
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 27, 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 February 27, 2025
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$35.00** – Staff Registration for EGLE Brownfields Stakeholder Workshop
 - ii. **\$63.75** – Fishbeck Invoice 449918 (W.O. 2025-1 Gen. Env.)
 - iii. **\$5,311.08** – Fishbeck Invoice 449919 (W.O. 2025-1 Gen. Env.)
 - iv. **\$2,323.25** – Fishbeck Invoice 449934 (W.O. 2025-2 KVHH)
 - b. **From LBRF Fund:**
 - i. **\$10,144.55** – Fishbeck Invoice 449775 (W.O. 2024-2 YWCA)
 - c. **From EPA Grant Fund:**
 - i. **\$330.47** – Fishbeck Invoice 449928 (W.O. #18 J. Smith Ent.)
 - ii. **\$490.78** – Fishbeck Invoice 449917 (W.O. #2 Outreach & Programmatic)
 7. Discussion and/or Action Calendar
 - a. **Action:** Pavilion Investors, LLC Development Agreement (Draft)
 - b. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans
 - i. Kalamazoo Hotel Group, LLC (Delta Marriott BFP) Total Eligible Expenses \$248,552.03
 - c. **Action:** Rooney’s Soul Food Wagon
 - i. Part I & Part II Project Applications
 - ii. Fishbeck W.O. 2025-3 5928 E Michigan Ave. Comstock Twp
 - d. **Action:** Maple Hill Auto Group Part I & Part II Project Applications
-

- e. **Action:** West Main 1, LLC, Part I & Part II Project Applications
- f. **Action:** Kalamazoo County Land Bank LBRF Loan Request
- g. **Discussion/Action:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
- h. **Discussion:** Selection Committees (April 25, 2024, Annual Meeting)
 - i. Volunteers for Nomination Committee

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 Report
 - i. Annual Audit Documentation for 2024 FY Submitted to County Finance
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund
 - i. Fund 242 Report
 - ii. Approval of Meeting Notes for February 13, 2025, KCBRA Board Retreat
 - 1. Emerging Developer & Predevelopment Fund

9. Staff Report/Updates

- a. Pavilion Township Adopted Resolution for Pavilion Investors, LLC, BFP on 3/10/25
- b. Pavilion Investors, LLC, Notice to Taxing Jurisdiction sent via Cert. Mail on 3/20/25
- c. Pavilion Investors, LLC, BFP Public Hearing & County Resolution 4/1/25 @ 6:45 p.m.
- d. MEDC Project Reporting Forms for 2024 FY emailed to Developers on 3/11/25
- e. Letter of Support sent to Sen. Peters for Parchment Mills Site #2 Funds 3/18/25
- f. EGLE Brownfields Stakeholder Workshop in Lansing on 4/16/25 from 1-5 p.m.
- g. KCBRA Brownfields Presentation to St. Joe County BRA 4/17/25 @ 2:00 p.m.
- h. KCBRA/EDC Board Vacancy Interviews with County BAC 4/10/25 @ 4:00 p.m.
- i. County Website Changed to .gov, KCBRA Website Domain Name Consideration

10. Other

11. Board Member Comments

12. Adjournment

THREE MEETING NEXT MONTH: Thursday, April 24, 2025, at 3:00 p.m.
MEETING ORDER BEGINNING AT 3:00 P.M. EDC ANNUAL MEETING, KCBRA ANNUAL MEETING, AND THEN KCBRA REGULAR MEETING IMMEDIATELY FOLLOWING.

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 for electronic meeting notice and instructions

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL MRWALT@KALCOUNTY.COM
IF YOU ARE UNABLE TO ATTEND THE MEETING

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, February 27, 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, Jodi Milks, and Ken Peregon.

Members Excused: 2

Vacancies: 1

Kalamazoo Township: none

Oshtemo Township: none

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

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:05 p.m.**
2. Roll Call and Members Excused: **Six (6) of eight (8) voting members were present. Andrew Wenzel and Commissioner Morales were excused. Director Carew was excused from the meeting at 3:45 p.m. There is one (1) vacancy.**
3. Approval of the Agenda:

Director Carew moved to approve item 3 and Director Lutz seconded. None opposed, motion carried.
4. Approval of Minutes: BRA Minutes of January 23, 2025

Chair Peregon noted Staff corrections to the minutes:

- item 6ai, Fishbeck invoice 447349, a couple of numbers within the total figure were transposed, the minutes reflect the corrected figure with a strike through of the incorrect invoice total. Invoice total is \$683.24, not \$638.24.
 - item 6ci3, Reimbursement to Paper City FY24Q3 Loan, the total is \$65.00 not \$391.76, the previous amount was a combination of multiple quarterly totals. All quarters have been approved by the KCBRA to date for FY24.
-

Director Milks I moved to approve item 4, the minutes of January 23, 2025, as amended, Director Gulau seconded. None opposed, motion carried.

5. Public Comments (4 minutes each)

6. Consent Agenda

a. **From General Fund**

- i. **\$2,022.72** – Fishbeck Invoice 448686 (W.O. 2025-1 Gen. Env.)
- ii. **\$285.25** – Fishbeck Invoice 448692 (W.O. 2025-2 KVHH)

b. **From Local Brownfield Revolving Fund**

- i. **\$4,534.50** – Fishbeck Invoice 448166 (W.O. 2024-2 YWCA)

c. **From EPA Grant Fund**

- i. **\$5,916.87** – Fishbeck Invoice 448689 (W.O. #18 J. Smith Ent.)
- ii. **\$1,094.28** – Fishbeck Invoice 448685 (W.O. #2 Outreach & Programmatic)

d. **KCBRA Business**

- i. 2024 Administrative Expense Allocations

Director Lutz moved to approve item 6 as presented, Director Milks seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. **Action:** Pavilion Investors, LLC

- i. Fishbeck Fact Sheet for Brownfield Plan
- ii. Pavilion Investors, LLC Brownfield Plan

Director Milks moved to approve items 7aii as presented, Director Carew seconded. A Roll Call Vote was taken, the motion carried with five (5) Yes, zero (0) No, and Director Lutz abstained (1) from discussion and voting.

Director Carew was excused from the meeting at 3:45 p.m.

b. **Action:** Planning Dept MOU

Director Goodwill moved to approve item 7b, changing the contract date to beginning in 2025, Director Gulau seconded. None opposed, motion carried.

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

- i. Schupan (Midlink BFP) Total Eligible Expenses \$1,272,239.00

Director Gulau moved to approve items 7ci as presented, Director Milks seconded. None opposed, motion carried.

- d. **Discussion/Action:** Fishbeck **Consultant Searles presented the reports.**
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary

8. Financial Reports **Staff presented the financial reports.**
 - a. **Discussion:** KCBRA General Fund 243
 - b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates **Staff presented updates/reports**
 - a. Staff Attended Southwest Michigan First State of Economic Development 1/30/25
 - b. Pavilion Investors, LLC BFP Presentation to Pavilion Township 3/10/25
 - c. Pavilion Investors, LLC Development Agreement Draft Pending
 - d. Tentative Date for KCBRA Vacancy Interviews with BAC 3/13/25 @ 4:00 p.m.
 - e. Tentative Date for Brownfields Admin. Presentation to St. Joe County BRA 3/20/25
 - f. Post KCBRA 2025 Retreat Materials for 3/27/25

10. Other

11. Board Member Comments

12. Adjournment **Director Milks moved to adjourn at 4:16 p.m. Director Gulau seconded. none opposed, motion carried.**

Next Regular Meeting: Thursday, March 27, 2024, 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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Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

DRAFT





Invoice

WKS-2024-7695

Issue date 3/4/25

Due date 4/3/25

**Kalamazoo County Brownfield
Redevelopment Authority**
Macy Walters
201 W. Kalamazoo Ave.
49007 MI Kalamazoo

2025 Brownfield Stakeholder Workshops

Description	Qty	Total
Lansing - April 16	1	\$30.00
Total net		\$30.00
Payment made		-\$0.00
Balance Due		\$30.00

