
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 16, 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/88913019861>

Webinar ID: 88913019861

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of **October 26, 2023**
 5. Public Comments (4 minutes each)
 6. Disclosure of Interest Statement(s)
 7. Consent Agenda – Invoices
 - a. **From General 243 Fund**
 - i. **\$93.00** – Varnum Invoice 1318557 (IPUSA)
 - ii. **\$680.00** – Varnum Invoice 1318466 (Contractual Other)
 - iii. **\$652.00** – Fishbeck Invoice 429750 (W.O. 2023-1)
 - iv. **\$43.34** – Go Daddy Invoice 2785953678 (Website Domain Renewal)
 - v. **\$300.00** – W.P. Engine Invoice 6113575 (Website Platform Renewal)
 - b. **EPA Grant**
 - i. **\$1,487.00** – Fishbeck Invoice 430075 (W.O. #9 555 Eliza Street)
 - ii. **\$375.49** – Fishbeck Invoice 429753 (W.O. #10 Midlink)
 - iii. **\$10,523.93** - Fishbeck Invoice 429757 (W.O.#8 Comstock)
 - iv. **\$2,693.54** – Fishbeck Invoice 429752 (W.O.#13 YWCA)
 - v. **\$69.55** – Fishbeck Invoice 429756 (W.O.#11 Redman Ventures)
 - vi. **\$4,648.57** – Fishbeck Invoice 429759 (W.O.#12 Legacy Senior Living)
 - vii. **\$709.55** – Fishbeck Invoice 429751 (W.O.#16 702 W. Michigan)
 - viii. **\$337.40** – Fishbeck Invoice 429758 (W.O.#15 UEI)
 - ix. **\$71.63** – Fishbeck Invoice 429755 (W.O.#4 NACD Church & Frank)
-

8. Discussion and/or Action Calendar

- a. **Action:** 530 Rose Street Part I & Part II Project Applications
- b. **Action:** 200 Lee Street Project Application Part II (Eliza Street Expansion)
- c. **Action/Discussion: Fishbeck**
 - i. EPA Grant Work Order #2 Amendment #2 (Outreach & Programmatic)
 - 1. \$1,024.11 Fishbeck Invoice #429749 (EPA W.O. #2)
 - ii. General Environmental Memo & Cost Billing Summary
 - iii. EPA Grant Memo & Cost Billing Summary
- d. **Action:** General Environmental Contract Addendum #2

9. Financial Reports

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

10. Staff Report/Updates

- a. Pending Midlink Development Agreement Amendment #3 w/ Schupan
- b. Pending YWCA Grant Repayment Agreement
- c. Pending IPUSA & KCLBA Reassignment Agreement
- d. Upcoming 436 Willard Street Project Applications (Clark Logic)

11. Committees - times dates and places

- b. Land Bank Report – next meeting, Thursday, December 14th, 2023, at 8:30 a.m.
- c. Project/Finance Committee – Thursday, December 14th, 2023, 4:00 p.m.
- d. Executive Committee – Friday, December 15th, 2023, 9:15 a.m.

12. Other

13. Board Member Comments

14. Adjournment

Next Meeting: Thursday, December 21st, 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, October 26, 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, Monteze Morales, Kenneth Peregón, and Wei Wang

Members Excused: Gary Barton, Jodi Milks, and Andrew Wenzel

Vacancies: none

Kalamazoo Township: Sherine Miller

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: 3

1. Call to Order: Director Peregón called the meeting to order at 3:02 p.m. and noted that the meeting is being recorded.
2. Roll Call and Members Excused: Gary Barton, Jodi Milks, Monteze Morales, and Andrew Wenzel were excused. Commissioner Morales arrived at 3:10 p.m. and was excused at 3:55 p.m. Director Carew was excused at 4:15 p.m.
3. Approval of the Agenda: Ferguson moved to approve item 3, Wang seconded. None opposed, motion carried.
4. Approval of Minutes: BRA Minutes of **September 28, 2023**

Director Ferguson noted a spacing error in item 8g, and staff noted the next meeting date should be October 26.

Lutz moved to approve item 4, as amended, Wang seconded. None opposed, motion carried.

5. Public Comments (4 minutes each) **None**
 6. Disclosure of Interest **Director Carew will abstain from item 8a.iii.**
 7. Consent Agenda – Invoices
 - 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)

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

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

Fishbeck presented items 8ai-8aii

iii. Work Order 2023-2 YWCA Vapor Mitigation System

Lutz moved to approve item 8aiii as presented, Ferguson seconded. A roll call vote was taken, 5 Yes and Director Carew abstained. Motion carried.

b. **Discussion:** General Environmental Contract Expiring 12/2023

Discussion ensued about whether to pursue a request for proposals for a new general environmental contract. The consensus of the board was to instead consider an addendum to the existing contract.

No action, Staff will draft an addendum to be presented at the next regular meeting.

c. **Discussion/Action:** KCBRA Committee Meetings in 2023

No action, Staff will continue to update the board on committee schedules.

d. **Action:** EGLE National PFAS Summit December 5-7, 2023 \$35 Staff Registration
Ferguson moved to approve item 8d as presented, Lutz seconded, motion carried.

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)

Lutz moved to approve items 8ei-8eiii, as presented, Wang seconded, motion carried.

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)

Ferguson moved to approve items 8fi-8fiii, as presented, Lutz seconded, motion carried.

9. Financial Reports

a. **Discussion:** Fund 243 FY23 Q3 Report and Fund 242 Summary

Staff presented financial reports.

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

Staff presented updates.

11. Committees - times dates and places

- a. Land Bank Report – next meeting, Thursday, November 9th, 2023, at 8:30 a.m.
- b. Project/Finance Committee – Thursday, November 9th, 2023, at 4:00 p.m.
- c. Executive Committee – Thursday, November 9th, 2023, at 2:00 p.m.

12. Other **Planning Director, Rachael Grover, announced that there is a climate action survey available on Kalamazoo County's website.**

13. Board Member Comments

14. Adjournment **Wang motioned to adjourn, Ferguson seconded, adjourned at 4:28 p.m.**

Next Meeting: Thursday, November 16, 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

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Macy Rose Walters
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

DRAFT





VARNUM

BRIDGEWATER PLACE | POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 | TELEPHONE 616 / 336-6000 | FAX 616 / 336-7000
FLSCHUBKEGEL@VARNUMLAW.COM

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514

Kalamazoo County Brownfield Redevelopment Authority
Rachael Grover
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

RE: IPUSA PAVILION 1, LLC
Matter Number: 379640
Invoice Number: 1318557
Invoice Date: October 19, 2023

LEGAL SERVICES RENDERED

| <u>Date</u> | <u>Hours</u> | <u>Description/Services Rendered By</u> | <u>Amount</u> |
|-------------|--------------|---|---------------|
| 09/11/23 | 0.30 | Correspondence re Assignment of TIF payments to Land bank. Elliott M. Berlin | 93.00 |

TOTAL LEGAL SERVICES \$ 93.00

TOTAL THIS INVOICE \$ 93.00
Previous Balance as of 10/19/23 \$ 527.00

TOTAL PAYMENT DUE \$ 620.00

| <u>Time Summary</u> | <u>Avg. Rate</u> | <u>Hours</u> | <u>Amount</u> |
|---------------------|------------------|--------------|---------------|
| Elliott M. Berlin | 310.00 | 0.30 | \$93.00 |
| TOTALS | | 0.30 | \$93.00 |

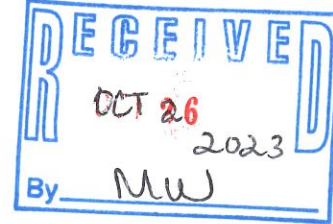
VARNUM

BRIDGEWATER PLACE | POST OFFICE BOX 352
 GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 | TELEPHONE 616 / 336-6000 | FAX 616 / 336-7000
 FLSCHUBKEGEL@VARNUMLAW.COM

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514



KALAMAZOO COUNTY DEPARTMENT OF PLANNING AND
 COMMUNITY DEVELOPMENT
 and Community Development
 Attn: Ms. Rachael Grover
 201 W. Kalamazoo Avenue
 Kalamazoo, MI 49007

RE: GENERAL
 Matter Number: 338050
 Invoice Number: 1318466
 Invoice Date: October 19, 2023

LEGAL SERVICES RENDERED

| <u>Date</u> | <u>Hours</u> | <u>Description/Services Rendered By</u> | <u>Amount</u> |
|-------------|--------------|--|---------------|
| 09/08/23 | 2.00 | Review and revise Grant repayment Agreement with YWCA and correspondence re the same. Elliott M. Berlin | 680.00 |

TOTAL LEGAL SERVICES \$ 680.00

TOTAL THIS INVOICE \$ 680.00
 Previous Balance as of 10/19/23 \$ 0.00

TOTAL PAYMENT DUE \$ 680.00

| <u>Time Summary</u> | <u>Avg. Rate</u> | <u>Hours</u> | <u>Amount</u> |
|---------------------|------------------|--------------|---------------|
| Elliott M. Berlin | 340.00 | 2.00 | \$680.00 |
| TOTALS | | 2.00 | \$680.00 |



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 : 429750
Invoice Date : 11/2/2023
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

| | Fee | Available | Billings | | |
|--|-----------|-----------|-----------|-----------------------------|---------------|
| | | | To Date | Previous | Current |
| GR - General Review | 14,000.00 | 3,665.69 | 10,986.81 | 10,334.31 | 652.50 |
| <i>Rate Labor</i> 652.50 | | | | | |
| CAS - Contractual Administrative Support | 6,000.00 | 5,396.25 | 603.75 | 603.75 | 0.00 |
| | | | | Current Billings | 652.50 |
| | | | | Amount Due This Bill | <u>652.50</u> |

Total Fee : 20,000.00
To Date Billings : 11,590.56
Total Remaining : 8,409.44

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

Invoice: 429750

GR - General Review

Rate Labor

| <i>Class / Employee</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|---------------------------------------|--------------|-------------|---------------|
| Senior Geologist | | | |
| Therese Searles | 1.75 | 105.0000 | 183.75 |
| Senior Hydrogeologist | | | |
| Jeffrey Hawkins | 1.00 | 150.0000 | 150.00 |
| Staff Environmental Specialist | | | |
| Logan Mulholland | 3.75 | 85.0000 | 318.75 |

Total Rate Labor **652.50**

Total Bill Task: GR - General Review **652.50**

Total Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review **652.50**

Rachael A. Grover

From: GoDaddy <donotreply@godaddy.com>
Sent: Thursday, November 2, 2023 12:19 PM
To: Rachael A. Grover
Subject: Renewal receipt for order #2785953678.

Follow Up Flag: Follow up
Flag Status: Flagged

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.



Need help? [Contact us.](#)
 Customer Number: 200641863

✔ **Renewal Success!**

Sign in to see what's new.

| Product | Quantity | Term | Price |
|---|----------|--------|----------------|
| .COM Domain Renewal kalcountybrownfield.com | 1 Domain | 1 Year | \$22.17 |
| .ORG Domain Renewal kalcountybrownfield.org | 1 Domain | 1 Year | \$23.17 |
| Subtotal: | | | \$45.34 |
| Tax: | | | \$0.00 |
| Total: | | | \$45.34 |

[View My Orders →](#)

We have billed your Visa card ending with the last two digits: 62 for the amount of \$45.34.



Invoice

Invoice #: INV06113575
 Invoice Date: Nov 6, 2023
 Account #: 993872 kcalountybf
 Account Name: kcalountybf

Billed From:

WP Engine, Inc.
 504 Lavaca Street
 Suite 1000
 Austin TX 78701
 United States
 Tax ID #: 27-3155665

Billed To:

Rachael Grover
 201 West Kalamazoo Ave
 Kalamazoo, MI 49007
 United States

| Terms | Due Date |
|------------|-------------|
| On Receipt | Nov 6, 2023 |

| Description | Type | Serv. Start | Serv. End | Qty | Amount (USD) |
|---|---------|-------------|-----------|-----|--------------|
| Startup Plan - digital experience platform including 1 site and 25,000 monthly visits | Service | 11/6/2023 | 11/5/2024 | 1 | \$300.00 |

Total Charges: \$300.00
 Total Sales Tax: \$0.00
 Total Credits Applied: (\$0.00)
 Total Payments Received: (\$300.00)

Balance Due: \$0.00

For inquiries regarding this transaction, please email billing@wpengine.com.

Payment Instructions:

Payment must be made by credit card.

Updates to the credit card on your account may be made by an account user with *Owner* or *Billing* permissions at my.wpengine.com under the *My Account* tab.

