rachael 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 considered complete and in compliance with the contract:

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

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



Phillips Environmental
Consulting Services, Inc.

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/29/2023	2258

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg 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	\$227.50
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The Mill @ Vicksburg Grant Administration Project # 2018-1323

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

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

517-284-5169, DEQBrownfields@Michigan.gov

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PROJECT DETAILS

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Jul 1, 2023</i>	End: <i>Sep 30, 2023</i>	Quarter: <i>4 (July-Sep)</i>	Fiscal Year: <i>2023</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>	Phone Number: <i>+1 (269) 384-8305</i>		
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

EXPENDITURES

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q4 2023</i>	<i>Oct 26, 2023</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$234.15</i>	<i>Pending</i>
<i>2257</i>	<i>Sep 29, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2C</i>	<i>\$260.00</i>	<i>Pending</i>
<i>2256</i>	<i>Sep 29, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$715.00</i>	<i>Pending</i>
TOTAL:				\$1,209.15	

PROGRESS REPORT

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$975.00</i>	<i>\$376,954.97</i>	<i>N/A</i>
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$234.15</i>	<i>\$10,336.84</i>	<i>N/A</i>
<i>6. Contingency</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment RequestProject Name: **Paper City Development, LLC** Report #: **N/A** 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)
TOTALS:	\$1,240,707.00	\$1,209.15	\$789,460.03	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

*Continue Due Care Planning and Documentation during next phase of redevelopment.***LOAN AWARDS INTEREST EARNED**

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

- ☒ Our interest statement is attached. **under review**
- ☐ Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

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

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

Please type name of individual checking the above statement: **Rachael 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 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.

The Mill @ Vicksburg Loan Administration Project # 2018-1323

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

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

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/25/2023	Monthly conference call with EGLE and County.	0.5	130.00	65.00
7/26/2023	Update Steve S. on conference call and walkover request.	0.25	130.00	32.50
8/14/2023	Monthly Status call with EGLE and County.	0.5	130.00	65.00
9/12/2023	Monthly Status call with EGLE and County.	0.5	130.00	65.00
9/20/2023	Learn of MLive article and review and send questions to client.	1.25	130.00	162.50
9/21/2023	Review revised article and comment. discuss giving state heads up as it is still not accurate. Call State and County upon approval.	2.5	130.00	325.00
Loan Task 2G - Due Care M&P		Total		\$715.00

Phone #
269-501-5079

Balance Due	\$715.00
--------------------	----------



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

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/14/2023	Complete Waste Management Profile Renewal Form.	1.25	130.00	162.50
9/20/2023	Review Waste management Questions and Revise Renewal request to answer.	0.75	130.00	97.50
Loan Task 2C - Soil Management		Total		\$260.00

Phone #
269-501-5079

Balance Due	\$260.00
--------------------	----------



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee Name Kenneth W. Peregon (KCBRA Board Chair)				Vendor #		Date Submitted 10/27/23	
Street Address				Department 1900 PLANNING & DEVELOPMENT (KCBRA)			
City, State, Zip Code				Period Covered From: 8/7/2023		Period Covered To: 8/09/23	
Date	Activity Type	Indicate Meals Claimed			Explanation (All M&IE listed must include location)	Amount	
						Travel	Training
8/7/23	Registration Fees	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	National Brownfields Conference		\$ 200.00
	M&IE (Overnight)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input checked="" type="checkbox"/>	minus breakfast & lunch		\$ 21.00
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Parking Garage Receipt 8/8-8/11		\$ 29.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Delta Marriott Detroit, MI		\$ 244.16
8/8/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input checked="" type="checkbox"/>	full day travel		\$ 64.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Delta Marriott Detroit, MI		\$ 244.16
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Parking Garage Receipt 8/8-8/11		\$ 29.00
8/9/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input type="checkbox"/>	minus dinner		\$ 42.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Delta Marriott Detroit, MI		\$ 244.16
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Parking Garage Receipt 8/8-8/11		\$ 29.00
Date	Description (Include point to point traveled and purpose of trip)					Mileage	
						Travel	Training
8/7/23	To National Brownfields Conference from 2215 S. Park St to Delta Marriott					140.0	

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	140.0	0.0
Travel Account #:	\$ 91.70	
Training Account #:		\$ 1,146.48
Total Due:	\$ 1,238.18	

Employee Signature

Date

Department Authorized Approver Signature

Date



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee Name Kenneth W. Peregon (KCBRA Board Chair)				Vendor #		Date Submitted 10/27/23	
Street Address				Department 1900 PLANNING & DEVELOPMENT (KCBRA)			
City, State, Zip Code				Period Covered From: 8/10/2023		Period Covered To: 8/11/23	
Date	Activity Type	Indicate Meals Claimed			Explanation (All M&IE listed must include location)	Amount	
						Travel	Training
8/10/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input type="checkbox"/>	minus dinner		\$ 42.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Delta Marriott Detroit, MI		\$ 244.16
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Parking Garage Receipt 8/8-8/11		\$ 29.00
8/11/23	M&IE	B <input checked="" type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	last day of conference		\$ 21.00
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
Date	Description (Include point to point traveled and purpose of trip)					Mileage	
						Travel	Training
8/11/23	Return from National Brownfields Conference from Delta Marriott to 22 15 S. Park St.					140.0	

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	140.0	0.0
Travel Account #:	\$ 91.70	
Training Account #:		\$ 336.16
Total Due:	\$ 427.86	

Employee Signature

Date

Department Authorized Approver Signature

Date



KEN PEREGON

Account/Badge Number: 65301

☒ You can add multiple registrations to this account. Click Add Registrant or Check out if you are finished.

Account Summary

[ADD REGISTRANT](#) [CHECK OUT](#)

FEE SUMMARY

Grand Total

\$200.00

Total Paid

\$200.00

Balance

\$0.00

KEN PEREGON

SUBTOTAL:

\$200.00

SG

State Government

1 - \$200.00

BUAY

Brownfields University - Are You "Revitalization-Ready"?

1 - \$0.00

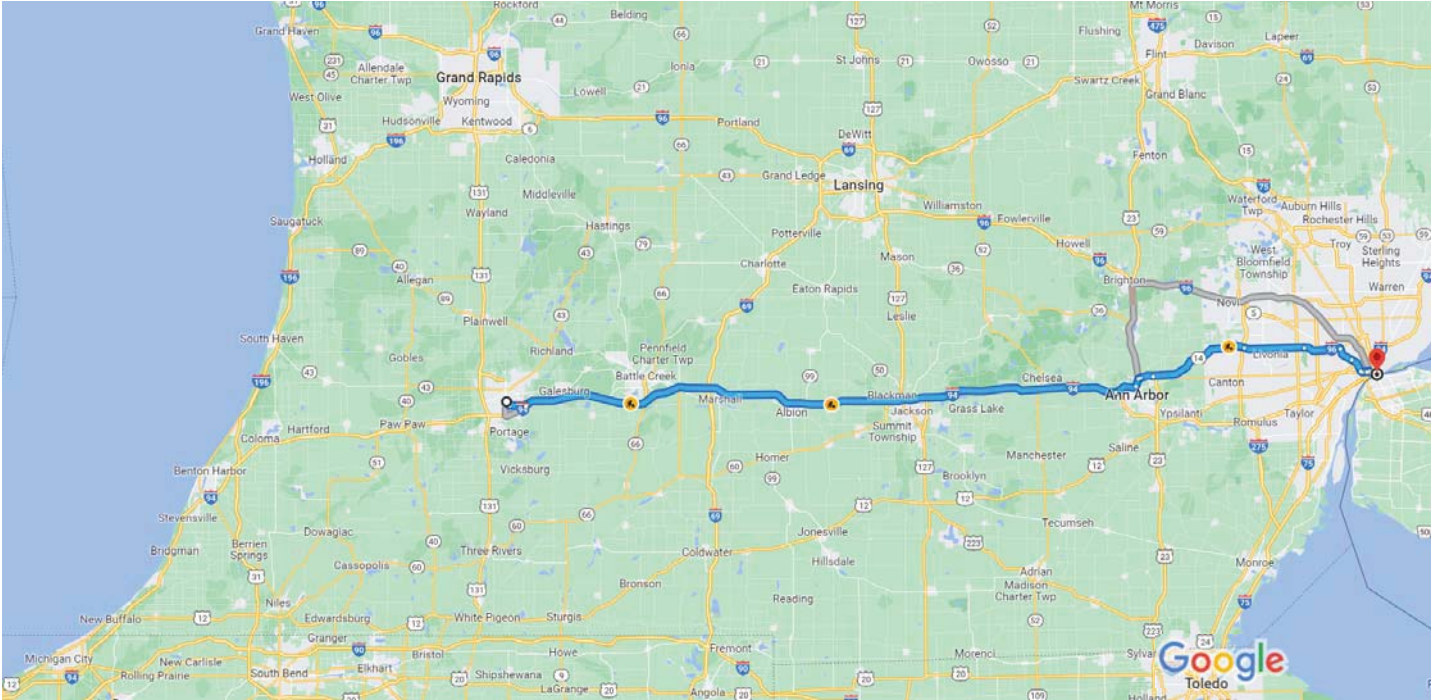
08/08/2023

08:30 AM / 02:15 PM


Privacy Policy





ICMA



Map data ©2023 Google 10 mi

 via I-94 E **2 hr 10 min**
Fastest route now due to traffic conditions 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