Pay by check: Mail check made payable to the "State of Michigan" to:

Michigan Department of Environment, Great Lakes, and Energy
Cashier's Office-OEA Registrar
P.O. Box 30657
Lansing, MI 48909-8157

SOM EMPLOYEES (IAB) ONLY: Credit Funds (IET) to SIGMA Template: 761OERWORKSHOPSREV

About this event

2025 Brownfield Stakeholder Workshops
Various Locations



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

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

Invoice : 449918
Invoice Date : 3/3/2025
Project : 230454
Project Name : KCBRA/W.O. 2025-1 Gen Environmental Review
Bill Term : BT2

For Professional Services Rendered Through 2/28/2025

WO #2024-1

	Fee	Available	Billings		
			To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	662.01	13,337.99	13,337.99	0.00
CAS 2024 - Contractual Administrative Support 2024	3,000.00	1,570.45	1,429.55	1,429.55	0.00
Grant App - EPA Grant Application	3,000.00	77.50	2,986.25	2,922.50	63.75
<i>Rate Labor</i>		63.75			
			Current Billings		63.75
			Amount Due This Bill		<u>63.75</u>

Total Fee : 20,000.00
To Date Billings : 17,753.79
Total Remaining : 2,246.21

Grant App - EPA Grant Application

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Staff Environmental Specialist				
Logan Mulholland	2/17/2025	0.25	85.0000	21.25
review letter				
	2/24/2025	0.50	85.0000	42.50
review letters, email Macy				
Total Logan Mulholland		0.75		63.75
Total Staff Environmental Specialist		0.75		63.75

Total Rate Labor 63.75

Total Bill Task: Grant App - EPA Grant Application 63.75

Total Project: 230454 - KCBRA/W.O. 2025-1 Gen Environmental Review 63.75

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

Invoice : 449919
Invoice Date : 3/3/2025
Project : 230454
Project Name : KCBRA/W.O. 2025-1 Gen
 Environmental Review
Bill Term : BT3

For Professional Services Rendered Through 2/28/2025

			Billings		
	Fee	Available	To Date	Previous	Current
GR 2025 - General Review 2025	20,000.00	18,197.50	7,035.25	1,802.50	5,232.75
<i>Rate Labor</i>		5,232.75			
CAS 2025 - Contractual Administrative Support 2025	1,000.00	779.78	298.55	220.22	78.33
<i>Expenses</i>		10.73			
<i>Unit Rate Expense</i>		67.60			
<i>Total Expense</i>		78.33			

Current Billings 5,311.08
Amount Due This Bill 5,311.08

Total Fee : 21,000.00
To Date Billings : 7,333.80
Total Remaining : 13,666.20

GR 2025 - General Review 2025

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist				
David Stegink	2/17/2025	2.25	218.0000	490.50
	Review BF Plan and Development Agreement, discuss w Logan			
	2/21/2025	0.75	218.0000	163.50
	Pavillion Estates			
		-----		-----
Total David Stegink		3.00		654.00
Total Senior Environmental Specialist		-----		-----
		3.00		654.00
Senior Geologist				
Therese Searles	2/3/2025	0.50	105.0000	52.50
	LBRF retreat location communication			
	2/4/2025	0.25	105.0000	26.25
	Pavillion BF plan review discussions			
	2/5/2025	2.00	105.0000	210.00
	5928 E Michigan call and mtg, LBRF planning			
	2/11/2025	1.75	105.0000	183.75
	LBRF retreat planning			
	2/19/2025	0.50	105.0000	52.50
	Delta Marriot reimbursement review			
	2/21/2025	0.25	105.0000	26.25
	call with Macy re: general items			
		-----		-----
Total Therese Searles		5.25		551.25
Total Senior Geologist		-----		-----
		5.25		551.25
Senior Hydrogeologist				
Jeffrey Hawkins	1/15/2025	0.50	150.0000	75.00
	review of emails regarding LBRF retreat and emailed suggestions for agenda.			
	2/3/2025	1.00	150.0000	150.00
	review policies for LBRF and general operational policy. Reviewing statute for LBRF and admin.			
	2/5/2025	2.50	150.0000	375.00
	retreat planning meeting prep			
	2/10/2025	3.00	150.0000	450.00
	prep for KCBRA LBRF retreat			
	2/11/2025	1.00	150.0000	150.00
	prep for retreat and review of matrix with LLM and TMS			
	2/13/2025	4.75	150.0000	712.50
	LBRF retreat			
	2/20/2025	0.50	150.0000	75.00
	reviewed notes from retreat.			
		-----		-----
Total Jeffrey Hawkins		13.25		1,987.50
Total Senior Hydrogeologist		-----		-----
		13.25		1,987.50
Staff Environmental Specialist				
Logan Mulholland	2/3/2025	1.00	85.0000	85.00
	review Pavilion BF Plan			
	2/4/2025	0.25	85.0000	21.25
	review excel file for pavilion investors BF Plan			
	2/5/2025	1.50	85.0000	127.50
	LBRF prep meeting			
	2/6/2025	1.00	85.0000	85.00
	review pavilion twp plan, call w Kirk, call Macy			
	2/10/2025	1.50	85.0000	127.50
	prep for LBRF meeting, call w MW RE Pavilion project, call with Joe			
	2/11/2025	1.50	85.0000	127.50
	Meeting on funding matrix, edits to matrix			

GR 2025 - General Review 2025

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Staff Environmental Specialist				
	2/12/2025	1.25	85.0000	106.25
edits to matrix, send to Macy, review stryker reimbursement	2/13/2025	6.50	85.0000	552.50
KCBRA retreat, set up, travel time	2/17/2025	2.00	85.0000	170.00
Pavilion Investors, LLC Agreement / BF Plan review	2/18/2025	1.00	85.0000	85.00
Edits to agreement, draft email to Macy - Pavilion Project	2/19/2025	2.75	85.0000	233.75
Meeting with Macy, email Developer for Delta Project, edit to request, send Macy schupan reimbursement request review, edit notes from LBRF Retreat	2/20/2025	2.00	85.0000	170.00
edits to LBRF notes, to send Macy, draft fact sheet, draft review memo, call with Jared on Pavilion Plan	2/21/2025	1.00	85.0000	85.00
edits to memo and fact sheet, send to Macy	2/25/2025	0.25	85.0000	21.25
RE TIF Capture for Macy on Pavilion Plan	2/26/2025	0.25	85.0000	21.25
RE Memo for Pavilion	2/27/2025	0.25	85.0000	21.25
Call with Macy				
		24.00		2,040.00
Total Logan Mulholland				2,040.00
Total Staff Environmental Specialist		24.00		2,040.00
			Total Rate Labor	5,232.75
Total Bill Task: GR 2025 - General Review 2025				5,232.75

CAS 2025 - Contractual Administrative Support 2025

<i>Expenses</i>	<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Travel				
	Logan Mulholland	9.75	1.10	10.73
			Total Expenses	10.73
Unit Rate Expenses				
<i>Account / Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>	
Mileage				
	Mileage - Employee Vehicle	92.60	0.7300	67.60
			Total Unit Rate Expenses	67.60
Total Bill Task: CAS 2025 - Contractual Administrative Support 2025				78.33

Total Project: 230454 - KCBRA/W.O. 2025-1 Gen Environmental Review

5,311.08



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 Kalamazoo, MI 49008
 United States

Invoice : 449934
Invoice Date : 3/3/2025
Project : 2500252
Project Name : KCBRA/Habitat for Humanity
 Cooper Twp
Bill Term : BT1

For Professional Services Rendered Through 2/28/2025

Contract : PH1ESA
Contract Name : Phase 1 ESA

W.O. 2025-2

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
PH I - Phase I ESA		3,000.00	2,781.75	2,441.00	218.25	2,222.75
<i>Rate Labor</i>	1,892.75					
<i>Expenses</i>	330.00					
GPR - GPR Survey		2,100.00	2,033.00	167.50	67.00	100.50
<i>Rate Labor</i>	100.50					
						<u>2,323.25</u>
						<u><u>2,323.25</u></u>

