

---

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


---

**MEETING DATE:** Thursday, November 20, 2025  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

---

**AGENDA**

---

**Link to join Webinar**

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

Webinar ID: 860 8118 9885

1. Call to Order: 3:00
  2. Roll Call and Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of October 23, 2025
  5. Public Comments (*4 minutes each*)
  6. Consent Agenda
    - a. **From General Fund:**
      - i. **\$131.42** – State of Economic Development Event BRA Staff Registration Fee
      - ii. **\$75.00** - Varnum invoice 1394139 (Green Development Ventures, LLC)
      - iii. **\$400.00** – Fishbeck invoice 457486 (W.O. 2025-4 KCC Phase 1 Site Study)
      - iv. **\$1,759.05** – Fishbeck invoice 457500 (W.O. 2025-1 Gen. Env.)
      - v. **\$300.00** – W.P. Engine Invoice 115009493 (Website Platform Renewal)
      - vi. **\$22.19** – Go Daddy Invoice (Website Domain Renewal)
    - b. **From LBRF Fund:**
      - i. **\$4,000.00** - Fishbeck invoice 457486 (KCC BEA)
  7. Discussion and/or Action Calendar
    - a. **Action/Discussion:** Fishbeck
      - i. General Environmental Memo & Billing Summary
      - ii. EPA Grant '21 Memo & Update
      - iii. W.O. 2026-1 General Environmental Services
    - b. **Presentation:** Housing Tax Increment Financing Update – Therese Searles, Fishbeck
  8. Financial Reports
    - a. **Discussion:** KCBRA General Fund 243 Report
    - b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report
-

9. Staff Report/Updates

- a. Staff Completed 1 IEDC Courses towards CECD (Business Retention & Expansion)
- b. The “B” on Burdick LBRF Loan Funding Request Update (funding no longer needed)
- c. Invoice Sent to 315 Frank Property for Past KCBRA Project Expenses
- d. Chas Hammond Brownfield 101 & Onboarding meeting on 11/10/2025
- e. Chas Hammond appointed to KCBRA/EDC Board on 11/18/2025
- f. KCBRA Operational Policy Update (Draft Pending)

10. Other

11. Board Member Comments

12. Adjournment

***Next Regular Meeting: Thursday, December 18, 2025, at 3:00 p.m.***

***NEXT MEETING HELD ON THE THIRD THURSDAY OF THE MONTH***

***Room 207a, County Admin Bldg. - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at [www.kalcountybrownfield.com](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL [MACY.WALTERS@KALCOUNTY.GOV](mailto:MACY.WALTERS@KALCOUNTY.GOV)  
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, MPA  
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 23, 2025  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

---

**DRAFT - MINUTES**

---

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

**Members Excused:** Lana Escamilla and Jodi Milks

**Vacancies:** 2 (Director Wenzel & Director Gulau to attend until vacancies filled)

**Kalamazoo Township:** none

**Oshtemo Township:** none

**Staff:** Macy Rose Walters, Brownfield Redevelopment Administrator and Rachael Grover, Planning Director

**Consultant:** Therese Searles, Fishbeck

**Recording Secretary:** Macy Rose Walters

**County Commissioners:** Monteze Morales

**Community:** 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:01 p.m.**
  2. Roll Call and Members Excused: **Commissioner Morales joined the meeting at 3:30 p.m. and Director Wenzel and Director Gulau were excused at 4:00 p.m. Seven (7) voting members of nine (9) board of directors were present. Director Milks and Director Escamilla were excused from the meeting.**
  3. Approval of the Agenda:  
 Chair Peregon requested remove item 7a from the agenda.  
**Director Wenzel moved to approve Item 3 as amended, and Director Lutz seconded. None opposed, motion carried.**
  4. Approval of Minutes: BRA Minutes of September 25, 2025  
**Director Carew moved to approve Item 4, the Minutes of September 25, 2025, Director Gulau seconded. None opposed, motion carried.**
  5. Public Comments (4 minutes each) **none**
  6. Consent Agenda
    - a. **From General Fund:**
      - i. **\$23,257.50** - FY25Q3 Reimbursement to Planning Dept
      - ii. **\$3,040.28** – Fishbeck Invoice 457242 (W.O. 2025-1 Gen. Env.)
-

- iii. **\$3,600.00** – Fishbeck Invoice 457231 (W.O. 2025-4 KCC Parchment Mill)
- b. **Project Business:**
  - i. **The Mill at Vicksburg – Paper City Development, LLC**
    - 1. **\$265.72** FY25Q4 Admin Invoice for EGLE Loan (State Fiscal Year)
    - 2. FY25Q4 Authorization for Staff to Submit EGLE Loan Report
- c. **From EPA Grant Fund:**
  - i. **\$1,200.00** – FY25Q4 Admin Invoice BRA-BF-00E03048-1 (State Fiscal Year)
  - ii. **\$41.53** - Vista print invoice EPA Supplies Window Decal (\$.47 to fund 243)
  - iii. **\$2,166.31** - Fishbeck Invoice 457075 (WO#2 Outreach and Programmatic)
  - iv. **\$477.95** – Fishbeck Invoice 456901 (WO#18 J. Smith Ent.)
  - v. **\$6,779.01** – Fishbeck Invoice 456973 (WO #20 Flowers Automotive)
- d. **KCBRA Business:**
  - i. KCBRA 2026 Meeting Calendar

**Director Lutz moved to approve Item 6 as presented, Director Wenzel seconded. None opposed, motion carried.**

7. Discussion and/or Action Calendar

- a. ~~**Action:** Kalamazoo County Land Bank Eastside Condo Project~~
  - i. ~~Ad Hoc Committee Update~~
  - ii. ~~Part I & Part II Project Applications~~

This item was removed from the agenda as the applicant has secured funding from the County Board of Commissioners related to their previous request to the KCBRA.

- b. **Action:** Green Development Ventures, LLC Development Agreement Draft

**Director Goodwill moved to approve Item 7b as presented, Director Gulau seconded. A Roll Call Vote was taken, five (5) Yes, zero (0) No, and Director Lutz Abstained from discussion and voting. The motion carried.**

- c. **Action:** Green Development Ventures, LLC – Ali Home Project Part I & Part II Project Applications

**No Action Taken.** The project was presented to get a consensus from the board on whether they may consider the funding request in the future. This is for a proposed brownfield plan to be administered by the City of Portage BRA, the KCBRA would be the developer eligible for reimbursement in the plan. It is unknown at this time what the full funding request will be, the board agreed to consider the project when it comes forward to the KCBRA again in the future. Director Lutz abstained from the discussion.

- d. **Discussion/Action:** The Mill at Vicksburg
    - i. Authorization of staff to make payments to Paper City Development, LLC, for
-

quarterly reports previously approved by KCBRA, once EGLE approval is received.

**Director Carew moved to approve Item 7di as presented, authorizing staff to send payment to Paper City Development, LLC, for EGLE Loan Quarter Reports when EGLE has approved submittal, contingent upon the quarterly reports already being approved by the KCBRA, Director Lutz seconded. None opposed, motion carried.**

ii. Brownfield Plan Capture Update

There was no action on this item, the Vicksburg Mill has started capture on the plan beginning in 2025.