2719 PEREGON/KENNETH/PEREGON 224.00 08/11/23 12:11 36438 34894
ROOM NAME RATE DEPART TIME ACCT# GROUP
GD KALAMAZOO COUNTY BRO 08/07/23 21:11
TYPE 2215 SOUTH PARK STRE
88 KALAMAZOO MI 49001
VSXXXXXXXXXXXX3355
ROOM ADDRESS PAYMENT MBV#
CLERK

DATE	REFERENCES	CHARGES	CREDITS	BALANCES DUE
08/07	ROOM GR 2719, 1	224.00		
08/07	STATE TX 2719, 1	13.44	A	
08/07	OCCP TAX 2719, 1	20.16	B	
08/08	ROOM GR 2719, 1	224.00		
08/08	STATE TX 2719, 1	13.44	A	
08/08	OCCP TAX 2719, 1	20.16	B	
08/09	ROOM GR 2719, 1	224.00		
08/09	STATE TX 2719, 1	13.44	A	
08/09	OCCP TAX 2719, 1	20.16	B	
08/10	ROOM GR 2719, 1	224.00		
08/10	STATE TX 2719, 1	13.44	A	
08/10	OCCP TAX 2719, 1	20.16	B	
08/11	CCARD-VS			1030.40
PAYMENT RECEIVED BY: VISA XXXXXXXXXXXXXXX3355				

DESCRIPTION		SUMMARY OF TAXES		TAXED AMOUNT	TAX
K	ATTRITION TAX			.00	.00
	NET CHARGES			.00	.00
	1030.40			1030.40	.00
SUMMARY OF CHARGES					
08/07	ROOM GR	224.00			
	STATE TX	13.44			
	OCCP TAX	20.16			
08/08	ROOM GR	224.00			
	STATE TX	13.44			
	OCCP TAX	20.16			
08/09	ROOM GR	224.00			
	STATE TX	13.44			
	OCCP TAX	20.16			
08/10	ROOM GR	224.00			
	STATE TX	13.44			
	OCCP TAX	20.16			

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See <https://members.marriott.com> for more information



DETROIT MARRIOTT REN CENTER
RENAISSANCE CENTER
DETROIT MI 48243

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This statement is your only receipt. You have agreed to pay in cash or by approved personal check or to authorize us to charge your credit card for all amounts charged to you. The amounts shown in the credit column opposite any credit card entry in the reference column above will be charged to the credit card number set forth above. (The credit card company will bill in the usual manner.) If for any reason the credit card company does not make payment on this account, you will owe us such amount. If you are direct billed, in the event payment is not made within 25 days after check-out, you will owe us interest from the check-out date on any unpaid amount at the rate of 1.5% per month (ANNUAL RATE 18%), or the maximum allowed by law, plus the reasonable cost of collection, including attorney fees.

Signature X



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.**

Date: 9:18 PM 07 Aug 2023
Receipt #: 369341840
Ticket #: 10002465
Arrived: 9:18 PM 07 Aug 2023
Paid Until: 2:00 PM 11 Aug 2023
Total Duration: Out By 2:00 PM
Parking Fee: \$116.00
Tax: \$0.00
Total: \$116.00
Payment Method: Visa 3355



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KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee Name Macy Rose Walters		Vendor #	Date Submitted 10/27/23
Street Address		Department 1900 PLANNING & DEVELOPMENT	
City, State, Zip Code		Period Covered From: 8/7/2023	Period Covered To: 8/09/23

Date	Activity Type	Indicate Meals Claimed			Explanation (All M&IE listed must include location)	Amount	
						Travel	Training
8/7/23	Registration Fees	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Community Reception Ticket		\$ 30.00
	M&IE (Overnight)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input checked="" type="checkbox"/>	minus breakfast & lunch		\$ 21.00
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	The Hotel Indigo - Detroit		\$ 40.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	The Hotel Indigo - Detroit		\$ 265.05
8/8/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input checked="" type="checkbox"/>	full day travel		\$ 64.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 143.64
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 35.00
8/9/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input type="checkbox"/>	minus dinner		\$ 42.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 143.64
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 35.00

Date	Description (Include point to point traveled and purpose of trip)	Mileage	
		Travel	Training
8/7/23	To National Brownfields Conference. The Hotel Indigo Detroit from 1780 Meachem Rd	129.0	

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	129.0	0.0
Travel Account #:	\$ 84.50	
Training Account #:		\$ 819.33
Total Due:	\$ 903.83	

Employee Signature

Date

Department Authorized Approver Signature

Date



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 M&IE and Mileage

Employee Name Macy Rose Walters				Vendor #		Date Submitted 10/27/23	
Street Address				Department 1900 PLANNING & DEVELOPMENT			
City, State, Zip Code				Period Covered From: 8/10/2023		Period Covered To: 8/10/23	
Date	Activity Type	Indicate Meals Claimed			Explanation (All M&IE listed must include location)	Amount	
						Travel	Training
8/10/23	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input checked="" type="checkbox"/>	D <input type="checkbox"/>	minus dinner		\$ 42.00
	Lodging	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 143.64
	Parking (Out of County)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Westin Book Cadillac Hotel - Detroit		\$ 35.00
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
	Select one	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
Date	Description (Include point to point traveled and purpose of trip)	Mileage					
		Travel	Training				
8/11/23	Return from National Brownfields Conference from Westin Book Cadillac to 1780 Meachem	128.0					

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	128.0	0.0
Travel Account #:	\$ 83.84	
Training Account #:		\$ 220.64
Total Due:	\$ 304.48	

Employee Signature

Date

Department Authorized Approver Signature

Date

Macy R. Walters

From: brownfields@prereg.net
Sent: Thursday, July 27, 2023 11:02 AM
To: 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:

Pay Type	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: \$255.00

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

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]

DISCOVER


MACY R WALTERS

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, 2023
Transaction Date	Tuesday, August 08, 2023
Merchant Category	HOTEL INDIGO
Purchase Method	INTEGRATED CIRCUIT CARD READER
Buyer Name	MACY R WALTERS
Card Used	
Point Of Sale Zip Code	48226
Store Number	DTTW
Phone Number	3138877000
Total Room Nights Number	1
Facility Phone Number	3125452169
No Show Indicator	N
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
 1
 Detroit, MI, 11111
 United States Of America
 NA6553 - National Brownfields Training

Page Number : 1 Invoice Nbr : 1000258066
 Guest Number : 1299819
 Folio ID : A
 Arrive Date : 08-AUG-23 11:25
 Depart Date : 11-AUG-23 12:00
 No. Of Guest : 1
 Room Number : 2119
 Marriott Bonvoy Number :

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 EMV Receipt for DI - 3310: Signature Captured
 TC:255CEA55AC4CA1F7 IAD:0105A080030000000000000000000000
 TVR:0000008000 AID:A0000001523010
 Application Label:Discover

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 : 2 Invoice Nbr : 1000258066
Guest Number : 1299819
Folio ID : A
Arrive Date : 08-AUG-23 11:25
Depart Date : 11-AUG-23 12:00
No. Of Guest : 1
Room Number : 2119
Marriott Bonvoy Number :

** Total 528.85 -528.85
*** Balance 0.00

I agreed to pay all room & incidental charges.



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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



Macy Walters
1
Detroit, MI, 11111
United States Of America
NA6553 - National Brownfields Training

Page Number	:	3	Invoice Nbr	:	1000258066
Guest Number	:	1299819			
Folio ID	:	A			
Arrive Date	:	08-AUG-23	11:25		
Depart Date	:	11-AUG-23	12:00		
No. Of Guest	:	1			
Room Number	:	2119			
Marriott Bonvoy Number	:				

Total	430.92	0.00	70.00	500.92	-500.92
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For billing questions, please contact the accounting department at DTWCWAccounting@westin.com

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MACY R WALTERS

Transaction Details

Trans. Date	Description	Amount	Category
08/10/23	WESTIN BOOK CADILLAC DETROIT MI	\$ 35.00	Travel/ Entertainment

