
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 26, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/85921428104>

Webinar ID: 859 2142 8104

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of February 26, 2026
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. \$2,478.75 – Fishbeck Invoice 462727 (W.O. 2026-1 Gen. Env.)
 - ii. \$610.00 – BRA Staff CEcD Exam Fee
 - b. **From Local Brownfield Revolving Fund:**
 - i. \$17,500.00 – Fishbeck Invoice 4622642 (W.O. 2026-2 Flowers Automotive)
 7. Discussion and/or Action Calendar
 - a. **Action:** Kalamazoo Nonprofit Advocacy Coalition (KNAC)
 - i. Part I and Part II Project Applications
 - ii. \$10,000 reimbursement for Hazardous Materials Inspection
 - b. **Action:** City of Portage Brownfield Funding Request – 1706 W Center Ave
 - i. Part I and Part II Project Applications
 - c. **Discussion:** Ad-hoc Committee Update for Swan WFH Midway Center, LLC – Galesburg, MI
 - d. **Discussion:** Fishbeck General Environmental Memo & Billing Summary
 8. Financial Reports
 - a. **Discussion:** KCBRA General Fund 243 Report 2025 Q4 & Year End Report
 - i. Staffing Update/Discussion
-

ii. "The B on Burdick" Invoice Update

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

9. Staff Report/Updates

- a. Received conditional approval for Act 381 Workplan Green Development, LLC BFP from MSHDA on 2/4/2026
- b. Administrator Walters is now the Chairperson for the South Drake Road Corridor Improvement Authority (SoDA) as of 3/4/26
- c. Received confirmation from EPA on receipt of EPA Grant '26 Application on 3/10/26
- d. Provided Brownfields & Housing TIF 101 to Kalamazoo County Township Supervisor's Meeting on 3/18/26
- e. Received denial letter (II) for Act 381 Workplan Pavilion Investors, LLC from MSHDA on 3/18/26
- f. Attended Kalamazoo Housing Stakeholders Meeting by Kalamazoo Community Foundation a discussion on Community Land Trusts on 3/20/26
- g. Administrator Walters to sit for the CEcD Written Exam on 4/2/26
- h. Swan WFH Midway Center, LLC BFP Pending for 4/23/26 KCBRA Regular Meeting

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, April 23, 2026, 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 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, February 26, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

DRAFT – MINUTES

Present: Christopher Carew, Lana Escamilla, Chas Hammond, Jared Lutz, Jodi Milks, Monteze Morales, and Andrew Wenzel

Members Excused: Chad Goodwill and Kenneth Peregón

Vacancies: none

Kalamazoo Township: none

Oshtemo Township: none

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

Consultant: Logan Mulholland, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

Community: 5

1. Call to Order: **Vice Chair Lutz called the meeting to order at 3:01 p.m.**
 2. Roll Call and Members Excused: **Ken Peregón and Chad Goodwill were excused. Seven (7) voting members of nine (9) board of directors were present. Commissioner Monteze Morales joined the meeting at 3:24 pm and attended virtually through OAG ADA accommodation 2022-7318.**
 3. Approval of the Agenda:
A request for Item 7g was added to the Agenda. Director Carew moved to approve Item 3 as amended, with Item 7g to be discussed first, Director Milks seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Zero (0) Abstained, motion carried.
 4. Approval of Minutes: BRA Minutes of January 22, 2026
Director Hammond moved to approve Item 4, as presented, Director Milks seconded. None opposed, motion carried.
 5. Public Comments: (4 minutes each) **Robert Britigan thanked the board for their support of the Midlink Business Plan thus far and stated that 70% of the park is developed. He requested an opportunity to present to the KCBRA in June 2026, the plans for the remaining 30% of development.**
 6. Consent Agenda:
 - a. **From General Fund:**
-

- i. **\$1,237.50** - Varnum Invoice 1404617 (Pavilion Investors, LLC)
- ii. **\$1,015.00** – Fishbeck Invoice 461597 (W.O. 2026-1 Gen. Env.)

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

7. Discussion and/or Action Calendar

g. **Discussion:** 1701 Center St. – Ali Family & City of Portage BRA LBRF Request

Discussion ensued related to a future request to the KCBRA, forthcoming in March, related to a request for a loan out of the local brownfield revolving fund to be repaid with tax increment financing, through a Housing-TIF brownfield plan that will be administered by the City of Portage. Discussion ensued related to creating a reimbursement agreement and that compliance monitoring for income verification happened as soon as possible.

No action was taken.

a. **Action** MRC Industries

i. Part I & Part II Project Applications

Director Wenzel disclosed he had a conflict of interest on the project, as a board member for the organization.

Director Milks moved to approve Item 7ai, waiving the application fee, contingent upon the application being updated to reflect a \$45,000 ask to the KCBRA and for the taxable value of the property to be listed as \$0. Director Escamilla seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Director Wenzel Abstained from voting and discussion. Motion carried.

ii. Fishbeck Work Order 2026-3: MRC Ind.

Discussion ensued related to amending the work order to include Phase II soil gas sampling and a Hazardous Materials Inspection.

Director Milks moved to amend Item 7 aii, to include a limited Phase II with soil gas sampling, and to include a Hazardous Materials Inspection, the work order total would be up to \$45,000. Director Escamilla seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Director Wenzel abstained from voting and discussion. Motion carried.

b. **Action:** Swan WFH Midway Center, LLC - Allen Edwin Homes

i. Part I & Part II Project Applications

Vice Chair Lutz disclosed a conflict of interest as a staff member of Michigan Growth Advisors who is working with Allen Edwin Homes to write the brownfield plan.

Director Wenzel moved to approve Item 7bi as presented, Director Carew seconded. A Roll Call Vote was taken. Six (6) Yes, Zero (0) No, and Director Lutz abstained from voting and discussion.

Discussion ensued related to creating an ad-hoc committee to review the project pro forma and scope.

Director Wenzel made a motion to assemble a temporary ad-hoc committee to discuss the proposed brownfield plan for Item 7ci, nominating Ken Peregon, Chad Goodwill, Jodi Milks, and Commissioner Monteze Morales to serve on the committee. Director Milks seconded. None opposed, motion carried.

c. **Action:** Developer Invoice Packet for Reimbursement

i. Midlink Development, East Cork Street Investors, Invoice Packet #3, total of \$208,561.28

Director Hammond moved to approve Item 7ci as presented, Director Wenzel seconded. None opposed, motion carried.

d. **Discussion:** Fishbeck General Environmental Memo & Billing Summary
Consultant Mulholland Presented the Memos.

e. **Discussion:** KCBRA Operational Policy

Director Milks moved to approve Item 7e contingent upon providing a URL to the County's Housing TIF policy within the item, Director Hammond seconded, none opposed, motion carried.

f. **Action:** Administrative Cost Allocations for 2025

Director Wenzel moved to approve Item 7f as presented, Director Carew seconded, none opposed, motion carried.

8. Financial Reports: **Staff Presented the Financial Reports**

a. **Discussion:** KCBRA General Fund 243 Report

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

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

a. Provided a Brownfields 101 to Kalamazoo Township Board of Directors 1/31/26

b. Attended Richland/Augusta/Galesburg Business Community Townhall on 2/24/26

c. To present Brownfield & Housing TIF 101 to Township Supervisors on 3/18/26

d. Received EPA Grant 2021 Closeout Letter 1/28/2026

e. Attended the Housing TIF Guide: How Communities Can Establish Strong Housing TIF Policies from Community Economic Development Association of Michigan (CEDAM) on 2/26/2026

10. Other: **There was discussion of whether there will be a quorum for the March regular meeting. Staff will reach out to board members for their availability.**

11. Board Member Comments: **None**

12. Adjournment: Director Milks moved to adjourn, Director Carew seconded, none opposed, the meeting adjourned at 5:00 p.m.