*Director Wenzel and Director Gulau were both excused at 4:00 p.m. for their interviews for consideration of reappointment with the Kalamazoo County Board of Commissioners Board Appointment Committee.*

e. **Action/Discussion:** Fishbeck

- i. General Environmental Memo & Billing Summary
- ii. EPA Grant Memo & Billing Summary
- iii. W.O. 2025-1 General Environmental Amendment #1

**Director Morales moved to approve Item 7eiii as presented, Director Lutz seconded. A Roll Call Vote was taken, with four (4) Yes, zero (0) No, and Director Carew abstained from voting and discussion.**

f. **Action:** General Environmental Contract Addendum #4

**Director Goodwill moved to approve Item 7f as presented, Director Lutz seconded. A Roll Call Vote was taken, with four (4) Yes, zero (0) No, and Director Carew abstained from voting and discussion.**

g. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans

- i. City of Portage Invoice Packet #1 total \$2,899,102.45 (Project Spartan/ Fed Ex)

**Director Lutz moved to approve Item 7gi as presented, approving the invoice packet submittal as eligible for future reimbursement with TIF, Director Goodwill seconded. None opposed, motion carried.**

8. Financial Reports **Staff presented the financial reports and Staff report/updates**

- a. **Discussion:** KCBRA General Fund 243 Q3 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates **Staff Presented Updates**

- a. Staff Completed 3 IEDC Courses towards CEcD (MEDA Basic Economic Development Course, Managing Economic Development Organizations, & Real
-

Estate Development and Reuse)

- b. Rivers Edge Project (received '16 EPA Grant Dollars) PILOT not BFP w/City BRA
  - c. Kalamazoo County Housing TIF Policy Draft #2 Presented at 10/21/2025 COW
  - d. KCBRA Operational Policy Update (Draft Policy Pending for November)
  - e. Brownfields 2025 Conference Update, Staff sat in on an LBRF fund EPA grant dollars workshop, toured the National Public Housing Museum, and attended tracks on housing and community, future economic trends & transformations, and brownfields financing.
  - f. The City Center Events Ribbon Cutting is 10/30 from 6-9 p.m. in downtown Kzoo
10. Other Director Carew expressed interest in another presentation of Housing TIF to the KCBRA and updates on local policy discussions. There was consensus from the board that they would like a presentation related to Housing TIF 101 for the November meeting from Fishbeck and one in December from Director Lutz on Housing-TIF financing and deal structure, extending and invitation to the Housing Dept. Staff. Staff will update the board on their own policy discussions related to Housing-TIF and the outcomes of the last KCBRA Board Retreat in 2025.
11. Board Member Comments Commissioner Morales would like a brief memo with updates that can be shared from each BRA meeting to share during board member reports for Kalamazoo County Board of Commissioners.
12. Adjournment Director Lutz moved to adjourn, Director Goodwill seconded, none opposed, the meeting adjourned at 4:58 p.m.

***Next meeting: Thursday, November 20, 2025, at 3:00 p.m.***

***NOTE: KCBRA MEETINGS ARE HELD ON THE FOURTH THURSDAY OF THE MONTH.***

***Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at [www.kalcountybrownfield.com](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL [MRWALT@KALCOUNTY.COM](mailto: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

---



 Search events

 Kalamazoo



Find my tickets

Log In

Sign Up





THE STATE OF

ECONOMIC DEVELOPMENT

SOUTHWEST MICHIGAN

Thursday, February 5, 2026

Radisson Plaza | Kalamazoo, Michigan

southwest michigan



THE ROAD AHEAD





**Southwest Michigan First Presents: The State of Economic Development**



By Southwest Michigan First

Follow

 100 West Michigan Avenue

 Feb 5 from 11:30am to 4:15pm EST

Overview

[Read more](#)

Category: Business, Investment

From \$131.42

Feb 5 · 11:30 AM EST

Get tickets

### Highlights

🕒 4 hours 45 minutes

📍 In person

### Refund Policy

No refunds

## Location

Radisson Plaza Hotel at Kalamazoo Center |  
Arcadia Ballroom

100 West Michigan Avenue

Kalamazoo, MI 49007

How do you want to get there?



Driving



Public transport



Biking



Walking

Show map

## Organized by



**Southwest Michigan First**

Followers  
**301**

Events  
**231**

Hosting  
**12 years**

Contact

Follow



Report this event

From \$131.42

Feb 5 · 11:30 AM EST

[United States Events](#)

[Michigan Events](#)

[Things to do in Kalamazoo, MI](#)

[Kalamazoo Conferences](#)

[Kalamazoo Business Conferences](#)

[#investment](#)

[#event](#)

[#economic](#)

[#southwestmichigan](#)

### Use Eventbrite

[Create Events](#)  
[Pricing](#)  
[Event Marketing Platform](#)  
[Eventbrite Mobile Ticket App](#)  
[Eventbrite Check-In App](#)  
[Eventbrite App Marketplace](#)  
[Event Registration Software](#)  
[Community Guidelines](#)  
[FAQs](#)  
[Sitemap](#)

### Plan Events

[Sell Tickets Online](#)  
[Performing Arts Ticketing Software](#)  
[Sell Concert Tickets Online](#)  
[Event Payment System](#)  
[Solutions for Professional Services](#)  
[Event Management Software](#)  
[Halloween Party Planning](#)  
[Virtual Events Platform](#)  
[QR Codes for Event Check-In](#)  
[Post your event online](#)

### Find Events

[Browse Kalamazoo Events](#)  
[Get the Eventbrite App](#)

### Connect With Us

[Report This Event](#)  
[Help Center](#)  
[Terms](#)  
[Privacy](#)  
[CA Privacy Notice](#)  
[Accessibility](#)  
[Community Guidelines](#)

[Manage Cookie Preferences](#) • [Do Not Sell or Share My Personal Information](#) • [Privacy](#)



© 2025 Eventbrite

**From \$131.42**

Feb 5 · 11:30 AM EST

# 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: 1394139  
Invoice Date: October 9, 2025

## LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
09/18/25	0.20	Correspondence re development agreement with Green Development Ventures. Elliott M. Berlin	75.00

TOTAL LEGAL SERVICES	\$	75.00
----------------------	----	-------

TOTAL THIS INVOICE	\$	75.00
Previous Balance as of 10/09/25	\$	262.50

TOTAL PAYMENT DUE	\$	337.50
-------------------	----	--------

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	375.00	0.20	\$75.00
TOTALS		0.20	\$75.00

**Payment Options**

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

Kalamazoo County Brownfield Redevelopment  
 Authority  
 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008

November 04, 2025

Project No: 2501481.00

Invoice No: 000000457486

<b>Invoice Total</b>	<b>4,400.00</b>
----------------------	-----------------

Project 2501481.00 KCBRA/Island Ave and Belleisle Blvd

**For Professional Services through October 31, 2025**

Phase Phase I ESA  
 Due Diligence/Brownfield

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Phase I ESA	4,000.00	100.00	4,000.00	3,600.00	400.00
BEA	4,000.00	100.00	4,000.00	0.00	4,000.00
Total Fee	8,000.00		8,000.00	3,600.00	4,400.00
<b>Total Fee</b>					<b>4,400.00</b>
<b>Total this Task</b>					<b>4,400.00</b>
<b>Total this Phase</b>					<b>4,400.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	4,400.00	3,600.00	8,000.00
<b>Totals</b>	<b>4,400.00</b>	<b>3,600.00</b>	<b>8,000.00</b>
<b>Total this Invoice</b>			<b>4,400.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	4,400.00	3,600.00	8,000.00
<b>Totals</b>	<b>4,400.00</b>	<b>3,600.00</b>	<b>8,000.00</b>

**Payment Options**

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

November 05, 2025

Project No: 2304540.02

Invoice No: 000000457500

Kalamazoo County Brownfield Redevelopment  
 Authority  
 Macy Walters  
 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008

<b>Invoice Total</b>	<b>1,759.05</b>
----------------------	-----------------

Project 2304540.02 KCBRA/W.O. 2025-1 Gen Environmental Review

**For Professional Services through October 31, 2025**

Phase General Review 2025

**Labor**

	Hours	Rate	Amount	
Staff Environmental Specialist	8.50	115.00	977.50	
Senior Geologist	5.50	140.00	770.00	
Totals	14.00		1,747.50	
<b>Total Labor</b>				<b>1,747.50</b>

**Reimbursable Expenses**

Miscellaneous				
9/25/2025	Mulholland, Logan	Parking for BRA Meeting	11.55	
	<b>Total Reimbursables</b>		<b>11.55</b>	<b>11.55</b>

**Billing Limits**

	Current	Prior	To-Date	
Total Billings	1,759.05	19,113.39	20,872.44	
Limit			25,000.00	
Remaining			4,127.56	
		<b>Total this Phase</b>		<b>1,759.05</b>