Total Fee : 5,100.00
To Date Billings : 2,608.50
Total Remaining : 2,491.50

PH I - Phase I ESA

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist				
Joseph Beutler	2/4/2025	0.50	134.0000	67.00
kickoff client	2/6/2025	0.25	134.0000	33.50
Follow up on access agreement, conversation with KCLBA Iyanna Wilson	2/10/2025	0.50	134.0000	67.00
check in Colin, check in FMCI, check in with I'Yanna at Land Bank	2/17/2025	0.25	134.0000	33.50
follow up on site access with Land Bank (3)	2/20/2025	0.25	134.0000	33.50
communication with Therese and Land Bank	2/21/2025	0.50	134.0000	67.00
Status update	2/26/2025	0.25	134.0000	33.50
Land Bank coordination (four)	2/27/2025	0.25	134.0000	33.50
Email/discussion re site access with CD		-----		-----
Total Joseph Beutler		2.75		368.50
Total Senior Environmental Specialist		-----		-----
		2.75		368.50
Staff Hydrogeologist				
Colin DeYoung	2/10/2025	2.00	91.0000	182.00
discussion w/ j. beutler, database review	2/17/2025	5.00	91.0000	455.00
report writing, reviewing mun. records	2/19/2025	3.50	91.0000	318.50
report writing	2/20/2025	2.50	91.0000	227.50
report writing	2/21/2025	2.75	91.0000	250.25
report writing	2/25/2025	1.00	91.0000	91.00
report writing, user q		-----		-----
Total Colin DeYoung		16.75		1,524.25
Total Staff Hydrogeologist		-----		-----
		16.75		1,524.25
Total Rate Labor				1,892.75
Expenses				
<i>Account / Vendor</i>			<i>Cost</i>	<i>Multiplier</i>
Subconsultant				<i>Amount</i>
EDR			300.00	1.10
				330.00
Total Expenses				330.00
Total Bill Task: PH I - Phase I ESA				2,222.75

GPR - GPR Survey

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	2/6/2025	0.50	134.0000	67.00
project coordination	2/20/2025	0.25	134.0000	33.50
project update		-----		-----
Total Therese Searles		0.75		100.50

GPR - GPR Survey

Rate Labor

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Total Senior Geologist		0.75		100.50
			Total Rate Labor	100.50
Total Bill Task: GPR - GPR Survey				100.50

Total Project: 2500252 - KCBRA/Habitat for Humanity Cooper Twp

2,323.25

BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Agreement”), is entered into on _____, 2025 between the **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. (“Act 381”), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the “Authority”), and **PAVILION INVESTORS, LLC**, a Michigan limited liability company, whose address is 1777 R W Berends Drive, SW, Wyoming, MI 49519 (the “Developer”).

RECITALS

WHEREAS, the Authority, The Charter Township of Pavilion (the “Township”), and Kalamazoo County (the “County”) have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

WHEREAS, Kalamazoo County has established a Brownfield Redevelopment Authority and the Authority and the County have adopted a Brownfield Plan specifically for this site (the “Plan”), pursuant to the provisions of Act 381.

WHEREAS, the Authority and the County have designated certain properties that have conditions of environmental contamination, blight, obsolescence, historic resource, and housing property as appropriate sites for creating a Plan.

WHEREAS, Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of eligible costs of conducting Eligible Activities, including without limitation, the Financing Gap (as defined below) (these costs are referred to as “Eligible Costs”) and, unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

WHEREAS, Developer owns property in Kalamazoo County consisting of two vacant parcels totaling approximately 115 acres of land without direct frontage on a public road, being part of Parcel ID: 11-06-151-021 and Parcel ID: 11-06-301-010 in Kalamazoo, MI 49048 (the “Property”) and legally described on the attached Exhibit A.

WHEREAS, the Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.

WHEREAS, The Developer is proposing to redevelop the Property by preparing the site for development and constructing 275 new residential units available for sale. The 275 units include 160 single family homes, 13 attached townhomes (51 residential units) and 64 TDN Homes (Traditional Neighborhood Design homes that are alley-loaded single family homes without lot

lines). The Project will include 29 income-restricted units (10.5% of the development), which will be comprised of 6 income-restricted townhome units, 16 income-restricted single-family homes, and 7 income-restricted TDN homes (the “Income Restricted Units”), which will be subject to the affordability requirements set forth in this Agreement. The development will be accessed by the construction of a drive from East O Avenue along the neighboring residential development to the Property. The total capital investment on the Project is expected to be approximately \$87 million. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated. The inclusion of the Income Restricted Units (as defined below) in the Project will allow a diverse household cohort to occupy this development, and the mix of single-family homes, townhomes, and Traditional Neighborhood Design homes will provide prospective buyers and families with diverse housing options, increasing the property tax base within Kalamazoo County (collectively the “Project”).

WHEREAS, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including, infrastructure improvements, site preparation costs, and Housing Development Activities, which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Developer’s Eligible Costs shall not exceed \$23,693,453.

WHEREAS, the parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

- 1. Recitals.** The above recitals are acknowledged as true and correct, and are incorporated by reference into this Agreement.
- 2. The Plan.** The Plan, approved by the Authority and the Commission of the County, concurred by the Township, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.
- 3. Term of Agreement.** Pursuant to the Plan, the Authority shall capture that amount of Tax Increment Revenues generated from real and personal property taxes allowed by law on the Eligible Property. Capture will begin in the first year after the year of the establishment of the Plan and will continue until the earlier of:

3.1 Full reimbursement to the Authority of its Administrative Costs, plus reimbursement to the Developer of the Property as outlined in the Plan, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 5, plus an additional amount captured by the Authority for an additional five full years of tax capture (“Additional Authority Amount”) such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund "LBRF"; or

3.2 20 years from the beginning date of the capture of Tax Increment Revenues, with the tax capture for five of the 20 years constituting the Additional Authority Amount, which shall be designated for the LBRF.

4. Evidence of Ownership. Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has acquired fee simple title to the Property, which evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer, and secured access to the Property via easement or other similar instrument, in each case reasonably acceptable to the Authority; and (b) a copy of a commitment for owner's title insurance with respect to the Property (the "Commitment"), which Commitment shall show the Developer as record owner of the Property, shall reflect that all material conditions to the issuance of a policy thereunder have been satisfied, and shall otherwise be in form and substance satisfactory to the Authority.

5. Eligible Activities. The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred on or after the date of the inclusion of this Project in the Plan, which may include the Financing Gap, infrastructure improvements, and site preparation costs, (which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals).

6. Reimbursement Source. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all available Tax Increment Revenues collected from the real and personal property taxes on the Property, closed on the sale of an Income Restricted Unit in the Project to an Income Qualified Purchaser Household in compliance with the Affordability Requirements.

7. Reimbursement Process.

7.1 Cost Reimbursement Request. The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers, other back up documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are "Eligible Costs". Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 7.2, may result in foregone reimbursement, to the Developer by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

7.2 Authority Staff Review. The Authority Staff shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then the Developer shall cooperate in the Authority's review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall determine whether the costs are eligible for reimbursement. If the Developer wishes to challenge that determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final

determination of the Authority and shall not be entitled to any claim or cause of action against Kalamazoo County or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an “Eligible Cost,” and hereby grants the County and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

7.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been captured and are available in that fiscal year. The Authority shall receive one hundred (100) percent of Tax Increment Revenues until fully reimbursed, unless otherwise designated by the Authority. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority’s and Developer’s Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. Once the Authority is fully reimbursed for its Eligible Costs, the Developer shall receive the available Tax Increment Revenue, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been made have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first. The Authority shall make additional payments, on an annual basis, toward the Developer’s remaining unpaid Eligible Costs during the term of this Agreement. The Developer shall not be entitled to receive any interest on amounts for which reimbursement is requested under this Agreement. The Developer shall not be entitled to reimbursement under this Agreement unless the Developer has (i) closed on the sale of an Income Restricted Unit in the Project to an Income Qualified Purchaser Household in compliance with the Affordability Requirements, and (ii) timely and completely paid its real and personal property taxes including all penalties, interest and other amounts due in relation to any portion of the Property that remains unsold when due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire upon the earlier of the full payment by the Authority to the Developer of all amounts due the Developer from the Tax Increment Revenues or 15 years from the beginning date of the capture of Tax Increment Revenues under the Plan, as more specifically provided in Section 3 above.