Next meeting: Thursday, March 26, 2026, 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, MPA
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

**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

March 11, 2026

Project No: 2304540.03

Invoice No: 000000462727

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

Invoice Total	2,478.75
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Project 2304540.03 KCBRA/W.O. 2026-1 General Environmental Consulting

For Professional Services through February 27, 2026

Phase General Review 2026

Labor

	Hours	Rate	Amount	
Staff Environmental Specialist	7.25	115.00	833.75	
Senior Geologist	11.75	140.00	1,645.00	
Totals	19.00		2,478.75	
Total Labor				2,478.75

Billing Limits

	Current	Prior	To-Date
Total Billings	2,478.75	1,366.25	3,845.00
Limit			30,000.00
Remaining			26,155.00

Total this Phase	2,478.75
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Billings to Date

	Current	Prior	Total
Labor	2,478.75	1,366.25	3,845.00
Totals	2,478.75	1,366.25	3,845.00

Total this Invoice	2,478.75
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Billings to Date

	Current	Prior	Total
Labor	2,478.75	1,366.25	3,845.00
Totals	2,478.75	1,366.25	3,845.00

From: orders@iedconline.org
To: [Macy R. Walters](#)
Subject: Order Confirmation
Date: Friday, March 6, 2026 9:16:13 AM



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.

Dear Macy,

Thank you! Here are the details of your order. Please retain this email for your records.

Order Date: Mar 6, 2026 9:16 AM
Bill To: Macy R. Walters
Order Total: 610.00
Payment Method: Master Card *****5725
Name on Card: Macy R Walters

Item	Price	Qty	Total
Invoice 113596: Certification Exam - Virtual - Macy R. Walters	610.00	1	610.00
Item Total			0.00
Shipping			0.00
Handling			0.00
Item Grand Total			0.00
Invoice Total			610.00
Transaction Grand Total			610.00

Connect with us:    

The International Economic Development Council is located at 1275 K Street NW, Suite 300, Washington, DC 20005

**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

March 10, 2026

Project No: 2600187.00

Invoice No: 000000462642

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

Invoice Total	17,500.00
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Project 2600187.00 KCBRA/Flowers Automotive, Crosstown Parkway & 4th Street,
 Kalamazoo, MI

For Professional Services through February 27, 2026

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Phase I ESA	2,500.00	100.00	2,500.00	0.00	2,500.00
Phase II ESA	15,000.00	100.00	15,000.00	0.00	15,000.00
BEA/DDCCR	5,000.00	0.00	0.00	0.00	0.00
Due Care Planning	3,000.00	0.00	0.00	0.00	0.00
Total Fee	25,500.00		17,500.00	0.00	17,500.00
	Total Fee				17,500.00
			Total this Invoice		17,500.00

Billings to Date

	Current	Prior	Total
Fee	17,500.00	0.00	17,500.00
Totals	17,500.00	0.00	17,500.00

March 18, 2026

Macy Rose Walters, Brownfield Redevelopment Administrator
Kalamazoo County Administration Building
Department of Planning and Development Office #407
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Ms. Walters:

On August 27, 1856, Abraham Lincoln came to Kalamazoo and spoke in Bronson Park. This was the only time Lincoln addressed an audience in Michigan. While he spoke from his perch, there are precious few structures he would have seen that remain standing today. The historic First Baptist Church building is one of them.

Completed in 1855, this is the oldest public building in the city. Throughout its existence, it has been the home of the First Baptist Church congregation. However, throughout the 21st century, some of Kalamazoo's historic Bronson Park churches started falling into disrepair and disuse; several were demolished. Meanwhile, the First Baptist Church congregation was shrinking, and their 30,000-square-foot building sat empty throughout most of the week; the building began to deteriorate and was in danger of suffering a similar fate, but efforts to save it were already kicking into high gear.

In 2017, the Kalamazoo Nonprofit Advocacy Coalition (KNAC) was formed by a group of concerned citizens who wanted to ensure that this building would remain standing and continue as a space for public good. In the case of the First Baptist Church, community leaders identified a clear, creative solution: transform the space into **Kalamazoo's Performing Arts & Innovation Center**.

In order to do so, however, a unique solution was needed: the First Baptist Church transferred ownership of the building to KNAC, a 501(c)3 nonprofit, unlocking its full grantmaking and donation potential, and developing an innovative and replicable economic model for saving old churches.

KNAC is preparing for a major renovation of the building and has completed architectural designs for a nearly \$10 million construction project. While much of this initiative is designed to make the building sustainable, comfortable, and accessible for its users, visitors will appreciate the following spaces:

Performing Arts spaces

- The original Sanctuary (aka the Performance Hall): It is located right downtown and has naturally excellent acoustics. There is no other medium-sized downtown performance space with this combination of attributes, making it attractive to dozens of local orgs.

- The clough room below the Performance Hall: The Crawlspace Comedy Theatre is already a vibrant performance space, attracting hundreds of patrons to downtown Kalamazoo weekly for live comedy, jazz, community gatherings and more.
- The basement: After renovations, this will be a black box theatre, primarily for Queer Theatre Kalamazoo, which has been without a theatrical home base for years.

Innovation spaces

- KNAC is transforming two floors of office space into a distinctive coworking space that will be home to as many as 54 users, providing what entrepreneurs are looking for: affordable and flexible options in an inspiring space with a supportive community.

A downtown arts & innovation center will be a well-trafficked space used day and evening, 7 days a week. It's both a pragmatic and inspiring solution that maximizes every inch of usable space in Kalamazoo's oldest public building. Maximizing space solves multiple problems: it allows KNAC to serve more people *and* generate sufficient revenue to sustain the building while keeping rental costs low to help nurture small and fledgling organizations.

Moreover, all five floors of the building will be accessible with an elevator. There is no room on the exterior to add one, so our architects found a way to install a five-story elevator inside this historic building while causing as little structural and historic disruption as possible.

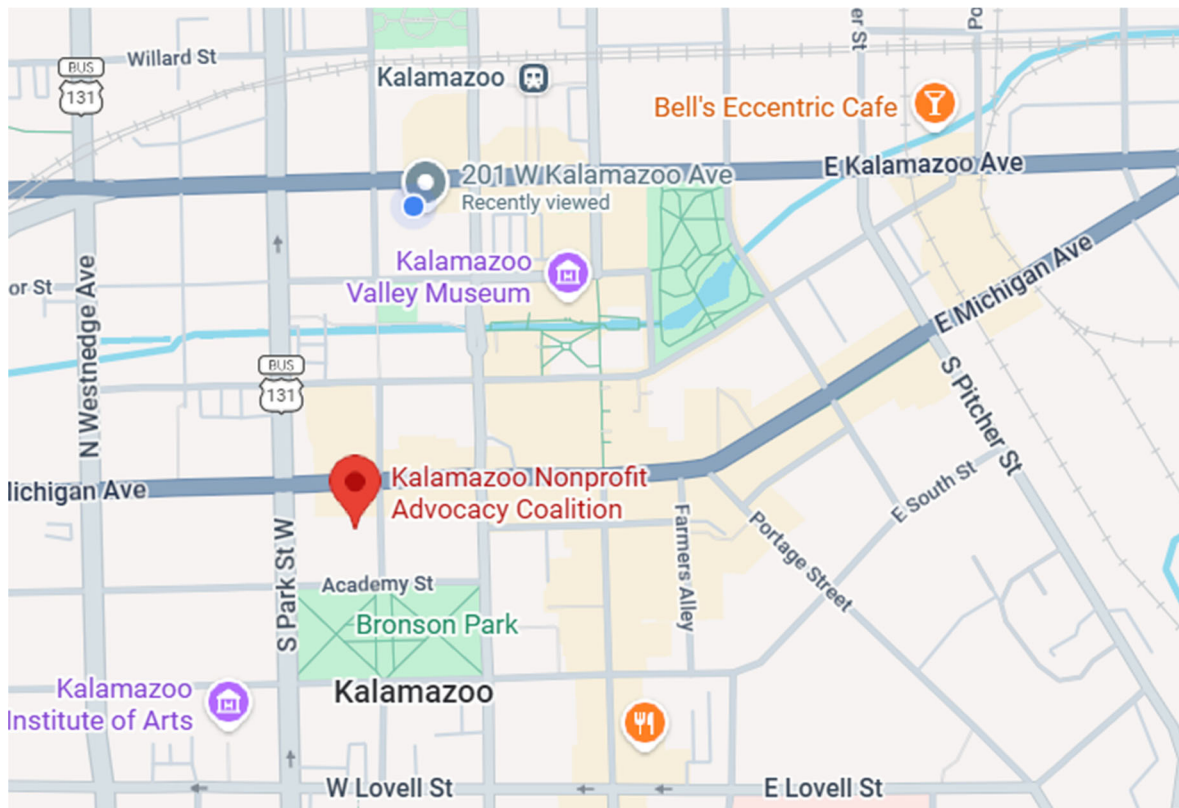
The redeveloped building will bring more daily workers during the day and performing arts patrons during evenings and weekends into a key part of the downtown area: one that is right near the heart of the city but on a main stretch that has not received as much foot traffic as other nearby downtown areas. This area will further serve as a key pedestrian corridor linking the heart of downtown with the forthcoming arena. For Kalamazoo to properly benefit from the investment in a new arena, it's essential that nearby downtown areas are activated, vibrant, and well-utilized prior to the arena's opening.