Invoice Aging Summary

| Current Due | 30 Days Past Due | 60 Days Past Due | 90 Days Past Due | 120+ Days Past Due | Total Aging |
|-------------|------------------|------------------|------------------|--------------------|-------------|
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

BPE - Brownfield Plan Evaluation

Rate Labor

| <i>Class / Employee</i> | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|--|---|--------------|-------------|-----------------|
| Production Support | | | | |
| Shelbey Senkewitz | 10/4/2023 | 0.25 | 60.8900 | 15.22 |
| | Edit LBRF Request letter | | | |
| Senior Environmental Specialist | | | | |
| David Stegink | 10/1/2023 | 1.25 | 122.1000 | 152.63 |
| | 10/2/2023 | 1.00 | 122.1000 | 122.10 |
| | 10/3/2023 | 4.00 | 122.1000 | 488.40 |
| | 10/4/2023 | 2.00 | 122.1000 | 244.20 |
| | 10/24/2023 | 1.00 | 122.1000 | 122.10 |
| | 10/25/2023 | 0.50 | 122.1000 | 61.05 |
| | 10/26/2023 | 1.00 | 122.1000 | 122.10 |
| Total David Stegink | | 10.75 | | 1,312.58 |
| Total Senior Environmental Specialist | | 10.75 | | 1,312.58 |
| Senior Geologist | | | | |
| Therese Searles | 10/20/2023 | 0.50 | 95.5000 | 47.75 |
| | discussion with DAS and email to MW | | | |
| Staff Environmental Specialist | | | | |
| Logan Mulholland | 10/3/2023 | 1.00 | 74.3000 | 74.30 |
| | Review Tables, edits to memo, communications with DAS | | | |
| | 10/4/2023 | 0.50 | 74.3000 | 37.15 |
| | Meeting with TMS and DAS | | | |
| Total Logan Mulholland | | 1.50 | | 111.45 |
| Total Staff Environmental Specialist | | 1.50 | | 111.45 |
| Total Rate Labor | | | | 1,487.00 |
| Total Bill Task: BPE - Brownfield Plan Evaluation | | | | 1,487.00 |

Total Project: 230914 - KCBRA/Eliza Street Schoolcraft

1,487.00

**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 : 429753
Invoice Date : 11/2/2023
Project : 230923
Project Name : KCBRA /Midlink Business Park Expansion
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

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 | 3,356.53 | 0.00 | 3,356.53 | 3,356.53 | 0.00 |
| BF Admin - Brownfield Plan Amendment | 6,000.00 | 3,266.45 | 3,109.04 | 2,733.55 | 375.49 |
| <i>Rate Labor</i> | | 375.49 | | | |
| | | | Current Billings | | 375.49 |
| | | | Amount Due This Bill | | <u>375.49</u> |

Total Fee : 9,356.53
To Date Billings : 9,822.10
Total Remaining : -465.57

BF Admin - Brownfield Plan Amendment

Rate Labor

| <i>Class / Employee</i> | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|--|--|--------------|-------------------------|---------------|
| Senior Geologist | | | | |
| Therese Searles | 10/9/2023 | 0.50 | 95.5000 | 47.75 |
| | review and discussion re: EOZ fact sheet | | | |
| Senior Hydrogeologist | | | | |
| Jeffrey Hawkins | 10/20/2023 | 0.25 | 122.1000 | 30.53 |
| | file downloads | | | |
| Staff Environmental Specialist | | | | |
| Logan Mulholland | 10/5/2023 | 0.50 | 74.3000 | 37.15 |
| | Explain TIF tables to Rob | | | |
| | 10/9/2023 | 1.75 | 74.3000 | 130.03 |
| | EOZ and project fact sheet | | | |
| | 10/13/2023 | 1.00 | 74.3000 | 74.30 |
| | Review Midlink Memo | | | |
| | 10/16/2023 | 0.75 | 74.3000 | 55.73 |
| | Comstock township meeting + prep | | | |
| | | 4.00 | | 297.21 |
| Total Logan Mulholland | | | | 297.21 |
| Total Staff Environmental Specialist | | 4.00 | | 297.21 |
| | | | Total Rate Labor | 375.49 |
| Total Bill Task: BF Admin - Brownfield Plan Amendment | | | | 375.49 |

Total Project: 230923 - KCBRA /Midlink Business Park Expansion

375.49

**Payment Options**

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 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 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 : 429757
Invoice Date : 11/2/2023
Project : 230924
Project Name : KCBRA /Comstock Center Redevelopment
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

| | Fee | Available | Billings | | |
|--|-----------|-----------|-----------|----------|-----------|
| | | | 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 | 15,261.49 | 13,262.44 | 2,738.51 | 10,523.93 |
| <i>Rate Labor</i> | 3,696.89 | | | | |
| <i>Expenses</i> | 5,525.49 | | | | |
| <i>Unit Rate Expense</i> | 1,301.55 | | | | |
| <i>Total Expense</i> | 6,827.04 | | | | |

Current Billings 10,523.93
Amount Due This Bill 10,523.93

Total Fee : 22,000.00
To Date Billings : 17,262.44
Total Remaining : 4,737.56

PH2 ESA - Phase II ESA**Rate Labor**

Class / Employee

| | Date | Hours | Rate | Amount |
|-------------------------------------|------------|-------|---------|--|
| Production Support | | | | |
| Shelbey Senkewitz | 10/16/2023 | 0.25 | 60.8900 | 15.22 |
| | | | | Format soil boring logs |
| Senior Geologist | | | | |
| Bob Webster | 10/4/2023 | 0.50 | 84.9000 | 42.45 |
| | | | | Job prep (review work order, meet with EDP, look up sites on line.) |
| | 10/5/2023 | 7.25 | 84.9000 | 615.53 |
| | | | | Job prep, mobilization/de-mobilization, set and sample vapor pins, complete and submit paperwork, scan and send paperwork to Penni. |
| | 10/10/2023 | 0.25 | 84.9000 | 21.23 |
| | | | | Job prep (meet with EDP, review work order.) |
| | 10/11/2023 | 11.00 | 84.9000 | 933.90 |
| | | | | Job prep (fill out paperwork and sample labels, load truck, calibrate gear), mobilization/de-mobilization, collect soil and groundwater samples with the geoprobe, measure in locations. |
| | 10/12/2023 | 1.25 | 84.9000 | 106.13 |
| | | | | Unload truck, complete and submit paperwork, scan and send paperwork to Penni. |
| | 10/13/2023 | 2.00 | 84.9000 | 169.80 |
| | | | | Generate soil boring logs, save logs as PDF files, send logs to Shelby for completion. |
| Total Bob Webster | | 22.25 | | 1,889.04 |
| Therese Searles | 10/5/2023 | 0.25 | 95.5000 | 23.88 |
| | | | | status update EDP |
| | 10/19/2023 | 0.50 | 95.5000 | 47.75 |
| | | | | project updates |
| Total Therese Searles | | 0.75 | | 71.63 |
| Total Senior Geologist | | 23.00 | | 1,960.67 |
| Senior Hydrogeologist | | | | |
| Erik Peterson | 10/4/2023 | 1.50 | 95.5000 | 143.25 |
| | | | | WO, bottles for RLW, multiple emails w/ Deisler on access |
| | 10/6/2023 | 0.50 | 95.5000 | 47.75 |
| | 10/10/2023 | 2.00 | 95.5000 | 191.00 |
| | | | | Prepare WO & review with RLW. Set drilling sub schedule, site walk over for boring locations |
| | 10/16/2023 | 0.50 | 95.5000 | 47.75 |
| | 10/17/2023 | 1.00 | 95.5000 | 95.50 |
| | | | | Discuss eligibility and previous sampling w/ Joe |
| | 10/18/2023 | 0.50 | 95.5000 | 47.75 |
| | | | | update to Deisler |
| | 10/25/2023 | 2.00 | 95.5000 | 191.00 |
| | | | | Write P2 report |
| | 10/26/2023 | 2.00 | 95.5000 | 191.00 |
| | 10/27/2023 | 2.00 | 95.5000 | 191.00 |
| Total Erik Peterson | | 12.00 | | 1,146.00 |
| Total Senior Hydrogeologist | | 12.00 | | 1,146.00 |
| Staff Engineering Specialist | | | | |
| Audrey Havens | 10/27/2023 | 1.25 | 68.0000 | 85.00 |
| | | | | Graphic support |
| Technician | | | | |
| Penni Mahler | 10/6/2023 | 0.25 | 98.0000 | 24.50 |
| | | | | 10/2023 field notes review |
| | 10/13/2023 | 0.50 | 98.0000 | 49.00 |
| | | | | 10/2023 field notes review |
| | 10/26/2023 | 4.25 | 98.0000 | 416.50 |
| | | | | 10/2023 lab results / criteria tables |

PH2 ESA - Phase II ESA

Rate Labor

Class / Employee

| | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|---------------------------|-------------|--------------|-------------|---------------|
| Technician | | | | |
| Total Penni Mahler | | 5.00 | | 490.00 |
| Total Technician | | 5.00 | | 490.00 |

Total Rate Labor

3,696.89

Expenses

Account / Vendor

Equipment/Materials

| | <i>Cost</i> | <i>Multiplier</i> | <i>Amount</i> |
|-------------|-------------|-------------------|---------------|
| Bob Webster | 5.49 | 1.00 | 5.49 |

Subconsultant

| | | | |
|----------------------------|----------|------|----------|
| GeoServ | 4,020.00 | 1.00 | 4,020.00 |
| Merit Laboratories | 1,500.00 | 1.00 | 1,500.00 |
| Total Subconsultant | 5,520.00 | | 5,520.00 |

Total Expenses

5,525.49

Unit Rate Expenses

Account / Unit

Company Vehicle Use

| | <i>Quantity</i> | <i>Rate</i> | <i>Amount</i> |
|---------------------------|-----------------|-------------|---------------|
| Mileage - Company Vehicle | 14.00 | 0.9500 | 13.30 |

Equipment Usage

| | | | |
|---|-------|----------|----------|
| Field Supplies | 2.00 | 35.0000 | 70.00 |
| Filters, Disposable, High Capacity (FF8200), Each | 3.00 | 20.0000 | 60.00 |
| HEPA Vac - Per Day | 1.00 | 50.0000 | 50.00 |
| Hilti Hammer Drill | 1.00 | 50.0000 | 50.00 |
| Meter, Helium Detector (Restek) with Helium - Per Day | 1.00 | 50.0000 | 50.00 |
| Methanol VOC Sample Preservation Kits | 19.00 | 10.0000 | 190.00 |
| Physical Jars | 27.00 | 2.2500 | 60.75 |
| PID (PPM) - Per Day | 2.00 | 100.0000 | 200.00 |
| Tubing, Masterflex | 12.00 | 0.5000 | 6.00 |
| Tubing, Peristaltic Pump | 3.00 | 0.5000 | 1.50 |
| Vapor Pins (pin, cover, tubing) | 5.00 | 105.0000 | 525.00 |
| Water Level Meter | 1.00 | 25.0000 | 25.00 |
| Total Equipment Usage | 77.00 | | 1,288.25 |

Total Unit Rate Expenses

1,301.55

Total Bill Task: PH2 ESA - Phase II ESA

10,523.93

Total Project: 230924 - KCBRA /Comstock Center Redevelopment

10,523.93

**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 : 429752
Invoice Date : 11/2/2023
Project : 231417
Project Name : KCBRA/ YWCA, 550 S. Riverview Dr.
 City of Parchment
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

| | Fee | Available | Billings | | |
|---|-----------|-----------|-----------------------------|----------|-----------------|
| | | | To Date | Previous | Current |
| HASP/SAP/PM - Eligibility / HASP /SAP /Project Management | 882.23 | 0.00 | 882.23 | 882.23 | 0.00 |
| PFE - PFE Testing | 5,250.00 | 751.35 | 4,620.76 | 4,498.65 | 122.11 |
| <i>Rate Labor</i> | 122.11 | | | | |
| VMS Design - VMS Design | 15,000.00 | 14,392.82 | 3,178.61 | 607.18 | 2,571.43 |
| <i>Rate Labor</i> | 2,571.43 | | | | |
| | | | Current Billings | | 2,693.54 |
| | | | Amount Due This Bill | | <u>2,693.54</u> |

Total Fee : 21,132.23
To Date Billings : 8,681.60
Total Remaining : 12,450.63

PFE - PFE Testing

Rate Labor

| <i>Class / Employee</i> | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|---|--|--------------|-------------|---------------|
| Senior Hydrogeologist | | | | |
| Paul French | 10/6/2023 | 0.50 | 122.1000 | 61.05 |
| | Discuss VMS design w RW | | | |
| | 10/16/2023 | 0.25 | 122.1000 | 30.53 |
| | correspondence re VMS Install Specs | | | |
| | 10/20/2023 | 0.25 | 122.1000 | 30.53 |
| | Review Work Order, correspondence w Theresa and Ryohei | | | |
| Total Paul French | | 1.00 | | 122.11 |
| Total Senior Hydrogeologist | | 1.00 | | 122.11 |
| Total Rate Labor | | | | 122.11 |
| Total Bill Task: PFE - PFE Testing | | | | 122.11 |

VMS Design - VMS Design

Rate Labor

| <i>Class / Employee</i> | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|------------------------------------|--|--------------|-------------|---------------|
| Production Support | | | | |
| Shelbey Senkewitz | 10/25/2023 | 1.25 | 60.8900 | 76.11 |
| | Edit/build VMS Design Specs rpt. | | | |
| Senior Geologist | | | | |
| Therese Searles | 10/4/2023 | 0.25 | 95.5000 | 23.88 |
| | status update with PDF | | | |
| | 10/20/2023 | 0.50 | 95.5000 | 47.75 |
| | project updates | | | |
| Total Therese Searles | | 0.75 | | 71.63 |
| Total Senior Geologist | | 0.75 | | 71.63 |
| Senior Hydrogeologist | | | | |
| Paul French | 10/24/2023 | 5.50 | 122.1000 | 671.55 |
| | 10/25/2023 | 5.50 | 122.1000 | 671.55 |
| Total Paul French | | 11.00 | | 1,343.10 |
| Total Senior Hydrogeologist | | 11.00 | | 1,343.10 |
| Staff Hydrogeologist | | | | |
| Ryohei Wakabayashi | 10/2/2023 | 1.50 | 84.0000 | 126.00 |
| | Report Preparation - Text, figures, VMS design | | | |
| | 10/3/2023 | 1.25 | 84.0000 | 105.00 |
| | Report Preparation - Text, figures, VMS design | | | |
| | 10/4/2023 | 1.00 | 84.0000 | 84.00 |
| | Report Preparation - Text | | | |
| | 10/5/2023 | 0.75 | 84.0000 | 63.00 |
| | Report Preparation - Text | | | |
| | 10/5/2023 | 0.25 | 84.0000 | 21.00 |
| | Report Preparation - Text | | | |
| | 10/6/2023 | 2.25 | 84.0000 | 189.00 |
| | Report Preparation - Text | | | |
| | 10/17/2023 | 3.25 | 84.0000 | 273.00 |
| | Report preparation | | | |
| Total Ryohei Wakabayashi | | 10.25 | | 861.00 |
| Total Staff Hydrogeologist | | 10.25 | | 861.00 |
| Technician | | | | |
| Michelle Bell | 10/18/2023 | 1.00 | 62.7400 | 62.74 |
| | look into drawings and what needs to be done | | | |

VMS Design - VMS Design

Rate Labor

Class / Employee

| | <u>Date</u> | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|--|-------------|--------------|-------------|---------------|
| Technician | | | | |
| | 10/26/2023 | 0.50 | 62.7400 | 31.37 |
| look at drawings that need to be changed | | | | |
| | 10/27/2023 | 2.00 | 62.7400 | 125.48 |
| work on figures | | | | |
| | | ----- | | ----- |
| Total Michelle Bell | | 3.50 | | 219.59 |
| Total Technician | | ----- | | ----- |
| | | 3.50 | | 219.59 |

Total Rate Labor 2,571.43

Total Bill Task: VMS Design - VMS Design 2,571.43

Total Project: 231417 - KCBRA/ YWCA, 550 S. Riverview Dr. City of Parchment 2,693.54



Payment Options

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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 : 429756
Invoice Date : 11/2/2023
Project : 231418
Project Name : KCBRA /Redman Ventures, LLC-
 6667 Stadium Dr. Oshtemo
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