7.4 Method of Reimbursement. The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

Pavilion Investors, LLC
1777 R W Berends Drive SW
Wyoming, MI 49519

8. Adjustments. The parties acknowledge that adjustments regarding the amount of Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

8.1 Audit or Court Ruling: In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer shall be responsible for payment of all of the County's and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the County's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

8.2 Property Tax Appeal: In the event the Developer, or any other owner of real estate on the Property, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority will remit Tax Increment Financing Reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal;
- b. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated;
- c. Once any tax appeals are adjudicated, the Authority will either return the escrowed funds to the local unit in compliance with any tax appeal rulings, or will make payments pursuant to Section 7 of this agreement.

8.3 Reduction of Property Assessments: If the Authority (i) incurs Costs on behalf of the Developer with respect to the Project, Site or Application and (ii) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

9. Responsibilities of Developer. In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, the Developer agrees to the following:

9.1 Project. At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and construct the Project. The Developer will develop the Property by constructing 275 new residential units for sale, including the 29 Income Restricted Units, which shall be developed, marketed and sold in compliance with the Affordability Requirements. The new investment planned for this site includes an initial planned investment of \$87,000,000. The redevelopment of the Property shall commence no later than Spring 2025 and shall be completed no later than December 31, 2034. The Developer will use commercially reasonable efforts to substantially complete construction of 32 units per year for the first 7 years of the term of this

Agreement, and 28 units in Year 8 of the Term of this Agreement, and 23 units in Year 9 of the term of this Agreement. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from Tax Increment Revenues.

9.2 Employment Opportunities. Make every reasonable effort to work with the County and community employment agencies to hire County residents for new employment opportunities created by the Project, and to encourage the local contracting of construction and site related work.

9.3 Ordinances. Develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews and this Agreement. The redevelopment of the Property shall be subject to all zoning approvals. This Agreement does not obligate any governing municipality to grant any such approvals.

9.4 Project Sign. Place on the Property during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project, the sign will be returned to the Authority.

9.5 Promotion and Marketing. Permit the Authority to cite or to use any renderings, photographs, or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

9.6 Cooperation. Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated with respect to the Project.

9.7 Affordability Housing Requirement Documentation and Reporting.

(a) Monitor Affordability Occupancy Requirement. The Developer shall monitor and annually provide to the Authority (or a third-party providing verification services to the Authority) sufficient evidence that the Affordability Requirements are being met.

(b) Satisfy MSDHA Eligibility Requirement. Developer shall require all proposed Purchasers of the Income Restricted Units to self-certify that, at the time of initial occupancy, they are eligible Income Qualified Purchaser Households, by using the MSHDA Household Income Self-Certification Form or such other form as otherwise approved by the Authority.

(c) Income Restricted Units. The Developer shall ensure that the first sale of each Income Restricted Unit is consistent with the Affordability Requirements of this Agreement, and that Income Restricted Units are occupied by the appropriate Income Qualified Purchaser Households.

(d) Annual Reporting. The Developer shall provide on an annual basis, no later than June 15 each year during the term of reimbursement, a report to the Authority, for the preceding calendar year, including but not limited to, information required to be reported to the State of Michigan to verify compliance with Act 381, pursuant to the reporting requirements under Section 16 of Act 381:

1. Total investment in the Project and new capital investment since the prior year's report;
2. Square footage of the new construction or renovation in connection with the Project, including whether the space is residential, commercial, or other use;
3. New jobs created;
4. Total number of housing units and total number of Income Restricted Units, indicating the number sold to residents at or below 80% of the Area Median Income;
5. Number of Income Restricted Units sold during the annual reporting period;
6. Number of Income Qualified Households with a Household Income at or below 80% of the Area Median Income assisted during the annual reporting period;
7. Racial and socioeconomic data on the individuals purchasing or renting the Income Restricted Units, or if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located.

9.8 Payment of Authority Legal and Professional Fees. To the extent the following costs and fees are not paid to the Authority from Tax Increment Revenues, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval, and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. The Developer shall reimburse the Authority for such expenses within 30 days from the date that the Authority sends an invoice and request for payment to the Developer, provided the Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

9.9 Community Benefits Agreement. As a conditional approval upon receiving local support, the Developer has entered into a Community Benefits Agreement with the Township (exhibit C). The Developer and the Township must provide written confirmation to the Authority that the terms of the Community Benefits Agreement have been met, on an as needed or annual basis, to show a good faith effort of the Developer to honor this arrangement.

10. Responsibilities of the Authority. In consideration of the preceding commitments of the Developer the Authority further agrees to:

10.1 Agency Contacts. Provide the Developer with appropriate service/employment agency contacts for the identification of County residents to interview for potential employment; and

10.2 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11. Developer's Representations, Warranties and Covenants. The Developer hereby makes the following representations, warranties, and covenants:

11.1 Eligible Property. The Property is “eligible property” as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

11.2 Eligible Costs. The Developer will only submit for reimbursement under Paragraph 7 hereof such costs that it has reasonably determined are “Eligible Costs” within the meaning of Act 381.

11.3 Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

12. Events of Default. Each of the following shall constitute an event of default:

12.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

12.2 The Developer fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Developer by the Authority.

12.3 The Developer abandons or withdraws from the reuse and redevelopment of the Property or indicates its intention to do so.

12.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

12.5 The Developer terminates its existence.

12.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

13. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days after written notice of default from the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

13.1 Terminate this Agreement effective immediately upon notice to the Developer;

13.2 Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and

13.3 All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if the Developer otherwise defaults prior to substantial completion of the Project, the Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to the Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by the Developer or following expiration or termination of this Agreement for any reason, the Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

14. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

15. Freedom of Information Act. Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

16. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

17. Notices. All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer: Pavilion Investors, LLC
1777 R W Berends Drive SW
Wyoming, MI 49519

With copy to: Rhoades McKee, PC
55 Campau Ave, NW, Suite
300 Grand Rapids, MI 49503
Attn: Todd A. Hendricks

If to the Authority: Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, Michigan 49007

With copy to:

Authority Attorney

18. Indemnification. Developer shall defend, indemnify, and hold harmless the Authority and the County, and any of their respective past, present, and future members, officials, employees, agents, or representatives from all losses, demands, claims, judgments, suits, costs, and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of tax increment revenues the Authority is determined by the State or court to be allowed by law to use for that reimbursement, and (ii) Developer's development of the Project.

19. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

20. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

21. Waiver. No failure of either party to complain of any act or omission on the part of the other party, no matter how long this same may continue, is considered as a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

22. Authorization. Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

23. Entire Agreement. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

24. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

25. Definitions. The following capitalized terms are used in this Agreement with the following meanings:

“Affordability Requirements” means Developer’s obligation to cause (i) the Income Restricted Units to be sold to Income Qualified Purchaser Households whose average Household Income is not more than 80% of the Area Median Income, and for average sales prices that do not exceed the Target Affordable Price for purchasers whose Household Income is not more than 80% of the Area Median Income; (ii) each Income Restricted Unit to be sold to a purchaser at the Target Affordable Price for such purchaser, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential

Development Loss (PDL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA.

“Area Median Income” is defined by Section 2(z)(i) of Act 381.