Successful completion of this project will require asbestos and lead paint remediation. Support from the Kalamazoo County Brownfield Redevelopment Association is crucial for pulling off this major downtown renovation. In addition, we are asking KCBRA to consider reimbursement of \$10,000 of the Hazardous Materials Inspection, completed by Fishbeck in 2025, which totaled \$10,179.12. As a nonprofit organization, KNAC would also appreciate your consideration of a waiver of the application fee.

Thank you for considering supporting this project.

Sincerely,

Matt Claus
Executive Director, KNAC





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: 03/18/2026

Business Information

2 Name of Applicant: Kalamazoo Nonprofit Advocacy Coalition (KNAC)

3 Business Address: 315 W Michigan Ave., Kalamazoo, MI 49007

4 Business Telephone Number: 269-261-0789

5 Contact Person(s) & Title: Matthew Claus, Executive Director

6 Contact Person(s) Telephone Number: 269-261-0789

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: mclaus@knac1853.org

9 Entity Type: Proprietorship
Partnership
Corporation
Other (specify) 501(c)3 nonprofit

10 Describe nature and history of business:
The First Baptist Church building is Kalamazoo's oldest public building and has been the home of the congregation since 1855. In 2017, the 501(c) organization KNAC was formed to preserve the building and transform it into an arts & innovation center to benefit the broader community.

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

Proposed Project Site Information

12 Address(es) (if known): 315 W Michigan Ave

13 Tax IDs: 82-2913500

14 Present Owner(s): Kalamazoo Nonprofit Advocacy Coalition

15 Date Present Owner(s) Acquired Property (if known): 04/15/2021

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? Asbestos, Interior Lead Paint

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

19 Is access to site permitted? No Yes

20 Project Type: New
Relocation
Expansion
Rehabilitation

21 Project Size:
Parcel Size (acres): 0.4
Existing building area (sq ft): 30000
New building area (sq ft): 0

22 Project timeline (proposed or actual):

Start date: 8/15/26

Completion Date: 9/1/27

23 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"/>

Architectural/Site Plans	<input type="checkbox"/>
Environmental Information/Reports	<input checked="" type="checkbox"/>

Tax Base Information

24 Total Investment Anticipated: \$9,940,000

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

25 Eligible activities for which potential funding may be sought (subject to location and/or project scope):

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

26 Current State Equalized Value: 0

27 Estimated State Equalized Value after Project Completion: 0


28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 38

FTE Jobs Created: 22

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 

Printed Name **Matthew Claus**

Title	Executive Director
Phone Number/ Direct Line	269-261-0789
Email address	mclaus@knac1853.org

Date 3/18/26

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator
 Kalamazoo County Administration Building
 Department of Planning and Development Office #407
 Kalamazoo County Brownfield Redevelopment Authority
 201 W. Kalamazoo Avenue
 Kalamazoo, MI 49007
 Office Phone: (269) 384-8305

Email: macy.walters@kalcounty.gov

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

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

Proposed Project Site Information

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

12

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

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

Project Team

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

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:	<input type="text" value="\$0"/>
New Construction/Site Improvements:	<input type="text" value="\$8,515,000"/>
Eligible Brownfield Activities (Specify):	<input type="text" value="\$210,000"/>
Other (Specify below):	<input type="text" value="\$1,215,000"/>
<input type="text" value="Architecture, Furniture/Fixtures/Equipment, Preconstruction Services"/>	
Total Capital Investment:	<input type="text" value="\$ 9,940,000"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Local Brownfield Revolving Fund Grant/Loan Funding:	\$200,000
Brownfield Plan and Act 381 Work Plan(s):	
Other Funding (example EPA Grant Funding or Fund 243 Site study):	\$10,000

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:	
Brownfield Redevelopment Loan:	
Brownfield Assessment:	

Michigan Economic Development Corporation/ Michigan State Housing Development Authority

Community Revitalization Program Loan and/or Grant:	
Business Development Program Loan and/or Grant:	
Housing Tax Increment Financing and/or Other Programs:	

Total Brownfield Funding Requested:

\$210,000

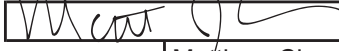
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

No	<input type="checkbox"/>
Yes	<input checked="" 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	
Printed Name	Matthew Claus
Title	Executive Director
Phone number/ Direct Line	269-261-0789
Email address	mclaus@knac1853.org

Date

3/18/26

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: Macy.Walters@kalcounty.gov

KCBRA Office: (269) 384-8305

Kalamazoo County Government
 Planning and Development Department Office #407
 Kalamazoo County Brownfield Redevelopment Authority
 201 W. Kalamazoo Avenue
 Kalamazoo, MI 49007



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 Nonprofit Advocacy Coalition
 315 West Michigan Avenue
 Kalamazoo, MI 49007

August 27, 2025

Project No: 2501052.00
 Invoice No: 000000454820

Invoice Total 5,072.22

Project 2501052.00 KNAC/315 West Michigan Avenue

For Professional Services through July 25, 2025

Phase Supplemental HMI

Labor

	Hours	Rate	Amount	
Technician	8.00	115.00	920.00	
Scientist	12.00	110.00	1,320.00	
Staff Environmental Specialist	.25	100.00	25.00	
Senior Geologist	4.50	140.00	630.00	
Production Support	1.25	100.00	125.00	
Totals	26.00		3,020.00	
Total Labor				3,020.00

Consultants

Subconsultant				
7/7/2025	Apex Research Inc		651.20	
7/7/2025	Apex Research Inc		22.00	
Total Consultants			673.20	673.20

Reimbursable Expenses

Postage				
7/7/2025	Worldwide Express		17.37	
Equipment/Materials				
7/10/2025	Sunbelt Rentals Inc	Lift rental for roof material sampling	1,225.15	
Total Reimbursables			1,242.52	1,242.52

Unit Billing

Mileage - Company Vehicle	130.0 Miles @ 1.05		136.50	
Total Units			136.50	136.50

Billing Limits

	Current	Prior	To-Date	
Total Billings	5,072.22	5,106.90	10,179.12	
Limit			10,250.00	
Remaining			70.88	
			Total this Phase	5,072.22

Billings to Date

	Current	Prior	Total
Labor	3,020.00	4,668.50	7,688.50

Consultant	673.20	0.00	673.20
Expense	1,242.52	0.00	1,242.52
Unit	136.50	438.40	574.90
Totals	5,072.22	5,106.90	10,179.12

Phase Select Material Sampling/Return Trips

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Select Material Sampling/Return Trips	750.00	0.00	0.00	0.00	0.00
Total Fee	750.00		0.00	0.00	0.00
	Total Fee				0.00
			Total this Phase		
			Total this Invoice	<u><u>5,072.22</u></u>	

Billings to Date

	Current	Prior	Total
Labor	3,020.00	4,668.50	7,688.50
Consultant	673.20	0.00	673.20
Expense	1,242.52	0.00	1,242.52
Unit	136.50	438.40	574.90
Totals	5,072.22	5,106.90	10,179.12

Invoice paid by KNAC related to Hazardous Materials Inspection



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 Nonprofit Advocacy Coalition
 315 West Michigan Avenue
 Kalamazoo, MI 49007

July 10, 2025

Project No: 2501052.00
 Invoice No: 000000453141

Project 2501052.00 KNAC/315 West Michigan Avenue
For Professional Services through June 27, 2025

Phase Supplemental HMI
Labor

	Hours	Rate	Amount	
Technician	2.00	106.00	212.00	
Scientist	21.50	106.00	2,279.00	
Staff Environmental Specialist	3.25	96.00	312.00	
Staff Scientist	20.50	91.00	1,865.50	
Totals	47.25		4,668.50	
Total Labor				4,668.50