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 | 0.00 | 3,200.00 | 3,200.00 | 0.00 |
| ASB - Asbestos Survey | 5,000.00 | 2,112.65 | 2,956.90 | 2,887.35 | 69.55 |
| <i>Rate Labor</i> 69.55 | | | | | |
| BP Eval - Brownfield Plan Evaluation | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 0.00 |
| | | | | Current Billings | 69.55 |
| | | | | Amount Due This Bill | <u>69.55</u> |

Total Fee : 11,200.00
To Date Billings : 6,156.90
Total Remaining : 5,043.10

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

Invoice: 429756

ASB - Asbestos Survey

Rate Labor

| Class / Employee | Date | Hours | Rate | Amount |
|---------------------------|-----------|-------|---------|-------------------------|
| Production Support | | | | |
| Shelbey Senkewitz | 10/2/2023 | 0.75 | 60.8900 | 45.67 |
| | | | | Edit/build HMI report |
| Senior Geologist | | | | |
| Therese Searles | 10/2/2023 | 0.25 | 95.5000 | 23.88 |
| | | | | furnish HMI |
| | | | | Total Rate Labor |

Total Bill Task: ASB - Asbestos Survey

69.55

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

69.55



Payment Options

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 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 : 429759
Invoice Date : 11/2/2023
Project : 231419
Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

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 | 16,556.85 | 5,472.34 | 943.15 | 4,529.19 |
| <i>Rate Labor</i> | | 4,529.19 | | | |
| Clean - Brownfield Cleanup Planning | 5,000.00 | 4,664.22 | 455.16 | 335.78 | 119.38 |
| <i>Rate Labor</i> | | 119.38 | | | |
| | | | Current Billings | | 4,648.57 |
| | | | Amount Due This Bill | | <u>4,648.57</u> |

Total Fee : 22,500.00
To Date Billings : 5,927.50
Total Remaining : 16,572.50

RAP - Response Activity Plan /Conceptual Site Model

Rate Labor

| Class / Employee | Date | Hours | Rate | Amount |
|--|---|-------|----------|-----------------|
| Senior Environmental Specialist | | | | |
| David Stegink | 10/23/2023 | 1.00 | 122.1000 | 122.10 |
| | EGLE Meeting | | | |
| Senior Geologist | | | | |
| Adam Near | 10/2/2023 | 7.00 | 127.0000 | 889.00 |
| | CSM | | | |
| | 10/3/2023 | 6.00 | 127.0000 | 762.00 |
| | CSM | | | |
| | 10/4/2023 | 5.00 | 127.0000 | 635.00 |
| | CSM | | | |
| | 10/9/2023 | 1.00 | 127.0000 | 127.00 |
| | CSM | | | |
| Total Adam Near | | 19.00 | | 2,413.00 |
| Total Senior Geologist | | 19.00 | | 2,413.00 |
| Senior Hydrogeologist | | | | |
| Erik Peterson | 10/2/2023 | 2.00 | 95.5000 | 191.00 |
| | 10/5/2023 | 0.50 | 95.5000 | 47.75 |
| | 10/9/2023 | 2.00 | 95.5000 | 191.00 |
| | CSM review and followup with Paul & Adam | | | |
| | 10/12/2023 | 1.00 | 95.5000 | 95.50 |
| | Discuss EGLE grant funding w/ DAS & EGLE fill guidance relative to CSM w/ PDF | | | |
| | 10/16/2023 | 1.00 | 95.5000 | 95.50 |
| | Discuss Hg/VI & EGLE memo w/ PDF. Search for any docs 702/708 parcels. | | | |
| | 10/19/2023 | 1.00 | 95.5000 | 95.50 |
| | 10/20/2023 | 1.00 | 95.5000 | 95.50 |
| | 10/23/2023 | 1.50 | 95.5000 | 143.25 |
| | 10/24/2023 | 1.00 | 95.5000 | 95.50 |
| | ZOOM w/ EGLE on CSM and possible sampling for no VMS | | | |
| Total Erik Peterson | | 11.00 | | 1,050.50 |
| Paul French | 10/2/2023 | 0.75 | 122.1000 | 91.58 |
| | Project discussion, zoom w JW, RA, DAS, EDP | | | |
| | 10/6/2023 | 2.25 | 122.1000 | 274.73 |
| | Review of CSM | | | |
| | 10/9/2023 | 0.50 | 122.1000 | 61.05 |
| | Review CSM | | | |
| | 10/10/2023 | 2.50 | 122.1000 | 305.25 |
| | Prep SSVIAC Request | | | |
| Total Paul French | | 6.00 | | 732.61 |
| Total Senior Hydrogeologist | | 17.00 | | 1,783.11 |
| Senior Scientist | | | | |
| Jessie Watterson | 10/6/2023 | 0.50 | 171.0000 | 85.50 |
| | Discuss CSM w/ AN | | | |
| Technician | | | | |
| Michelle Bell | 10/12/2023 | 0.50 | 62.7400 | 31.37 |
| | questions about drawings | | | |
| | 10/13/2023 | 1.50 | 62.7400 | 94.11 |
| | analytical data added for 2 drawings | | | |
| Total Michelle Bell | | 2.00 | | 125.48 |
| Total Technician | | 2.00 | | 125.48 |
| Total Rate Labor | | | | 4,529.19 |

Total Bill Task: RAP - Response Activity Plan /Conceptual Site Model

4,529.19

Clean - Brownfield Cleanup Planning

Rate Labor

| <i>Class / Employee</i> | <i>Date</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|-------------------------------|--------------------------------------|--------------|-------------|---------------|
| Senior Geologist | | | | |
| Therese Searles | 10/5/2023 | 0.25 | 95.5000 | 23.88 |
| | update discussion with EDP | | | |
| | 10/19/2023 | 0.50 | 95.5000 | 47.75 |
| | project strategy discussion with EDP | | | |
| | 10/23/2023 | 0.50 | 95.5000 | 47.75 |
| | project strategy communication | | | |
| Total Therese Searles | | 1.25 | | 119.38 |
| Total Senior Geologist | | 1.25 | | 119.38 |

Total Rate Labor

119.38

Total Bill Task: Clean - Brownfield Cleanup Planning

119.38

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

4,648.57



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 : 429751
Invoice Date : 11/2/2023
Project : 231766
Project Name : KCBRA / WO 16-702 W. Michigan Ave.
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #16

| | Fee | Available | Billings | | |
|---|-----------|-----------|----------|----------|---------------|
| | | | To Date | Previous | Current |
| Elg / PH 1 - Eligibility and Phase I ESA | 4,000.00 | 4,000.00 | 661.80 | 0.00 | 661.80 |
| <i>Rate Labor</i> | | 661.80 | | | |
| HM Inspect - Hazardous Materials Inspection | 7,000.00 | 7,000.00 | 47.75 | 0.00 | 47.75 |
| <i>Rate Labor</i> | | 47.75 | | | |
| PH 2 - Phase II ESA | 18,500.00 | 18,500.00 | 0.00 | 0.00 | 0.00 |
| BEA - BEA /Due Care | 5,500.00 | 5,500.00 | 0.00 | 0.00 | 0.00 |
| BF Eval - Brownfield Evaluation | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 0.00 |
| BF Plan - Brownfield Plan | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 0.00 |
| Current Billings | | | | | 709.55 |
| Amount Due This Bill | | | | | <u>709.55</u> |

Project: 231766 - KCBRA / WO 16-702 W. Michigan Ave.

Invoice: 429751

Elg / PH 1 - Eligibility and Phase I ESA
Rate Labor

| <u>Class</u> | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|-------------------------|--------------|-------------|---------------|
| Hydrogeologist | 1.75 | 95.5000 | 167.13 |
| Production Support | 0.75 | 60.8900 | 45.67 |
| Senior Geologist | 2.00 | 95.5000 | 191.00 |
| Staff Hydrogeologist | 3.00 | 86.0000 | 258.00 |
| Total Rate Labor | | | 661.80 |

Total Bill Task: Elg / PH 1 - Eligibility and Phase I ESA

661.80

HM Inspect - Hazardous Materials Inspection

Rate Labor

| <u>Class</u> | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|-------------------------|--------------|-------------|---------------|
| Senior Geologist | 0.50 | 95.5000 | 47.75 |
| Total Rate Labor | | | 47.75 |

Total Project: 231766 - KCBRA / WO 16-702 W. Michigan Ave.

709.55



Payment Options

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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 : 429758
Invoice Date : 11/2/2023
Project : 231768
Project Name : KCBRA / WO 15 -Urban Exposure Initiative, 1116 Lake Street
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #16

| | Fee | Available | Billings | | |
|---|----------|-----------|----------|----------|---------------|
| | | | To Date | Previous | Current |
| Elg/HASP/SAP - Eligibility, HASP, SAP | 1,200.00 | 1,200.00 | 337.40 | 0.00 | 337.40 |
| <i>Rate Labor</i> 337.40 | | | | | |
| HM Inspect - Hazardous Materials Inspection | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 0.00 |
| BF Plan - Brownfield Plan | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 0.00 |
| BF Eval - Brownfield Evaluation | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 0.00 |
| | | | | | |
| | | | | | 337.40 |
| | | | | | 337.40 |

Project: 231768 - KCBRA / WO 15 -Urban Exposure Initiative, 1116 Lake Street

Invoice: 429758

Elg/HASP/SAP - Eligibility, HASP, SAP
Rate Labor

| Class | Hours | Rate | Amount |
|------------------------------|-------|---------|---------------|
| Senior Geologist | 2.00 | 95.5000 | 191.00 |
| Staff Engineering Specialist | 2.00 | 73.2000 | 146.40 |
| | | | |
| | | | 337.40 |

Total Bill Task: Elg/HASP/SAP - Eligibility, HASP, SAP

337.40

Total Project: 231768 - KCBRA / WO 15 -Urban Exposure Initiative, 1116 Lake Street

337.40



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 : 429755
Invoice Date : 11/2/2023
Project : E220129
Project Name : KCBRA/NACD Church & Frank Street Parcels - W.O. 4
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

| | Fee | Available | Billings | | |
|---|-----------|-----------|-----------|-----------------------------|--------------|
| | | | To Date | Previous | Current |
| E220129 - KCBRA/NACD Church & Frank Street Parcels - W.O. 4 | 25,000.00 | 8,313.47 | 16,758.16 | 16,686.53 | 71.63 |
| <i>Rate Labor</i> | | 71.63 | | | |
| | | | | Current Billings | 71.63 |
| | | | | Amount Due This Bill | <u>71.63</u> |

Project: E220129 - KCBRA/NACD Church & Frank Street Parcels - W.O. 4

Invoice: 429755

GPR - GPR Surveys

Rate Labor

| <i>Class / Employee</i> | <i>Hours</i> | <i>Rate</i> | <i>Amount</i> |
|-------------------------|--------------|-------------|---------------|
| Senior Geologist | | | |
| Therese Searles | 0.75 | 95.5000 | 71.63 |
| Total Rate Labor | | | 71.63 |

Total Project: E220129 - KCBRA/NACD Church & Frank Street Parcels - W.O. 4

71.63

Garrett Seybert
702 E. Michigan St.
Mt. Pleasant MI 48858
gseybert@psequities.com
(989) 779-9995
10/13/2023

Macy Rose Walters
Brownfield Redevelopment Administrator
KCBRA
201 W Kalamazoo Ave.
Kalamazoo MI 49007

Dear Macy,

I am writing to express my sincere gratitude for the opportunity to apply for this grant for our affordable senior housing development project. As the owners rep of Rose Place Affordable senior housing, I would like to emphasize the critical importance of this grant in ensuring the successful completion of our project.

Rose Place Affordable senior housing is a 64 unit, Affordable (LIHTC) housing development located right downtown Kalamazoo. We started working on this development back in 2019 and were finally able to break ground this September. It's been a long and bumpy road between COVID and all of the other challenges that emerged from the pandemic. As exciting as it was to break ground, the road continues to be bumpy. We were awarded an EGLE grant in the amount of \$350,000 to help cover the costs of removing the contaminated soil from the site and all of the due care obligations that come along with that process. Approximately \$140,000 of that grant was appropriated to the soil removal and disposal of the top 3.5 feet as determined by our

environmental consultant. Unfortunately, what we found once we started digging was more like 9-10 feet of soil needed to be removed from the majority of our site. We are currently \$250,000 over the \$140,000 we accounted for in our grant creating a significant gap in the projects construction budget.

To further put this into perspective for you, I want to provide you with an update on our current financial situation. Despite securing gap funding from various organizations such as the Foundation For Excellence, MSHDA, the City of Kalamazoo HOME funds, Kalamazoo County Housing for All, ARPA, and EGLE. This unexpected overage in the initial weeks of construction has significantly hindered the feasibility of this deal, leaving us with a \$250,000 gap.

Without the support of the County Brownfield Board, we face immense challenges in moving forward with the project. The construction budget has been stretched thin, and we haven't even poured the foundations yet. This grant would provide the much-needed financial relief to cover the unexpected overage and ensure that we can continue construction without compromising the quality of the affordable housing units.

Furthermore, this grant would have a transformative impact on our community. By providing affordable housing options, we can address the pressing need for safe and accessible housing for individuals and families in our area. This grant would not only help us complete the development but also enable us to create a sustainable and inclusive community, fostering stability, economic growth, and social well-being.

We are fully committed to transparency and accountability in our financial management. We assure you that every dollar from this

grant will be utilized efficiently and effectively to maximize the impact of this funding. We understand the importance of this grant and the responsibility that comes with it, and we are dedicated to ensuring that the project's goals align with the objectives of the grant program.

Thank you for considering our application and for recognizing the significance of affordable housing in the community. We are eager to discuss our project further and provide any additional information or documentation required. Together, we can overcome the financial challenges we currently face and make a lasting difference in the lives of those in need through this vital affordable housing development.

Lastly, any relief on the application fee would be greatly appreciated as this deal is already treading water.

Sincerely,

Garrett Seybert

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

| | |
|-----------------|---|
| Proprietorship | <input type="checkbox"/> |
| Partnership | <input checked="" type="checkbox"/> |
| Corporation | <input type="checkbox"/> |
| Other (specify) | <input style="width: 100%; height: 15px;" type="text"/> |

10 Describe nature and history of business:

PS Equities Inc. has been a driving force in the development of affordable housing throughout the state of Michigan for the past 35 years. Their commitment to addressing the housing needs of communities has resulted in numerous successful projects, including the recent Harrison Circle apartments in Kalamazoo. Through their expertise and dedication, PS Equities Inc. has played a significant role in expanding access to affordable housing options for individuals and families in Michigan. The development of Harrison Circle apartments exemplifies their commitment to creating sustainable, well-designed, and affordable housing solutions. By collaborating with local stakeholders, utilizing innovative financing models, and adhering to strict quality standards, PS Equities Inc. has positively impacted the lives of many residents in Kalamazoo and beyond. Their continued efforts in developing affordable housing have made a lasting difference in communities across the state of Michigan.