“Administrative Costs” means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the Authority's indirect costs associated with the Project (including allocation of the fixed costs of the Authority staff).

“Brownfield Plan” is defined by Section 2(e) of Act 381.

“Due Care Activities” is defined by Section 2(m) of Act 381.

“Eligible Activities” is defined by Section 2(o) of Act 381.

“Eligible Property or Properties” is defined by Section 2(p) Act 381.

“Financing Gap” means the amount sought by Developer for reimbursement to fill a financing gap associated with the development of the Income Restricted Units to the extent such amount is reimbursable pursuant to Section 2(x)(vi) of Act 381.

“Household Income” is defined by Section 2(z)(ii) of Act 381.

“Housing Development Activities” is defined by Section 2(x) of Act 381.

“Income Qualified Households” is defined by Section 2(z) of Act 381.

“Income Qualified Purchaser Household” is defined by Section 2(aa) of Act 381.

“MSHDA” means the Michigan State Housing Development Authority.

“Target Affordable Price” means, with respect to a purchaser of an Income Restricted Unit, the target affordable price for such purchaser based upon such Purchaser’s Household Income, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential Development Loss (PDL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA.

“Tax Increment Revenues” is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

[Signature Pages Follows]

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

**KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY**

By _____

Title _____

Date _____

PAVILION INVESTORS, LLC

By: Kensington Realty Group, Inc., a
Michigan Corporation, its Manager

By: _____
Dale H. Kraker, its President

Date _____

EXHIBITS:

- A (Legal Description of Property)
- B (Copy of Brownfield Plan)
- C (Copy of Community Benefits Agreement)

Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Logan Mulholland

DATE: March 4, 2025 **PROJECT NO.:** 230454

RE: Review of Reimbursement Request, Former Holiday Terraces Bowling Alley

Fishbeck was requested to review the Reimbursement Request pertaining to the project located at 2747 South 11th Street, also known as Delta Marriott, included in the Former Holiday Terraces Bowling Alley Brownfield Plan adopted by the Kalamazoo County Commission on February 6, 2018.

The Brownfield Plan, adopted on February 6, 2018, and Brownfield Plan Development Agreement, approved on October 26, 2021, allows for the capture of up to \$216,927 plus a 3% simple interest expense to not exceed \$30,449. Eligible activities for reimbursement include completion of a Phase I ESA, building demolition, and development of a brownfield plan. The Developer, Kalamazoo Hotel Group, LLC, has submitted a reimbursement request for \$248,552.03. This amount exceeds the limits of the Brownfield Plan and Brownfield Plan Development Agreement.

Initially, the developer's main contract was with the Jade Group, Inc. The developer indicated that the project went to arbitration with Jade Group, Inc. due to failure to finish the job. To move the project forward, the developer worked directly with the subcontractors to complete the project. Based on the initial scope of work completed with the Jade Group, Inc., the developer furnished an Application and Certificate for Payment (AIA document), to itemize costs. It is of note that the Jade Group, Inc. AIA document, dated November 30, 2018, does not break out the partial demolition associated with the renovation. Fishbeck requested additional supporting documentation, and the Developer provided the contract including the Jade Group, Inc. proposal breaking down each line item further, allowing us to identify which line items on the Application and Certificate for Payment included demolition scopes of work. However, line items including demolition also included ineligible costs, such as replacement activities. Due to the arbitration, any additional breakdown of the AIA Document or Proposal from the Jade Group was unable to be obtained. A signed full unconditional lien waiver has been submitted from the Jade Group, LLC so they have been fully paid for the services they did complete. Therefore, for the scope of work completed with the Jade Group, LLC, Fishbeck has recommended a breakdown of 40% of all line items including both demolition and replacement, including 40% as an eligible activity. This approach was determined to be reasonable to cover eligible expenses based on the supporting documentation that is available. Overall, the total recommended for reimbursement to the Kalamazoo Hotel Group, LLC related to the Jade Group, Inc. AIA Document is \$154,352.03, which is approximately 7% of the overall contract.

Outside of the Jade Group, LLC contract, an additional \$94,200 in eligible costs were incurred on the project.

Fishbeck finds the requested reimbursement are eligible costs included in the Brownfield Plan. Fishbeck finds that documentation of the reimbursement request included invoices with the appropriate level of detail including the dates and descriptions of the eligible activity, with the exception of the Jade Group, Inc. AIA Document mentioned above. While lien waivers are favored and were provided for the Jade Group, Inc. and ACE Demolition, other

proof of payment includes copies of checks, a settlement statement, and an invoice marked paid by the contractor.

Based on our review, Fishbeck finds a total of \$248,552.03 to be considered eligible activities, of which, up to \$247,376.00 is eligible for reimbursement as limited by the Brownfield Plan and Brownfield Plan Development Agreement. Based on discussions with staff, the interest expense included in the Brownfield Plan and Brownfield Plan Development Agreement has been waived and substituted with hard costs, therefore, Fishbeck has recommended approval of up to \$247,376.00 of the reimbursement request.

A spreadsheet detailing the reimbursement request is included in Appendix 1. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

By email

Appendix 1

PROJECT TITLE: Delta Marriott Brownfield Plan
 PROJECT ADDRESS: 2747 South 11th Street, Oshtemo Twn., Kalamazoo Co.
 DATE OF BROWNFIELD PLAN: 2/6/2018
 PREPARED BY: LLM, TG
 DATE PREPARED: 7/11/2024
 CONTINGENCY: 15% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs

Category Total		Total
1.00	Baseline Environmental Assessment (BEA) - Statutorily Approved	
1.01	Phase I and II Environmental Site Assessments	\$2,000.00
1.02	Baseline Environmental Assessment	\$0.00
1.03	Asbestos, Lead and Mold Surveys	\$0.00
1.04	Pre-Demolition Survey	\$0.00
	Sub-Total	\$2,000.00
		\$2,000.00
Category Total		Total
6.00	Lead and Asbestos Abatement	
6.01	Pre-Demolition Survey	\$0.00
6.02	Abatement including disposal and air monitoring	\$0.00
	Sub-Total	\$0.00
	Contingency 15%	\$0.00
		\$0.00
Category Total		Total
7.00	Building Demolition	
7.01	Pre-Demolition Audit or Survey	\$0.00
7.02	Building Demolition/Deconstruction	\$183,154.00
7.03	Foundation and basement removals	\$0.00
7.04	Dewatering during foundation and basement removals	\$0.00
7.05	Sheeting/Shoring	\$0.00
7.06	Backfill	\$0.00
7.07	Compaction	\$0.00
7.08	Rough Grading	\$0.00
	Sub-Total	\$183,154.00
	Contingency 15%	\$27,473.00
		\$210,627.00
Category Total		Total
8.00	Site Demolition	
8.01	Removal of abandoned utilities	\$0.00
8.02	Underground storage tank removal	\$0.00
8.03	Parking lot removal	\$0.00
8.04	Road removal	\$0.00
8.05	Curbs, gutter removal	\$0.00
8.06	Rail spurs removal	\$0.00
8.07	Sidewalks, bike paths removal	\$0.00
8.08	Other Site Demolition (Describe)	\$0.00
8.09	Disposal, Recycling	\$0.00
8.10	Fill, Compaction, Rough Grading	\$0.00
8.11	Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$0.00
	Sub-Total	\$0.00
	Contingency 15%	\$0.00
		\$0.00
Category Total		Total
10.00	Development of Brownfield Plan and/or Work Plan	
10.01	Development of Brownfield Plan	\$4,300.00
10.02	Development of Act 381 Work Plan	\$0.00
10.03	Work Plan and/or Brownfield Plan Implementation	\$0.00
	Sub-Total	\$4,300.00
		\$4,300.00
Total Potential Brownfield Plan Eligible Costs		\$216,927.00