Unit Billing

HM Inspection Kit	2.0 Days @ 10.00	20.00	
Meter 4-Gas	1.0 Day @ 65.00	65.00	
Mileage - Company Vehicle	251.0 Miles @ 0.95	238.45	
Mileage - Company Vehicle	121.0 Miles @ 0.95	114.95	
Total Units		438.40	438.40

Billing Limits

	Current	Prior	To-Date	
Total Billings	5,106.90	0.00	5,106.90	
Limit			10,250.00	
Remaining			5,143.10	
		Total this Phase		5,106.90

Billings to Date

	Current	Prior	Total
Labor	4,668.50	0.00	4,668.50
Unit	438.40	0.00	438.40
Totals	5,106.90	0.00	5,106.90

Phase Select Material Sampling/Return Trips

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Select Material Sampling/Return Trips	750.00	0.00	0.00	0.00	0.00
Total Fee	750.00		0.00	0.00	0.00
	Total Fee				0.00

Total this Phase

Total this Invoice

5,106.90

Billings to Date

	Current	Prior	Total
Labor	4,668.50	0.00	4,668.50
Unit	438.40	0.00	438.40
Totals	5,106.90	0.00	5,106.90



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

JOE G. AGOSTINELLI
Managing Director

269.567.0669
joe@michiangrowthadvisors.com

March 19, 2026

Kalamazoo County Brownfield Redevelopment Authority

Attn: Macy Walters, Brownfield Redevelopment Administrator

Attn: Ken Peregón, Chair

201 W. Kalamazoo Avenue

Kalamazoo, MI 49007

RE: LBRF Loan Request for Tornado Victim

Please accept this Part I and Part II application for a single home project contemplated in the City of Portage on behalf of Allen Edwin Homes. This project represents a unique fact situation, and a unique request to assist a community member in need. During the tornado that tore through Kalamazoo County on May 7, 2024, Ms. Ali lost her home located at 1706 W Centre Ave in Portage, Michigan. The home was destroyed, and Ms. Ali, her son, and her grandchild have been residing in their church since the tornado.

As a result of extenuating circumstances, the family was between home insurance policies at the time of the tornado, resulting in no insurance coverage during the catastrophic event. This home had been fully paid off and left the family with no recourse or resources to rebuild their home.

Given the situation, the City of Portage reached out to Allen Edwin Homes, which is under construction on a new residential development under 0.5 miles from the family home on W Centre Ave, to see if there was a way to assist this family. The new development, Creekside Commons, is located at 8150 Creekside Drive, that will include single-family and duplex rental units at affordable and market-rate rents. Michigan Growth Advisors has agreed to assist with brownfield plan preparation pro-bono, the City of Portage is expected to waive Brownfield administrative fees and other permitting fees to rebuild this home at as low of cost as possible, and Allen Edwin Homes is expected to build the home at cost for the family.

This project application requests that the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) provide a loan to the family to supplement the gap between the cost of construction and sources already identified to rebuild the home. These sources include grant funding of \$80,000 and owner equity of \$50,000. The Ali family is a three-generation household with a household income below 120% of Area Median Income ("AMI"). Some of the existing foundation at the project site can be salvaged, so the eligible activity associated with this project is qualified rehabilitation of a housing unit for an income-qualified household.

The request to the KCBRA is to fund an LBRF Grant to Allen Edwin to conduct eligible activities that would be reimbursed with Tax Increment Revenues (TIR). It is expected that the Brownfield Plan on this project would be administered through the City of Portage Brownfield Redevelopment Authority. The KCBRA would be the sole entity to be reimbursed TIR for the eligible activities incurred on site. Allen Edwin Homes would enter into a grant agreement with the KCBRA for a reimbursement-based

MICHIGAN GROWTH ADVISORS

March 16, 2026

Page 2

grant of eligible activities completed on the site, and the KCBRA would enter a reimbursement agreement with the City of Portage BRA to reimburse the LBRF grant over a 30-year period.

The City of Portage assessor provided a future taxable value estimate of \$106,510 with a base taxable value of \$39,994 in 2026. Over a 30-year capture period with no admin capture or LBRF Capture by the City of Portage, this project is expected to generate \$123,874 in TIR available for reimbursement as a homestead with 2.5% inflation.

As a result of the uniqueness of this project and the intent to keep costs as low as possible to find a solution for the Ali family, Allen Edwin Homes requests the KCBRA waive their fees associated with this application.

Thank you for your consideration of the Part I and Part II applications for this project. This is a unique situation that requires many community partners to find a solution to help a family in need. We look forward to continuing our work on this project, and bringing forward a formal request to the Board for consideration.

Eligible Property Map and Description

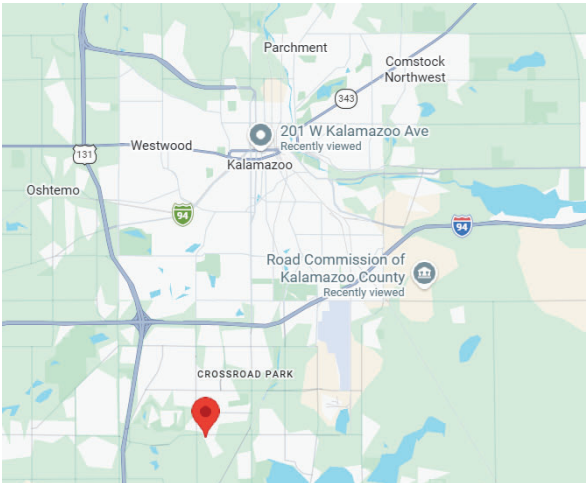


**1706 West Centre Avenue
Portage, MI 49024**

Parcel ID: 10-05941-054-O

0.47 Acres

Legal Description:
OAKLAND CENTER ACRES #1, LOT 54 EXC S 5 FT FOR RD ROW.



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:

March 19, 2026

Business Information

2 Name of Applicant:

Allen Edwin Homes

3 Business Address:

2186 E Centre Street, Portage, MI 49002

4 Business Telephone Number:

269.743.42000

5 Contact Person(s) & Title:

Brian Farkas, Director of Workforce Housing

6 Contact Person(s) Telephone Number:

248.412.3407

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

bfarkas@allenedwin.com

9 Entity Type:

Proprietorship

Partnership

Corporation

Other (specify)

X

10 Describe nature and history of business:

Allen Edwin Homes has completed multiple housing projects in Kalamazoo County, with projects in Portage and Oshtemo currently underway

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

Creekside Commons (Portage), Oakland Commons (Portage), West Ridge (Oshtemo)

Proposed Project Site Information

12 Address(es) (if known):

1706 W Centre Avenue, Portage, MI 49024

13 Tax IDs:

10-05941-054-O

14 Present Owner(s):

Ali, Nafees J

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

16 Does applicant have land control:

No

X

Yes

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

Allen Edwin Homes is applying on behalf of the property owner

17 Any currently known environmental issues?

18 Is applicant a liable party for environmental issues at site?

No

X

Yes

19 Is access to site permitted?

No

Yes

X

20 Project Type:

New

X

Relocation

Expansion

Rehabilitation

21 Project Size:

Parcel Size (acres):

0.47 acres

Existing building area (sq ft):

0

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: Summer 2026

Completion Date: Winter 2026

23

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

Business Plan

Market Analysis

Architectural/Site Plans

Financial Commitments

Environmental Information/Reports

Tax Base Information

24 Total Investment Anticipated: \$220,000 (estimate; final costs are still undetermined)

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$39,994

27 Estimated State Equalized Value after Project Completion: \$106,510

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 0

FTE Jobs Created: 0

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

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

Signature **Brian Farkas**
Digitally signed by Brian Farkas
 DN: C=US, E=bfarkas@allenedwin.com, CN=Brian Farkas
 Date: 2025.10.16 21:11:47-04'00'

Title Dir of WFH

Direct office or cell number 248-412-3407

Fax number

Email address bfarkas@allenedwin.com.com

Date 3/19/2026 - MW
 BRA administrator added date

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

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

Proposed Project Site Information

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

12

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

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

Project Team

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

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$ 220000"/>	-
Land:		
New Construction/Site Improvements:		220000
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
<input type="text"/>		
Total Capital Investment:		<input type="text" value="\$20000 -"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority		
Authority Grant/Loan Funding:		123,873
Brownfield Plan and Act 381 Work Plan(s):		
Other Funding (example EPA Assessment grant funding):		0
Michigan Department of Environment, Great Lakes, and Energy		
Brownfield Redevelopment Grant:		0
Brownfield Redevelopment Loan:		0
Brownfield Assessment:		0
Michigan Economic Development Corporation		
Community Revitalization Program Loan and/or Grant:		0
Business Development Program Loan and/or Grant:		0
Total Brownfield Funding Requested:		\$ 123,873 -