**Billings to Date**

	Current	Prior	Total
Fee	0.00	7,035.25	7,035.25
Labor	1,747.50	11,720.00	13,467.50
Expense	11.55	341.99	353.54
Unit	0.00	16.15	16.15
<b>Totals</b>	<b>1,759.05</b>	<b>19,113.39</b>	<b>20,872.44</b>

Phase Contractual Administrative Support 2025

**Billing Limits**

	Current	Prior	To-Date
Total Billings	0.00	1,000.05	1,000.05
Limit			5,000.00
Remaining			3,999.95
		<b>Total this Phase</b>	

**Billings to Date**

	Current	Prior	Total
Fee	0.00	298.55	298.55

Labor	0.00	701.50	701.50	
<b>Totals</b>	<b>0.00</b>	<b>1,000.05</b>	<b>1,000.05</b>	
			<b>Total this Invoice</b>	<u><u>1,759.05</u></u>

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Fee	0.00	7,333.80	7,333.80
Labor	1,747.50	12,421.50	14,169.00
Expense	11.55	341.99	353.54
Unit	0.00	16.15	16.15
<b>Totals</b>	<b>1,759.05</b>	<b>20,113.44</b>	<b>21,872.49</b>



# INVOICE

Invoice #: INV115009493  
 Invoice Date: Nov 06, 2025  
 Account #: 993872 kalcountybf  
 Name: Rachael Grover

**Billed From:**

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

**Billed To:**

Rachael Grover  
 201 W. Kalamazoo Ave.  
 Kalamazoo MI 49007  
 United States

Terms	Due Date
On Receipt	Nov 06, 2025

Description	Type	Serv. Start	Serv. End	Qty	Amount (USD)
Startup Plan - digital experience platform including 1 site and 25,000 monthly visits	Service	11/6/2025	11/5/2026	1	\$300.00

Subtotal: **\$300.00**

Total Sales Tax \$0.00

Credits Applied: (\$0.00)

**Payments Received:** **(\$300.00)**

**Balance Due: \$0.00**

For inquiries regarding this transaction, please visit <https://wpengine.com/support-billing/>.

**Payment Instructions:**

**Payment must be made by credit card.**

An authorized account *Owner* or *Billing* user can update the credit card information on your account at <https://my.wpengine.com>, under the "Billing and Plan" section in the top right of your User Portal.

## 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

CONTACT US 24/7 1-480-505-8877

Receipt  
№ 3940789958

DATE:  
11/6/2025

CUSTOMER #:  
200641863

BILL TO:  
Rachael Grover  
201 W. Kalamazoo Ave.,  
Kalamazoo, Michigan 49007,  
United States  
Kalamazoo County Planning  
12693848115

PAYMENT:  
MasterCard •••• 2415 \$22.19

Previous Balance \$22.19

Received Payment (\$22.19)

Balance Due (USD) \$0.00

Term	Product	Amount
1 yr	.COM Domain Renewal KALCOUNTYBROWNFIELD.com <sup>1</sup>	\$21.99
Subtotal		\$21.99
Taxes		\$0.00

Fees

\$0.20

Total (USD)

\$22.19

REFERENCE

Taxes

\$0.00

GoDaddy.com, LLC

\$0.00

100 S Mill Ave, Suite 1600,

Tempe, Arizona 85281,

United States

Fees

\$0.20

1.	ICANN	\$0.20
	KALCOUNTYBROWNFIELD.com	\$0.20

[Universal Terms of Service](#)

## Memo

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

**FROM:** Therese Searles, Senior Brownfield Specialist

**DATE:** November 20, 2025

**RE:** General/LBRF Funding Updates

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects.

### 1. General Environmental Review

**Project No: 230454 – W.O. 2023-1, W.O. 2024-1, and W.O. 2025-1, Amendment No. 1**

#### Update:

*General Review:* Fishbeck continues to respond to general review requests as needed. ***This month's review items include meetings regarding LBRF requests, Vicksburg Mill TIF review, and preparation of meeting materials.***

*Administrative Support:* The Kalamazoo County Land Bank Authority meetings are now held at 9:30am on the second Thursday of every other month and Fishbeck attends on behalf of KCBRA staff. ***Fishbeck attended the November 13<sup>th</sup> land bank meeting. The 2026 meeting schedule was approved which will continue with every other month meetings. Commissioner Liaison John Taylor indicated Kalamazoo County approved the use of ARPA funds to pay off the KCLBA's remaining balance on its LISC loan. Rebekah Kik presented on the Imagine Kalamazoo 2035 strategic vision draft, which builds on lessons learned from IK 2025 and uses community voices, impactful data, and best practices/staff experience. Drafts will be presented to all city boards first quarter 2026.***

***Work Order 2026-1 has been prepared for the board's consideration regarding general environmental consulting needs as directed by the board and/or the Brownfield Redevelopment Administrator for 2026.***

### 2. Kalamazoo Curling Club, Island Avenue & Belleisle Boulevard, Parchment

**Project No:2501481.00 – W.O. 2025-4**

#### Update:

The KCBRA approved a project application in August 2025 from The Kalamazoo Curling Club, whose mission is to promote the Winter Olympic sport of curling in southwest Michigan. The Club has had a dedicated sheet of ice within the Wings Event Center since 2015. However, with the

new arena being developed in downtown Kalamazoo, the future of the current location is unknown. Therefore, the Kalamazoo Curling Club wishes to acquire the property to establish a permanent home for the club within Parchment, Michigan. The site is located on the corner Island Avenue and Belleisle Boulevard which is within the geographic area of the former Parchment Paper Mill and within the geographic area of the existing Brownfield Plan. The approved work order includes completion of a Phase I Environmental Site Assessment (ESA), and a Baseline Environmental Assessment (BEA). The Phase I ESA is complete and identified two RECs associated with historical site use, identified contaminant conditions, and the potential for off-site migration onto the subject property. Based on the identified contaminant conditions and intended Non-Residential property use, no need for response activity relative to the potential for unacceptable health exposures due to the contaminant migration have been identified. Additionally, a new owner/operator of the Subject Property would not have remedial liability for contamination emanating from an offsite source. Fishbeck has discussed due care with KCC while acknowledging preparation of DDCCR is not within the scope of activities funded by the KCBRA. ***The BEA was prepared indicating the site is a known “facility” as defined by Part 201 due to the presence of benzo(a)pyrene, fluoranthene, arsenic, iron, manganese, and selenium in soil and mercury and silver in groundwater at concentrations exceeding current Part 201 Generic Residential Cleanup Criteria (GRCC). It is Fishbeck’s understanding that KCC has not yet closed on the property. Fishbeck has yet to disclose the BEA to the State of Michigan, pending authorization from KCC and signing of the BEA submittal form.***

General Environmental Review  
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual			Task Budget Remaining	Total Budget Remaining
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount		
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
	BT1				421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$2,147.75		
					424170	6/8/2023	\$2,226.61		
					425333	7/12/2023	\$2,294.95		
					426213	8/7/2023	\$806.25		
					427541	9/7/2023	\$1,420.00		
					429022	10/9/2023	\$963.75		
					429750	11/2/2023	\$652.50		
					431430	12/7/2023	\$585.00		
					432686	1/9/2024	\$365.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81		\$2,063.19
		Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$288.75		
					432686	1/9/2024	\$679.50		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25		\$4,716.75
		2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06		\$6,779.94
230454	2024-1	General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50		
	BT2				434692	3/12/2021	\$627.50		
					435834	4/10/2024	\$1,120.00		
					436931	5/13/2024	\$922.50		
					438958	6/18/2024	\$1,772.00		
					439225	7/9/2024	\$800.00		
					441203	8/13/2024	\$1,138.00		
					442374	9/12/2024	\$2,024.75		
					443527	10/11/2024	\$1,690.00		
					444673	11/7/2024	\$1,205.00		
					445828	12/4/2024	\$212.50		
					447349	1/14/2025	\$683.24		
					449918	3/3/2025	\$63.75		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$13,401.74		\$598.26
		Contractual Administrative (2024)	\$ 3,000.00	\$ 3,000.00					
					441203	8/13/2024	\$210.00		
					442374	9/12/2024	\$273.00		
					443527	10/11/2024	\$220.50		
					444673	11/7/2024	\$351.05		
					445828	12/4/2024	\$375.00		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$1,429.55		\$1,570.45