Actual Costs Incurred

Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	1.01	10/18/2017	\$ 3,950.00	777134	Kalamazoo Hotel Group LLC	Env. Fee to TCF National Bank-settlement statement		X	Settlement Statement
	1.01	9/13/2016	\$ 2,000.00	1613	Phillips Env. Consulting Svcs.	Phase I ESA		X	Invoice Marked Paid
	1.03	9/11/2017	\$ 5,950.00	308816	Partner Engineering & Science	Asbestos Survey and ACM O&M Plan		X	Invoice shows a credit card payment for 1/2 on 8/21/17, Chase Bank Statement for other 1/2
			\$ 11,900.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	6.02	1/22/2018	\$ 18,500.00	G-702	ACE Demolition	Asbestos Abatement	X		Full Unconditional Lien Waiver
			\$ 18,500.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	7.02	1/22/2018	\$ 49,000.00	G-702	ACE Demolition	Mobilization, labor, excavating, trucking, disposal	X		Full Unconditional Lien Waiver
	7.02	12/7/2018	\$ 154,352.03	AIA #7	Jade Group, Inc.	Interior Demo	X		Full Unconditional Lien Waiver
			\$ 203,352.03						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	8.08	11/28/2018	\$ 10,500.00	NA	J&S Tree Removal, Inc.	Tree Removal around Parking Lot and Building	X		Check #009046
			\$ 10,500.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	10.01	2/19/2018	\$ 4,300.00	1809	Phillips Env. Consulting Svcs.	Plan preparation, meetings, Public Hearing	X		Invoice Marked Paid
			\$ 4,300.00						
			\$ 216,927.00						
			\$ 248,552.03						

*Reimbursement Agreement limits reimbursement to: \$247,376.00

*Local Brownfield Revolving Fund \$ 219,192
 *Interest 3% -max. of 20% of Developer's total eligible costs \$ 30,449
 * Authority Admin Cost \$ 18,000
 * State Brownfield Red. Fund \$ 3,368
 \$ 487,936

Borrower's Final Settlement Statement

Settlement Date: 10/18/2017
Print Date: 10/17/2017

File No: 777134
Officer: Pat Flinchum/KE

BORROWER(S):

Kalamazoo Hotel Group, LLC, a Michigan
limited liability company

By: 
Name: Timothy L. O'Byrne
Title: Manager

Initials: TLO



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/13/2016	1613

PAID
09/19/2016

BILL TO

Kalamazoo Hotel Group, LLC
Mr. Dan Flannigan
2747 South 11th Street
Kalamazoo, MI 49009

		PROJECT		
		1578 - 2747 S. 11th St., Oshtemo		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
8/5/2016	Phase I ESA preparation.	2	65.00	130.00
8/10/2016	Phase I ESA preparation.	1.5	65.00	97.50
8/10/2016	Site reconnaissance.	2.25	125.00	281.25
8/11/2016	Phase I ESA preparation.	0.75	65.00	48.75
8/12/2016	Phase I ESA preparation.	1.25	65.00	81.25
8/15/2016	Phase I Environmental Site Assessment report preparation.	5.5	65.00	357.50
8/15/2016	Phase I ESA preparation.	4	65.00	260.00
8/16/2016	Phase I ESA preparation.	1.75	65.00	113.75
8/16/2016	Portage Library for research of historic documents.	1	65.00	65.00
8/16/2016	Finalize and send draft Phase I ESA.	2	125.00	250.00
8/17/2016	Phase I ESA preparation.	3.5	65.00	227.50
8/16/2016	Records Search Expense	1	79.50	79.50
8/16/2016	Records Search Expense	1	6.24	6.24
8/10/2016	Mileage	38	0.55	20.90
9/13/2016	Credit to meet contract price quote.		-19.14	-19.14
		Total		\$2,000.00

Phone #
269-501-5079

Balance Due	\$0.00
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**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
2/19/2018	1809

PAID
05/29/2018

BILL TO

Kalamazoo Hotel Group, LLC
Mr. Dan Flannigan
2747 South 11th Street
Kalamazoo, MI 49009

		PROJECT		
		1578 - 2747 S. 11th St., Oshtemo		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/12/2017	Prepare Brownfield Plan TIF Tables.	1	55.00	55.00
5/11/2017	Brownfield Plan preparation.	3	55.00	165.00
5/12/2017	Brownfield Plan preparation.	3	55.00	165.00
5/19/2017	Brownfield planning.	0.75	125.00	93.75
5/22/2017	Brownfield Plan preparation.	1	55.00	55.00
5/30/2017	Meeting with Township assessor regarding value of the Property. prepare timeline and e-mail update.	2.5	125.00	312.50
7/6/2017	Call with Twp. re need for additional data.	0.25	125.00	31.25
8/2/2017	Brownfield Plan preparation.	2.75	65.00	178.75
8/18/2017	Brownfield Plan preparation.	0.5	65.00	32.50
8/25/2017	Brownfield Plan preparation.	2	65.00	130.00
8/26/2017	Brownfield Plan preparation.	3	125.00	375.00
8/28/2017	Brownfield Plan preparation.	3.5	65.00	227.50
8/29/2017	Brownfield Plan preparation.	0.5	65.00	32.50
8/31/2017	Brownfield Plan preparation.	0.5	65.00	32.50
10/25/2017	Brownfield Plan preparation.	0.25	65.00	16.25
10/25/2017	Meeting with client re Brownfield Plan.	1.25	125.00	156.25
10/26/2017	Send BF Plan to County in draft after making minor changes.	1	125.00	125.00
11/3/2017	Answer County questions re Brownfield Plan. Make two small revisions.	0.75	125.00	93.75
11/6/2017	Review comments on Plan by KCBRA and make changes to text.	0.5	125.00	62.50
11/7/2017	Revise TIF tables.	1.75	65.00	113.75
11/7/2017	Receive confirmation that three twp. taxes are structured such that they are not eligible for capture and revise plan accordingly and resubmit.	1.5	125.00	187.50
11/8/2017	Discussions to schedule meeting dates for BF Plan approval.	0.5	125.00	62.50
11/14/2017	Revise TIF Tables.	0.5	65.00	32.50
11/15/2017	Revise TIF Tables.	0.5	65.00	32.50
11/16/2017	KCBRA Meeting to present BF Plan.	2	125.00	250.00
11/21/2017	Submit final brownfield plan to Kalamazoo Co. BRA.	0.5	125.00	62.50
1/8/2018	Planning for Oshtemo Twp. Meeting tomorrow.	1	125.00	125.00
1/9/2018	Meeting at the Oshtemo Twp. hall.	2.25	125.00	281.25
1/16/2018	Attend Kal Co. COW Meeting.	2.25	125.00	281.25
		Total		

Phone #
269-501-5079

Balance Due



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
2/19/2018	1809

PAID
05/29/2018

BILL TO

Kalamazoo Hotel Group, LLC
Mr. Dan Flannigan
2747 South 11th Street
Kalamazoo, MI 49009

		PROJECT		
		1578 - 2747 S. 11th St., Oshtemo		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/17/2018	Add Oshtemo Twp resolution to BF Plan and Send to Rachael for Kal Co. Commission Hearing and meeting Notice.	0.75	125.00	93.75
2/6/2018	Attend Kal Co. Commission Meeting and hearing, Including preparation.	3	125.00	375.00
2/13/2018	Brownfield Plan preparation to send in final to County and client.	2	65.00	130.00
2/19/2018	Mileage (5/30/17, 10/25/17, 11/16/17, 1/9/18, 1/16/18, and 2/6/18)	186	0.55	102.30
2/19/2018	Credit to meet contract price quote.		-169.80	-169.80
		Total		\$4,300.00

Phone #
269-501-5079

Balance Due	\$0.00
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Remittance:
611 Industrial Way West
Eatontown, NJ 07724

Wire Transfer Instructions
Acct Name: Partner Assessment Corp.
Bank: U.S. Bank
Los Angeles, CA 90071
ABA: 122235821
SWIFT ID: USBKUS44IMT
Account No.: 157503223271
Please include invoice or project number