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	Brian Farkas	Date	3/19/2026 - MW
Title	Dir. of WFH		BRA Administrator
Direct office or cell number	248-412-3407		added date
Fax number			
Email address	bfarkas@allenedwin.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email:mrwalt@kalcouny.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



3/20/2026

To: The Kalamazoo County Brownfield Redevelopment Authority

RE: The Ad-Hoc Committee to discuss the Swan WFH Midway Center, LLC Brownfield Plan

Project Name: Swan WFH Midway Center, LLC

Location: Galesburg, MI

Parcel ID(s): 07-24-140-030, 07-24-140-010, 07-24-201-250, 07-24-140-020

Project Application Approval by KCBRA: February 26, 2026

Summary of Application:

Allen Edwin Homes is proposing a housing-TIF plan to develop 13.78-acres of vacant land, including 4 parcels in an existing subdivision that is adjacent and vacant. The development would include 52 new units in total. 46 single-family homes and 6 duplex units, estimated to be 28 homes in year 1 and 24 in year 2. It is estimated that 42% of the total development will be income-restricted rental units at 100% AMI, 6 duplexes and 18 single-family homes. The proposed plan length is the full 30 years.

Role of the Committee:

The Ad Hoc Committee has been assembled to review the brownfield plan information and consider the KCBRA's role in supporting the plan. The role of the committee is to make a recommendation to the KCBRA related to reasonableness of the plan and the level of KCBRA support needed to support the community benefit and the City of Galesburg.

Considerations of Committee:

The committee has not yet come to a determination on the level of local support, related to the community benefits piece and the KCBRA's local brownfield revolving fund capture.

The committee would like to meet with representatives from the City of Galesburg to determine the community benefits piece and how the KCBRA can support the project.

The committee has requested the KCBRA postpone review of the brownfield plan until the next regular meeting, after the committee can form their recommendation, and after the final draft of the plan has completed 3rd party review. Estimated April 23, 2026, Regular Meeting.

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: March 26, 2026

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, W.O. 2025-1, Amend. No. 1, and W.O. 2026-1

Update:

Fishbeck continues to respond to general environmental consulting needs as directed by the board and/or the Brownfield Redevelopment Administrator. ***Fishbeck attended the Kalamazoo County Land Bank Authority (LBA) meeting on March 12th. The LBA continues to be an active public authority managing Blight Elimination Grant projects, housing rehab and property management. During the meeting Mark Balkema and Willa DiTaranto presented on a Kalamazoo County housing framework with the county housing department as the anchor and the creation of a supportive housing division and a housing development division. They are also looking to develop a Housing Development Authority which would be more of a financial arm to the housing department. Since the county housing millage was first levied in 2021, they have seen success, such as funding almost 1,500 units, but also found gaps. One difficulty has been finding folks that qualify for affordable housing. They are looking to do asset mapping as there is a desire for real time data to inform decision-making.***

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

Project No:2501481.00 – W.O. 2025-4, Amendment No. 1

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 and wishes to acquire property to establish a permanent home for the club within Parchment, Michigan. The site is located on the corner of 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 2025-4 included completion of a Phase

I Environmental Site Assessment (ESA), and a Baseline Environmental Assessment (BEA). The Phase I ESA was completed 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. Due Care discussions were had with KCC, but preparation of a Documentation of Due Care Compliance Report (DDCCR) was not initially within the scope of activities funded by the KCBRA under W.O. 2025-4. 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). The footprint of the proposed property for purchase has expanded. Therefore, KCC has reached back out to the KCBRA for support with additional assessment needs. Work Order 2025-4, Amendment No. 1 was approved in January to conduct an updated Phase I ESA, BEA, and DDCCR. ***The Phase I ESA and BEA are complete and have been furnished to both KCC and the KCBRA Brownfield Administrator. Fishbeck is in regular communication with the applicant’s legal counsel and have been informed that the DDCCR is not needed for closing, which is anticipated to be at the end of March. The DDCCR is underway and will be furnished once complete. There is no invoice for consideration this month.***

- 3. Flower’s Automotive Recyclers Site, 1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway, 1107 Fourth Street and 1011 Fourth Street, Kalamazoo, Michigan
Project No: 2501452 -W.O. 20 (EPA grant funded portion), 2600187 -W.O. 2026-2 (LBRF funded)**

Update:

The KCBRA has approved a project application from Flower’s Automotive Recyclers seeking funding to support the acquisition and associated liability protection regarding five contiguous and adjacent industrial parcels within the city of Kalamazoo: 1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway, 1107 Fourth Street, and 1011 Fourth Street. Flowers Automotive Recyclers would like to acquire the property to house their automotive dismantling and recycling business, which needs storage, a small office, and interior garage space. There is limited to no plans for redevelopment of the site as the existing structures and site layout seem to meet the current needs of the business.

In the initial project application, Flowers Automotive requested completion of a Phase I ESA, a limited Phase II ESA, and completion of a Baseline Environmental Assessment (BEA). The KCBRA board approved Work Order 20 (funded under the FY22 EPA assessment grant) to conduct the Phase I ESA and a Ground Penetrating Radar (GPR) survey to inform the scope of the Phase II ESA. No indication of the continued presence of USTs were identified as a result of the GPR survey. Work Order 2026-2 (utilizing LBRF funding) was approved in January to include the scope and budget to complete a Phase II ESA to assess the multiple RECs identified in the Phase I ESA, BEA, Documentation of Due Care Compliance Report, additional due care planning activities to support city requirements, and ***a Phase I ESA update, applicable based on the proposed closing date. The Phase II ESA is complete and identified petroleum-based impacts in soil and groundwater at locations along the property boundary consistent with historical staging of materials and also proximal to the building, associated with auto service over the last decades. Arsenic was also***

identified, consistent with urban fill in shallow soils. Some petroleum Volatilization to Indoor Air Pathway (VIAP) exceedances were also identified and evaluated in support of Due Care. Based on the most recent EGLE guidance, the non-residential use of the property, and the distance of the exceedances as compared to existing buildings, Fishbeck has determined that a sub-slab VMS will not be recommended. The Phase I ESA update, Phase II ESA, and BEA reports are all complete and have been furnished to both the applicant and the Brownfield Administrator. Fishbeck is working with Mr. Flowers to complete the city due care requirements which will lead to the completion of two deliverables: Chemical Inventory Storage Form and a Spill Contingency Plan.

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
	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
Budget Estimates

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
190048	2019-2	Paper City Development - EGLE Grant Oversight							
		W.O. Approved							
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$10,565.50	\$10,565.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23	\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						Project Subtotal	\$13,100.00		\$108.00
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

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
					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
						Project Subtotal	\$9,653.75		\$30,346.25
					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
						Project Subtotal	\$14,167.98		\$6,832.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
					08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
					08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
					08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
							\$12,049.47		\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
					08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
					08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
					09079	6/8/2022	\$262.50	\$843.99	\$843.99
							\$2,156.01		\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00
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		Project Subtotal	\$105,050.77		\$4,949.23

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
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		
						Project Subtotal	\$24,000.00		\$0.00
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
						Project Subtotal	\$5,086.00		\$14.00
		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

**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
		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 Amendment No. 1	\$ 8,000.00	\$ 8,000.00	457231	10/17/2025	\$3,600.00		
			\$ 5,500.00	\$5,500.00	457486	11/4/2025	\$4,400.00		
			\$ 13,500.00	\$ 13,500.00					
						Project Subtotal	\$8,000.00		\$5,500.00
		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		
		Phase I ESA update							
		BEA update/DDCCR							
							\$4,000.00		\$0.00
2600187	2026-2	Flowers Automotive, Crosstown Parkway & 4th Street, Kalamazoo, MI	\$ 25,500.00	\$25,500.00	462642*	3/10/2026	\$17,500.00		
						Project Subtotal	\$17,500.00		\$8,000.00
		Phase II ESA	\$ 15,000.00	\$15,000.00	462642	3/10/2026	\$15,000.00		
		BEA/DDCCR	\$ 5,000.00	\$5,000.00					
		Due Care Planning	\$ 3,000.00	\$3,000.00					
		Phase I ESA	\$ 2,500.00	\$2,500.00	462642	3/10/2026	\$2,500.00		
		Total Project Budgets	\$376,008.00	\$376,008.00		Total	\$275,131.40		\$100,876.60
		Note: There were no invoices for consideration in April 2025							