**General Environmental Review  
Budget and Cost Summary**

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Grant App - EPA Grant Applications	\$ 3,000.00	\$ 3,000.00					
					444673	11/7/2024	\$717.50		
					445828	12/4/2024	\$2,205.00		
					449918	3/3/2025	\$63.75		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$2,986.25		\$13.75
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$17,817.54		\$2,182.46
230454	2025-1	General Environmental Review (2025)	\$ 20,000.00	\$ 20,000.00	448686	2/14/2025	\$1,802.50		
	BT3	Amendment #1	\$ 5,000.00	\$ 5,000.00	449919	3/3/2025	\$5,232.75		
					451612	6/9/2025	\$4,050.36		
					453354	7/15/2025	\$1,620.00		
					454221	8/6/2025	\$1,927.50		
					455826	9/19/2025	\$1,840.00		
					457242	10/17/2025	\$2,640.28		
					457500*	11/5/2025	\$1,759.05		
		Phase Subtotal	\$ 25,000.00	\$ 25,000.00			\$20,872.44		\$4,127.56
		Contractual Administrative (2025)	\$ 1,000.00	\$ 1,000.00	448686	2/14/2025	\$220.22		
		Admendment #1	\$ 4,000.00	\$ 4,000.00	449919	3/3/2025	\$78.33		
					451612	6/9/2025	\$301.50		
					457226	10/17/2025	\$400.00		
		Phase Subtotal	\$ 5,000.00	\$ 5,000.00			\$1,000.05		\$3,999.95
		2025 Project Total	\$30,000.00	\$30,000.00			\$21,872.49		\$8,127.51
190048	2019-2	Paper City Development - EGLE Grant Oversight							
		W.O. Approved							
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$10,565.50	\$10,565.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23	\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00

General Environmental Review  
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						<b>Project Subtotal</b>	<b>\$13,100.00</b>		<b>\$108.00</b>
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight			05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					'06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
					06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
					06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
					06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
					06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
					07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
					07162	12/7/202	\$78.75	\$32,590.00	\$32,590.00
					07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
					07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
					07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
					07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
					07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
					08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
					08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
					08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
					08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
					08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
					09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
					422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
						<b>Project Subtotal</b>	<b>\$9,653.75</b>		<b>\$30,346.25</b>

**General Environmental Review  
Budget and Cost Summary**

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
					08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
					08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
					09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
						<b>Project Subtotal</b>	<b>\$14,167.98</b>		<b>\$6,832.02</b>
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
					08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
					08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
					08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
							\$12,049.47		\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
					08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
					08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
					09079	6/8/2022	\$262.50	\$843.99	\$843.99
							\$2,156.01		\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98
	BT2	LBRF funding -Amendment March 2024	\$10,000.00	\$10,000.00	231417	4/10/2024	\$1,384.65	\$20,718.33	\$20,718.33
					439172	7/8/2024	\$537.50	\$20,180.83	\$20,180.83
					443511	10/10/2024	\$437.55	\$19,743.28	\$19,743.28
					445436	12/4/2024	\$115.00	\$19,628.28	\$19,628.28
					448166	2/10/2025	\$4,534.50	\$15,093.78	\$15,093.78
					449775	3/3/2025	\$10,144.55	\$4,949.23	\$4,949.23
			\$110,000	\$110,000.00		<b>Project Subtotal</b>	<b>\$105,050.77</b>		<b>\$4,949.23</b>
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93		
		LBRF Funding			435843	4/10/2024	\$10,292.07		
						<b>Project Subtotal</b>	<b>\$24,000.00</b>		<b>\$0.00</b>
2500252	2025-2	Habitat for Humanity - Cooper Twp.	\$ 5,100.00	\$ 5,100.00	448692	2/14/2025	\$285.25	\$4,814.75	\$4,814.75
					449934	3/3/2025	\$2,323.25	\$2,491.50	\$2,491.50
					451038*	5/14/2025	\$2,477.50	\$14.00	\$14.00
						<b>Project Subtotal</b>	<b>\$5,086.00</b>		<b>\$14.00</b>

General Environmental Review  
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Phase I ESA	\$ 3,000.00	\$3,000.00	448692	2/14/2025	\$218.25	\$2,781.75	
					449934	3/3/2025	\$2,222.75	\$559.00	
					451038	5/14/2025	\$314.75	\$244.25	
							\$2,755.75		\$244.25
		GPR Survey	\$ 2,100.00	\$2,100.00	448692	2/14/2025	\$67.00	\$2,033.00	
					449934	3/3/2025	\$100.50	\$1,932.50	
					451038	5/14/2025	\$2,162.75	-\$230.25	
							\$2,330.25		-\$230.25
2500502	2025-3	Rooney's Soul Food Wagon -5928 E. Michigan Avenue, Comstock Township	\$ 14,000.00	\$14,000.00	451050	5/14/2025	\$4,633.16	\$19,066.84	\$19,066.84
		Admendment #1	\$ 9,700.00	\$9,700.00	451637	6/9/2025	\$7,366.50	\$11,700.34	\$11,700.34
			\$ 23,700.00	\$23,700.00	453355	7/15/2025	\$1,587.50	\$10,112.84	\$10,112.84
					454528	8/13/2025	\$70.00	\$10,042.84	\$10,042.84
					455825	9/19/2025	\$35.00		
						Project Subtotal	\$13,692.16		\$10,007.84
		Phase I ESA	\$ 3,000.00	\$3,000.00	451050	5/14/2025	\$2,985.66	\$14.34	\$14.34
							\$2,985.66		\$14.34
		Hazardous Materials Inspection	\$ 6,000.00	\$6,000.00	451050	5/14/2025	\$546.00	\$5,454.00	\$5,454.00
					451637	6/9/2025	\$81.50	\$5,372.50	\$5,372.50
					453355	7/15/2025	\$48.00	\$5,324.50	\$5,324.50
					455825	9/19/2025	\$35.00		
							\$710.50		\$5,289.50
		BEA/Due Care	\$ 5,000.00	\$5,000.00	451637	6/9/2025	\$848.00	\$4,152.00	\$4,152.00
					453355	7/15/2025	\$147.50	\$4,004.50	\$4,004.50
					454528	8/13/2025	\$70.00	\$3,934.50	\$3,934.50
							\$1,065.50		\$3,934.50
		Ground Penetrating Radar (GPR) Geophysical Survey	\$ 2,700.00	\$2,700.00	451050	5/14/2025	\$422.00	\$2,278.00	\$2,278.00
					451637	6/9/2025	\$2,260.00	\$18.00	\$18.00
							\$2,682.00		\$18.00
		Sub-Slab Soil Gas Sampling	\$ 7,000.00	\$7,000.00	451050	5/14/2025	\$679.50	\$6,320.50	\$6,320.50
					451637	6/9/2025	\$4,177.00	\$2,143.50	\$2,143.50
					453355	7/15/2025	\$1,392.00	\$751.50	\$751.50
							\$6,248.50		\$751.50
2501481	2025-4	Kalamazoo Curling Club- Island Avenue and Belleisle Boulevard	\$ 8,000.00	\$ 8,000.00	457231	10/17/2025	\$3,600.00		
					457486*	11/4/2025	\$4,400.00		

General Environmental Review  
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
						Project Subtotal	\$8,000.00		\$0.00
		Phase I ESA	\$ 4,000.00	\$4,000.00	457231	10/17/2025	\$3,600.00		
					457486	11/4/2025	\$400.00		
							\$4,000.00		\$0.00
		BEA	\$ 4,000.00	\$4,000.00	457486	11/4/2025	\$4,000.00		
							\$4,000.00		\$0.00
		Total Project Budgets	\$315,008.00	\$315,008.00		Total	\$245,660.75		\$69,347.25
		Note: There were no invoices for consideration in April 2025							

---

## Memo

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

**FROM:** Therese Searles, Senior Brownfield Specialist

**DATE:** November 20, 2025

**RE:** FY21 EPA Grant Updates and Invoices

---

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to the FY21 EPA Brownfield Assessment Grant.