Tracy Kobold
Kalamazoo Hotel Group, LLC
P.O. Box 3561979
Westminster, CO 80035

September 11, 2017
Project No: 17251658
Invoice No: 308816

Email invoices to tkobold@incompanies.com

Proposal#: 17251658
Asbestos Survey and ACM O&M Plan
2747 South 11th Street
Kalamazoo, Michigan 49009

For professional services rendered for the period through August 31, 2017 for the referenced project

	Fee	Percent Complete	Amount Earned	Previous Billed	Current Amount
Asbestos Survey & Reporting	3,000.00	100.00	3,000.00	0.00	3,000.00
Lab Analysis - Asbestos	2,700.00	100.00	2,700.00	0.00	2,700.00
ACM O&M Plan	250.00	100.00	250.00	0.00	250.00
Total Fee	5,950.00		5,950.00	0.00	5,950.00
		Total Fee			5,950.00
8/21/17 VISA x8828				-2,975.00	
Total				-2,975.00	-2,975.00
			Total this Invoice		\$2,975.00



September 30, 2017 through October 31, 2017

Account Number: 000000609831115

Checks Paid (continued)

<i>Check</i>	<i>Date Paid</i>	<i>Amount</i>	<i>Check</i>	<i>Date Paid</i>	<i>Amount</i>	<i>Check</i>	<i>Date Paid</i>	<i>Amount</i>
7179	10/18	\$25,411.00	7210*	10/19	\$3,500.00	7241*	10/26	\$677.34
7180	10/19	\$399.65	7211	10/31	\$38.99	7243*	10/27	\$49,065.29
7181	10/17	\$440.63	7212	10/27	\$2,111.98	7244	10/30	\$345.00
7182	10/17	\$45.00	7213	10/31	\$108.48	7245	10/30	\$772.30
7183	10/16	\$80.00	7214	10/30	\$541.14	7246	10/27	\$267.54
7184	10/18	\$79.08	7215	10/30	\$625.00	7247	10/31	\$240.20
7185	10/16	\$406.25	7216	10/27	\$363.00	7248	10/27	\$238.21
7187*	10/18	\$2,298.03	7217	10/30	\$1,321.06	7249	10/31	\$45.00
7188	10/20	\$83.42	7219*	10/30	\$150.00	7250	10/30	\$160.00
7189	10/18	\$143.60	7220	10/26	\$168.53	7252*	10/27	\$400.00
7190	10/20	\$1,257.09	7221	10/30	\$59.98	7253	10/27	\$79.08
7191	10/17	\$890.02	7223*	10/27	\$2,175.81	7254	10/26	\$1,687.00
7192	10/17	\$660.90	7224	10/27	\$357.99	7255	10/30	\$296.50
7193	10/19	\$377.36	7225	10/26	\$443.49	7256	10/31	\$2,858.58
7194	10/18	\$282.00	7226	10/30	\$731.30	7257	10/27	\$2,975.00
7195	10/26	\$400.00	7227	10/27	\$117.00	7258	10/30	\$1,383.27

APPLICATION AND CERTIFICATE FOR PAYMENT

Document G-702

TO: Kalamazoo Hotel Group, LLC
 PO Box 351979
 Westminster, CO 80035

PROJECT NAME: Holiday Lanes

APPLICATION NO.:
 PERIOD TO:
 CONTRACT DATE:
 PURCHASE ORDER:

Distribution to:
 LANDLORD
 ARCHITECT
 TENANT
 CONTRACTOR
 CONSTR. MGR.
 OWNER

CONTRACTOR: ACE Demolition
 3311 Redmond Ave.
 Kalamazoo, MI 49001
 Job number:

ENGINEER:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Tenant	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Date Approved	Number	
TOTAL		
Net Change by Change Orders		

1. ORIGINAL CONTRACT SUM.....	\$ 70,000
2. Net Change by Change Orders.....	\$ 2,500
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 67,500
4. TOTAL COMPLETED & STORED TO DATE (Col G on G703).....	\$ 67,500
5. RETAINAGE	
a. 10% of Completed Work (Col D+E on G703)	
b. 10% of Stored Materials (Col F of G703)	
Total Retainage (Line 5a + 5b).....	\$ 0
6. TOTAL EARNED LESS RETAINAGE.....	\$ 41,580
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate).....	\$
8. CURRENT PAYMENT DUE (Line 6 less Line 7).....	\$ 25,920
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 - Line 6).....	\$ 0

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, & that current payment shown here is now due.

State of: Michigan County of: Kalamazoo
 Subscribed and sworn to before me this ___ day of _____, 201__
 Notary Public:
 My Commission expires:

CONTRACTOR: Your Name

AMOUNT CERTIFIED..... \$

ARCHITECT

By: _____ Date: _____

By: _____

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 3

Contractor's signed certification is attached. APPLICATION DATE: 01/22/18

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 1/1/2018-1/21/2018

Use Column I on Contracts where variable retainage for line items may apply.

PROJECT: Holiday Lanes

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			D FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Moibilization	\$9,840.00	\$9,840.00			\$9,840.00	100.00%		\$0.00
2	Asbestos Abatement	\$18,500.00	\$18,500.00			\$18,500.00	100.00%		\$0.00
3	Labor	\$9,600.00	\$4,900.00	\$4,700.00		\$9,600.00	100.00%		\$0.00
4	Excavating	\$15,600.00	\$6,450.00	\$9,150.00		\$15,600.00	100.00%		\$0.00
5	Trucking	\$8,060.00	\$2,750.00	\$5,310.00		\$8,060.00	100.00%		\$0.00
6	Disposal	\$8,400.00	\$3,760.00	\$4,640.00		\$8,400.00	100.00%		\$0.00
7	Adjustment for Sprinkler Heads			(\$2,500.00)		(\$2,500.00)			
8									
9									
10									
11									
12									
13									
14									
15									
	Asbestos Abatement								
	Demolition								
	GRAND TOTALS	\$70,000.00	\$46,200.00	\$21,300.00	\$0.00	\$67,500.00	96.43%	\$0.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

21163

FULL UNCONDITIONAL WAIVER

File No.: _____

I/We have a contract with: Kalamazoo Hotel Group-IP Companies
(other contracting party)

to provide: Interior demolition work

for the improvement of the property described as: A bowling alley

Commonly known as: Holiday Lanes

has been fully paid and satisfied. By signing this waiver, all my/our construction lien rights against the described property are waived and released.

If the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Ace Demolition, Inc.
Company Name

Dave VanBuren
Signature of Lien Claimant

Signed on: 4/10/2019
(Date)

Dave VanBuren
Printed Name of Lien Claimant

Address: 3311 Redmond Rd.
Kalamazoo, MI 49001

Telephone: 269-383-4140

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.