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

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

15	Office Supplies		
16			
17	Total	\$	-

19	Contractual		
20	Fishbeck invoice 2/11/26	1015.00	
21	Fishbeck invoice 3/11/26	2478.75	
22	Total	\$	3,493.75

24	Site Study		
25			
26	Total	\$	-

	Contractual - Other		
	Total	\$	-

	Communication - Internal		
	Network Jan.-March		
	Network April-June	\$	-
	Network July-Sept.	\$	-
	Network Oct.-Dec.	\$	-
	Total	\$	-

	Communication		
	Total	\$	-

	Travel		
	Total	\$	-

	Marketing		
	Total	\$	-

	Employee Training		
	IEDC Membership Renewal - Walters '26	\$	195.00
	CEcD Exam Fee - Walters 4/2/26	\$	610.00
	Total	\$	805.00

	Miscellaneous		
	Total	\$	-

	Indirect Cost alloc.		
	Total	\$	-

	Interest Expense		
	Total	\$	-

	Total Expenses	\$	4,298.75
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	Salaries		
	Salary R Q1		
	Salary M Q1		
	Fringe Q1		
	Salary R Q2		
	Salary M Q2		
	Fringe Q2		
	Salary Q3 R		
	Salary Q3 M		
	Fringe Q3		
	Salary Q4 R		
	Salary Q4 M		
	Fringe Q4		
	Total	\$	-

44	KCBRA Admin Account Balance	\$717,460.83	
45			
46	Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements		
47	Fund 243 General Fund	\$6,226,985.26	*25.92 correction
48	Fund 242 LBRF	\$3,883,692.93	

2025 Budget Year End Summary

Expenditures

Expenses - 243 accounts	2025 Proposed	2025 Year End
1 Postage	\$ 500	\$ 586.60
2 Copy Charges	\$ 500	\$ -
3 Contractual Services	\$ 25,000	\$ 24,142.44
4 Contractual Operations	\$ 5,000	\$ 2,633.80
5 Site Study	\$ 15,000	\$ 7,000.00
6 Contractual Other (legal)	\$ 12,000	\$ 7,087.50
7 Communication Expense	\$ 1,000	\$ -
8 Internal Communication	\$ -	\$ 91.75
9 Travel	\$ 3,000	\$ 1,355.47
10 Marketing program	\$ 1,000	\$ 425.38
11 Employee Training	\$ 4,000	\$ 3,747.34
12 Miscellaneous	\$ 1,000	\$ -
13 Indirect Costs	\$ 26,000	\$ 25,727.00
14 Office Supply	\$ 1,000	\$ 0.47
15 Salary Director (RG)	\$ 2,000	\$ 55.22
16 Salaries Other (MW)	\$ 80,000	\$ 63,669.85
17 Fringe Benefits	\$ 43,000	\$ 25,490.04
18 Salaries Other (RC)	\$ 5,000	\$ -
19		
20 <i>Less Plan Related Expenses</i>		
21 Pavilion Investors, LLC	\$	\$ (5,138.19)
22 Maple Hill Leaseholds, LLC	\$	\$ (529.62)
23 Green Development Ventures, LLC	\$	\$ (1,729.76)
24 The "B" on Burdick	\$	\$ (262.50)
25		
26 Total	\$ 225,000	\$ 154,353
27		
28 Midlink Expenses	2025 Proposed	2025 YTD
29 Local TIR Payments	\$ 500,000.00	\$ -
30 School TIR Payments	\$ 500,000.00	\$ -
31 Administrative	\$ 60,000.00	\$ 35,000.00
32 Total	\$ 1,060,000	\$ 35,000
33		
34 9008 Portage Rd Expenses	2025 Proposed	2025 YTD
35 Local TIR Payments	\$ 5,000	\$ 4,246
36 School TIR Payments	\$ 5,000	\$ 436
37 Transfer into LBRF	\$ 500	\$ -
38 Administrative	\$ 1,000	\$ 12
39 Total	\$ 11,500	\$ 4,694
40		
41 General Mills Expenses	2025 Proposed	2025 YTD
42 Local TIR Payments to dev.	\$ 100,000	\$ 101,797
43 School TIR Payments	\$ -	\$ -
44 Administrative	\$ 30,000	\$ 10,000
45 Total	\$ 130,000	\$ 111,797
46		
47 Graphic Packaging Expense	2025 Proposed	2025 YTD
48 Local TIR Payments to dev.	\$ 300,000	\$ 101,797
49 School TIR Payments	\$ 200,000	\$ 24,135
50 Administrative	\$ 30,000	\$ 18,500
51 Total	\$ 530,000	\$ 42,635
52		
53 555 E. Eliza Street Expenses	2025 Proposed	2025 YTD
54 Local TIR Payments	\$ 100,000	\$ 31,500.00
55 School TIR Payments	\$ 70,000	\$ 3,359
56 Administrative	\$ 5,000	\$ 1,940
57 Total	\$ 175,000	\$ 5,299
58		
59 232 LLC Expenses	2025 Proposed	2025 YTD
60 Local TIR Payments	\$ 10,000	\$ 6,891
61 Administrative	\$ 1,000	\$ 886
62 Total	\$ 11,000	\$ 7,777
63		
64 Blackbird Billiards Expenses	2025 Proposed	2025 YTD
65 Local TIR Payments	\$ 100	\$ 1,073
66 School TIR Payments	\$ 900	\$ 878
67 Administrative	\$ 1,000	\$ 284
68 Total	\$ 2,000	\$ 2,235
69		
70 Kalamazoo West Expenses	2025 Proposed	2025 YTD
71 Local TIR Payments	\$ 7,000	\$ 4,946
72 Administrative	\$ 1,000	\$ 230
73 Total	\$ 8,000	\$ 5,176
74		
75 Metal Mechanics Expenses	2025 Proposed	2025 YTD
76 Local TIR Payments	\$ 7,000	\$ 5,519
77 Administrative	\$ 1,000	\$ -
78 Total	\$ 8,000	\$ 5,519

Revenues

Revenues - 243	2025 Proposed	2025 Year End
Previous Fund trfr	\$ -	\$ -
Service Fees	\$ -	\$ -
TIR Collection	Prop. ADMIN	Prop. ADMIN
100 Island LLC	\$ -	\$ -
232 LLC	\$ 1,000	\$ 886
381/383 Pitcher	\$ 5,000	\$ 4,086
9008 Portage Rd	\$ 1,000	\$ 12
Blackbird	\$ 1,000	\$ 284
555 Eliza Street	\$ 5,000	\$ 1,940
General Mills	\$ 30,000	\$ 10,000
Graphic Packaging	\$ 30,000	\$ 18,500
Holiday Lanes (Delta Conf. Ctr)	\$ 5,000	\$ 900
IPUSA	\$ 25,000	\$ 48,900
Kalamazoo West	\$ 1,000	\$ 230
KALSEE	\$ 1,000	\$ 485
Kartar #6	\$ -	\$ -
Metal Mechanics	\$ 5,000	\$ 1,000
Midlink	\$ 60,000	\$ 35,000
Parchment Mill/City BRA	\$ -	\$ -
Scannell/FedEx	\$ 25,000	\$ 8,440
Stadium Park Way	\$ 10,000	\$ 5,000
Schupan	\$ 20,000	\$ 12,690
Vicksburg Mill	\$ -	\$ 6,000
Pavilion Investors, LLC	\$ -	\$ -
Subtotal Admin	\$ 225,000	\$ 154,353
Total	\$ 225,000	\$ 154,353
27		
28 Midlink Revenues	2025 Proposed	2025 YTD
29 Local TIR	\$ 560,000	\$ 449,382
30 School TIR	\$ 500,000	\$ 302,380
31 Total	\$ 1,060,000	\$ 751,762
32		
33 9008 Portage Rd. Revenues	2025 Proposed	2025 YTD
34 Local TIR	\$ 10,000	\$ 4,252
35 School TIR	\$ 1,500	\$ 3,084
36 Total	\$ 11,500	\$ 7,336
37		
38 General Mills Revenue	2025 Proposed	2025 YTD
39 Local TIR	\$ 130,000	\$ 109,639
40 School TIR	\$ -	\$ -
41 Total	\$ 130,000	\$ 109,639
42		
43 Graphic Packaging Revenue	2025 Proposed	2025 YTD
44 Local TIR	\$ 330,000	\$ 293,713
45 State TIR	\$ 200,000	\$ 182,065
46 Total	\$ 530,000	\$ 475,779
47		
48 555 E. Eliza Street Revenue	2025 Proposed	2025 YTD
49 Local TIR	\$ 105,000	\$ 59,535
50 School TIR	\$ 70,000	\$ 43,665
51 Total	\$ 175,000	\$ 103,200
52		
53 232 LLC Revenue	2025 Proposed	2025 YTD
54 Local TIR	\$ 11,000	\$ 7,252
55 Total	\$ 11,000	\$ 7,252
56		
57 Blackbird Billiards Revenue	2025 Proposed	2025 YTD
58 Local TIR	\$ 1,100	\$ 1,135
59 School TIR	\$ 900	\$ 899
60 Total	\$ 2,000	\$ 2,034
61		
62 Kalamazoo West Revenue	2025 Proposed	2025 YTD
63 Local TIR	\$ 8,000	\$ 5,200
64 Total	\$ 8,000	\$ 5,200
65		
66 Metal Mechanics Revenue	2025 Proposed	2025 YTD
67 Local TIR	\$ 8,000	\$ 6,030
68 Total	\$ 8,000	\$ 6,030