WESTIN BOOK CADILLAC

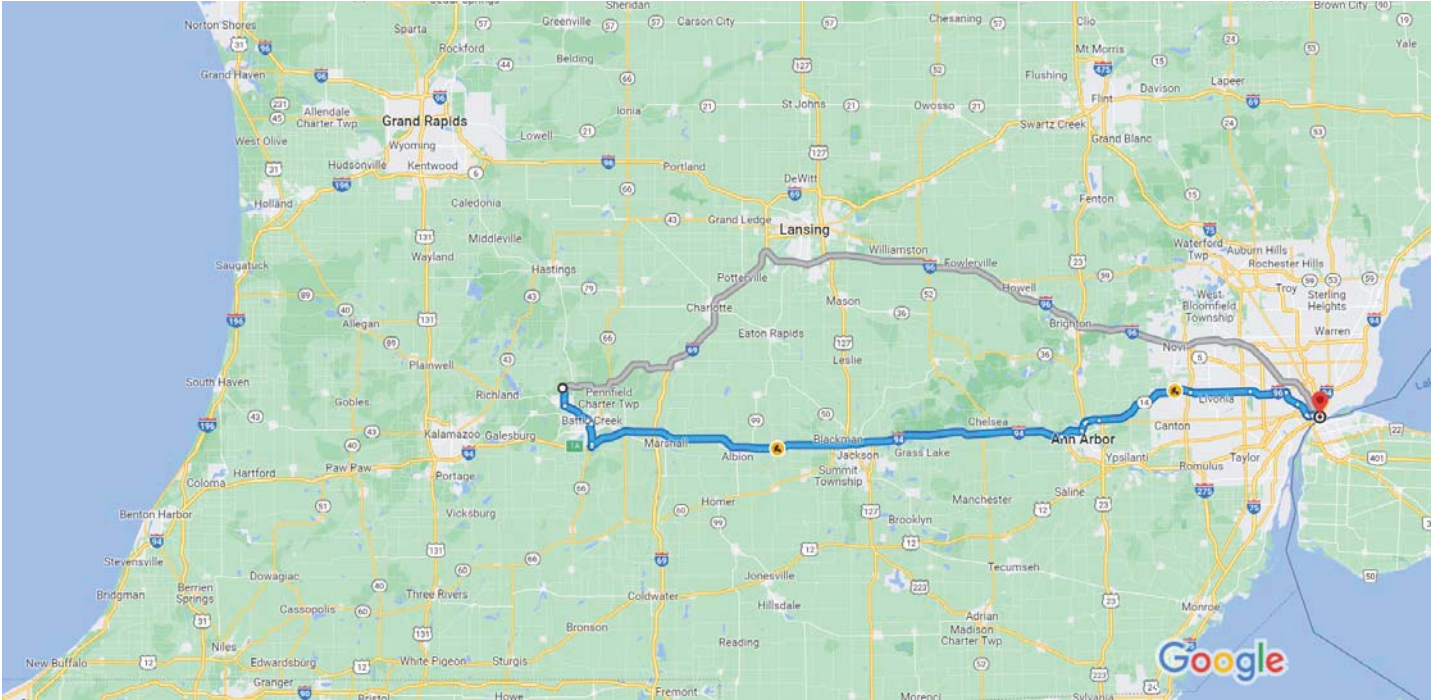
1114 WASHINGTON BLVD, MI 48226

Post Date	Thursday, August 10, 2023
Transaction Date	Thursday, August 10, 2023
Merchant Category	WESTIN HOTELS
Purchase Method	MANUALLY KEYED

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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



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



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

**Payment Options**

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

	Fee	Available	Billings		
			To Date	Previous	Current
230923 - KCBRA /Midlink Business Park Expansion					
Proj Plan - Project Planning Associated w/BF Plan Amendment	6,500.00	3,143.47	3,356.53	3,356.53	0.00
BF Admin - Brownfield Plan Amendment	6,000.00	6,000.00	2,733.55	0.00	2,733.55
Rate Labor		2,733.55			
			Current Billings		2,733.55
			Amount Due This Bill		<u>2,733.55</u>

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

BF Admin - Brownfield Plan Amendment**Rate Labor**

Class / Employee

Date

Hours

Rate

Amount

Production Support

Ariane Savoy

9/21/2023

1.25

75.0000

93.75

final Brownfield Plan

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: RCRA

9/13/2023

0.50

95.5000

47.75

9/14/2023

0.50

95.5000

47.75

call with Logan re: Amendment prep considerations

9/18/2023

1.50

95.5000

143.25

Midlink draft Amendment review and 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

573.01

6.00

573.01

Total Therese Searles**Total Senior Geologist****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

9/14/2023

3.00

74.3000

222.90

Plan amendment

9/16/2023

1.50

74.3000

111.45

Midlink Amendment

9/19/2023

4.75

74.3000

352.93

plan updates, finalize

9/20/2023

1.75

74.3000

130.03

Call with MB, finalize attachments and plan for review

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,

22.75

1,690.35

22.75

1,690.35

Total Logan Mulholland**Total Staff Environmental Specialist****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

6.00

376.44

6.00

376.44

Total Michelle Bell**Total Technician**

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
Total Project: 230923 - KCBRA /Midlink Business Park Expansion		2,733.55

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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

	Fee	Available	Billings		
			To Date	Previous	Current
HASP/SAP/PM - Eligibility / HASP /SAP /Project Management	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
<i>Rate Labor</i>	3,652.84				
<i>Expenses</i>	312.50				
<i>Unit Rate Expense</i>	185.00				
<i>Total Expense</i>	497.50				
VMS Design - VMS Design	15,000.00	15,000.00	607.18	0.00	607.18
<i>Rate Labor</i>	607.18				
Current Billings					4,757.52
Amount Due This Bill					<u>4,757.52</u>

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

PFE - PFE Testing**Rate Labor**

Class / Employee

Date

Hours

Rate

Amount

Senior Geologist

Therese Searles

9/13/2023

0.75

95.5000

71.63

project and report communication with staff

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

9/13/2023

0.25

122.1000

30.53

Data Asmt

9/19/2023

1.00

122.1000

122.10

9/20/2023

2.00

122.1000

244.20

Data Assessment, Develop TOC for Design Specs

9/29/2023

0.50

122.1000

61.05

Discuss PFET results w RW

15.75-----
1,923.08**Total Paul French****Total Senior Hydrogeologist**-----
15.75-----
1,923.08**Staff Hydrogeologist**

Madison Schrader

9/5/2023

8.75

74.3000

650.13

PFE testing

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

12.00-----
1,008.00**Total Ryohei Wakabayashi****Total Staff Hydrogeologist**-----
20.75-----
1,658.13**Total Rate Labor****3,652.84****Expenses**

Account / Vendor

Cost

Multiplier

Amount

Subconsultant

Diamond Concrete Sawing

312.50

1.00

312.50

Total Expenses**312.50****Unit Rate Expenses**

Account / Unit

Quantity

Rate

Amount

Equipment Usage

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

Ryohei Wakabayashi

9/28/2023

1.25

84.0000

105.00

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 Design				607.18



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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 : 429203
Invoice Date : 10/10/2023
Project : 230914
Project Name : KCBRA/Eliza Street Schoolcraft
Bill Term : BT1

For Professional Services Rendered Through 9/29/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

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
<i>Rate Labor</i>		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

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
	prepare for and attend mtg with R. Grover and M. Walters			
Staff Environmental Specialist				
Logan Mulholland	9/7/2023	1.50	74.3000	111.45
	project meeting with TMS, DAS, and KCBRA staff			
Total Rate Labor				546.65
Total Bill Task: BPE - Brownfield Plan Evaluation				546.65
Total Project: 230914 - KCBRA/Eliza Street Schoolcraft				546.65



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

			Billings		
	Fee	Available	To Date	Previous	Current
230924 - KCBRA /Comstock Center Redevelopment					
Elg & PH1 - Eligibility & 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				
Current Billings					1,322.63
Amount Due This Bill					1,322.63

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

PH2 ESA - Phase II ESA				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Hydrogeologist				
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

**Payment Options**

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
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 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

	Fee	Available	Billings		
			To Date	Previous	Current
231418 - KCBRA /Redman Ventures, LLC- 6667 Stadium Dr. Oshtemo					
Elig-PH1 - Eligibility Update & Phase I ESA	3,200.00	447.91	3,200.00	2,752.09	457.50
<i>Less Fee Exceeded</i>					-9.59
<i>Rate Labor</i> 457.50					
ASB - Asbestos Survey	5,000.00	2,864.92	2,887.35	2,135.08	752.27
<i>Rate Labor</i> 322.27					
<i>Expenses</i> 430.00					
BP Eval - Brownfield Plan Evaluation	3,000.00	3,000.00	0.00	0.00	0.00
<i>*Max Fee Exceeded</i>					
Current Billings					1,200.18
Amount Due This Bill					<u>1,200.18</u>

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**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Staff Engineering Specialist				
Hailey Lyczynski	9/18/2023	0.25	73.2000	18.30
Work on Table 2	9/20/2023	1.25	73.2000	91.50
Finish tables and report	9/21/2023	4.75	73.2000	347.70
Write Data Validation report and create Sample Location Maps, send project to TMS for review				
		6.25		457.50
Total Hailey Lyczynski				457.50
Total Staff Engineering Specialist		6.25		457.50
Total Rate Labor				457.50

Total Bill Task: Elig-PH1 - Eligibility Update & Phase I ESA**457.50****ASB - Asbestos Survey****Rate Labor**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support				
Shelbey Senkewitz	9/25/2023	0.25	60.8900	15.22
Format HMI photo appendix	9/29/2023	0.25	60.8900	15.22
Edit Data Validation Report				
		0.50		30.44
Total Shelbey Senkewitz				30.44
Total Production Support		0.50		30.44
Scientist				
Aaron Bigler	9/20/2023	1.75	84.9000	148.58
Field Staff Review of HMI Survey Report				
Senior Geologist				
Therese Searles	9/29/2023	1.50	95.5000	143.25
report review				
Total Rate Labor				322.27

Expenses

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Subconsultant			
Apex Research Inc	430.00	1.00	430.00
Total Expenses			430.00

Total Bill Task: ASB - Asbestos Survey**752.27****Total Project: 231418 - KCBRA /Redman Ventures, LLC-6667 Stadium Dr. Oshtemo****1,209.77**

**Payment Options**

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
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 616.575.3824
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Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, MI 49008
United States

Invoice : 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

	Fee	Available	Billings		
			To Date	Previous	Current
231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo					
RAP - Response Activity Plan /Conceptual Site Model	17,500.00	16,700.10	943.15	799.90	143.25
<i>Rate Labor</i>					143.25
Clean - Brownfield Cleanup Planning	5,000.00	5,000.00	335.78	0.00	335.78
<i>Rate Labor</i>					335.78
Current Billings					479.03
Amount Due This Bill					<u>479.03</u>

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

RAP - Response Activity Plan /Conceptual Site 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 questions 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 deliverables				
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 Planning					335.78

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:

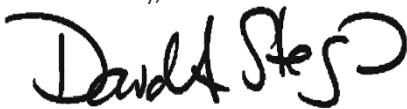
1. The activities for which Clark Logistics Group seeks financial assistance are eligible activities under the Brownfield Redevelopment Financing Act.
2. The activities for which Clark Logistics Group seeks financial assistance are included in the Brownfield Plan adopted for this project.
3. The cost 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 dstegink@fishbeck.com.