### 1. Community Outreach and Programmatic

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

Update:

*The grant period ended on September 30, 2025. All grant-related project activities were complete and funds fully expended prior to the grant period end. Final grant-related invoices were approved last month. All project reports have been issued. Closeout reporting is underway and is due 120 days from the end of the project period. The Final Federal Financial Report has been completed and submitted to the USEPA. MBE-WBE reporting is no longer required. The Final Technical Report is being finalized by Fishbeck and will be submitted to the Brownfield Redevelopment Administrator in the near future.*

*Fiscal Year 2026 EPA Brownfield Assessment Coalition Grant Guidelines have yet to be released. However, EPA Project Officers are starting back to work as early as November 13, 2025. Fishbeck will diligently monitor any updated announcements and is prepared to start preparation of application materials pending release of the updated guidelines.*

Work Order 2026 – 1

## Scope of Services

### Contract for Professional Services

#### Kalamazoo County Brownfield Redevelopment Authority

Applicable to Agreement Dated March 7, 2022, Addendum No. 4 and assigned to FISHBECK

Work Order No. 2026-1 Dated November 20, 2025

Between

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)**

**201 WEST KALAMAZOO AVENUE**

**KALAMAZOO, MICHIGAN 49007**

And

**FISHBECK**

**2960 INTERSTATE PARKWAY**

**KALAMAZOO, MICHIGAN 49048**

**Subject Matter: General Environmental Consulting Services**

**Funding Source: 247-000-808.00 – Brownfield EA and Admin and LBRF**

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 1, and as assigned, and as described in this “Scope of Services.”

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

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

David A. Stegink  
Name (FISHBECK)

(269) 342-1100  
Phone

Ken Peregon, Chair  
Name (CLIENT)

269-384-8112 (County phone #)  
Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon  
Title Chair

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

Signature \_\_\_\_\_  
Date \_\_\_\_\_

Signature \_\_\_\_\_  
Date \_\_\_\_\_

## 1. Scope of Services

The KCBRA has entered into a contract with FISHBECK for general environmental consulting services to support the KCBRA and its staff, as directed, on an as needed basis. Work performed under this Work Order shall include, but not be limited to the following activities:

- Duties as listed in the Invitation for Bid and Envirollogic's Proposal, as assigned to and honored by FISHBECK, as part of the General Environmental Consulting Services Contract dated March 7, 2022 which include:
  - General Environmental and Project Specific:
    - Prepare all status and financial reports required by the KCBRA.
    - Provide 3<sup>rd</sup> party oversight when developer uses their own consultant for environmental work.
    - Prepare and maintain schedules and timelines.
    - Conduct assessment activities on non-EPA grant brownfield sites.
    - Prepare Brownfield Plans and Act 381 Work Plans for qualified sites.
    - Coordinate with local municipalities, townships, and the County Land Bank to secure site access and approve Brownfield Plans.
    - As requested by KCBRA attend meetings of Kalamazoo County Board of Commissioners, local municipal and township boards and commissions to facilitate coordination and approval. This may include evening meetings.
    - Prepare and make presentations to such boards and commissions as requested by KCBRA.
- Use the work order system established by the Authority to mutually approve and monitor the environmental assessment, project management and other services.
- Actively participate in, and regularly attend the Authority meetings at no charge.
- Maintain regular communications with the Authority.
- Assist staff with various Authority administrative activities as needed and directed.

## 11. Compensation

2026 General Environmental Consulting FISHBECK staff time and expenses..... **\$ 30,000**

Compensation for services provided under this Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services, between FISHBECK and CLIENT and not to exceed the budget of \$30,000 without prior authorization.

## 111. Schedule

Continued review activities, meetings and support activities will occur on an as needed basis from January 1, 2026 through December 31, 2026.

Z:\Envirollogic\Projects\Projects\_K\Kalamazoo County\Brownfield Redevelopment Authority\Work Orders and Contracts\Fishbeck General Environmental Consulting -Work Order 2026 - 1.docx/

# **An Old Tool with a New Use: *Using Brownfield Tax Increment Financing for Housing (HTIF)***

Kalamazoo County Brownfield Redevelopment Authority (KCBRA)

Regular Meeting

November 2025




# Presentation Outline


1. Brownfield Redevelopment Financing Act
2. Eligible Property
3. Eligible Activities
4. Income Qualified Housing and Area Median Income
5. Why Incentives are Needed
6. Compliance for Income Qualified Housing
7. Evaluating Support – Traditional Brownfield vs. Housing Projects

# Act 381 (1996 PA 381) Amended in 2023

Public Act 381 of 1996 is the statute that lets cities, villages, townships, and counties create Brownfield Redevelopment Authorities in order to support redevelopment of brownfield sites. The primary means of support allowed by the statute is “Tax Increment Financing.”



Definition of a brownfield changed in 2023; it now includes contaminated, functionally obsolete, blighted, historic, AND any property that will be developed or rehabilitated for housing.



Eligible activities were added to facilitate construction of housing for people earning up to 120% of Area Median Income.

# Eligible Brownfield Properties

Property must be a brownfield to be eligible:

- Blighted – blighted now includes previously developed property or tax reverted property owned by local government or by the state
- Functionally obsolete
- Contaminated
- Owned by or under control of a land bank
- Historic resource
- Adjacent/contiguous to one of the above
- **Housing Property (as of 2023)**

# Eligible Brownfield Properties

## Housing Property:

- One or more units of residential housing to be constructed, rehabbed, or otherwise designed to be a dwelling
- One or more units of residential housing to be constructed or rehabbed in a mixed-use project

A regional or local housing plan demonstrating that the proposed housing project is in alignment with the needs identified by the housing plan. Also, the Statewide Housing Plan.

A housing plan should be adopted/affirmed by the local municipality prior to MSHDA's involvement (approval of an Act 381 Work Plan for school TIF).

Master Plans that detail the local housing needs may suffice to demonstrate alignment. Lack of housing details in a Master Plan will not satisfy MSHDA.

A Brownfield Plan must include details on the identified housing need, as well as either absorption data or job growth data.

## **Demonstrated “Housing Need”**

# What are “Eligible Activities”? *(Redevelopment Expenses)*

## Brownfield Plan/Act 381 Work Plans

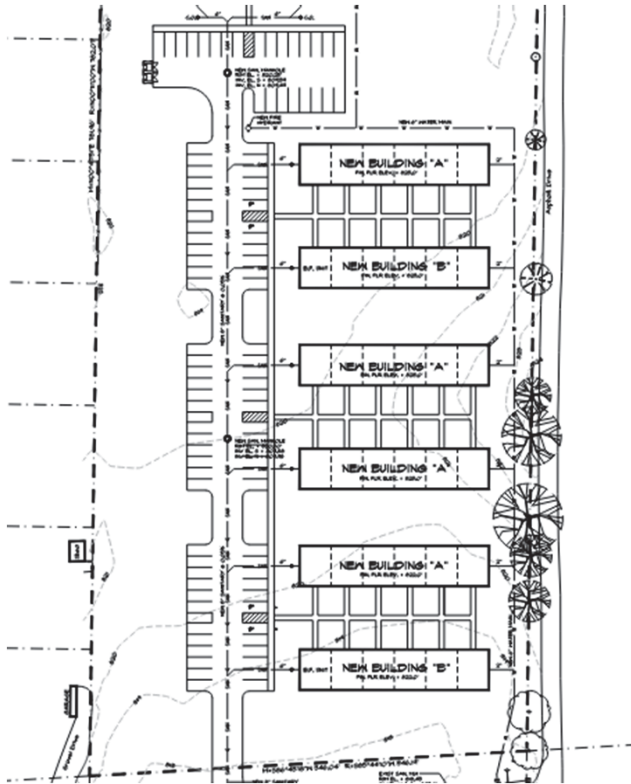
- **EGLE\*** (Department of Environment, Great Lakes, and Energy) Department Specific Activities (Environmental):
  - Phase I and II ESAs, BEAs, due care activities, response activities, removal and closure of USTs, disposal of solid waste, dust control, specialized foundations, removal and disposal of lake or river sediments, industrial cleaning, certain sheeting or shoring, and lead, mold, or asbestos abatement
  - Demolition that is required to address environmental site issues
  - Infrastructure improvements and site preparation for landfill facilities that meet certain criteria
- **MSF\*** (Michigan Strategic Fund) Activities (Non-Environmental):
  - Demolition and lead and asbestos abatement
  - Site preparation (\*\*Core Communities, Land Bank)
  - Public infrastructure (\*\*Core Communities, Land Bank)
- **MSHDA\*** (Michigan State Housing Development Authority) Activities (Housing) (discussed later):
  - Preparation of Brownfield Plans and Work Plans
  - Brownfield Plan and Work Plan implementation
  - Administrative costs of the BRA