2025 Budget Proposal

	2025 Proposed	2025 YTD
80 Stadium Park Way Expenses		
81 Local TIR Payments	\$ 50,000	\$ -
82 School TIR Payments	\$ 70,000	\$ -
83 Administrative	\$ 10,000	\$ -
84 Total	\$ 130,000	\$ -
85		
86 381/383 S. Pitcher Expenses		
87 Local TIR Payments to Dev.	\$ 12,000	\$ 8,941
88 School TIR Payments	\$ 12,000	\$ 15,823
89 Administrative	\$ 5,000	\$ 4,086
90 Total	\$ 29,000	\$ 28,850
91		
92 Delta Marriott Holiday Lanes Expenses		
93 Local TIR Payments	\$ 50,000	\$ 235,760
94 Administrative	\$ 5,000	\$ -
95 Total	\$ 55,000	\$ 235,760
96		
97 Vicksburg Mill Expenses		
98 Local TIR Payments	\$ -	\$ -
99 Administrative	\$ -	\$ -
100 Total	\$ -	\$ -
101		
102 Scannell/FedEx Expenses		
103 Local TIR Payments to Dev.	\$ 327,000	\$ -
104 Administrative	\$ 25,000	\$ 8,440
105 Total	\$ 352,000	\$ 8,440
106		
107 100 Island Ave Expenses		
108 Administrative	\$ 0	\$ -
109 Total	\$ -	\$ -
110		
111		
112 Packment Mill/ City BRA Expenses		
113 Administrative	\$ -	\$ -
114 Total	\$ -	\$ -
115		
116 IPUSA Expenses		
116 Local TIR Payments	\$ 475,000	\$ 170,474
117 School TIR Payments	\$ 500,000	\$ 7,082
118 Administrative	\$ 25,000	\$ 48,900
119 Total	\$ 1,000,000	\$ 226,456
120		
121 KALSEE Expenses		
122 Local TIR Payments	\$ 24,000	\$ 11,907
123 School TIR Payments	\$ 25,000	\$ 11,918
124 Administrative	\$ 1,000	\$ 485
125 Total	\$ 50,000	\$ 24,309
126		
127 Schupan Expenses		
128 Local TIR Payments	\$ 40,000	\$ 50,356
129 School TIR Payments	\$ 70,000	\$ -
130 Administrative	\$ 20,000	\$ 12,690
131 Total	\$ 130,000	\$ 63,046
132		
132 EGLE Loan Expenditures		
133 Contractual	\$ 96,200.00	\$ -
134 Travel	\$ 2,000.00	\$ -
135 Salaries	\$ 600.00	\$ 145.96
136 Fringe	\$ 200.00	\$ 58.38
137 Supplies	\$ 500.00	\$ -
138 Total	\$ 99,500.00	\$ 204.34
139		
133 EPA Grant Expenditures		
134 Contractual	\$ 96,200.00	\$ 10,085.90
135 Travel	\$ 2,000.00	\$ 300.00
136 Salaries	\$ 600.00	\$ -
137 Fringe	\$ 200.00	\$ -
138 Supplies	\$ 500.00	\$ -
139 Total	\$ 99,500.00	\$ 10,385.90
140		
	2025 Proposed	2025 YTD
142 GRAND TOTAL - 243 Expenses	\$4,006,000.00	\$971,936
143		
144		
145		
146		

LBRF - Fund 643 Expenses

	2025 Proposed	2025 YTD
147 LBRF Account Expenses		
148 Carry forward for future use	\$ 150,000	\$ -
149 Contractual	\$ 50,000	\$ 34,457
150 Total	\$ 200,000	\$ 34,457