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

Harrison Circle Apartments an 80 unit affordable housing development in Kalamazoo MI
 Cascade East Townhomes an 18 unit market rate housing development in Grand Rapids MI
 Castle St. Johns 30 unit affordable senior housing in st. Johns MI
 Mill Point Place Senior affordable housing in Spring Lake MI

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

Owner

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: **September 2023**

Completion Date: **December 2024**

23

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

| | |
|--------------------------|---|
| Business Plan | |
| Market Analysis | |
| Architectural/Site Plans | X |

| | |
|-----------------------------------|---|
| Financial Commitments | X |
| Environmental Information/Reports | X |

Tax Base Information

24 Total Investment Anticipated: **\$19,998,012**

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

25 Eligible activities for which potential funding may be sought:

| | | | |
|--|---|---|---|
| Phase I ESA | | Phase II ESA | |
| BEA | | Due Care | X |
| Hazardous Materials Building Surveys (asbestos and Lead) | | Clean-up Planning | X |
| Additional Response Activities | X | Demolition | |
| Lead and Asbestos Abatement | | Site Preparation (City of Kalamazoo, City of Portage) | |
| Infrastructure Improvements | | | |

26 Current State Equalized Value: **\$50,100**

27 Estimated State Equalized Value after Project Completion: **\$7,000,000**

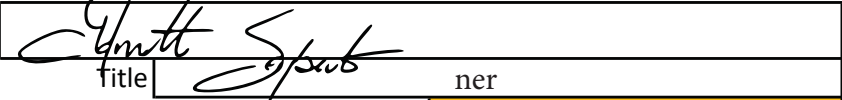
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created: **2**

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

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

| | | | |
|------------------------------|--|------|-------------------|
| Signature |  | Date | 10/16/2023 |
| Title | Director | | |
| Direct office or cell number | (989) 779-9995 ext. 2 | | |
| Fax number | | | |
| Email address | gseybert@psequities.com | | |

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION**

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

| | | | |
|--------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| Business Plan | <input type="checkbox"/> | Financial Commitments | <input checked="" type="checkbox"/> |
| Market Analysis | <input type="checkbox"/> | Environmental Information/Reports | <input checked="" type="checkbox"/> |
| Architectural/Site Plans | <input checked="" type="checkbox"/> | | |

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

| | |
|--|---|
| Land: | 220,000 |
| New Construction/Site Improvements: | 14,816,332 |
| Eligible Brownfield Activities (Specify): | 250,000 |
| Other (Specify below): | 4,961,680 |
| <input type="text" value="Total non-construction soft costs"/> | |
| Total Capital Investment: | <input type="text" value="\$ 20,248,012-"/> |

Funding Sources Requested:

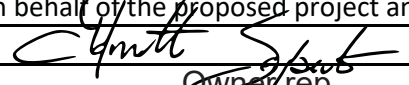
| | |
|---|--------------|
| Kalamazoo County Brownfield Redevelopment Authority | |
| Authority Grant/Loan Funding: | X |
| Brownfield Plan and Act 381 Work Plan(s): | |
| Other Funding (example EPA Assessment grant funding): | |
| | |
| Michigan Department of Environment, Great Lakes, and Energy | |
| Brownfield Redevelopment Grant: | |
| Brownfield Redevelopment Loan: | |
| Brownfield Assessment: | |
| | |
| Michigan Economic Development Corporation | |
| Community Revitalization Program Loan and/or Grant: | |
| Business Development Program Loan and/or Grant: | |
| | |
| Total Brownfield Funding Requested: | \$ 250,000 - |

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

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

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

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

| | | | |
|------------------------------|---|------|------------|
| Signature |  | Date | 10/23/0223 |
| Title | owner/rep | | |
| Direct office or cell number | (989) 779-9995 ext. 2 | | |
| Fax number | | | |
| Email address | gseybert@psequities.com | | |

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

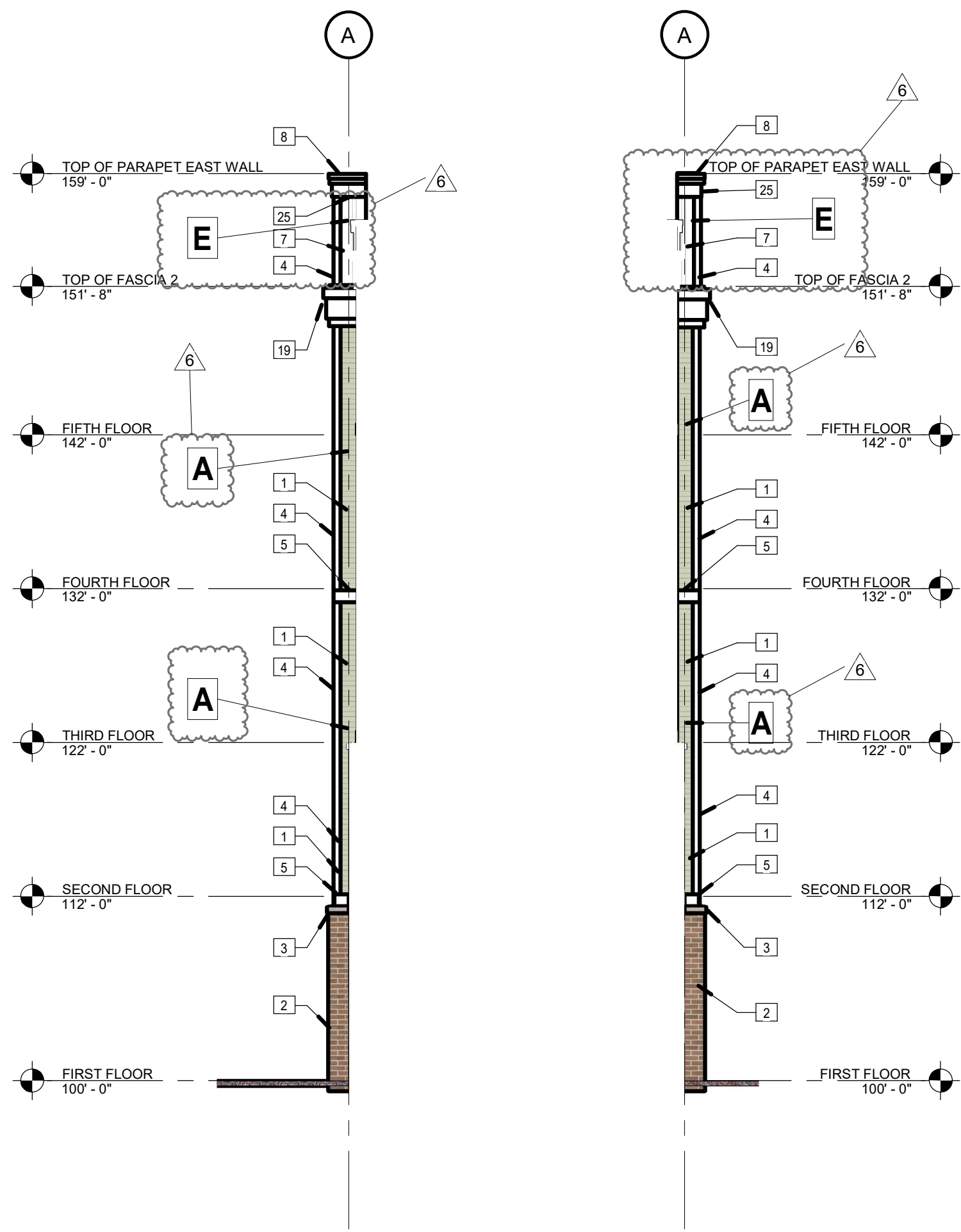
Email:mrwalt@kalcounty.com
 KCBRA Office: (269) 384-8305

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



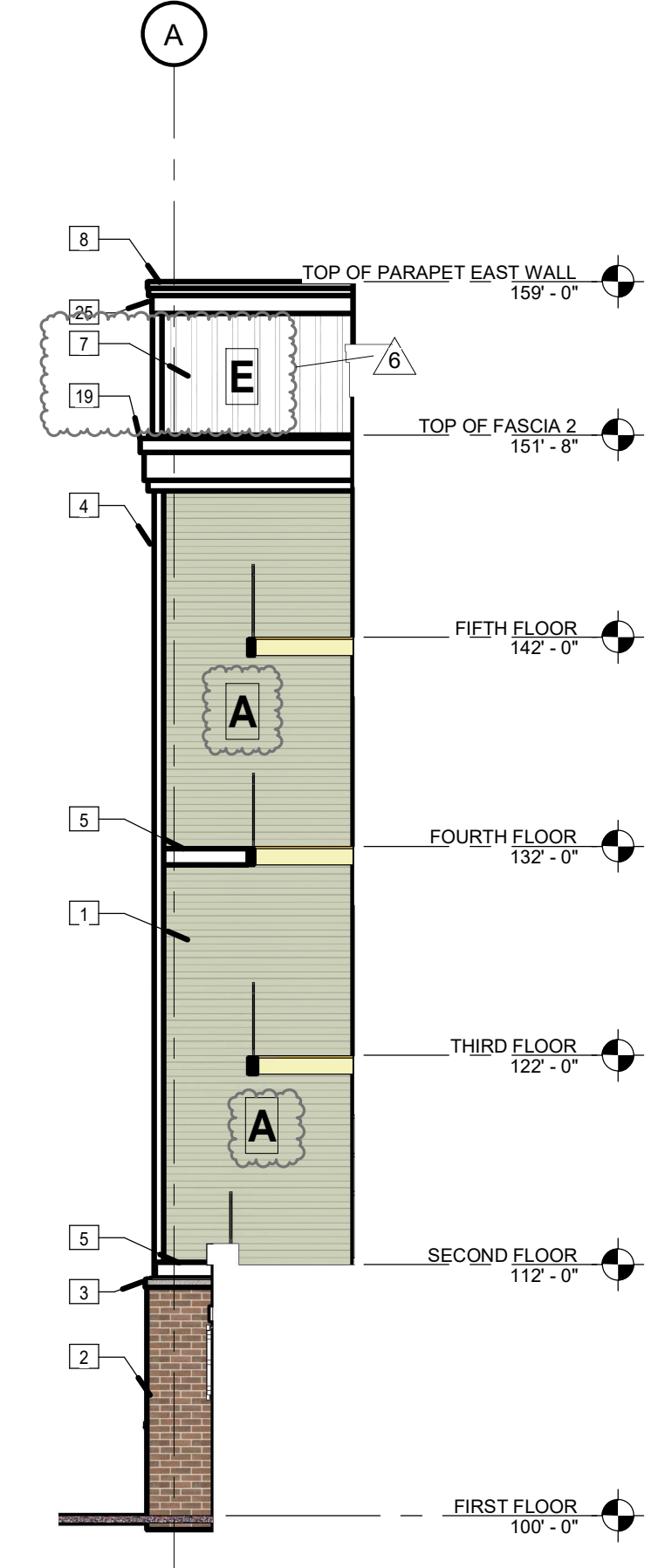
530

ROSE PLACE

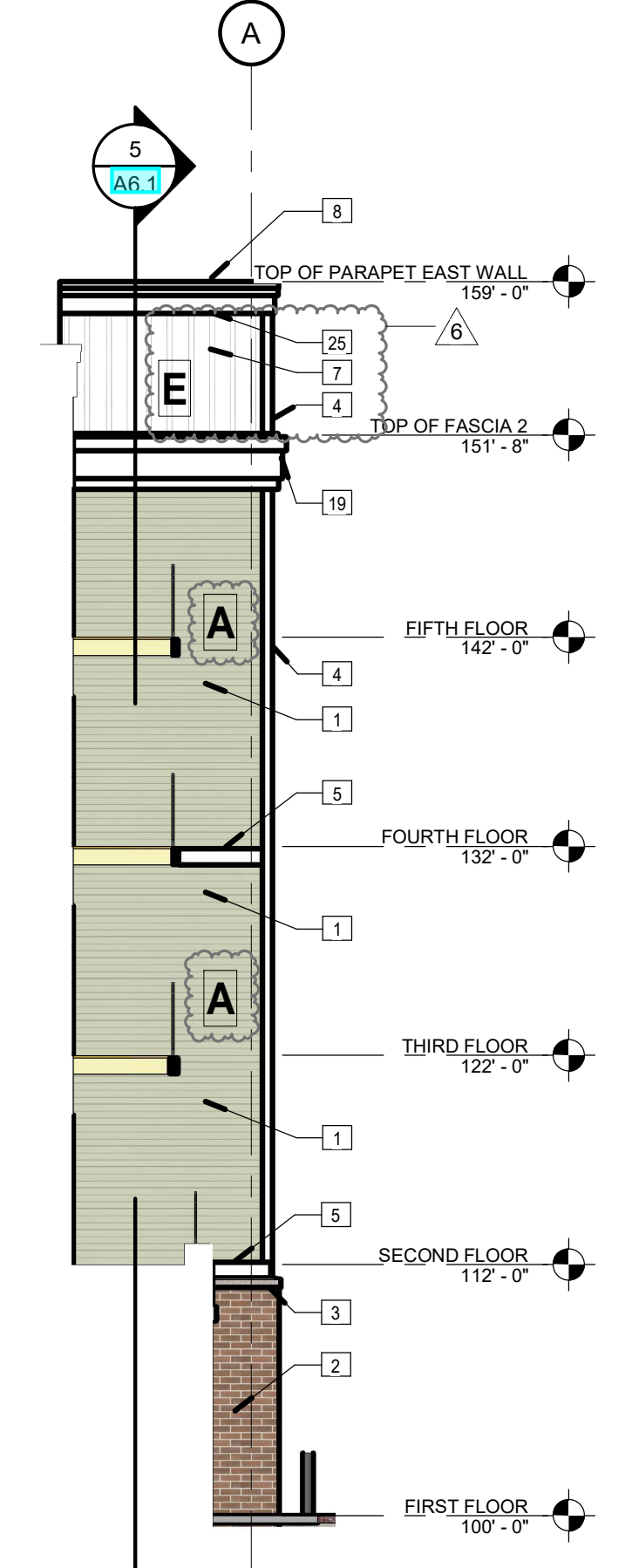


6 ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6

5 ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6



3 ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6



2 ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6



4 WEST ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6



1 EAST ELEVATION
A4.1 1/8" = 1'-0"
A1.1, A1.2, A1.3, A1.4, A1.5, A1.6

GENERAL ELEVATION NOTES

1. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDINGS.
2. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.