Sincerely,



David Stegink

Vice President/Brownfield Program Manager



Logan Mulholland

Brownfield Project Analyst

By email
Attachment

Attachment

Tax Increment Revenue Capture Estimates Table 2

555 Eliza Street
Kalamazoo, Michigan
June 2023

14-19-230-070 Estimated Taxable Value (TV) Increase Rate, %																
Plan Year																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year																
2015																
*Base Taxable Value	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ 92,220	\$ -
Estimated New TV	\$ 75,000	\$ 75,225	\$ 75,902	\$ 77,495	\$ 79,354	\$ 80,861	\$ 81,993	\$ 84,698	\$ 88,932	\$ 89,821	\$ 90,720	\$ 91,627	\$ 92,543	\$ 93,468	\$ 94,403	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323	\$ 1,248	\$ 2,183	\$ -
School Capture																
Millage Rate																
STATE EDUCATION TAX (SET)	6.0000															
SCHOOL OPERATING	18.0000															
School Total	24.0000															
Local Capture																
Millage Rate																
COUNTY OPERATING	4.6318															
VILLAGE OPERATING	14.9005															
LIBRARY 1	0.5000															
LIBRARY 2	0.5000															
KVCC	2.7902															
COUNTY 911	0.6459															
SCHOOLCRAFT TWP	0.8551															
KRESA	6.9853															
PUBLIC SAFETY	1.4360															
PUBLIC TRANSPORT	0.3110															
SENIOR PROGRAMS	0.3462															
COUNTY JUV HOME	0.1613															
COUNTY JUV HOME	0.7453															
HOUSING FUND																
Local Total	34.8006															
Non-Capturable Millages																
Millage Rate																
SCHOOL DEBT	7.0000															
Total Non-Capturable Taxes	7.0000															
Total																

Excludes:
Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table.
Table uses 2022 summer and winter millage rates.

Tax Increment Revenue Capture Estimates Table 2

555 Eliza Street
Kalamazoo, Michigan
June 2023

14-19-200-040																
Estimated Taxable Value (TV) Increase Rate: 1%																
Plan Year																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL	
Calendar Year																
	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	\$ -	
Estimated New TV	\$ 15,625	\$ 15,671	\$ 16,144	\$ 16,531	\$ 16,945	\$ 17,080	\$ 17,643	\$ 18,526	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	
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	\$ -	
Millage Rate																
SCHOOL CAPTURE																
STATE EDUCATION TAX (SET)	6.0000	\$ 64	\$ 64	\$ 65	\$ 67	\$ 70	\$ 72	\$ 73	\$ 76	\$ 82	\$ 17,970	\$ 17,970	\$ 17,970	\$ 17,970	\$ 108,466	
SCHOOL OPERATING	18.0000	\$ 193	\$ 193	\$ 196	\$ 202	\$ 209	\$ 215	\$ 219	\$ 229	\$ 245	\$ 53,911	\$ 53,911	\$ 53,911	\$ 53,911	\$ 326,369	
SCHOOL TOTAL	24.0000	\$ 257	\$ 258	\$ 261	\$ 269	\$ 279	\$ 286	\$ 292	\$ 305	\$ 326	\$ 71,882	\$ 71,882	\$ 71,882	\$ 71,882	\$ 433,825	
Millage Rate																
COUNTY OPERATING	4.6318	\$ 50	\$ 50	\$ 50	\$ 52	\$ 54	\$ 55	\$ 56	\$ 59	\$ 63	\$ 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	\$ 269,336	
LIBRARY 1	0.5000	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498	\$ 9,038	
LIBRARY 2	0.5000	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 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	\$ 50,265	
COUNTY 911	0.0459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SCHOOLCRAFT TWP	0.8551	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 12	\$ 2,561	\$ 2,561	\$ 2,561	\$ 2,561	\$ 15,457	
KRESA	6.8553	\$ 65	\$ 65	\$ 66	\$ 67	\$ 70	\$ 73	\$ 75	\$ 78	\$ 83	\$ 18,935	\$ 18,935	\$ 18,935	\$ 18,935	\$ 11,640	
PUBLIC SAFETY	1.4380	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 20	\$ 4,307	\$ 4,307	\$ 4,307	\$ 4,307	\$ 26,963	
PORT TRANSPORT	0.3110	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 931	\$ 931	\$ 931	\$ 931	\$ 5,622	
SENIOR PROGRAMS	0.4682	\$ -	\$ -	\$ -	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 5	\$ 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	\$ 2,916	
HOUSING FUND	0.7453	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 232	\$ 232	\$ 232	\$ 232	\$ 13,428	
Local Total	34.8006	\$ 346	\$ 346	\$ 351	\$ 365	\$ 378	\$ 406	\$ 421	\$ 439	\$ 473	\$ 104,230	\$ 104,230	\$ 104,230	\$ 104,230	\$ 628,907	
Millage Rate																
Non-Capturable Millages	7.0000	\$ 75	\$ 75	\$ 76	\$ 79	\$ 81	\$ 83	\$ 85	\$ 89	\$ 95	\$ 20,966	\$ 20,966	\$ 20,966	\$ 20,966	\$ 126,532	
SCHOOL DEBT	7.0000	\$ 75	\$ 75	\$ 76	\$ 79	\$ 81	\$ 83	\$ 85	\$ 89	\$ 95	\$ 20,966	\$ 20,966	\$ 20,966	\$ 20,966	\$ 126,532	
Total Non-Capturable Taxes																
Total	\$ 602	\$ 604	\$ 612	\$ 634	\$ 656	\$ 692	\$ 713	\$ 744	\$ 800	\$ 176,112	\$ 176,112	\$ 176,112	\$ 176,112	\$ 176,112	\$ 1,062,732	
Footnotes:																
Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table.																
Miller uses 2022 summer and winter millage rates																

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

Tax Increment Revenue Reimbursement Table 3

555 Eliza Street
Kalamazoo, Michigan
June 2023

[illegible]

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

Update:

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.

General Environmental Review
Budget and Cost Summary

Project	Number	W.O.	Site/Phase	Budget Estimates		Invoice #	Invoice Date	Actual	Task Budget Remaining	Total Budget Remaining
				Total	County Funding			Invoice Amount		
230454	2023-1		General Environmental Review	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
						421238	3/16/2023	\$315.00		
						423214	5/10/2023	\$2,147.75		
						424170	6/8/2023	\$2,226.61		
						425333	7/12/2023	\$2,294.95		
						426213	8/7/2023	\$806.25		
						427541	9/7/2023	\$1,420.00		
						429022*	10/9/2023	\$963.75		

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.

2. 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.

3. 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. 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.

**6. 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.

**7. 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.

8. 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 KCBRA 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 micro-grocery/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**