*\*Act 381 Work Plans required to be approved by one of these agencies to allow capture of State Education Tax and Local School Operating Millage*

*\*\*Up to \$250,000 in asbestos, lead, mold abatement, haz. materials, and demolition – school TIF capture allowed without an Act 381 Work Plan*

Costs for tracking and reporting data and plan compliance and costs to implement, monitor, and maintain compliance with the income and price monitoring up to \$50,000

# Housing TIF Eligible Activities



New housing TIF can be used in a community with an “identified housing need” to reimburse the developer for:

- Environmental costs
- Demolition
- Infrastructure that supports housing (available for public use and safety improvements)
- *Site preparation that supports housing\**
- *Rental rehab (renovation)\**
- *Temporary household relocation\**
- *Acquiring blighted or obsolete rental units to rehab\**
- *Construction gap financing for homes\**

*\*Project must include some Income Qualified Housing*

- 100% of site preparation and infrastructure costs are likely eligible if a portion of the development includes units that are below 120% of Area Median Income (Income Qualified Housing).
- All “fundamental physical development activities”:
  - Clearing, grading, filling, compaction, exportation of excess soil.
  - Water/sewer connections, sidewalks, driveways, development drives, and parking areas/structures.
  - Lighting, signage, stormwater retention, landscaping.
  - Green build features: solar panels and EV charging stations.
  - Infrastructure and Site Preparation activities are eligible regardless if they are public, in the right-of-way, private/owned by the development, or in a core community.\*

\*As they will be available for public use by the housing development

## Housing TIF Eligible Activities

# Income Qualified Housing and Area Median Income

- Income Qualified Housing is a structure occupied by a household making 80% to 120% of the Area Median Income (AMI).
- This housing incentive is for “workforce housing” – people at 80-120% of Area Median Income, or \$53,680 to \$80,520.
- As a rule of thumb, maximum 30% of income is directed toward housing. This equates to a monthly housing burden of \$1,342 to \$2,013.



## Who are we talking about?

- People who have good-paying jobs
  - teachers, first responders, health care workers, etc.
- First-time home buyers and young families with limited equity and savings
- People with vocational school or college debt
- Parents paying for childcare

Keeping these families in the area is a *public good*.

Economic Development Agencies will tell you how important housing is to support manufacturing and local economies.

This is NOT low-income housing.

# Construction Gap Financing

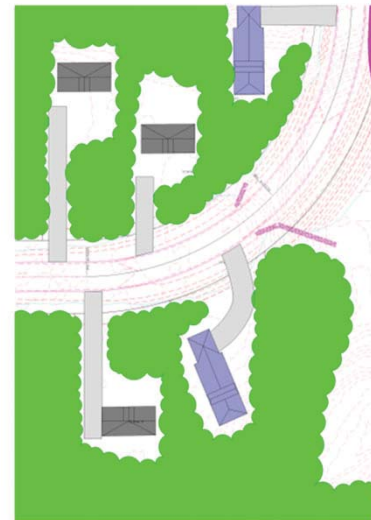
Statute allows a BRA/Municipality to participate in gap financing an Income Qualified Housing Development project. How much?

## MSHDA Housing Subsidy Calculation

- Potential Rent Loss (PRL) – Multi-family
- Potential Development Loss (PDL) – Owner-occupied
- Total Housing Subsidy (THS)
- **15% cap on developer fee and profit (currently)**

## Proforma Based Approach

- Based on actual incentive needed to provide developer a “reasonable” rate of return



# Q: How is the financing gap determined?

## A: Math

### Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Oceana County WFH Project: 40 Total Units/Leases (20 1-Bedroom @ 60% AMI / 20 2-Bedroom @80% AMI)

FORMULA	Location	Type	FMR/MR Rent	Control Rent - Proj. Rent	= PRL	x No. of Units	x No. of Months	x No. of Years	= PRL GAP CAP	Per Unit
FMR	Oceana Co.	1 Bedroom	\$ 635.00	\$ 1,587.50 - \$ 852.00	= \$ 735.50	20	12	25	\$ 4,413,000.00	\$ 220,650.00
FMR	Oceana Co.	2 Bedroom	\$ 836.00	\$ 2,090.00 - \$ 1,364.00	= \$ 726.00	20	12	25	\$ 4,356,000.00	\$ 217,800.00
TOTAL Housing Subsidy						40			\$ 8,769,000.00	\$ 219,225.00
Approved BRA TIF Request						40			\$ 2,225,000.00	\$ 55,625.00

MSHDA also provides a table for owner-occupied housing.

# Why do we need housing incentives?

Significant need for housing of all types, especially affordable/attainable housing

Too many people spend more than half of their income on rent or mortgage

Michigan's housing stock at the starter end is old (built before 1970) and not being replaced

Michigan's statewide housing plan calls for 115,000 units by 2027

Kalamazoo County Housing Plan – 7,750 housing units needed by 2030

Rising Material Pricing – double-digit increases in 2021 and 2022



## Why we need housing incentives: 1303 Post Drive, Plainfield Township

- 18 rental apartments for up 120% AMI
- 1 BR rent is \$1,500
- 2 BR rent is \$1,850
- Two retail units
- \$6,076,000 investment – about \$227/sf
- Commercial and residential rent annual revenue = \$608,155
- Annual costs for debt, utilities, management, taxes, etc. = \$673,706
- Operating deficit (covered by TIF) = \$65,551

# Why we need housing incentives:

## Small residential project, Traverse City

Annual costs/revenues for 14 apartments renting from \$1,000 for a studio to \$1,575 for a two bedroom; \$4,879,440 construction cost for rental units and share of site improvements (\$530/sf)



Annual operating costs: land and construction loans, management, utilities for residents, insurance, taxes



Annual revenues from rents

Annual revenues from TIF

Revenues are \$101,539 less than operating costs every year. The developers either need to raise rents or use an incentive to keep rents affordable. TIF makes up the difference so rents can stay low.

# Accountability for Housing Projects

- State-required annual reporting
  - Developer reports rent rolls and provides income qualification verifications. BRA reports to state. Check against Development and Reimbursement Agreement.
- Rents must stay within MSHDA guidelines (control rent) for duration that construction financing gap is reimbursed
- No short-term rentals
- Development and Reimbursement Agreement
- Notice on Deed identifying site as an Income Qualified Housing Property
- Environmental – safe for residential use

# Brownfield Tax Increment Financing

## Potential Challenges with TIF:

- Limited TIF on PRE property
- MSHDA Flexible Guidance – designed to meet local needs/also requires local determination of best practices
- Zoning for Density (allow for MF, ADUs, duplexes, etc.?)
- Financing construction with a TIF reimbursement that could go out 30 years
- Affordability tied to TIF capture duration
- Community willingness
- Scale – when is the juice worth the squeeze?
- Local government needs to consider the cost of serving new housing

# Evaluating Support –Same Tool, Different Lens – Traditional Brownfields vs. Housing

Blight Reduction

Environmental Cleanup

Property and Infrastructure Reuse

Leverage Investment

Job Creation

Recovery of Tax Base

Reduce Sprawl

Creates Needed Housing



Traditional	Housing
✓	For rehab projects
May apply	May apply
✓ (infrastructure may or may not apply)	For rehab projects (property) and infill (infrastr.)
✓	✓
May apply	Not primary focus
✓	✓
✓	If infill housing
X	✓