X INDICATES SIDING MATERIAL & COLOR - SEE SCHEDULE ON A4.3

EXTERIOR ELEVATION KEYNOTES

1. CEMENTITIOUS LAP SIDING
2. BRICK VENEER
3. CAST STONE SILL
4. COMPOSITE CORNER TRIM
5. 1x10 COMPOSITE TRIM
6. CAST STONE LINTEL
7. CEMENTITIOUS BOARD AND BATTEN SIDING
8. PREFABRICATED METAL COPING
9. VINYL WINDOWS
10. VENTILATION OPENING - METAL MESH IN STOREFRONT WINDOW FRAMING SYSTEM
11. STOREFRONT WINDOW SYSTEM
12. GALVANIZED STEEL GUARDRAIL
13. BACKLIT ALUMINUM LETTERING
14. METAL / GLASS OVERHEAD DOOR
15. KNOX BOX LOCATION
16. FIRE DEPARTMENT CONNECTION - SEE FP DRAWINGS
17. FDC SIGNAGE - 6" H. MIN LETTERS, IN ARABIC OF HELVETICA FONT, PROVIDE REFLECTIVE WHITE LETTERS ON RED BACKGROUND
18. COMPOSITE FASCIA 1
19. COMPOSITE FASCIA 2
20. 1x4 COMPOSITE TRIM
21. STEEL GUARDRAIL - PAINT
22. PAINTED PVC COLUMN WRAP
23. VINYL LAP SIDING
24. VINYL BOARD AND BATTEN SIDING
25. COMPOSITE FASCIA 3
26. WALL SCOFFS - SEE ELECTRICAL
27. COMPOSITE FASCIA 4
28. SCUPPER
29. 1x12 COMPOSITE TRIM



Hooker DeJong Inc.
ARCHITECTS + ENGINEERS + PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589



NEW CONSTRUCTION
530 ROSE STREET
530 ROSE STREET
KALAMAZOO, MI 49007
PGJ DEVELOPMENT LLC

PROJECT NUMBER 2021.0144

ISSUANCE

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 2023.03.03 | FOR BIDS & PERMITS |
| 3 | 2023.08.02 | ADDENDUM #03 |
| 4 | 2023.08.02 | FOR CONSTRUCTION |
| 5 | 2023.09.15 | ASI #1 |
| 6 | 2023.10.03 | ASI #2 |

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EXTERIOR ELEVATIONS

A4.1

10/3/2023 9:26:00 AM
C:\1\2020 Revit Projects\2021.0144_arch_ericm@hdjinc.com.rvt

Development 530 Rose (4% PILOT all units) NEF at 88.5 cents
 Financing Taxable
 MSHDA No. 0
 Step Application
 Date 10/17/2023
 Type New Construction

Instructions

| Income Limits for | Kalamazoo County (Effective May 15, 2023) | | | | | |
|--------------------|---|----------|----------|----------|----------|----------|
| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person |
| 30% of area median | 19,260 | 22,020 | 24,780 | 27,510 | 29,730 | 31,920 |
| 40% of area median | 25,680 | 29,360 | 33,040 | 36,680 | 39,640 | 42,560 |
| 50% of area median | 32,100 | 36,700 | 41,300 | 45,850 | 49,550 | 53,200 |
| 60% of area median | 38,520 | 44,040 | 49,560 | 55,020 | 59,460 | 63,840 |

Rental Income

| Unit | No. of Units | Unit Type | Bedrooms | Baths | Net Sq. Ft. | Contract Rent | Utilities | Total Housing Expense | Gross Rent | Current Section 8 Contract Rent | % of Gross Rent | % of Total Units | Gross Square Feet | % of Total Square Feet | TC Units Square Feet | Unit Type | Max Allowed Housing Expense | Rent Limited By | Effective AMI% | |
|--|--------------|-----------|----------|-------|-------------|---------------|-----------|-----------------------|------------|---------------------------------|-----------------|------------------|-------------------|------------------------|----------------------|-----------|-----------------------------|-----------------|----------------|--|
| 30% Area Median Income Units 30% Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy | | | | | | | | | | | | | | | | | | | | |
| A | 8 | Apartment | 1 | 1.0 | 600 | 425 | 85 | 510 | 40,800 | 0 | 5.8% | 12.5% | 4,800 | 10.3% | 4,800 | High HOME | 516 | TC Rent | 29.7% | |
| 40% Area Median Income Units 40% Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy | | | | | | | | | | | | | | | | | | | | |
| A | 10 | Apartment | 1 | 1.0 | 600 | 595 | 85 | 680 | 71,400 | 0 | 10.1% | 15.6% | 6,000 | 12.9% | 6,000 | High HOME | 688 | TC Rent | 39.5% | |
| D | 6 | Apartment | 2 | 1.0 | 800 | 712 | 114 | 826 | 51,264 | 0 | 7.3% | 9.4% | 4,800 | 10.3% | 4,800 | High HOME | 826 | TC Rent | 40.0% | |
| 50% Area Median Income Units 50% Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy | | | | | | | | | | | | | | | | | | | | |
| A | 2 | Apartment | 1 | 1.0 | 600 | 765 | 85 | 850 | 18,360 | 0 | 2.6% | 3.1% | 1,200 | 2.6% | 1,200 | | 860 | TC Rent | 49.4% | |
| D | 6 | Apartment | 2 | 1.0 | 800 | 917 | 114 | 1,031 | 66,024 | 0 | Other: 2.6% | 9.4% | 4,800 | 10.3% | 4,800 | | 1,032 | TC Rent | 49.9% | |
| 60% Area Median Income Units 60% Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy | | | | | | | | | | | | | | | | | | | | |
| A | 2 | Apartment | 1 | 1.0 | 600 | 936 | 85 | 1,021 | 22,464 | 0 | 3.2% | 3.1% | 1,200 | 2.6% | 1,200 | | 1,032 | TC Rent | 59.4% | |
| D | 17 | Apartment | 2 | 1.0 | 800 | 1,121 | 114 | 1,235 | 228,684 | 0 | 32.4% | 26.6% | 13,600 | 29.3% | 13,600 | | 1,239 | TC Rent | 59.8% | |
| 120% Area Median Income Units 120% Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy | | | | | | | | | | | | | | | | | | | | |
| C | 2 | Apartment | 1 | 2.0 | 600 | 1,100 | 0 | 1,100 | 26,400 | 0 | 3.7% | 3.1% | 1,200 | 2.6% | 0 | | 2,064 | TC Rent | 64.0% | |
| F | 11 | Apartment | 2 | 2.0 | 800 | 1,375 | 0 | 1,375 | 181,500 | 0 | 25.7% | 17.2% | 8,800 | 19.0% | 0 | | 2,478 | TC Rent | 66.6% | |
| Mgrs | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | 207,900 | 0 | 29.4% | 20.3% | 10,000 | 21.6% | 0 | | | | | |
| | | | | | | | | | 0 | 0 | 0.0% | 0.0% | 0 | 0.0% | 0 | | | | | |
| | | | | | | | | | | | | | 46,400 | | | 36,400 | | | | |

Total Tenant Units 64
 Manager Units 0
 Income Average 47.45%
 Set Aside 79.69%

| | |
|----------------------|---------|
| Gross Rent Potential | 706,896 |
| Average Monthly Rent | 920 |
| Gross Square Footage | 46,400 |

HOME Units SF/Total Units SF 33.6% Within Range
 # HOME Units/# Total Units 37.5% Within Range

Utility Allowances (Based on January 1, 2022 info)

Annual Non-Rental Income
 Misc. and Interest 5,280
 Laundry
 Carports
 Other:
 Other: 5,280

| | Electricity | A/C | Gas | Water/ Sewer | Other | Total | Override |
|---|-------------|-----|-----|--------------|-------|-------|----------|
| A | 85 | | | | | 85 | |
| B | 85 | | | | | 85 | |
| C | | | | | | 0 | |
| D | 114 | | | | | 114 | |
| E | 114 | | | | | 114 | |
| F | | | | | | 0 | |
| G | | | | | | 0 | |
| H | | | | | | 0 | |

| Total Income | Annual | Monthly |
|-----------------------|---------|---------|
| Rental Income | 706,896 | 58,908 |
| Non-Rental Income | 5,280 | 440 |
| Total Project Revenue | 712,176 | 59,348 |



2960 Interstate Parkway
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

October 4, 2023

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

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

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

Background

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

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

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

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

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

Evaluation of Clark Logic's Request

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

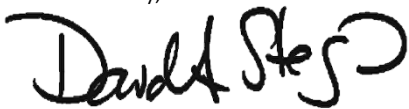
1. The activities for which Clark Logistics Group seeks financial assistance are eligible activities under the Brownfield Redevelopment Financing Act.
2. The activities for which Clark Logistics Group seeks financial assistance are included in the Brownfield Plan adopted for this project.
3. The cost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

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

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

We are available to discuss this matter with you at your convenience. If you have any questions or require additional information, please contact me at 269.544.6977 or 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: 1%

| Plan Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TOTAL | | |
|---|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|---------------|---------------|
| Calendar Year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | | | |
| *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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 | \$ 7 | \$ 13 | \$ 23 |
| SCHOOL OPERATING | 18.0000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6 | \$ 22 | \$ 39 | \$ 68 |
| School Total | 24.0000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8 | \$ 30 | \$ 52 | \$ 90 |
| Local Capture | | | | | | | | | | | | | | | | | | |
| | Millage Rate | | | | | | | | | | | | | | | | | |
| COUNTY OPERATING | 4.6318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1 | \$ 6 | \$ 10 | \$ 17 |
| VILLAGE OPERATING | 14.9005 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5 | \$ 19 | \$ 33 | \$ 56 |
| LIBRARY 1 | 0.5000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 1 | \$ 1 | \$ 2 |
| LIBRARY 2 | 0.5000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 1 | \$ 1 | \$ 2 |
| KVCC | 2.7802 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1 | \$ 3 | \$ 6 | \$ 10 |
| COUNTY 911 | 0.6459 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 1 | \$ 1 | \$ 2 |
| SCHOOLCRAFT TWP | 0.8551 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 1 | \$ 2 | \$ 3 |
| KRESA | 6.9853 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 | \$ 9 | \$ 15 | \$ 26 |
| PUBLIC SAFETY | 1.4380 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 2 | \$ 3 | \$ 5 |
| PUBLIC TRANSPORT | 0.3110 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 0 | \$ 1 | \$ 1 |
| SENIOR PROGRAMS | 0.3462 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 0 | \$ 1 | \$ 1 |
| COUNTY JUV HOME | 0.1613 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 0 | \$ 0 | \$ 1 |
| HOUSING FUND | 0.7453 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 | \$ 1 | \$ 2 | \$ 3 |
| Local Total | 34.8006 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11 | \$ 43 | \$ 76 | \$ 131 |
| Non-Capturable Millages | | | | | | | | | | | | | | | | | | |
| | Millage Rate | | | | | | | | | | | | | | | | | |
| SCHOOL DEBT | 7.0000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 | \$ 9 | \$ 15 | \$ 26 |
| Total Non-Capturable Taxes | 7.0000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 | \$ 9 | \$ 15 | \$ 26 |
| Total | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19 | \$ 73 | \$ 128 | \$ 221 |