10/26/2023
Page 1 of 3

Number		Grant	Activity		Budget Estimates		Actual			Project Budget Remaining		
Project	W.O.	Task	Site/Phase		Total		Invoice No.	Invoice Date	Total Invoiced Amount		Total	Project Complete
			Initial Grant Award		\$ 300,000.00				\$ -			
County		4	Personnel		\$ 1,200.00				\$ -			
County		4	Travel		\$ 6,000.00		KCBRA Travel		\$ 4,946.56		\$ 1,053.44	
County		4	Supplies		\$ 1,500.00				\$ -			
County		4	Other		\$ -				\$ -			
			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 11/10/2021	\$ 118.50			
								08354 12/7/2021	\$ 1,440.75			
								08471 1/6/2022	\$ 444.75			
							Project Subtotal		\$ 2,004.00		\$ 2,996.00	
											Budget Returned*	\$ 2,400.00
											Budget Remaining	\$ 596.00
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)		\$ 2,500.00		Invoice Total	08661 2/18/2022	\$ 132.02			
					\$ 2,500.00		Invoice Total	08841 4/8/2022	\$ 104.56			
					\$ 5,000.00		Invoice Total	08977 5/10/2022	\$ 359.38			
							Invoice Total	09127 6/13/2022	\$ 341.14			
							Invoice Total	09389 8/18/2022	\$ 209.13			
							Invoice Total	09619 10/12/2022	\$ 41.83			
							Invoice Total	09745 11/9/2022	\$ 352.93			
							Invoice Total	09857 12/12/2022	\$ 345.06			
							Invoice Total	09921 1/5/2023	\$ 73.20			
							Invoice Total	420295 2/16/2023	\$ 189.15			
							Invoice Total	421240 3/16/2023	\$ 66.05			
							Invoice Total	423211 5/10/2023	\$ 625.56			
							Invoice Total	424176 6/8/2023	\$ 334.25			
							Invoice Total	425337 7/12/2023	\$ 286.50			
							Invoice Total	426222 8/7/2023	\$ 1,093.13			
							Invoice Total	427546 9/7/2023	\$ 334.25			
							Invoice Total	KCBRA**	\$ 55.00	**Black Wall Street Event		
							Project Subtotal		\$ 4,943.14	Project Subtotal	\$ 56.86	
210265	3	2	1001 2nd Street, Kalamazoo		\$ 17,695.01		Invoice Total	08771 3/14/2022	\$ 10,823.90			
							Invoice Total	08842 4/8/2022	\$ 3,021.18			
							Invoice Total	08978 5/10/2022	\$ 156.15			
							Invoice Total	09513 9/16/2022	\$ 1,016.80			
							Project Subtotal		\$ 15,018.03		\$ 2,676.98	
											Budget Returned	\$ 2,676.98
											Budget Remaining	\$ -
220128	5	2	NACD - Ransom and North St.		\$ 52,850.00		Invoice Total	09243 7/12/2022	\$ 614.29			
							Invoice Total	09296 8/4/2022	\$ 12,499.46			
							Invoice Total	09409 9/7/2022	\$ 2,778.21			
							Invoice Total	09636 10/21/2022	\$ 4,152.64			
							Invoice Total	09663 11/3/2022	\$ 875.04			
							Invoice Total	09859 12/12/2022	\$ 3,599.99			
							Invoice Total	09924 1/5/2023	\$ 2,881.90			
							Invoice Total	421464 3/23/2023	\$ 25,002.47			
							Project Subtotal		\$ 52,404.00	Project Subtotal	\$ 446.00	
							Invoice Breakdown					
								09243 7/12/2022	\$ 324.13			
								09296 8/4/2022	\$ 5,677.51			
								09409 9/7/2022	\$ 151.63			
								09636 10/21/2022	\$ 3,480.86			
								09663 11/3/2022	\$ 216.34			
							Phase Subtotal		\$ 9,850.47	Phase Subtotal	\$ 1,149.53	
								09243 7/12/2022	\$ 290.16			
								09296 8/4/2022	\$ 6,821.95			
								09409 9/7/2022	\$ 2,626.58			
								09636 10/21/2022	\$ 671.78			
								09663 11/3/2022	\$ 658.70			
								09859 12/12/2022	\$ 3,599.99			
								09924 1/5/2023	\$ 2,881.90			
								421464 3/23/2023	\$ 25,002.47			
							Phase Subtotal		\$ 42,553.53	Phase Subtotal	\$ (703.53)	
220129	4	1,2	NACD - Church and Frank Street Parcels		\$ 25,000.00		Invoice Total	09245 7/12/2022	\$ 2,597.81			
							Invoice Total	09295 8/4/2022	\$ 11,669.06			
							Invoice Total	09410 9/7/2022	\$ 1,959.60			
							Invoice Total	09637 10/21/2022	\$ 460.06			
							Project Subtotal		\$ 16,686.53	Project Subtotal	\$ 8,313.47	
							Invoice Breakdown					
								09245 7/12/2022	\$ 2,443.58			
								09295 8/4/2022	\$ 2,358.48			
								09410 9/7/2022	\$ 1,959.60			
								09637 10/21/2022	\$ 248.33			
							Phase Subtotal		\$ 7,009.99	Phase Subtotal	\$ (1,009.99)	
								09245 7/12/2022	\$ 154.23			
								09295 8/4/2022	\$ 9,310.58			
								09637 10/21/2022	\$ 211.73			
							Phase Subtotal		\$ 9,676.54	Phase Subtotal	\$ 9,323.46	
220154	6	3	Parchment Mill Site Amendment #1		\$ 20,000.00		Invoice Total	09391 8/22/2022	\$ 4,442.58			
					\$ 2,000.00		Invoice Total	09515 9/16/2022	\$ 3,183.01			
					\$ 22,000.00		Invoice Total	09629 10/17/2022	\$ 1,806.40			
							Invoice Total	09673 11/4/2022	\$ 2,343.59			
							Invoice Total	09860 12/12/2022	\$ 3,865.38			
							Invoice Total	09922 1/5/2023	\$ 400.46			
							Invoice Total	420293 2/16/2023	\$ 115.95			
							Invoice Total	421241 3/16/2023	\$ 573.53			
							Invoice Total	422260 4/13/2023	\$ 945.75			
							Invoice Total	423212 5/10/2023	\$ 1,214.35			
							Invoice Total	426223 8/7/2023	\$ 3,109.00			
							Project Subtotal		\$ 22,000.00	Project Subtotal	\$ -	
230922	7	2,3	Watershed LLC - 6667 Stadium Drive, Oshtemo Township		\$ 8,000.00							
								424169 6/8/2023	\$ 548.40			
							Project Subtotal		\$ 548.40	Project Subtotal	\$ 7,451.60	

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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. 2023-2 Dated October 26, 2023

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 and CLIENT have designated the following representatives for this “Scope of Services”:

<u>Jeffrey C. Hawkins</u>	<u>269.342.1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269.384.8112</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
 REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
 Title Chair

By Jeffrey C. Hawkins
 Title Vice President/Senior Hydrogeologist

Signature _____

Signature _____

Date _____

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	\$ <u>100,000</u>
Total Estimated Budget – Work Order #2023-2	\$ <u>100,000</u>

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: BertholdA@Michigan.gov

Joel Roseberry: RoseberryJ@Michigan.gov

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Stryker Instruments

October 26, 2023

KCBRA		State	Local	Total
5	Expenditures			
6	Plan Related Expenses Legal Costs	\$ -	\$ 10,060.50	\$ 10,060.50
7	2017 Administrative Expenses local only		\$ 6,565.96	\$ 6,565.96
8	2018 Administrative Expenses local only		\$ 8,822.35	\$ 8,822.35
9	2019 Admin 2-27-20 local only		\$ 50,956.60	\$ 50,956.60
10	2019 Plan Related Expenses Legal Costs		\$ 142.50	\$ 142.50
11	2020 Admin		\$ 63,305.96	\$ 63,305.96
12	2021 Admin		\$ 37,579.02	\$ 37,579.02
13	2022 Admin		\$ 49,060.76	\$ 49,060.76
14	Subtotal KCBRA	\$ -	\$ 226,493.65	\$ 226,493.65
15				
16	Payments	Approved	Distributed	Total
17	KCBRA	3/28/19	3/28/19	\$ - \$ -
18	KCBRA 2-27-20	2/27/2020		\$ 59,921.45 \$ 59,921.45
19	KCBRA 12/31/2020			\$ 63,305.96 \$ 63,305.96
20	KCBRA 12/31/2021			\$ 37,579.02 \$ 37,579.02
21	KCBRA 12/31/2022			\$ 56,417.51 \$ 56,417.51
22	KCBRA 10/26/23 pending			\$ 9,269.71 \$ 9,269.71
23	Subtotal KCBRA	\$ -	\$ 226,493.65	\$ 226,493.65
24	Remaining Balances after Payments			
25	Subtotal KCBRA balance remaining	\$ -	\$ -	\$ -
26	State Brownfield Fund			Total
27	State of Michigan Payment			
28	2018 50% of SET	11/4/2019	\$ 11,111.00	\$ 11,111.00
29	2019 50% of SET	12/31/2019	\$ 147,478.00	\$ 147,478.00
30	2020 50% SET	12/31/2020	\$ 213,038.50	\$ 213,038.50
31	2021 50% SET	12/31/2021	\$ 205,184.00	\$ 205,184.00
32				
33				\$ 576,811.50
34	Developer	State	Local	Total
35	Expenditures	Max State Capture \$3,674,745	50.45% School/49.55% local	
36	Interest Eligible Developer Expense	Approved by KCBRA		
37	Due Care Activities: Reimbursement Req. #1	2/28/2019	\$ 1,422.44	\$ 1,422.44
38	Phase I, II, BEA Activities:	2/28/2019	\$ 21,196.46	\$ 21,196.46
39	Due Care Activities:			
40	Public Infrastructure school and local	2/28/2019	\$ 109,196.27	\$ 107,248.27 \$ 216,444.54
41	Site Prep school and local	2/28/2019	\$ 25,729.50	\$ 25,270.50 \$ 51,000.00
42	Contingencies:*			
43	Brownfield Plan: school and local	2/28/2019	\$ 8,685.00	\$ 8,685.00 \$ 17,370.00
44	Reimbursement Req. #2	9/22/2022	\$ 1,485,889.88	\$ 1,465,682.43 \$ 2,951,572.31
45				
46	Total	\$ 1,652,119.55	\$ 1,606,886.20	\$ 3,259,005.75
47	Interest 2% on interest eligible costs)			
48	1st interest - from 2/28/2019 to 4/29/19 on \$307,433.44		\$ 509.92	\$ 500.82 \$ 1,010.74
49	2nd interest from 4/30/2019 to 12/31/219 on \$224,881.52		\$ 1,529.28	\$ 1,502.00 \$ 3,031.28
50	3rd interest for 2020 on 224881.52		\$ 2,269.05	\$ 2,228.58 \$ 4,497.63
51	4th interest - from 9/22/2022 to pending on \$2,951,572.31		\$ 3,182.12	\$ 3,125.35 \$ 6,307.47
52	Total Interest charged		\$ 7,490.37	\$ 7,356.75 \$ 14,847.12
53	Interest Payments (school & local)			
54		\$ -	\$ -	\$ -
55	Total Interest Interest (2%) & Int Only Pmts:	\$ 7,490.37	\$ 7,356.75	\$ 14,847.12
56	Subtotal Developer	\$ 1,659,609.92	\$ 1,614,242.95	\$ 3,273,852.87
57				
58	Non-Interest Payments	Approved	Distributed	
59	Developer payment 4-29-19		\$ 44,407.49	\$ 38,144.43 \$ 82,551.92
60	Developer payment 3-11-20	2/27/20	\$ 121,822.18	\$ 103,059.34 \$ 224,881.52
61	Developer payment 12/21/2022		\$ 1,485,889.88	\$ 1,465,792.55 \$ 2,951,682.43
62	Interest Payments			
	Developer payment	8/24/2023	\$ 7,490.37	\$ - \$ 7,490.37
	Developer payment pending 10/26/2023		\$ 7,246.63	\$ 7,246.63
65	Subtotal Developer Non-Interest payments	\$ 1,659,609.92	\$ 1,614,242.95	\$ 3,273,852.87
66				
67	Remaining Balances after Payments			
68	Expenses Subtotal	\$ 0.00	\$ (110.12)	\$ (110.12)
69	Interest	\$ -	\$ 110.12	\$ 110.12
70	Subtotal Developer	\$ 0.00	\$ (0.00)	\$ 0.00
71				
72	Total Remaining Balances of all Entities	\$ 0.00	\$ (0.00)	\$ (0.00)
73				
74	Transfers to Local Brownfield Revolving Fund (643)	State	Local	Total
75	total allowed by BF plan	22,618.90	2,477,381.10	2,500,000.00
76	2021 TIR 1st transfer pending 10/26/2023	22,618.90	0.00	22,618.90
77	2022 TIR 2nd transfer pending 10/26/2023		2,231,766.94	2,231,766.94
78	Subtotal to LBRF	22,618.90	2,231,766.94	2,254,385.84
79	Total remaining to collect in Local Brownfield Revolving fund (643)	0.00	245,614.16	245,614.16