# Questions?

---

**Therese Searles**

Senior Brownfield Specialist

P: (269) 544-6971

E: [tsearles@fishbeck.com](mailto:tsearles@fishbeck.com)

**Fishbeck Team Members:**

Roman Wilson

David Stegink

Susan Wenzlick

Kirk Perschbacher

Therese Searles

Logan Mulholland

Emily Dunbar

Olivia Selby

Mike Roberts



38	<b>Site Study</b>	
39	Fishbeck 2/14/25 (KVHH)	\$ 285.25
40	Fishbeck 3/3/25 (KVHH)	\$ 2,323.25
41	Fishbeck 5/14/25 (KVHH)	\$ 391.50
42	Fishbeck 10/17/25 (KCC)	\$ 3,600.00
43	<i>Fishbeck 11/4/25 (KCC)</i>	<i>\$ 400.00</i>
44	<b>Total</b>	<b>\$ 7,000.00</b>

Contractual - Other		
Varnum Invoice (Pavilion Inv. LLC)	\$	2,212.50
Varnum Invoice (Pavilion Inv. LLC)	\$	2,550.00
Varnum Invoice (Pav. Inv. & Maple Hill)	\$	600.00
Varnum Invoice (The B on Burdick)	\$	262.50
<i>Varnum Invoice (Green Dev. Vent. LLC)</i>	<i>\$</i>	<i>75.00</i>
<b>Total</b>	<b>\$</b>	<b>5,700.00</b>

<b>Communication - Internal</b>	
Network Jan.-March	\$ 91.75
Network April-June	\$ -
Network July-Sept.	\$ -
Network Oct.-Dec.	\$ -
<b>Total</b>	<b>\$ 91.75</b>

Communication	
Total \$	-

Travel	
BRA Staff EGLE Workshop 4/16/25	\$ 67.20
BRA Staff MEDA Emerging Leaders 5/8/25	73.50
BRA Staff Brownfields Conference 8/25	\$ 927.86
BRA Staff Travel to MEDA Basic Course 9/25	\$ 286.91
<b>Total</b>	<b>\$ 1,355.47</b>

Marketing	
Bluetree Webdesign	\$ 80.00
<i>W.P. Engine Invoice Annual Renewal</i>	<i>\$ 300.00</i>
<i>Go Daddy Domain Name Renewal</i>	<i>\$ 22.19</i>
<b>Total</b>	<b>\$ 402.19</b>

Employee Training		
EGLE Workshop 4/16/25	\$	30.00
MEDA Emerging Leaders 5/8/25	\$	80.00
MEDA Membership Fee 2025	\$	350.00
MEDA Basic Course Registration	\$	645.00
MI Association of Planners Registration	\$	45.00
BRA Staff Reim. MEDA CEd Textbook	\$	40.00
BRA Staff IEDC Membership Fee	\$	65.00
IEDC Managing EDOs Class Fee	\$	710.00
IEDC Real Estate Dev. & Reuse Class Fee	\$	710.00
IEDC Business Retention & Exp. Class Fee	\$	535.00
MI Association of Planners Conference	\$	355.00
<i>State of Ec Dev 2026</i>	<i>\$</i>	<i>131.42</i>
<b>Total</b>	<b>\$</b>	<b>3,696.42</b>

Miscellaneous	
Total	\$ -

Indirect Cost alloc.	
Total \$	-

Interest Expense	
Total \$	-

Total Expenses	\$ 110,278.11
----------------	---------------

Salaries	
Salary R Q1	\$ 55.22
Salary M Q1	\$ 17,546.27
Fringe Q1	\$ 7,040.60
Salary R Q2	\$ -
Salary M Q2	\$ 15,435.27
Fringe Q2	\$ 6,174.11
Salary Q3 R	\$ -
Salary Q3 M	\$ 16,612.50
Fringe Q3	\$ 6,645.00
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
<b>Total</b>	<b>\$ 69,508.97</b>

\*.02 correction

KCBRA Admin Account Balance	\$746,147.29
-----------------------------	--------------

*Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements*

<i>Fund 243 General Fund</i>	<i>\$6,387,036.58</i>
------------------------------	-----------------------

Fund 242 LBRF	\$3,837,117.17
---------------	----------------

MUNIS Actual      MUNIS Actual

2024 MUNIS BRA TOTAL YEAR END				4,455,282.02
ESTIMATED TOTAL FUND BALANCE AS OF 12/13/24				\$6,387,036.58
2024 BRA Carry Forward Administrative Fund Balance				\$685,550.70
Administrative Fund Balance as of 11/13/25				<b>\$746,147.29</b>
BRA Fund 243 for 2025 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP
County BRA (acct 24370300-)		<b>110,278.11</b>		-110,278.11
Dividends	122,744.50			122,744.50
Service Fees (application fee payments)	10,000.00			
3rd Party Reimbursements	38,130.20			
Midlink local TIR tax (acct 24370301-420.00)	449,382.42			449,382.42
Midlink school TIR tax (acct 24370301-420.01)	302,380.06			302,380.06
Midlink Admin chg				
General Mills local TIR (acct 24370304-420.00)	109,639.26	101,797.02		7,842.24
General Mills school TIR (acct 24370304-420.01)				0
General Mills Admin chg				
9008 Portage Road local TIR (acct 24370303-420.00)	4,252.07	4,246.08		5.99
9008 Portage Road school TIR (acct 24370303-420.01)	3,083.96			3,084
9008 Portage Road Admin Chg				
555 E. Eliza St. Local TIR (24370306-420.00)	59,535.34	31,500.00		28,035.34
555 E. Eliza St. School TIR (24370306-420.01)	43,664.74			43,665
555 E. Eliza St. Admin Chg	297.20			297
232 LLC Local TIR (24370307-420.00)	7,251.54	6,891.21		360.33
232 LLC Admin. Chg				
Blackbird Billiards local TIR (24370308-420.00)	695.39	1,073.42		-378.03
Blackbird Billiards School TIR (24370308-420.01)	329.15	767.73		-438.58
Blackbird Billiards Admin Chg				
Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,200.30	4,946.16		254.14
Kalamazoo West Admin. Chg				
Metal Mechanics Local TIR (24370311-420.00)	6,029.77	5,519.22		511
Metal Mechanics School TIR (24370311-420.01)				0
Metal Mechanics Admin. Chg				
Scanell/Project Spartan Local TIR (24370318-420.00)	612,106.80			612,107
Scanell/Project Spartan Admin. Chg				
Schupan Local (24370326-420.00)	23,789.30	50,355.92		-26,566.62
Schupan State (24370326-420.01)				
Schupan Admin. Chg				
Stadium Park Way Local (24370314-420.00)	64,744.98			64,745
Stadium Park Way School (24370314-420.01)				0
Stadium Park Way Admin Chg				
383 S. Pitcher St Local TIR (24370315-420.00)	15,797.76	8,940.90		6,857
383 S. Pitcher School TIR (24370315-420.01)	10,238.20	14,525.38		-4,287
383 S. Pitcher Admin Chg				
Vickburg Mill (24370316)				
Vicksburg Mill Admin. Chg				
Delta Marriott (24370317) Local TIR	61,110.24	235,760.30		-174,650.06
Delta Marriott School TIR		34,454.07		-34,454.07
Delta Marriott Admin. Chg				
2 and 10 Mills St. (Environmental Work)				
Graphic Packaging Local TIR (24370319-420.00)	293,470.81			191,674
Graphic Packaging School TIR (24370319-420.01)	181,749.22			181,749
Graphic Packaging Admin Chg				
IPUSA Local TIR (24370320-420.00)	302,873.16	170,473.75		132,399.41
IPUSA State TIR (24370320-420.01)		5,901.45		-5,901.45
IPUSA Admin. Charge				
KALSEE Credit Union Local TIR (24370321-420.00)	13,384.03	11,906.53		1,477.50
KALSEE Credit Union State TIR (24370321-420.01)		10,788.59		-10,788.59
KALSEE Credit Union Admin. Charge				
Landscape Forms, Inc.				
<b>City BRA Projects to Reimburse KCBRA (3rd Party Reim.)</b>				
615 W. Kalamazoo Ave. (KCBRA fully reimbursed 9/25)				
619 Porter St. (Environmental work)				
Clarkwillard Trimpack Property (LBRF Loan)				
<del>The B on Burdick (LBRF Loan - Emerging Developer)</del>				
<b>BRA ACTUAL TOTAL IN 2025 AS OF 11/13/25</b>	<b>2,741,880.40</b>	<b>810,125.84</b>	<b>-</b>	<b>1,931,755</b>