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 Capture Estimates Table 2

**555 Eliza Street
Kalamazoo, Michigan
June 2023**

14-19-230-040
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 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| *Base Taxable Value | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ 4,923 | \$ - |
| Estimated New TV | \$ 15,625 | \$ 15,671 | \$ 15,812 | \$ 16,144 | \$ 16,531 | \$ 16,845 | \$ 17,080 | \$ 17,643 | \$ 18,525 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 3,000,000 | \$ - |
| Incremental Difference (New TV - Base TV) | \$ 10,702 | \$ 10,748 | \$ 10,889 | \$ 11,221 | \$ 11,608 | \$ 11,922 | \$ 12,157 | \$ 12,720 | \$ 13,602 | \$ 2,995,077 | \$ 2,995,077 | \$ 2,995,077 | \$ 2,995,077 | \$ 2,995,077 | \$ 2,995,077 | \$ - |
| School Capture | | | | | | | | | | | | | | | | |
| Millage Rate | | | | | | | | | | | | | | | | |
| STATE EDUCATION TAX (SET) | 6.0000 | \$ 64 | \$ 64 | \$ 65 | \$ 67 | \$ 70 | \$ 72 | \$ 73 | \$ 76 | \$ 82 | \$ 17,970 | \$ 17,970 | \$ 17,970 | \$ 17,970 | \$ 17,970 | \$ 108,456 |
| SCHOOL OPERATING | 18.0000 | \$ 193 | \$ 193 | \$ 196 | \$ 202 | \$ 209 | \$ 215 | \$ 219 | \$ 229 | \$ 245 | \$ 53,911 | \$ 53,911 | \$ 53,911 | \$ 53,911 | \$ 53,911 | \$ 325,369 |
| School Total | 24.0000 | \$ 257 | \$ 258 | \$ 261 | \$ 269 | \$ 279 | \$ 286 | \$ 292 | \$ 305 | \$ 326 | \$ 71,882 | \$ 71,882 | \$ 71,882 | \$ 71,882 | \$ 71,882 | \$ 433,825 |
| Local Capture | | | | | | | | | | | | | | | | |
| Millage Rate | | | | | | | | | | | | | | | | |
| COUNTY OPERATING | 4.6318 | \$ 50 | \$ 50 | \$ 50 | \$ 52 | \$ 54 | \$ 55 | \$ 56 | \$ 59 | \$ 63 | \$ 13,873 | \$ 13,873 | \$ 13,873 | \$ 13,873 | \$ 13,873 | \$ 83,725 |
| VILLAGE OPERATING | 14.9005 | \$ 159 | \$ 160 | \$ 162 | \$ 167 | \$ 173 | \$ 177 | \$ 179 | \$ 186 | \$ 203 | \$ 44,628 | \$ 44,628 | \$ 44,628 | \$ 44,628 | \$ 44,628 | \$ 269,336 |
| LIBRARY 1 | 0.5000 | \$ 5 | \$ 5 | \$ 5 | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ 7 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 9,038 |
| LIBRARY 2 | 0.5000 | \$ 5 | \$ 5 | \$ 5 | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ 6 | \$ 7 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 1,498 | \$ 9,038 |
| KVCC | 2.7802 | \$ 30 | \$ 30 | \$ 30 | \$ 31 | \$ 32 | \$ 33 | \$ 34 | \$ 35 | \$ 38 | \$ 8,327 | \$ 8,327 | \$ 8,327 | \$ 8,327 | \$ 8,327 | \$ 50,255 |
| COUNTY 911 | 0.6459 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8 | \$ 8 | \$ 8 | \$ 9 | \$ 1,935 | \$ 1,935 | \$ 1,935 | \$ 1,935 | \$ 1,935 | \$ 11,640 |
| SCHOOLCRAFT TWP | 0.8551 | \$ 9 | \$ 9 | \$ 9 | \$ 10 | \$ 10 | \$ 10 | \$ 10 | \$ 11 | \$ 12 | \$ 2,561 | \$ 2,561 | \$ 2,561 | \$ 2,561 | \$ 2,561 | \$ 15,457 |
| KRESA | 6.9853 | \$ 65 | \$ 65 | \$ 66 | \$ 67 | \$ 70 | \$ 83 | \$ 85 | \$ 89 | \$ 95 | \$ 20,922 | \$ 20,922 | \$ 20,922 | \$ 20,922 | \$ 20,922 | \$ 126,214 |
| PUBLIC SAFETY | 1.4380 | \$ 15 | \$ 15 | \$ 16 | \$ 16 | \$ 17 | \$ 17 | \$ 17 | \$ 18 | \$ 20 | \$ 4,307 | \$ 4,307 | \$ 4,307 | \$ 4,307 | \$ 4,307 | \$ 25,993 |
| PUBLIC TRANSPORT | 0.3110 | \$ 3 | \$ 3 | \$ 3 | \$ 3 | \$ 4 | \$ 4 | \$ 4 | \$ 4 | \$ 4 | \$ 931 | \$ 931 | \$ 931 | \$ 931 | \$ 931 | \$ 5,622 |
| SENIOR PROGRAMS | 0.3462 | \$ - | \$ - | \$ - | \$ 4 | \$ 4 | \$ 4 | \$ 4 | \$ 4 | \$ 5 | \$ 1,037 | \$ 1,037 | \$ 1,037 | \$ 1,037 | \$ 1,037 | \$ 6,247 |
| COUNTY JUV HOME | 0.1613 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 483 | \$ 483 | \$ 483 | \$ 483 | \$ 483 | \$ 2,916 |
| HOUSING FUND | 0.7453 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 9 | \$ 9 | \$ 10 | \$ 2,232 | \$ 2,232 | \$ 2,232 | \$ 2,232 | \$ 2,232 | \$ 13,428 |
| Local Total | 34.8006 | \$ 345 | \$ 346 | \$ 351 | \$ 365 | \$ 378 | \$ 406 | \$ 421 | \$ 439 | \$ 473 | \$ 104,230 | \$ 104,230 | \$ 104,230 | \$ 104,230 | \$ 104,230 | \$ 628,907 |
| Non-Capturable Millages | | | | | | | | | | | | | | | | |
| Millage Rate | | | | | | | | | | | | | | | | |
| SCHOOL DEBT | 7.0000 | \$ 75 | \$ 75 | \$ 76 | \$ 79 | \$ 81 | \$ 83 | \$ 85 | \$ 89 | \$ 95 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 126,532 |
| Total Non-Capturable Taxes | 7.0000 | \$ 75 | \$ 75 | \$ 76 | \$ 79 | \$ 81 | \$ 83 | \$ 85 | \$ 89 | \$ 95 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 20,966 | \$ 126,532 |
| Total | \$ 602 | \$ 604 | \$ 612 | \$ 634 | \$ 656 | \$ 692 | \$ 713 | \$ 744 | \$ 800 | \$ 176,112 | \$ 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.
Table uses 2022 summer and winter millage rates

Tax Incremental Revenue Reimbursement Table 3

**555 Eliza Street
Kalamazoo, Michigan
June 2023**

| Developer Maximum Reimbursement | Proportionality | School and Local Taxes | Local-Only Taxes | Total |
|---------------------------------|-----------------|------------------------|------------------|------------|
| State | 40.8% | \$ 140,319 | \$ - | \$ 140,319 |
| Local | 59.2% | \$ 121,848 | \$ 361,103 | \$ 482,951 |
| TOTAL | | | | |
| EGLE | 34.1% | \$ 262,167 | \$ 358,103 | \$ 620,270 |
| MSF | 65.9% | \$ - | \$ 3,000 | \$ 3,000 |

| | |
|--------------------------------|----|
| Estimated Total Years of Plan: | 15 |
|--------------------------------|----|

| Estimated Capture | |
|-------------------------------------|-----------|
| Administrative Fees | \$ 10,423 |
| State Brownfield Redevelopment Fund | \$ 54,239 |
| Local Brownfield Revolving Fund | \$ - |

| YEARS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TOTAL | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | | |
| Total State Incremental Revenue | \$ 257 | \$ 258 | \$ 261 | \$ 269 | \$ 279 | \$ 286 | \$ 292 | \$ 305 | \$ 326 | \$ 71,882 | \$ 71,882 | \$ 71,882 | \$ 71,890 | \$ 71,912 | \$ 71,934 | \$ 433,915 | |
| State Brownfield Redevelopment Fund (50% of SET) | \$ 32 | \$ 32 | \$ 33 | \$ 34 | \$ 35 | \$ 36 | \$ 36 | \$ 38 | \$ 41 | \$ 8,985 | \$ 8,985 | \$ 8,985 | \$ 8,986 | \$ 8,989 | \$ 8,992 | \$ 54,239 | |
| State TIR Available for Reimbursement | \$ 225 | \$ 226 | \$ 229 | \$ 236 | \$ 244 | \$ 250 | \$ 255 | \$ 267 | \$ 286 | \$ 62,897 | \$ 62,897 | \$ 62,897 | \$ 62,903 | \$ 62,923 | \$ 62,942 | \$ 379,675 | |
| Total Local Incremental Revenue | \$ 345 | \$ 346 | \$ 351 | \$ 365 | \$ 378 | \$ 406 | \$ 421 | \$ 439 | \$ 473 | \$ 104,230 | \$ 104,230 | \$ 104,230 | \$ 104,242 | \$ 104,274 | \$ 104,306 | \$ 629,038 | |
| BRA Administrative Fee (10%) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,423 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,423 | |
| Local TIR Available for Reimbursement | \$ 345 | \$ 346 | \$ 351 | \$ 365 | \$ 378 | \$ 406 | \$ 421 | \$ 439 | \$ 473 | \$ 93,807 | \$ 104,230 | \$ 104,230 | \$ 104,242 | \$ 104,274 | \$ 104,306 | \$ 618,615 | |
| Total State & Local TIR Available | \$ 570 | \$ 572 | \$ 580 | \$ 600 | \$ 621 | \$ 657 | \$ 676 | \$ 706 | \$ 759 | \$ 156,704 | \$ 167,127 | \$ 167,127 | \$ 167,145 | \$ 167,197 | \$ 167,249 | \$ 998,290 | |
| AUTHORITY | | | | | | | | | | | | | | | | | |
| Reimbursement Balance | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 208,880 | \$ 203,897 | \$ 203,138 | \$ 132,680 | \$ 122,680 | \$ 112,680 | \$ 102,680 | \$ 92,680 | \$ - |
| EGLE Loan Costs* | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 147,697 | \$ 146,938 | \$ 132,680 | \$ 122,680 | \$ 112,680 | \$ 102,680 | \$ 92,680 | \$ - | \$ - |
| Interest Calculation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| State Tax Reimbursement | \$ 62,318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,931 | \$ 286 | \$ 5,820 | \$ 4,082 | \$ 4,082 | \$ 4,082 | \$ 37,955 | \$ 62,318 | \$ - |
| Local Tax Reimbursement | \$ 90,362 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,051 | \$ 473 | \$ 8,439 | \$ 5,918 | \$ 5,918 | \$ 5,918 | \$ 54,725 | \$ 90,362 | \$ - |
| Total EGLE Loan Reimbursement Balance | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 152,680 | \$ 147,697 | \$ 146,938 | \$ 132,680 | \$ 122,680 | \$ 112,680 | \$ 102,680 | \$ 92,680 | \$ - | \$ 152,680 |
| EGLE Environmental Costs (pre-approved) | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| State Tax Reimbursement | \$ 21,714 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 21,714 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 21,714 |
| Local Tax Reimbursement | \$ 31,486 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31,486 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31,486 |
| Total EGLE Reimbursement Balance | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ 53,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 53,200 |
| Local Only Costs | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Local Tax Reimbursement | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 |
| Total Local Reimbursement Balance | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 |
| Total Annual Authority Reimbursement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,982 | \$ 759 | \$ 70,459 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 92,680 | \$ 208,880 |
| Authority - LBRF Loan | | | | | | | | | | | | | | | | | |
| Reimbursement Balance | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 316,145 | \$ 203,073 | \$ 108,541 | \$ 12,032 | \$ - | \$ - |
| LBRF Loan Costs | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 308,255 | \$ 189,018 | \$ 90,706 | \$ 12,032 | \$ - | \$ - |
| Interest Calculation 2.0% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| School Tax Reimbursement | \$ 56,287 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 35,363 | \$ 20,925 | \$ - | \$ - | \$ - | \$ - | \$ 56,287 |
| Local Tax Reimbursement | \$ 338,213 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,883 | \$ 98,312 | \$ 98,312 | \$ 98,323 | \$ 12,273 | \$ - | \$ 358,103 |
| Total LBRF Reimbursement Balance | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 394,500 | \$ 308,255 | \$ 189,018 | \$ 90,706 | \$ 12,032 | \$ - | \$ - | \$ 414,390 |
| Total Annual Authority Reimbursement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 86,245 | \$ 119,237 | \$ 98,312 | \$ 98,323 | \$ 12,273 | \$ - | \$ 414,390 |
| LOCAL BROWNFIELD REVOLVING FUN | | | | | | | | | | | | | | | | | |
| LBRF Deposits | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| State Tax Capture | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Local Tax Capture | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total LBRF Capture | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Footnotes:
 Max Capture allowed by Brownfield Plan inclusive of eligible costs, financing and administration is \$634,875
 EGLE Approved Work Plan (10/9/2015) Total TIF approved \$270,275, of which \$118,605 approved for School.
 LBRF Capture was not allowed in the Brownfield Plan
 *EGLE Loan payments are represented in the year before they are due, therefore 2022 TIF capture reimbursements are made in 2023 on Loan.
 EGLE Loan payment due in 2023 is projected to be approx. \$5,018 short which will be paid by the Developer or LBRF funds and reimbursed when increment is available.
 EGLE Loan payment due in 2024 is projected to be approx. \$9,241 short which will be paid by the Developer or LBRF funds and reimbursed when increment is available.

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION**

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information *200 Lee*

9 Address(es) (if known):

10 Tax IDs:

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

12

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

| | | | |
|--------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| Business Plan | <input type="checkbox"/> | Financial Commitments | <input type="checkbox"/> |
| Market Analysis | <input type="checkbox"/> | Environmental Information/Reports | <input checked="" type="checkbox"/> |
| Architectural/Site Plans | <input checked="" type="checkbox"/> | | |

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:

New Construction/Site Improvements:

Eligible Brownfield Activities (Specify):

Other (Specify below):

Total Capital Investment:

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

| |
|------------|
| \$ 394,500 |
| |
| |

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

| |
|--|
| |
| |
| |

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

| |
|--|
| |
| |

Total Brownfield Funding Requested:

| |
|------------|
| \$ 394,500 |
|------------|

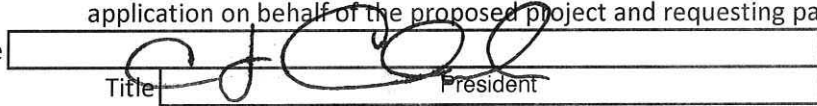
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

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

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

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

| | | | |
|------------------------------|--|------|----------------------|
| Signature |  | Date | <input type="text"/> |
| Title | President | | |
| Direct office or cell number | 269-207-3081 | | |
| Fax number | | | |
| Email address | jamie@clarklogic.com | | |

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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



Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 2, Amendment No. 2 Dated November 16, 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: Community Outreach and Programmatic
Funding Source: FY21 U.S. EPA Assessment Grant, Task 4—Community Outreach and Programmatic

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:"

Jeffrey C. Hawkins (269) 342-1100
Name (FISHBECK) Phone

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

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

Signature _____
Date _____

I. Scope of Services

Fishbeck intends on using the Community Involvement Plan for the 2021 EPA Brownfield Assessment Grant application as a basis for outreach and engagement efforts. Fishbeck envisions that the first outreach meetings will involve a general introduction to the community regarding brownfields and the grant resources. These outreach meetings will involve a brief update to the KCBRA's site inventory list. The application anticipated conducting these meetings using Zoom due to the continued pandemic. Fishbeck will assist with these outreach sessions either remotely or in-person. Since the focus of the grant application was on the Northside neighborhoods of the City of Kalamazoo, it is anticipated that we will be coordinating with NACD and other northside organizations and businesses to educate them on the resources offered by the KCBRA and the EPA grant.

Fishbeck can assist with sharing various information pieces via print and social media. Fishbeck will assist with the development of tools, programs and events to educate, inform, and celebrate the successes of the projects. Some of these efforts may include:

- Fact sheet and brochure development informing the public about the Authority and available grant funds (multi-lingual)
- Project information fact sheets which outline the use of grant funds and the successful outcomes of projects
- Develop PowerPoint and other presentation materials
- Write and circulate Press Releases
- Present and facilitate educational presentations to various committees, community groups, boards, and business sectors
- Develop presentation materials, and attend Public and Municipal Meetings and Hearings
- Communicate and meet with Grant Partners to further educate their staff and constituents
- Community open houses and receptions
- Create re-usable project site signs to identify the project support from the U.S. EPA and BRA
- Develop Dashboards that summarize the successful implementation of the grants
- Support creation of website materials

All outreach documents and presentations can be created in a format that is easily transferable to the County's website. Our Computer Assisted Drafting (CAD) staff along with the Project Community Outreach Coordinator Pam Jackson, are available to create and generate specialty outreach materials and large-format display materials for meetings, booths, and other venues.