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Scannell / Project Spartan - City of Portage

October 26, 2023

KCBRA									
Expenditures	<i>distributed</i>	<i>Invoiced</i>	<u>State</u>		<u>Local</u>		<u>Total</u>		
<i>Administrative</i>									
2021 Admin Expense	12/31/2021	\$ 9,770.54	\$	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	<i>Approved</i>	<i>Distributed</i>	<u>State</u>		<u>Local</u>		<u>Total</u>		
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									
<i>State of Michigan Payment</i>	<i>Invoiced</i>	<i>distributed</i>	<u>State</u>		<u>Local</u>		<u>Total</u>		
2021 50% SET pending	12/12/2022	12/31/2022	\$	7,109.50			\$	7,109.50	
<i>No State TIR after 2022</i>									
<i>total</i>							\$	7,109.50	
City of Portage									
Expenditures/Invoices/Eligible Costs	<i>Estimated</i>	<i>Invoiced</i>			<u>Local</u>		<u>Total</u>		
Public Infrastructure Improv.	\$3,162,500				\$ -	\$	-	-	
Payments to City of Portage	<i>Approved</i>	<i>Distributed</i>							
<i>waiting on invoice submittal</i>					\$ -	\$	-	-	
Subtotal payments to Portage						\$	-	-	
Subtotal Remaining to Portage							<i>estimated max</i>	\$	3,162,500.00
Developer									
Expenditures/Invoices/Eligible Costs	<i>Invoiced</i>	<i>date of approval</i>	<u>State</u>		<u>Local</u>		<u>Total</u>		
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 Improv.	\$8,540.00	invoiced together 4/13/21 approved by KCBRA 5/27/21	-	\$	8,540.00	\$	8,540.00		
Soil Management	\$258,944.00		-	\$	258,944.00	\$	258,944.00		
Site Preparation	\$1,042,757.25		-	\$	1,042,757.25	\$	1,042,757.25		
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	\$1,372,312.97		9,245.50	\$	1,363,067.47	\$	1,372,312.97		
Interest Payments (2%)									
Interest balance 2021	\$16,317.37		\$ -		\$16,317.37	\$	16,317.37		
Payments to Developer	<i>Approved</i>	<i>Distributed</i>	<u>State</u>		<u>Local</u>		<u>Total</u>		
1st TIF reimbursement	3/24/22	3/28/2022	9,245.50	\$	309,153.85	\$	318,399.35		
2nd TIF reimbursement	<i>pending</i>		-	\$	622,628.77	\$	622,628.77		
Subtotal Payments to Developer			\$		931,782.62	\$	941,028.12		
Subtotal Remaining to Developer							\$	431,284.85	
Total Remaining Balances of all Entities							\$	4,119,845.49	
Transfers to Local Brownfield Revolving Fund (643)			<u>State</u>		<u>Local</u>		<u>Total</u>		
total allowed by BF plan				9,245.50		1,481,754.50		1,491,000.00	
from 2021 TIR				11/7/2022	9,245.50	0.00		9,245.50	
Subtotal to LBRF				9,245.50		1,481,754.50		9,245.50	
Total remaining to collect in Local Brownfield Revolving fund (643)				0.00		0.00		1,481,754.50	