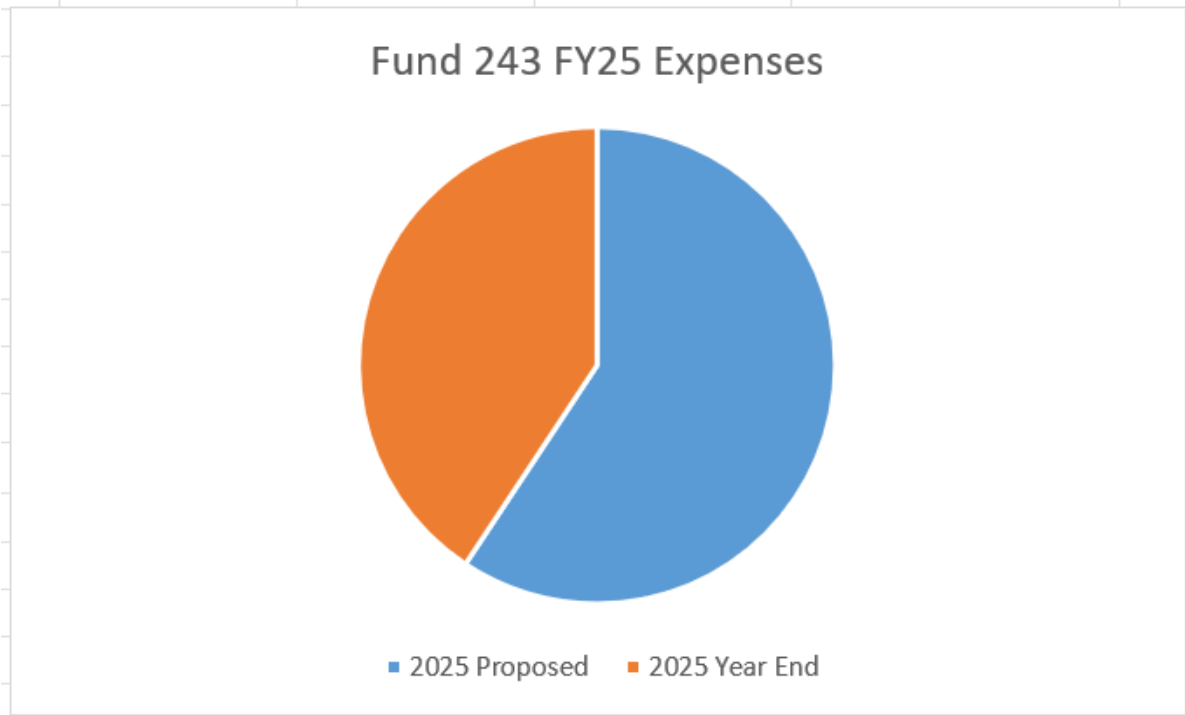
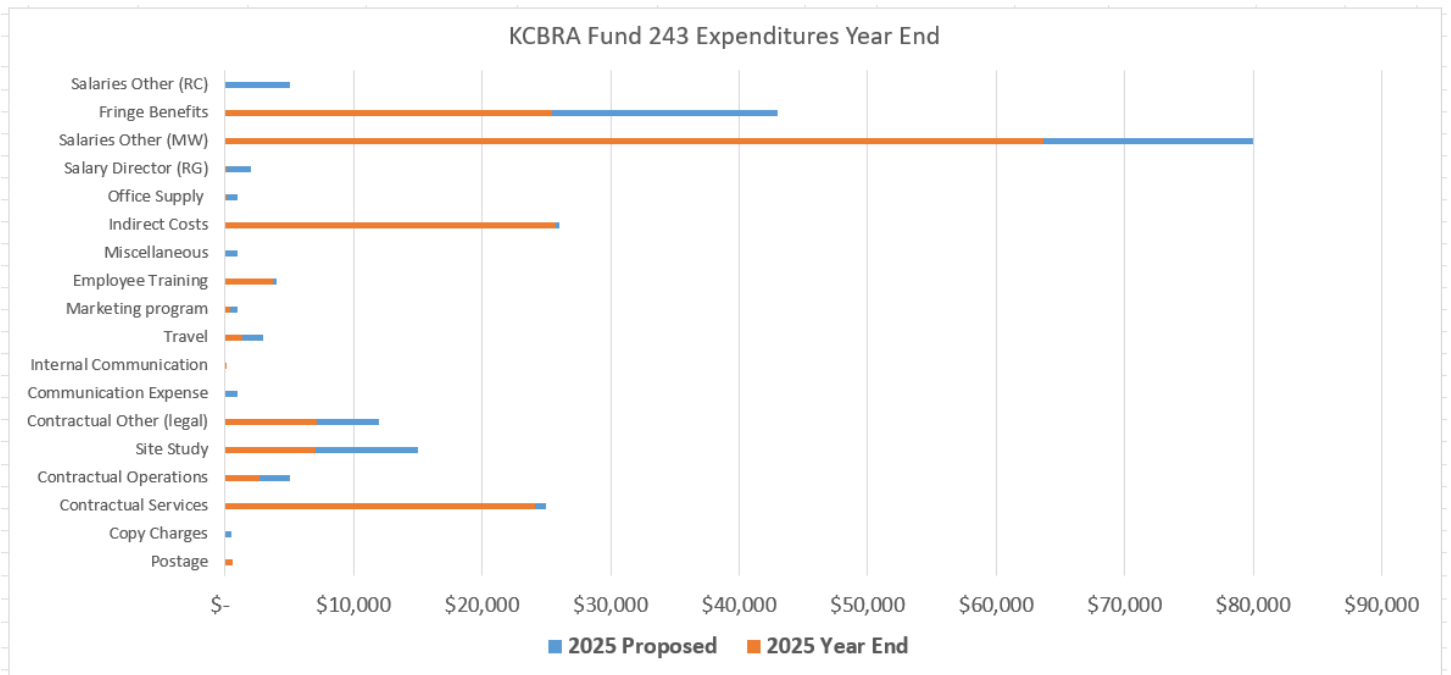
GRAND TOTAL - 242 Expenses	\$200,000.00	\$34,457
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	2025 Proposed	2025 YTD
Stadium Park Way Revenue		
Local TIR	\$ 60,000	\$ 64,745
School TIR	\$ 70,000	\$ -
Total	\$ 130,000	\$ 64,745
381/383 S. Pitcher Revenue		
Local TIR	\$ 17,000	\$ 15,798
School TIR	\$ 12,000	\$ 10,238
Total	\$ 29,000	\$ 26,036
Delta Marriott/Holiday Lanes Revenue		
Local TIR	\$ 55,000	\$ 61,110
Total	\$ 55,000	\$ 61,110
Vicksburg Mill Revenue		
Local TIR	\$ -	\$ 15,874
Total	\$ -	\$ 15,874
Scannell/FedEx Revenue		
Local TIR	\$ 352,000	\$ 612,107
Total	\$ 352,000	\$ 612,107
100 Island Ave Revenue		
Local TIR	\$ -	\$ -
School TIR	\$ -	\$ -
Total	\$ -	\$ -
Pachment Mill/ City BRA		
Local TIR	\$ -	\$ -
Total	\$ -	\$ -
IPUSA Revenue		
Local TIR	\$ 500,000	\$ 302,873
School TIR	\$ 500,000	\$ -
Total	\$ 1,000,000	\$ 302,873
KALSEE Revenue		
Local TIR	\$ 25,000	\$ 13,384
School TIR	\$ 25,000	\$ -
Total	\$ 50,000	\$ 13,384
Schupan Revenue		
Local TIR	\$ 60,000	\$ 64,745
School TIR	\$ 70,000	\$ -
Total	\$ 130,000	\$ 64,745
EGLE Loan Revenue		
State Grant Rev	\$ -	\$ -
Dividends	\$ -	\$ 8,589.16
Total	\$ -	\$ 8,589.16
EPA Grant Revenue		
State Grant Rev	\$ 99,500.00	\$ 50,411.30
Total	\$ 99,500.00	\$ 50,411.30
	2025 Proposed	2025 YTD
GRAND TOTAL - 243 Revenues	\$ 4,006,000	\$ 2,452,868

LBRF - Fund 643 Revenues

	2025 Proposed	2025 YTD
LBRF Account Revenues		
Project Revenues	\$ 200,000.00	\$ 19,810.84
Dividends from MiCLASS Investment	\$ -	\$ 210,299.31
Total	\$ 200,000.00	\$ 230,000.00

GRAND TOTAL - 242 Revenues	\$ 200,000	\$ 230,000
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Fund 242 - LBRF

Dividends in LBRF 2025 Year to Date	210,299.31
Total Dividend Deposits to Date	383,089.22

<u>LBRF Emerging Developer Fund</u>	
Encumbered Amt.	5,014.00
Fund Expenses	19,778.16
Allocated in '25	500,000.00
Remaining	475,207.84
Projects Funded	3

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP
LBRF From 2014	7,416.84		7,416.84
Transferred from Brown 7/6/2015	5,659.48		5,659.48
Transferred from Brown 12/31/2015	5,299.28		5,299.28
Transferred from Brown 8/2/2016	6,479.70		6,479.70
Transfer from Brown 12/15/16	6,314.00		6,314.00
Transfer from Brown 7/27/17	6,984.90		6,984.90
Transfer from Brown 1/18/18	6,478.34		6,478.34
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66
Transfer Corner @ Drake (-reimb MTT Costco) 8/2/19	158,072.02		158,072.02
Transfer from Brown 8/2/19	11,262.63		11,262.63
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82
Transfer from Metal Mechanics School 4/16/20	677.85		677.85
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00
Transfer from Metal Mechanics 9/27/21	632.18		632.18
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00
Transfer from Midlink 2/24/22	394,228.36		394,228.36
Transfer from General Mills 2/24/22	310,467.33		310,467.33
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00
Transfer from Scannell 9/22/22	9,245.50		9,245.50
Transfer from General Mills 11/17/22	48,943.82		48,943.82
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00
Transfer from 9008 Portage Road 8/24/23	458.41		458.41
Transfer from RAI Jets pending 8/24/23	9,033.35		9,033.35
Transfer from Stadium Park Way 8/24/23	57,124.21		57,124.21
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		2,254,385.84
Transfer from Midlink Business Park 10/26/23	776,830.38		776,830.38
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	-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	-4,000.00
Dividends from Michigan CLASS investment \$4.6 M 11/30/25	16,569.34		16,569.34
Dividends from Michigan CLASS investment \$4.6 M 12/31/25	16,676.76		16,676.76
Dividends from Michigan CLASS investment \$4.6 M 1/31/26	16,285.35		16,285.35
Dividends from Michigan CLASS investment \$4.6 M 2/28/26	14,544.31		14,544.31
Fishbeck WO #2026-2 Flowers Automotive Recycling		17,500.00	-17,500.00
Subtotals	5,654,258.54	211,116.38	5,443,142.16

Fund 242 TOTAL to date \$ 5,443,142.16

Estimated amount less encumbrances 3,883,692.93 See Expense Detail 2025 for outstanding workorders.

Dividends 2026 Year to Date 30,829.66
Total Dividend Deposits to Date 413,918.88

LBRF Emerging Developer Fund	
Encumbered Amt.	13,014.00
Fund Expenses	37,278.16
Allocated in '26	500,000.00
Remaining	449,707.84
Projects Funded	4

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 17,963.23
LBRF grant and loan totals remaining 1,054,500.00
LBRF amount less encumbrances 3,883,692.93