MUNIS Actual, Admin Expense (D6)

Prev Yrs admin JE in MUNIS

1,931,755      6,387,037

2020-24 Pending remaining of approved Work Orders & Other Expenses			
<b>General Fund</b>			
WO#17 - Gen Env. Consulting, Ammend. #1		85	
WO#2018-1 - General Env. Consulting		20	
WO#19 - Checker Motors MDEQ SSA grant application		\$1179 + \$58 application	
WO# 2018-2 ET Annual Report Assistance		25	
WO# 2018-3 Website Assistance-Envirologic		42.5	
Web Hosting (annual expense)		0	Remaining amount in W.O.
WO# 2019-1 General Environmental Consulting		1,516.25	
WO# 2019-3 General Env. Review 2018 Annual report		447.50	
WO# 2020-1 General Environmental Review ET		7,273.75	
WO#2021-1 General Env. + Admin. Envirologic		16,393.75	
WO#2022-1 General Environmental + admin		11,722.50	
WO#2023-1 General Environmental + Admin		6,780.44	
WO #2024-1 General Environmental + Admin		2,354.96	
WO# 2025-1 General Environmental + Admin		8,063.76	amount remaining in w.o.
WO# 2025-2 Habitat for Humanity		0.00	amount remaining in w.o.
<b>Fund 243 (247) Work Order TOTAL</b>		<b>8,063.76</b>	
<b>Local Brownfield Revolving Fund 242</b>	Revenues	Expenses	
Dividends deposited to date	332,201		on Michigan CLASS \$4.6M
440, LLC - Funding Request		0.00	Remaining amount in W.O.
WO#2021-2 3800 Wynn Rd General Env.		0.00	\$6,832 Remaining (\$21k allocated)
WO#2023-2 YWCA VMI system (GRA)		4,949.23	Remaining (\$110k allocated)
WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00	Encumbered figure of Loan Amt.
Midlink (Pending)		660,000.00	Pending Encumbered figure
estimated work order totals LBRF		1,059,449.23	w/ pending LBRF requests
<b>Emerging Developer Fund Work Orders &amp; Other Expenses</b>	<b>500,000.00</b>		<b>Estimated Amt. Allocated for 2025</b>
WO# 2025-2 Habitat for Humanity		14.00	Remaining amount in W.O.
WO# 2025-3 Rooney's Soul Food Wagon		0.00	\$11377.84 Remaining (\$25k allocated)
WO# 2025-4 The Kalamazoo Curling Club		5,000.00	Remaining amount in W.O.
Emerging Developer Allocation for 2025 as of 11/12/25		494,986.00	Remaining in 2025 Allocation
<b>Fund 242 (643) Encumbrances &amp; Work Order Total</b>		<b>1,559,449.23</b>	<b>w/ Emerging Developer Allocation for 2025</b>
<b>total work orders &amp; other expenses from both accounts</b>		<b>1,567,512.99</b>	

3,837,117

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

100 Island Ave., LLC  
 Graphic Packaging  
 IPUSA (Invoice packet #2&3)  
 Landscape Forms Inc.

ESTIMATED Total Remaining including TIR (w/remaining developer invoice packets encumbrances TBD)

6,387,036.58

# KCBRA Fund 242 Local Brownfield Revolving Fund

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		458.41
Transfer from RAI Jets pending 8/24/23	9,033.35		9,033.35
Trasfer from Stadium Park Way 8/24/23	57,124.21		57,124.21
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		2,254,385.84
Transfer from Midlink Business Park 10/26/23	776,830.38		776,830.38
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	-13,707.93
Fishbeck WO#2023-2 YWCA 3/13/24		87,897.02	-87,897.02
Fishbeck WO #2023-2 YWCA 4/10/24		1,384.65	-1,384.65
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/24		10,292.01	-10,292.01
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65		10,865.65
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11		21,086.11
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72		20,503.72
Fishbeck WO #2023-2 YWCA 7/9/24		537.50	-537.50
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92		21,345.92
Transfer from KALSEE Credit Union 8/22/24	2,036.46		2,036.46
Transfer from Stryker 8/22/24	245,614.16		245,614.16
Dividends from Michigan CLASS investment \$4.6 M 8/31/24	21,303.34		21,303.34
Transfer from 9008 Portage Road 9/26/23	2,834.64		2,834.64
Dividends from Michigan CLASS investment \$4.6 M 9/30/24	20,186.23		20,186.23
Fishbeck WO #2023-2 YWCA 10/10/24		437.55	-437.55
Dividends from Michigan CLASS investment \$4.6 M 10/31/24	19,822.86		19,822.86
Transfer from Scannell 11/21/24	119,331.26		119,331.26
Dividends from Michigan CLASS investment \$4.6 M 11/30/24	18,767.70		18,767.70
Fishbeck WO #2023-2 YWCA 12/2/24		115.00	-115.00
Dividends from Michigan CLASS investment \$4.6 M 12/31/24	18,908.38		18,908.38
Dividends from Michigan CLASS investment \$4.6 M 1/31/25	18,315.73		18,315.73
Fishbeck WO #2023-2 YWCA 2/10/25		4,534.50	-4,534.50
Dividends from Michigan CLASS investment \$4.6 M 2/28/25	16,452.37		16,452.37
Fishbeck WO #2023-2 YWCA 3/3/25		10,144.55	-10,144.55
Dividends from Michigan CLASS investment \$4.6 M 3/31/25	18,058.69		18,058.69
Dividends from Michigan CLASS investment \$4.6 M 4/30/25	17,464.59		17,464.59
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 5/14/25		4,633.16	-4,633.16
Fishbeck #WO 2025-2 KV Habitat for Humanity 5/14/25		2,086.00	-2,086.00
Transfer from KALSEE Credit Union 5/22/25	7,426.54		7,426.54
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		7,366.50	-7,366.50
Dividends from Michigan CLASS investment \$4.6 M 5/31/25	18,016.42		18,016.42
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/15/25		1,587.50	-1,587.50
Dividends from Michigan CLASS investment \$4.6 M 6/30/25	17,494.32		17,494.32
Dividends from Michigan CLASS investment \$4.6 M 7/31/25	18,149.75		18,149.75
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		70.00	-70.00
Dividends from Michigan CLASS investment \$4.6 M 8/31/25	18,127.81		18,127.81
Transfer from IPUSA 9/25/25	2,300.00		2,300.00
Transfer from Delta Marriott 9/25/25	10,084.30		10,084.30
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 9/19/25		35.00	-35.00
Dividends from Michigan CLASS investment \$4.6 M 9/30/25	17,330.95		17,330.95
Dividends from Michigan CLASS investment \$4.6 M 10/31/25	17,642.58		17,642.58
Fishbeck WO #2025-4 Kalamazoo Curling Club 11/4/25		4,000.00	
Subtotals	5,590,182.78	193,616.38	5,396,566.40
Fund 242 TOTAL to date \$ 5,396,566.40			
Estimated amount less encumbrances	3,837,117.17	See Expense Detail 2025 for outstanding workorders	

Dividends 2025 Year to Date	177,053.21
Total Dividend Deposits to Date	332,200.54
Total Project Revenues for 2024 Year End	369,816.52
Total Project Expenses for 2024 Year End	114,371.66
Total Project Revenues for 2025 Year to Date	19,810.84
Total Project Expenses for 2025 Year to Date	34,457.21
LBRF work order totals remaining	9,963.23
LBRF grant and loan totals remaining	1,054,500.00
LBRF amount less encumbrances	3,837,117.17

LBRF Emerging Developer Fund	
Encumbered Amt.	5,014.00
Fund Expenses	15,778.16
Allocated in '25	500,000.00
Remaining	494,986.00
Projects Funded	3