The Assessment Grant has several **Programmatic** requirements including quarterly and annual reports, budget reports, property profiles, etc. Fishbeck intends on assisting with preparing reporting formats and guides to effectively and efficiently manage these routine tasks. Fishbeck is prepared to provide immediate support of the Cooperative Agreement by assisting with the following activities:

- Prepare and maintain all U.S. EPA and KCBRA schedules and timelines as required and directed

- Preparation of Quarterly Reports and Property Profile Sheets through U.S.EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) for review by the KCBRA’s staff and ultimate submittal to U.S.EPA Region 5.
- Develop and maintain spreadsheets with cost accounting data for each project site
- Identification of potential Disadvantaged Business Enterprises (DBEs) in the community that can provide support services and report to U.S. EPA on the use of DBEs.
- Develop and distribute routine status reports and support materials
- Develop marketing/promotional materials for the KCBRA, and potential sites
- Other activities deemed necessary by the KCBRA
- Technical Review of Brownfield Plans, Work Plans and Report recommendations.

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.

The Grant Work Plan budget estimated \$6,300 for contractual support for these activities. Fishbeck initially proposed to utilize \$2,500 of the budget to complete these tasks as directed by the KCBRA. As funds and activities occur which may require additional funding, Fishbeck will present amendments to this work order to the KCBRA for approval. Amendment #1 was approved in May 2023 and Amendment #2 is now prepared for consideration. In addition to the remaining \$1,300 budget estimate, we recommend an additional \$3,000 above the estimate to complete the required activities in the remaining grant period. Project funds were allocated much quicker than anticipated indicated more project activity than anticipated. Pending Board approval, this will require an amendment to the Work Plan, moving task budgets, and subject to EPA approval.

Community Outreach and Programmatic Activities

| | |
|-------------------------------------|-----------------|
| Subtotal | \$ 2,500 |
| Amendment #1..... | \$ 2,500 |
| Amendment #2..... | \$ 4,300 |
| ESTIMATED PROJECT COSTS..... | \$ 9,300 |

III. Schedule

Work performed under this Work Order will be completed as directed by the KCBRA during the term of the grant. At a minimum, programmatic activities to ensure compliance with the Cooperative Agreement will be completed according to the schedules outlined by EPA.



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 : 429749
Invoice Date : 11/2/2023
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 10/27/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

| | | <u>Billings</u> | | | | |
|---|--|-----------------|------------------|----------------|-----------------------------|------------------------|
| | | <u>Fee</u> | <u>Available</u> | <u>To Date</u> | <u>Previous</u> | <u>Current</u> |
| E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic | | 9,300.00 | 4,411.86 | 5,912.25 | 4,888.14 | 1,024.11 |
| <i>Rate Labor</i> | | | 1,024.11 | | | |
| | | | | | Current Billings | <u>1,024.11</u> |
| | | | | | Amount Due This Bill | <u><u>1,024.11</u></u> |

Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **Invoice: 429749**

COMM - Community Outreach & Programmatic

| Rate Labor | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|--|---------------|-------------|-----------------|
| Senior Geologist | | | |
| Therese Searles | 6.25 | 95.5000 | 596.88 |
| Staff Environmental Specialist | | | |
| Logan Mulholland | 5.75 | 74.3000 | 427.23 |
| Total Staff Environmental Specialist | ----- 5.75 | | ----- 427.23 |
| Total Rate Labor | | | 1,024.11 |
| Total Bill Task: COMM - Community Outreach & Programmatic | | | 1,024.11 |

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **1,024.11**

Memo

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

FROM: Jeff Hawkins, Vice President/Senior Hydrogeologist, Therese Searles, Senior Geologist

DATE: November 16, 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:

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 was approved by the KCBRA Board in October detailing the scope of the approved budget. YWCA has approved the design of the Vapor Mitigation System so the contractor bidding and selection process will now begin.

Memo

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

FROM: Jeff Hawkins, Vice President/Senior Hydrogeologist, Therese Searles, Senior Geologist

DATE: November 16, 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:

Project updates to ACRES were made and meeting materials were prepared. Grant reporting documents (Quarterly Report, MBE/WBE Report, Federal Financial Report) have been completed and submitted by the end of October. A budget amendment request has been prepared (W.O. 2, Amendment No 2) for the Board's consideration this month to finish out the remaining activities in the grant period.

2. NACD – Church and Frank Street Project

Project No: E220129 – W.O. 4

Update:

NACD plans to redevelop 21 tax foreclosed parcels, currently held by the County Land Bank, into 18 affordable residential properties. NACD has a Purchase Agreement with the Land Bank. In 2022, the KCBRA approved NACD's application and approved a work order funding for a Phase I ESA and selective ground penetrating radar on parcels that may have remaining foundations. Eligibility and approval of the Sampling and Analysis Plan was obtained. All initial field activities were completed in 2022. The GPR survey identified several parcels with suspect buried demolition debris. The Phase I ESA report was completed and provided to NACD. There are four parcels that warrant further assessment. NACD has been evaluating timing for this assessment in relation to plans for construction of future houses. As no activity has been completed on this project in several months, Fishbeck reached out to the Executive Director of NACD to evaluate if NACD anticipates moving forward with further assessment or whether the KCBRA should consider reallocating those funds. An official decision on further assessment has not been made. However, communications indicate those four parcels are not a priority in the sequencing of anticipated redevelopment considerations.

3. Parchment Mill Site

Project No: E220154 – W.O. 6

Update:

The EPA grant funded activities are complete and no further activities are anticipated to be funded by Kalamazoo County's EPA assessment grant.

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

Update:

Invoicing for Work Order 7 is complete.

**5. 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 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. 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. U.S. EPA eligibility was received on May 12, 2023. The HASP was accepted and the SAP was approved by the USEPA on June 13, 2023. 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 underway. Fishbeck has been meeting with Mr. Redman to determine anticipated eligible costs, timeline and investment estimates to begin conversations with the Assessor.

**6. 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) requested 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 going before the County Board of Commissioners for consideration of adoption in November.

**7. 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. Analytical results have been received and the report is being finalized. A few limited compounds were found at regulated levels. The identified exceedances do not represent a potential for unacceptable health exposures under current site conditions but indicate further assessment/limited response may be appropriate if residential redevelopment is considered on lots that are currently commercial.

**8. 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 presented to the KCBRA Board at the October meeting an evaluation of new activities within the existing Brownfield Plan and it was determined that an Amendment is not needed. The developer has submitted an updated project application increasing the LBRF funding request.

9. 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. Therefore, portions of KCBRA funding authorized for VMS design has been utilized to engage EGLE on current site conditions and scope of sampling assessment necessary to demonstrate VMS is not required for new construction. As a result of these efforts, EGLE has indicated that EGLE grant funding may be available to complete necessary assessment sampling. Activities completed to date all support the ultimate goal of EGLE approval of a ReSAP.

10. 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. YWCA has since closed on the property. Fishbeck has evaluated the test data and the VMS design specifications have been completed and submitted to YWCA, KCBRA staff, and forwarded to the EPA. Therefore, the EPA grant supported activities are wrapping up but a remaining invoice is anticipated for next month.

11. 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. Eligibility was received from the USEPA on October 24, 2023. A HASP and SAP has been prepared and forwarded to KCBRA staff to submit to the USEPA. Pending approval of the Sampling and Analysis Plan, field work is anticipated for the end of November.

12. 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 and the determination was received on October 23, 2023. An eligibility demonstration for hazardous substances has also been prepared and submitted to the USEPA and eligibility approval was received on October 24, 2023. The Phase I ESA has been initiated and the site inspection completed. A HASP and SAP has been prepared and forwarded to KCBRA staff to submit to the USEPA for sampling activities (Phase II ESA, HMI). Pending approval of the Sampling and Analysis Plan, field work is anticipated prior to Thanksgiving to meet timelines initiated by the seller.

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

| | | | | | | | | | | | | | |
|---------------|-----------|----------------|---|---|---------------------|--|--------|------------|--------------------|---|----------------|---------------------------------|-------------------------------|
| | | | 3 | VMS Design | \$ 15,000.00 | | 429320 | 10/12/2023 | \$ 607.18 | | | | |
| | | | | | | | | | | Phase Subtotal | \$ 607.18 | Phase Subtotal \$ 14,392.82 | |
| 231418 | 11 | 1,2,3 | | Redman Ventures, LLC | \$ 11,200.00 | | | | | | | | |
| | | | | | | | 427548 | 9/7/2023 | \$ 4,887.17 | Invoice Total | | | |
| | | | | | | | 429026 | 10/9/2023 | \$ 1,200.18 | Invoice Total | | | |
| | | | | | | | | | \$ 69.55 | Invoice Total | | | |
| | | | | | | | | | \$ 6,156.90 | Project Subtotal | | Project Subtotal \$ 5,043.10 | |
| | | | | | | | | | | Invoice Breakdown | | | |
| | | | 1 | Eligibility Update & Phase I ESA | \$ 3,200.00 | | 427548 | 9/7/2023 | \$ 2,752.09 | | | | |
| | | | | | | | 429026 | 10/9/2023 | \$ 447.91 | | | | |
| | | | | | | | | | \$ 3,200.00 | Phase Subtotal | | Phase Subtotal \$ - | |
| | | | 2 | ASB - Asbestos Survey | \$ 5,000.00 | | 427548 | 9/7/2023 | \$ 2,135.08 | | | | |
| | | | | | | | 429026 | 10/9/2023 | \$ 752.27 | | | | |
| | | | | | | | 429756 | 11/2/2023 | \$ 69.55 | | | | |
| | | | | | | | | | \$ 2,956.90 | Phase Subtotal | | Phase Subtotal \$ 2,043.10 | |
| | | | 3 | BP Eval - Brownfield Plan Evaluation | \$ 3,000.00 | | 429752 | 11/2/2023 | \$ 2,571.43 | | | | |
| | | | | | | | | | \$ 2,571.43 | Phase Subtotal | | Phase Subtotal \$ 428.57 | |
| 231419 | 12 | 3 | | Senior Living, 730 N. Burdick St. Kalamazoo | \$ 22,500.00 | | | | | | | | |
| | | | | | | | 427545 | 9/7/2023 | \$ 799.90 | Invoice Total | | | |
| | | | | | | | 429030 | 10/9/2023 | \$ 479.03 | Invoice Total | | | |
| | | | | | | | | | \$ 4,648.57 | Invoice Total | | | |
| | | | | | | | | | \$ 5,927.50 | Project Subtotal | | Project Subtotal \$ 16,572.50 | |
| | | | | | | | | | | Invoice Breakdown | | | |
| | | | 3 | Response Activity Plan/Conceptual Site Model | \$ 17,500.00 | | 427545 | 9/7/2023 | \$ 799.90 | | | | |
| | | | | | | | 429030 | 10/9/2023 | \$ 143.25 | | | | |
| | | | | | | | 429759 | 11/2/2023 | \$ 4,529.19 | | | | |
| | | | | | | | | | \$ 5,472.34 | Phase Subtotal | | Phase Subtotal \$ 12,027.66 | |
| | | | | | | | | | | Invoice Breakdown | | | |
| | | | | | | | 429030 | 10/9/2023 | \$ 335.78 | | | | |
| | | | | | | | 429759 | 11/2/2023 | \$ 119.38 | | | | |
| | | | 3 | Brownfield Cleanup Planning | \$ 5,000.00 | | | | \$ 455.16 | Phase Subtotal | | Phase Subtotal \$ 4,544.84 | |
| 231768 | 15 | 2,3 | | Urban Exposure Initiative, 1116 Lake Street, Kalamazoo | \$ 16,200.00 | | | | | Invoice Total | 429758* | 11/2/2023 | \$ 337.40 |
| | | | | | | | | | | Project Subtotal | | \$ 337.40 | Project Subtotal \$ 15,862.60 |
| | | | | | | | | | | Invoice Breakdown | | | |
| | | | 2 | Eligibility/HASP/SAP/HMI | \$ 7,200.00 | | 429758 | 11/2/2023 | \$ 337.40 | | | | |
| | | | | | | | | | \$ 337.40 | Phase Subtotal | | Phase Subtotal \$ 6,862.60 | |
| | | | 3 | Brownfield Plan Evaluation | \$ 3,000.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 3,000.00 | |
| | | | 3 | Brownfield Plan Preparation | \$ 6,000.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 6,000.00 | |
| 231766 | 16 | 1, 2, 3 | | 702 W. Michigan Avenue, Kalamazoo | \$ 44,000.00 | | | | | Invoice Total | 429751* | 11/2/2023 | \$ 709.55 |
| | | | | | | | | | | Project Subtotal | | \$ 709.55 | Project Subtotal \$ 43,290.45 |
| | | | | | | | | | | Invoice Breakdown | | | |
| | | | 1 | Eligibility/Phase I ESA | \$ 4,000.00 | | 429751 | 11/2/2023 | \$ 661.80 | | | | |
| | | | | | | | | | \$ 661.80 | Phase Subtotal | | Phase Subtotal \$ 3,338.20 | |
| | | | 2 | Phase II ESA/HASP/SAP | \$ 18,500.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 18,500.00 | |
| | | | 2 | Hazardous Materials Inspection | \$ 7,000.00 | | 429751 | 11/2/2023 | \$ 47.75 | | | | |
| | | | | | | | | | \$ 47.75 | Phase Subtotal | | Phase Subtotal \$ 6,952.25 | |
| | | | 2 | BEA/Due Care | \$ 5,500.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 5,500.00 | |
| | | | 3 | Brownfield Plan Evaluation | \$ 3,000.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 3,000.00 | |
| | | | 3 | Brownfield Plan Preparation | \$ 6,000.00 | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 6,000.00 | |
| | | | | | | | | | \$ - | Phase Subtotal | | Phase Subtotal \$ 6,000.00 | |
| | | | | | | | | | \$ 314,495.01 | Approved Project Budgets Subtotal | | | |
| | | | | | | | | | \$ 165,832.20 | Invoice Total | | Budgets Remaining \$ 123,872.99 | |
| | | | | | | | | | \$ (23,195.01) | Estimated Contractual Budget Remaining | | | |
| | | | | | | | | | \$ 125,467.80 | Actual Contractual Budget Remaining and un-invoiced | | | |
| | | | | | | | | | | Check | | \$ 291,300.00 | |
| | | | | | | | | | | Project Budgets Returned | | | |
| 210265 | 3 | 2 | | 1001 2nd Street, Kalamazoo | \$ 2,676.98 | | | | | | | | |
| 230922 | 7 | 2 | | Watershed LLC - 6667 Stadium Drive, Oshtemo Township | \$ 7,451.60 | | | | | | | | |
| 210220 | 1 | 2 | | QAPP Preparation | \$ 2,400.00 | | | | | | | | |
| 230923 | 10 | 3 | | Midlink Business Park Expansion | \$ 3,143.47 | | | | | | | | |
| 230914 | 9 | 3 | | 555 Eliza Street Schoolcraft Expansion | \$ 7,000.00 | | | | | | | | |
| 231417 | 13 | 3 | | YWCA, 550 S. Riverview Drive City of Parchment* | \$ 2,117.77 | | | | | | | | |
| | | | | | \$ 1,594.81 | | | | | Available Contractual Budget Remaining | | | |
| | | | | | | | | | | Notes: | | | |
| | | | | | | | | | | *Pending | | | |

CONTRACT ADDENDUM NO. 2
for
Kalamazoo County Brownfield Redevelopment Authority

This Addendum, made and entered into this the ____ of _____ 2023, by and between the Kalamazoo County Brownfield Redevelopment Authority, 201 West Kalamazoo Avenue, Room 207, Kalamazoo, Michigan 49007 (hereinafter as referred to as the "Authority"), Fishbeck, (formerly Envirollogic Technologies, Inc.) located at, 2960 Interstate Parkway, Kalamazoo, Michigan 49048 (hereinafter as referred to as the "Consultant").