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

October 26, 2023

KCBRA		State	Local	Total
Expenditures				
Plan Related Expenses	\$	-	\$ 5,726.37	\$ 5,726.37
2010 Administration Expenses	\$	-	\$ 7,771.62	\$ 7,771.62
2011 County Cost Allocation	\$	-	\$ 911.20	\$ 911.20
2012 Administration Expenses	\$	-	\$ 6,137.22	\$ 6,137.22
2013 Administration Expenses			\$ 23,490.91	\$ 23,490.91
2014 Administration Expenses			\$ 12,136.26	\$ 12,136.26
2015 Administrative Expenses			\$ 28,676.51	\$ 28,676.51
2016 Administrative Expenses			\$ 521,679.34	\$ 521,679.34
2016 Legal expenses related to State tax capture			\$ 567.87	\$ 676.87
2017 Administrative Expenses			\$ 18,482.19	\$ 18,482.19
2018 Administrative Expenses			\$ 17,537.74	\$ 17,537.74
2019 Administrative Expenses			\$ 10,991.98	\$ 10,991.98
2020 Administrative Expenses			\$ 10,398.68	\$ 10,398.68
2021 Administrative Expenses			\$ 17,813.69	\$ 17,813.69
2022 Administrative Expenses			\$ 17,346.67	\$ 17,346.67
Subtotal KCBRA	\$	-	\$ 248,777.25	\$ 248,777.25
Payments				
Approved	Distributed			
KCBRA 11/17/11	11/18/11	\$	\$ 17,531.34	\$ 17,531.34
KCBRA 2/1/12	2/2/12	\$	\$ 17,294.32	\$ 17,294.32
KCBRA 11/15/12	11/15/12	\$	\$ 18,130.38	\$ 18,130.38
KCBRA 4/25/13	4/25/13	\$	\$ 16,590.37	\$ 16,590.37
KCBRA 2/10/14	2/10/14	\$	\$ 17,729.42	\$ 17,729.42
KCBRA 9/4/2014	9/4/2014	\$	\$ 5,761.49	\$ 5,761.49
KCBRA 5/7/2015	5/7/2015	\$	\$ 12,136.26	\$ 12,136.26
KCBRA 6/23/2016	6/23/2016	\$	\$ 28,676.51	\$ 28,676.51
KCBRA 8/24/2017	8/24/2017	\$	\$ 22,556.21	\$ 22,556.21
KCBRA 5/24/2018	5/24/2018	\$	\$ 18,482.19	\$ 18,482.19
KCBRA 12/31/2018	12/31/2018	\$	\$ 17,537.74	\$ 17,537.74
KCBRA 2/27/2020	2/31/2019	\$	\$ 10,991.98	\$ 10,991.98
KCBRA 2/25/2021	12/31/2020	\$	\$ 10,398.68	\$ 10,398.68
KCBRA 12/31/2021	12/31/2021	\$	\$ 17,813.69	\$ 17,813.69
KCBRA 3/23/2022	12/31/2022	\$	\$ 17,346.67	\$ 17,346.67
Subtotal KCBRA		\$	\$ 248,777.25	\$ 248,777.25
Remaining Balances after Payments				
Subtotal KCBRA balance remaining	\$	-	\$ -	\$ -
Developer				
Expenditures				
Interest Eligible Developer Expense	REQUEST #1			
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ 435,974.46	\$ -	\$ 435,974.46
BEA Activities:	No request for Reimbursement	\$ -	\$ -	\$ -
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 393,513.49	\$ 393,513.49
Environmental Insurance:*	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 570,000.00	\$ 570,000.00
Contingencies:*	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 57,480.53	\$ 57,480.53
Brownfield Plan:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 20,000.00	\$ 20,000.00
Total Request #1		\$ 435,974.46	\$ 1,040,994.02	\$ 1,476,968.48
	REQUEST #2			
Due Care Activities:	Pending Reimbursement Request #2 - May 25, 2023	\$ -	\$ 330,346.97	\$ 330,346.97
BEA Activities:	Pending Reimbursement Request #2 - May 25, 2023	\$ -	\$ 1,210.00	\$ 1,210.00
Environmental Insurance:*	Pending Reimbursement Request #2 - May 25, 2023	\$ -	\$ 28,019.27	\$ 28,019.27
Contingencies:*	Pending Reimbursement Request #2 - May 25, 2023	\$ -	\$ 167,381.36	\$ 167,381.36
Total Request #2		\$ -	\$ 526,957.60	\$ 526,957.60
total request of Developer		\$ 435,974.46	\$ 1,567,951.62	\$ 2,003,926.08
Non-Interest Eligible Expenses				
Approved	Distributed			
REQUEST #1				
2011 Interest - 1/17/11 - 12/05/2011 + 12/06/11 - 12/31/2011		\$ -	\$ 5,234.14	\$ 5,234.14
2012 Interest - 1/17/12 - 11/20/2012 + 11/20/12 - 12/31/2012		\$ -	\$ 42,562.65	\$ 42,562.65
2013 Interest - 01/01/13 - 12/17/2013 + 12/17/2013 - 12/31/13		\$ -	\$ 41,063.90	\$ 41,063.90
2014 Interest - 01/01/14 - 12/01/2014 + 12/2/2014 - 12/31/14		\$ -	\$ 39,293.93	\$ 39,293.93
2015 Interest - 01/01/14 - 12/17/2015 + 12/17/15 - 12/31/2015		\$ -	\$ 37,616.48	\$ 37,616.48
2016 Interest - 01/01/16 - 12/15/2016 + 12/15/2016 - 12/31/2016		\$ -	\$ 35,457.13	\$ 35,457.13
2017 Interest - 1/17/17 to 8/24/17 + 8/24/17 to 12/31/2017		\$ -	\$ 26,166.91	\$ 26,166.91
2018 Interest - 1/17/18 to 10/2/18 + 10/2/18 to 12/31/2018		\$ -	\$ 21,896.55	\$ 21,896.55
2019 Interest - 1/17/19 to 10/16/19 + 10/16/19 to 12/31/2019		\$ -	\$ 17,924.13	\$ 17,924.13
2020 Interest 1/17/20 to 3/12/20 + 3/12/20 to 12/31/20		\$ -	\$ 11,614.25	\$ 11,614.25
2021 Interest 1/17/21 to 6/2/21 + 6/3/21 to 12/31/21		\$ -	\$ 11,596.45	\$ 11,596.45
Total Interest charged Request #1			\$ 290,426.51	\$ 290,426.51
Interest Payment 4/25/13	5/21/2013	\$ -	\$ (1,294.90)	\$ (1,294.90)
Interest Payment 11/21/13 - 11/21/2013	12/17/2013	\$ -	\$ (19,058.34)	\$ (19,058.34)
Interest Payment Less KRESA Payment (\$1,999.70)	12/1/2014	\$ -	\$ (11,146.68)	\$ (11,146.68)
Interest Payment 6/2015	6/16/2015	\$ -	\$ (6,515.87)	\$ (6,515.87)
Interest payment 12/22/2015	12/17/2015	\$ -	\$ (53,995.68)	\$ (53,995.68)
Interest payment 6/23/2016	7/5/2016	\$ -	\$ (64,632.46)	\$ (64,632.46)
Interest payment 12/15/16	12/15/2016	\$ -	\$ (9,127.17)	\$ (9,127.17)
Interest payment 8/24/17	8/24/2017	\$ -	\$ (35,457.12)	\$ (35,457.12)
Interest payment 10/3/2018	10/3/2018	\$ -	\$ (26,166.91)	\$ (26,166.91)
Interest payment 8/22/19	10/15/2019	\$ -	\$ (21,896.55)	\$ (21,896.55)
Interest payment 2/27/20	3/12/2020	\$ -	\$ (17,924.13)	\$ (17,924.13)
Interest payment 4/22/21	6/2/2021	\$ -	\$ (11,614.25)	\$ (11,614.25)
Interest payment 2/4/22	3/2/2022	\$ -	\$ (11,596.45)	\$ (11,596.45)
Total Interest remaining Request #1	Interest (3%) & Int Only Pmts:	\$ -	\$ 0.00	\$ 0.00
Subtotal Developer Request #1		\$ 435,974.46	\$ 1,040,994.02	\$ 1,476,968.48
Subtotal Developer Request #2		\$ -	\$ 526,957.60	\$ 526,957.60
total			\$ 2,003,926.08	\$ 2,003,926.08
Non-Interest Payments				
REQUEST #1	Approved	Distributed		
Developer	11/17/11	12/5/11	\$ 52,184.44	\$ 52,184.44
Developer	8/11/12	11/2/12	\$ 53,819.03	\$ 53,819.03
Developer	11/21/2013	12/17/2013	\$ 56,533.55	\$ 56,533.55
Developer	Nov 2014	12/1/2014	\$ 56,377.20	\$ 56,377.20
Developer Payment	12/22/2015	12/17/2015	\$ 108,763.26	\$ 108,763.26
Developer Payment		6/23/2016	\$ 980.40	\$ 980.40
Developer Payment		12/15/16	\$ 107,316.58	\$ 107,316.58
Developer Payment		12/15/16	\$ 106,090.66	\$ 106,090.66
Developer payment		8/11/17	\$ 21,754.83	\$ 21,754.83
Developer payment	08/24/17	8/24/17	\$ 115,776.51	\$ 115,776.51
Developer payment 10/3/2018		12/8/17	\$ 29,115.44	\$ 29,115.44
Developer Payment		10/2/2018	\$ 155,617.51	\$ 155,617.51
Developer payment	12/20/2018	12/30/2018	\$ 72,846.35	\$ 72,846.35
Developer payment	8/22/2019	10/15/2019	\$ 108,896.67	\$ 108,896.67
Developer payment	2/27/2020	3/12/2020	\$ 166,146.48	\$ 166,146.48
Developer payment	8/27/2020	10/12/2020	\$ 19,777.68	\$ 19,777.68
Developer payment from AIZ	8/17/2020	10/12/2020	\$ 36,087.52	\$ 36,087.52
Developer payment	4/22/2021	6/2/2021	\$ 208,884.37	\$ 208,884.37
Developer Payment	2/24/2022	3/02/2022		
REQUEST #2				
Developer Payment	7/27/2023		\$ 526,957.60	\$ 526,957.60
Subtotal Developer		\$ 435,974.46	\$ 1,567,951.62	\$ 2,003,926.08
Remaining Balances after Payments				
Interest Eligible Subtotal	\$	-	\$ -	\$ -
Interest	\$	-	\$ 0.00	\$ 0.00
total due to developer			\$ 2,294,352.59	\$ 2,294,352.59
Subtotal Developer			\$ 0.00	\$ 0.00
*Interest on the revolving fund was \$637,483. Therefore, continuity of \$57,483 was used for TIR Reimbursement Request				
Total Remaining Balances of all Entities	\$	-	\$ 0.00	\$ 0.00
Transfers to Local Brownfield Revolving Fund (643)				
	State	Local	Total	
total allowed by BF plan				no set amount
from 2020 TIR (summer)	2/24/2022	394,228.36	0.00	\$ 394,228.36
from 2022 TIR pending 10/26/2023		434,073.12	342,757.26	\$ 776,830.38
Subtotal to LBRF		828,301.48	342,757.26	\$ 1,171,058.74
Total remaining to collect in Local Brownfield Revolving fund (643)				TBD

*Total environmental insurance cost was \$627,481. Therefore, contingency of \$57,481 was used for TIF Reimbursement Request.