WITNESSETH

WHEREAS, the KCBRA has previously entered into a Contract with the Consultant En, original contract dated March 7, 2022, for environmental services related to Brownfield redevelopment work; and

WHEREAS, the KCBRA has previously extended the contract under Addendum No. 1, on 9/22/2022; and

WHEREAS, the KCBRA has previously entered into a Professional Services Agreement, authorizing Fishbeck to perform the requirements of the Contract for Professional Services on 1/31/2023; and

WHEREAS, the Authority at their regular meeting on _____ voted to approve amending the said Contract to continue for an additional one year;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the parties hereto, it is mutually understood and agreed by and between the parties that the existing Contract between the two parties be amended as follows:

1. The Consultant will continue, as directed and approved by the Authority, to provide the environmental assessment, project management and other services with the confines of the Authority available funds on a project-by-project basis from January 1, 2024. through December 31, 2024.

Except as hereinabove specifically modified, the Contract and its provisions between the parties dated March 7, 2022, as amended on 9/22/2022, 1/31/2023, and _____, will remain in full force and effect.

IN WITNESS THEREOF, the parties hereto have set their hands the date first above written.

SIGNATURE SECTION

For: FISHBECK, INC.

By: _____
*Jeffery C. Hawkins
Its: Vice President

Date: _____

For: KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

By: _____
* Kenneth W. Peregon
Its: Chairperson

Date: _____

2023 Expense Detail

| | | | |
|----------------------------|--------------|-----------|------------------|
| Postage | Jan-March | \$ | 4.64 |
| | April-June | | |
| | July-Sept. | | 50.28 |
| | Oct.-Dec. | | |
| | Total | \$ | 54.92 |
| Printing | Jan-March | \$ | 8.99 |
| | April-June | | 45.63 |
| | July-Sept. | \$ | 9.43 |
| | Oct.-Dec. | \$ | 1.77 |
| | Total | \$ | 65.82 |
| Office Supplies | | | |
| J.B. Printing (B.Cards-MW) | | \$ | 31.50 |
| Total | | \$ | 31.50 |
| Contractual | | | |
| Fishbeck 2/16/23 | | \$ | 160.00 |
| Fishbeck 3/16/23 | | \$ | 315.00 |
| Fishbeck 5/10/23 | | \$ | 2,147.75 |
| Fishbeck 6/8/23 | | \$ | 2,226.61 |
| Fishbeck 7/12/23 | | \$ | 2,294.95 |
| Fishbeck 8/7/23 | | \$ | 806.25 |
| Fishbeck 9/7/23 | | \$ | 1,420.00 |
| Fishbeck 10/9/23 | | \$ | 963.75 |
| Fishbeck 11/2/23 | | \$ | 652.00 |
| Total | | \$ | 10,986.31 |
| Contractual Op. | | | |
| Fishbeck 3/16/23 | | \$ | 315.00 |
| Fishbeck 5/10/23 | | \$ | 288.75 |
| Total | | \$ | 603.75 |
| Site Study | | | |
| Total | | \$ | - |

| | |
|--------------------------------|---------------------|
| Other contract | |
| Varnum - KALSEE | \$ 1,147.00 |
| Varnum - 100 Island Ave | \$ 341.00 |
| Varnum - IPUSA | \$ 1,742.20 |
| Varnum - Cont. Other | \$1,101.60 |
| Varnum - IPUSA | \$ 527.00 |
| Varnum - IPUSA | \$ 93.00 |
| Varnum - Cont. Other | \$ 680.00 |
| Total | \$ 5,631.80 |
| Communication -internal | |
| Network Jan.-March | 533.25 |
| Network April-June | 532.52 |
| Network July-Sept. | 532.5 |
| Network Oct.-Dec. | 177.5 |
| Total | \$ 1,775.77 |
| Communication | |
| Total | \$ - |
| Travel | |
| Walters Vicks Mill Tour 11/22 | 23.44 |
| Walters Vicks Mill Tour 04/23 | 24.56 |
| Walters Vicks Mill Tour 8/23 | 24.56 |
| Total | \$ 72.56 |
| Marketing | |
| Blue Tree Web Design | \$ 80.00 |
| Go Daddy Invoice | \$ 43.34 |
| W.P. Engine Invoice | \$ 300.00 |
| Total | \$ 423.34 |
| Employee Training | |
| EGLE Conference - Staff | \$ 195.00 |
| Total | \$195.00 |
| Miscellaneous | |
| Total | \$ - |
| Indirect Costs 9/20/23 | \$ 17,077.00 |
| Indirect Cost alloc. | \$ 17,077.00 |

| | |
|-----------------|------------------|
| Salaries | |
| Salary R Q1 | \$ 309.30 |
| Salary M Q1 | \$ 16,314.48 |
| Fringe Q1 | \$ 7,131.60 |
| Salary R Q2 | \$ 1,185.65 |
| Salary M Q2 | \$ 16,117.92 |
| Fringe Q2 | \$ 7,423.14 |
| Salary Q3 R | \$ 567.05 |
| Salary Q3 M | \$ 13,955.76 |
| Fringe Q3 | \$ 6,230.28 |
| Salary Q4 R | |
| Salary Q4 M | |
| Fringe Q4 | |
| Total | 69,235.18 |

*previous invoice from 2022

| | |
|-------------------------|------|
| Interest Expense | |
| Total | 0.00 |

| | |
|-----------------------|----------------------|
| Total Expenses | \$ 106,152.95 |
|-----------------------|----------------------|

243 total with encumbran 2,575,696

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

| BRA Fund 243 for 2023 (Formerly Fund 247) | Revenues | Expenses | Estimated Pending reimb. | REV-EXP | |
|--|---------------------|---------------------|--------------------------|----------------|---|
| County BRA (acct 24370300-) | 28,754.20 | 106,152.95 | | -77,398.75 | MUNIS Actual, Admin Expense (D6) |
| Dividends | 13,854.20 | | | 13,854.20 | |
| Service Fees | 14,900.00 | | | | |
| Midlink local TIR tax (acct 24370301-420.00) | 420,615.74 | 526,957.60 | | -106,341.86 | |
| Midlink school TIR tax (acct 24370301-420.01) | 817,016.69 | | | 817,017 | |
| Midlink Admin chg | | | | | |
| General Mills local TIR (acct 24370304-420.00) | 92,380.47 | 86,385.74 | | 5,995 | |
| General Mills school TIR (acct 24370304-420.01) | | | | 0 | |
| General Mills Admin chg | | | | | |
| 9008 Portage Road local TIR (acct 24370303-420.00) | 676.24 | 6,227.14 | | -5,551 | |
| 9008 Portage Road school TIR (acct 24370303-420.01) | | | | 0 | |
| 9008 Portage Road Admin Chg | | | | | |
| Corner @ Drake (24370305-420.00) | | 2,602.89 | | -2,603 | |
| Corner @ Drake Admin Chg | | | | | |
| 555 E. Eliza St. Local TIR (24370306-420.00) | 10,086.72 | 5,000.00 | | 5,087 | Clark logic EGLE PMNT |
| 555 E. Eliza St. School TIR (24370306-420.01) | 257.10 | 5,000.00 | | -4,743 | |
| 555 E. Eliza St. Admin Chg | | | | | |
| 232 LLC (24370307-420.00) | | 5,137.46 | | -5,137 | |
| 232 LLC Admin. Chg | | | | | |
| Blackbird Billiards local TIR (24370308-420.00) | 1,027.73 | 965.83 | | 62 | |
| Blackbird Billiards School TIR (24370308-420.01) | 807.85 | 675.15 | | 132.70 | |
| Blackbird Billiards Admin Chg | | | | | |
| RAI AZO, LLC local TIR (24370309-420.00) | 1,292.27 | | | 1,292.27 | |
| RAI AZO, LLC School TIR (24370309-420.01) | | | | 0 | |
| RAI Admin Chg | | | | | |
| Kalamazoo West Prof Ctr Local TIR (24370310-010) | 4,320.81 | 4,220.87 | | 99.94 | |
| Kalamazoo West Admin. Chg | | | | | |
| Metal Mechanics Local TIR (24370311-420.00) | 2,054.93 | 4,890.06 | | -2,835 | |
| Metal Mechanics School TIR (24370311-420.01) | | | | 0 | |
| Metal Mechanics Admin. Chg. | | | | | |
| Scanell/Project Spartan Local TIR (24370318-420.00) | 103,248.09 | 622,628.77 | | -519,381 | |
| Scanell/Project Spartan School TIR (24370318-420.01) | | 50,393.50 | | -50,394 | *2021 TIR Return |
| Scanell/Project Spartan Admin. Chg. | | | | | |
| Stryker Local (24370313-420.00) | 178,553.33 | 16,516.34 | | 162,037 | |
| Stryker School (24370313-420.01) | | 7,490.37 | | -7,490 | |
| Stryker Admin. Chg | | | | | |
| Stadium Park Way Local (24370314-420.00) | 58,432.04 | 55,562.73 | | 2,869 | |
| Stadium Park Way School (24370314-420.01) | 70,141.58 | | | 70,142 | |
| Stadium Park Way Admin Chg | | | | | |
| 383 S. Pitcher St Local TIR (24370315-420.00) | 13,643.99 | 13,123.61 | | 520 | |
| 383 S. Pitcher School TIR (24370315-420.01) | 8,854.71 | 7,732.71 | | 1,122 | |
| 383 S. Pitcher Admin Chg | | | | | |
| Vicksburg Mill (24370316) | | | | | |
| Vicksburg Mill Admin. Chg | | | | | |
| Delta Marriott (24370317) Local TIR | 47,842.60 | | | | |
| Delta Marriott School TIR | | | | | |
| Delta Marriott Admin. Chg | | | | | |
| 2 and 10 Mills St. (Environmental Work) | | | | | |
| Graphic Packaging Local TIR (24370319-420.00) | 136,354.17 | | | 136,354 | |
| Graphic Packaging School TIR (24370319-420.01) | 65,427.31 | | | 65,427 | |
| Graphic Packaging Admin Chg | | | | | |
| IPUSA Local TIR (24370320-420.00) | | | | | |
| IPUSA State TIR (24370320-420.01) | | | | | |
| IPUSA Admin. Charge | | | | | |
| KALSEE Credit Union Local TIR (24370321-420.00) | | | | | |
| KALSEE Credit Union State TIR (24370321-420.01) | | | | | |
| KALSEE Credit Union Admin. Charge | | | | | |
| 619 Porter St. (Environmental work) | | | | | |
| BRA ACTUAL TOTAL 2023 AS OF 11/09/2023 | 2,061,788.57 | 1,527,663.72 | - | 534,125 | 534,125 2,604,469 Dividends and Service Fees added to total fund balance, not used to balance expenses via admin fees |

| 2020-23 Pending remaining of approved Work Orders & Other Expenses | | | | | |
|---|--|-------------------|-----------------------------|-------------------|-------------------------------|
| General Fund | | | | | |
| WO#17 - Gen Env. Consulting, Ammend. #1 | | | 85 | | unused in 2017 |
| WO#2018-1 - General Env. Consulting | | | 20 | | unused in 2018 |
| WO#19 - Checker Motors MDEQ SSA grant application | | | \$1179 + \$58 application | | |
| WO# 2018-2 ET Annual Report Assistance | | | 25 | | unused in 2018 |
| WO# 2018-3 Website Assistance -Envirologic | | | 42.5 | | unused in 2018 |
| Web Hosting (annual expense) | | 300 | | | |
| WO# 2019-1 General Environmental Consulting | | | 1,516.25 | | unused in 2019 |
| WO# 2019-3 General Env. Review 2018 Annual report | | | 447.50 | | unused in 2019 |
| WO# 2020-1 General Environmental Review ET | | | 7,273.75 | | unused in 2020 |
| WO#2021-1 General Env. + Admin. Envirologic | | | 16,393.75 | | unused in 2021 |
| WO#2022-1 General Environmental + admin | | | 11,722.50 | | unused in 2022 |
| WO#2023-1 General Environmental + Admin | | 11,641.44 | Remaining amount in W.O. | | |
| 2020 Pending TIF Payments to Developers & other expenses | | | | | |
| Eliza St. 2015-2022 TIF Hold for MDEQ Loan | | 10,000.00 | 1st pymnt due 9/14/23 | | |
| Fund 243 (247) Work Order TOTAL | | 21,941.44 | | -21,941.44 | 2,575,696 General Fund |
| Local Brownfield Revolving Fund | | | | | |
| 440 LLC - Funding Request | | 15,000.00 | invoices approved 5/25/2023 | | |
| WO#2021-2 3800 Wynn Rd General Env. | | 6,832.02 | Remaining amount in W.O. | -6,832.02 | 4,805,925 LBRF Amount |
| WO#2023-2 YWCA VMI system | | 100,000.00 | | | |
| Fund 242 (643) Work Order TOTAL | | 121,832.02 | | | |
| <i>total work orders & other expenses from both accounts</i> | | 143,773.46 | | | |

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)

2,493,222.72

| 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) 10/26/23 | 2,254,385.84 | | | |
| Transfer from Midlink Business Park 10/26/23 | 776,830.38 | | | |
| Subtotals | 4,850,712.30 | 44,787.51 | 4,805,924.79 | |
| | | | Fund 242 TOTAL to date \$ 4,805,924.79 | |

*see Expense Detail 2023 for outstanding workorders