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

Previous Year - 243		REVENUES			
	2023	2023 YTD	2023 Budget		
Penalties/Fines	\$	10,000	2,500	\$	10,000
ADN Collection	\$	ADN/05 From 2022	ADN/05 FEEs	Pen. ADN/05	
Midlink Revenue	\$	17,346.67	-	\$	16,000.00
Local TIR	\$	2,000.00	-	\$	2,000.00
School TIR	\$	2,000.00	-	\$	2,000.00
General Mills	\$	4,000.00	-	\$	25,000.00
Wagner Rd	\$	107.87	-	\$	1,800.00
Corner/Drain	\$	-	-	\$	20,000.00
Rosa Street	\$	12.17	-	\$	60.00
Midlink Mechanics	\$	116.92	-	\$	1,000.00
212 LLC	\$	122.94	-	\$	1,000.00
Resident	\$	41.31	-	\$	400.00
R&M Ints	\$	320.79	-	\$	1,800.00
Kalamazoo West	\$	91.94	-	\$	1,000.00
A2E Services	\$	-	-	\$	1,000.00
BAK/Plumber	\$	520.34	-	\$	1,000.00
Stroker	\$	49,061.76	-	\$	46,000.00
Stadium Park Way	\$	2,884.11	-	\$	7,000.00
Hollyday Lakes (Della Marriott)	\$	1,115.63	-	\$	2,300.00
Scammon/Peetia	\$	14,741.94	-	\$	1,000.00
US United LLC	\$	16.62	-	\$	1,000.00
Volunteer Mills	\$	3,581.50	-	\$	3,000.00
Palmerston Mills/City BRA	\$	-	-	\$	-
Kingpin Packaging	\$	4,716.36	-	\$	-
US	\$	5,400.00	-	\$	-
KALCEE Credit Union	\$	-	-	\$	-
Subtotal Admin	\$	104,478.40	-	\$	147,860
Total	\$	134,478.40	-	\$	247,260
2023 Proposed		2023 YTD	2023 Budget		
LBFF - Fund 242 Revenues					
LBFF Admin Revenues					
Tell From Fund 242					
	2023 Proposed	2023 YTD	2023 Budget		
Total	\$	280,000.00	\$	1,097,832.19	\$
Project Account Revenues					
Midlink Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	395,000.00	\$	420,615.74	\$
School TIR	\$	260,000.00	\$	327,250.00	\$
Total	\$	915,000.00	\$	1,237,832.49	\$
Portage Rd. Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	1,000.00	\$	91.76	\$
School TIR	\$	1,000.00	\$	-	\$
Total	\$	2,000.00	\$	676.24	\$
General Mills Revenue					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	105,000.00	\$	92,380.47	\$
School TIR	\$	260,000.00	\$	250,000.00	\$
Total	\$	335,000.00	\$	322,880.47	\$
555 E. Elm Street Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	5400.00	\$	10,036.77	\$
School TIR	\$	5700.00	\$	228.86	\$
Total	\$	5700.00	\$	10,315.68	\$
212 LLC Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$1,000.00	\$	-	\$
School TIR	\$	\$1,000.00	\$	-	\$
Total	\$	\$1,000.00	\$	-	\$
Blackhawk Billiards Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$500.00	\$	1,827.73	\$
School TIR	\$	\$500.00	\$	807.80	\$
Total	\$	\$1,000.00	\$	2,635.58	\$
BM Ints Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$5,500.00	\$	1,272.27	\$
School TIR	\$	\$5,700.00	\$	\$7,000.00	\$
Total	\$	\$12,200.00	\$	1,292.27	\$
Kalamazoo West Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$5,000.00	\$	4,130.81	\$
School TIR	\$	\$5,000.00	\$	\$5,000.00	\$
Total	\$	\$5,000.00	\$	4,130.81	\$
Midlink Mechanics Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$5,000.00	\$	2,054.93	\$
School TIR	\$	\$5,000.00	\$	\$6,000.00	\$
Total	\$	\$11,000.00	\$	2,054.93	\$
Stroker Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$800,000.00	\$	176,533.33	\$
School TIR	\$	\$700,000.00	\$	\$700,000.00	\$
Total	\$	\$1,500,000.00	\$	176,533.33	\$
Stadium Park Way Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$10,000.00	\$	18,412.00	\$
School TIR	\$	\$76,000.00	\$	70,141.58	\$
Total	\$	\$131,000.00	\$	126,573.62	\$
US/BRA's & Fletcher Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$17,000.00	\$	13,641.97	\$
School TIR	\$	\$12,000.00	\$	8,654.71	\$
Total	\$	\$29,000.00	\$	22,496.70	\$
Della Marriott					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$22,000.00	\$	47,842.60	\$
School TIR	\$	\$26,000.00	\$	\$26,000.00	\$
Total	\$	\$48,000.00	\$	47,842.60	\$
Pickaway MBI					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	-	\$
School TIR	\$	\$0.00	\$	-	\$
Ind Party Reimbursments	\$	\$40,000.00	\$	\$20,000.00	\$
Total	\$	\$40,000.00	\$	\$20,000.00	\$
Scammon/Peetia					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$150,000.00	\$	\$100,00.00	\$
School TIR	\$	\$0.00	\$	\$0.00	\$
Total	\$	\$150,000.00	\$	\$100,000.00	\$
Scammon/Peetia					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	\$136,354.17	\$
School TIR	\$	\$0.00	\$	\$65,427.31	\$
Total	\$	\$0.00	\$	\$201,781.48	\$
550 Island Ave					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	-	\$
School TIR	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$
Palmerston MBI / City BRA					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	-	\$
School TIR	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$
PUSA					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	-	\$
School TIR	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$
PULSE					
	2023 Proposed	2023 YTD	2023 Budget		
Local TIR	\$	\$0.00	\$	-	\$
School TIR	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$
EPA Grant Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Fed Grant Rev	\$	\$99,500.00	\$	\$9,302.71	\$
Total	\$	\$99,500.00	\$	\$9,302.71	\$
EPA Grant Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
State Grant Revenue	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$
EPA Grant Revenues					
	2023 Proposed	2023 YTD	2023 Budget		
Indirect cost reimbursements	\$	\$0.00	\$	-	\$
Total	\$	\$0.00	\$	-	\$

1							
2			Carry fwd 2010-2018	\$238,924			
3	BRA ACTUAL TOTAL 2019 AS OF 3-12-20	2,419,002.16	587,581.34	0.00	1,831,421	1,831,421	2,070,344.48

5	BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
6	County BRA (acct 24370300-)	26,254.20	104,155.06		-77,900.86		
7	Dividends	13,854.20			13,854.20		
8	Service Fees	12,400.00					
9	Midlink local TIR tax (acct 24370301-420.00)	420,615.74	526,957.60		-106,341.86		
10	Midlink school TIR tax (acct 24370301-420.01)	817,016.69			817,017		
11	Midlink Admin chg						
12	General Mills local TIR (acct 24370304-420.00)	92,380.47	86,385.74		5,995		
13	General Mills school TIR (acct 24370304-420.01)				0		
14	General Mills Admin chg						
15	9008 Portage Road local TIR (acct 24370303-420.00)	676.24	6,227.14		-5,551		
16	9008 Portage Road school TIR (acct 24370303-420.01)				0		
17	9008 Portage Road Admin Chg						
18	Corner @ Drake (24370305-420.00)		2,602.89		-2,603		
19	Corner @ Drake Admin Chg						
20	555 E. Eliza St. Local TIR (24370306-420.00)	10,086.72	5,000.00		5,087		
21	555 E. Eliza St. School TIR (24370306-420.01)	257.10	5,000.00		-4,743		
22	555 E. Eliza St. Admin Chg						
23	232 LLC (24370307-420.00)		5,137.46		-5,137		
24	232 LLC Admin. Chg						
25	Blackbird Billiards local TIR (24370308-420.00)	1,027.73	965.83		62		
26	Blackbird Billiards School TIR (24370308-420.01)	807.85	675.15		132.70		
27	Blackbird Billiards Admin Chg						
28	RAI AZO, LLC local TIR (24370309-420.00)	1,292.27			1,292.27		
29	RAI AZO, LLC School TIR (24370309-420.01)				0		
30	RAI Admin Chg						
31	Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81	4,220.87		99.94		
32	Kalamazoo West Admin. Chg						
33	Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835		
34	Metal Mechanics School TIR (24370311-420.01)				0		
35	Metal Mechanics Admin. Chg.						
36	Scanel/Project Spartan Local TIR (24370318-420.00)	103,248.09		622,628.77	-519,381		
37	Scanel/Project Spartan School TIR (24370318-420.01)		50,393.50		-50,394		
38	Scanel/Project Spartan Admin. Chg.						
39	Stryker Local (24370313-420.00)	178,553.33		16,516.34	162,037		
40	Stryker School (24370313-420.01)		7,490.37		-7,490		
41	Stryker Admin. Chg						
42	Stadium Park Way Local (24370314-420.00)	58,432.04	55,562.73		2,869		
43	Stadium Park Way School (24370314-420.01)	70,141.58			70,142		
44	Stadium Park Way Admin Chg						
45	383 S. Pitcher St Local TIR (24370315-420.00)	13,643.99	13,123.61		520		
46	383 S. Pitcher School TIR (24370315-420.01)	8,854.71	7,732.71		1,122		
47	383 S. Pitcher Admin Chg						
48	Vickburg Mill (24370316)						
49	Vicksburg Mill Admin. Chg						
50	Delta Marriott (24370317) Local TIR	47,842.60					
51	Delta Marriott School TIR						
52	Delta Marriott Admin. Chg						
53	2 and 10 Mills St. (Environmental Work)						
54	Graphic Packaging Local TIR (24370319-420.00)	136,354.17			136,354		
55	Graphic Packaging School TIR (24370319-420.01)	65,427.31			65,427		
56	Graphic Packaging Admin Chg						
57	IPUSA Local TIR (24370320-420.00)						
58	IPUSA State TIR (24370320-420.01)						
59	IPUSA Admin. Charge						
60	KALSEE Credit Union Local TIR (24370321-420.00)						
61	KALSEE Credit Union State TIR (24370321-420.01)						
62	KALSEE Credit Union Admin. Charge						
63	619 Porter St. (Environmental work)						
64							
65	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

68	2020-23 Pending remaining of approved Work Orders & Other Expenses						
69	General Fund						
70	WO#17 - Gen Env. Consulting, Ammend. #1			85			
71	WO#2018-1 - General Env. Consulting			20			
72	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application			
73							
74	WO# 2018-2 ET Annual Report Assistance			25			
75	WO# 2018-3 Website Assistance - Envirologic			42.5			
76	Web Hosting (annual expense)	300					
77	WO# 2019-1 General Environmental Consulting			1,516.25			
78	WO# 2019-3 General Env. Review 2018 Annual report.			447.50			
79	WO# 2020-1 General Environmental Review ET			7,273.75			
80	WO#2021-1 General Env. + Admin. Envirologic			16,393.75			
81	WO#2022-1 General Environmental + admin			11,722.50			
82	WO#2023-1 General Environmental + Admin	10,989.44		Remaining amount in W.O.			
83							
84	2020 Pending TIF Payments to Developers & other expenses						
85	Eliza St. 2015-2022 TIF Hold for MDEQ Loan	10,000.00		1st pymnt due 9/14/23			
86							
87							
88	Fund 243 (247) Work Order TOTAL		21,289.44		-21,289.44	2,575,846	General Fund
90	Local Brownfield Revolving Fund						
91	440 LLC - Funding Request		15,000.00	invoices approved 5/25/2023			
92	WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.	-6,832.02	4,805,925	LBRF
93	WO#2023-2 YWCA VMI system						
94	Fund 242 (643) Work Order TOTAL		21,832.02				
96	total work orders & other expenses from both accounts		43,121.46				

Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated) 82,473.15
City of Portage Invoices (TBD) 0.00

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

2,493,372.61

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
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 242 TOTAL to date \$ 4,805,924.79				