First American Title Insurance Company

Activity	Line #	Proportionality	Proposal	AIA	Eligible Amount based on 40% Split
Sitework	1		\$ 12,000.00	\$ -	\$ -
Demolition	2		\$ 40,500.00	\$ -	\$ -
Concrete	2.5		\$ 81,850.00	\$ 168,607.00	\$ -
Masonry	3		\$ 15,000.00	\$ -	\$ -
Metals SS	4		\$ 11,970.00	\$ 87,003.00	\$ -
Roofing	6		\$ 221,364.00	\$ 180,848.34	\$ 42,252.52
	6.01	40%	\$ 88,034.00	\$ 71,921.37	\$ 28,768.55
	6.02	19%	\$ 41,262.00	\$ 13,406.06	\$ 13,483.97
	6.03	7%	\$ 16,000.00	\$ -	\$ -
	6.04	3%	\$ 6,768.00	\$ -	\$ -
	6.05	31%	\$ 69,300.00	\$ -	\$ -
			\$ 1,052,598.40	\$ 923,094.94	\$ -
Doors, Frames, Hardware	7		\$ 99,500.00	\$ -	\$ 34,903.32
	7.01	5%	\$ 57,800.00	\$ 50,688.74	\$ 20,275.50
	7.02	4%	\$ 41,700.00	\$ 36,569.56	\$ 14,627.82
Flooring	8		\$ 162,391.12	\$ -	\$ 55,880.78
	8.01	2%	\$ 23,471.85	\$ 20,584.06	\$ 8,233.62
	8.02	2%	\$ 17,813.33	\$ 15,621.72	\$ 6,248.69
	8.03	0%	\$ 3,090.00	\$ -	\$ -
	8.04	1%	\$ 7,844.34	\$ 6,879.23	\$ 2,751.69
	8.05	10%	\$ 110,171.60	\$ 96,616.95	\$ 38,646.78
Walls and Wall Finishes	11		\$ 366,429.88	\$ -	\$ 16,352.64
	11.01	1%	\$ 11,808.50	\$ 10,181.16	\$ 4,072.46
	11.02	3%	\$ 35,007.50	\$ 30,700.45	\$ 12,280.18
	11.03	24%	\$ 256,834.75	\$ -	\$ -
	11.04	3%	\$ 35,625.00	\$ -	\$ -
	11.05	0%	\$ 1,255.63	\$ -	\$ -
	11.06	2%	\$ 26,097.50	\$ -	\$ -
Ceiling Finishes	12		\$ 214,129.90	\$ -	\$ 4,962.76
	12.01	1%	\$ 14,148.50	\$ 12,406.90	\$ 4,962.76
	12.02	6%	\$ 59,745.50	\$ -	\$ -
	12.03	1%	\$ 6,400.00	\$ -	\$ -
	12.04	10%	\$ 108,683.40	\$ -	\$ -
	12.05	2%	\$ 22,389.50	\$ -	\$ -
	12.06	0%	\$ 2,745.00	\$ -	\$ -
Partitions	13		\$ 148,270.00	\$ -	\$ -
	13.01	3%	\$ 36,785.00	\$ -	\$ -
	13.02	3%	\$ 28,785.00	\$ -	\$ -
	13.03	8%	\$ 84,700.00	\$ -	\$ -
Toilet	14		\$ 61,877.50	\$ -	\$ -
	14.01	2%	\$ 18,175.00	\$ -	\$ -
	14.02	1%	\$ 12,500.00	\$ -	\$ -
	14.03	0%	\$ 1,500.00	\$ -	\$ -
	14.04	0%	\$ 2,475.00	\$ -	\$ -
	14.05	0%	\$ 2,250.00	\$ -	\$ -
	14.06	0%	\$ 2,550.00	\$ -	\$ -
	14.07	0%	\$ 585.00	\$ -	\$ -
	14.08	0%	\$ 4,342.50	\$ -	\$ -
	14.09	1%	\$ 10,550.00	\$ -	\$ -
	14.1	1%	\$ 7,000.00	\$ -	\$ -
Furnishing	15		\$ -	\$ -	\$ -
Fire Suppression	16		\$ 108,080.00	\$ 120,653.31	\$ -
Plumbing	17		\$ 29,000.00	\$ 88,361.72	\$ -
HVAC	18		\$ 115,000.00	\$ 155,744.29	\$ -
Electrical	19		\$ 145,000.20	\$ 122,200.05	\$ -
Equipment	20		\$ 102,720.00	\$ -	\$ -
General Conditions	21		\$ 176,500.00	\$ 176,500.00	\$ -
	21.01		\$ 30,000.00	\$ 30,000.00	\$ -
	21.02		\$ 6,000.00	\$ 6,000.00	\$ -
	21.03	1.99%	\$ 38,500.00	\$ 38,500.00	\$ -
	21.04	2.27%	\$ 44,000.00	\$ 44,000.00	\$ -
	21.05	2.58%	\$ 50,000.00	\$ 50,000.00	\$ -
	21.06		\$ 2,500.00	\$ 2,500.00	\$ -
	21.07		\$ 5,500.00	\$ 5,500.00	\$ -
Subtotal Labor and Materials	22		\$ 1,935,082.60	\$ 1,626,512.65	\$ 154,352.03
Subtotal General Con	22.01		\$ 176,500.00	\$ 176,500.00	\$ -
OHP at 7.1%	22.03		\$ 149,922.36	\$ 125,934.48	\$ -
Tax	22.04		\$ 23,138.36	\$ 23,138.36	\$ -
Contingency	22.05		\$ -	\$ -	\$ -
Premium	22.06		\$ 10,335.42	\$ 639.05	\$ -
Total			\$ 2,294,978.74	\$ 2,152,724.54	\$ 154,352.03
CO			\$ -	\$ 63,762.27	\$ -
Totals			\$ 2,216,486.81	\$ 2,216,486.81	\$ 154,352.03

7%

Key:

- Ineligible
- Eligible line items with \$0 incurred
- Roofing line items including demolition
- Finishes line items including demolition



Corporate Headquarters:
1870 Buford Hwy.
Duluth, GA 30097

Jade Group, Inc.

Proposal Rev 02

EXHIBIT "B"

Date: 8/30/2017

Delta Banquet Center

Kalamazoo, Michigan

Supplied By Key:

CF/CI = Contractor Furnished & Contractor Installed

OF/CI = Owner Furnished & Contractor Installed

OF/OI = Owner Furnished & Owner Installed

Black Rows = Summary totals to below rows / Red Rows= Material / Blue Rows = Labor

Line #	Scope of Work Description	CF/CI OF/CI OF/OI	QTY	Unit	Cost per	Client Take Off Extension	Jade Extension
1.00	Sitework						\$12,000.00
1.01	Landscaping	CFCI	1	lot	\$12,000.00		\$12,000.00
1.01.01	Allowance for tree and shrub removal	CFCI	1	lot			
1.02		CFCI	1	lot	\$0.00		\$0.00
1.02.01		CFCI	0	LF			
2.00	Demolition						\$40,500.00
2.01	Demolition of Interior goods	CFCI	1	lot	\$30,000.00		\$30,000.00
2.01.01	Liquidation of all sellable goods	CFCI	30000	SF			
2.01.02	Demo of bowling lanes to level below	CFCI	0	SF			
2.01.03	Demo of all plumbing fixtures See plumbing Item 17.00	CFCI	0	SF			
2.01.04	Demo of all HVAC See Item 18.00	CFCI	0	SF			
2.01.05	Demo of all plumbing fixtures See plumbing Item 17.00	CFCI	0	SF			
2.01.06	Demo of all existing partitions see Item 11.00	CFCI	0	SF			
2.01.06	Demo existing electrical see item 19.00	CFCI	0	SF			
2.03	Asbestos abatement	CFCI	1	lot	\$10,500.00		\$10,500.00
2.03.01	Remove floor tile with asbestos	CFCI	2000	SF			
2.50	Concrete						\$81,850.00
2.50	Pour 6" slab over seating area interior	CFCI	1	lot	\$51,250.00		\$51,250.00
2.50.01	Furnish and install 6" concrete - Includes mesh and forming	CFCI	2050	SF			
2.51	Concrete steps	CFCI	1	lot	\$7,500.00		\$7,500.00
2.51.01	Furnish and install concrete steps	CFCI	60	LF			
2.52	Concrete Ramps	CFCI	1	lot	\$23,100.00		\$23,100.00
2.52.01	Furnish and install concrete handicap ramp	CFCI	210	SF			
3.00	Masonry						\$15,000.00
3.01	Point & Tuck Exterior Block	CFCI	1	lot	\$15,000.00		\$15,000.00
3.01.01	Point & Tuck Exterior Block 1,000 sf Allowance per architect	CFCI	1000	SF			



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Delta Banquet Center

Kalamazoo, Michigan

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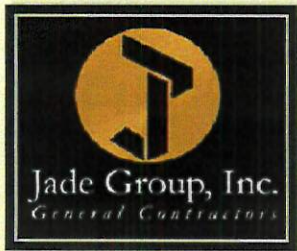
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4.00	Metals SS						\$11,970.00
4.01	Hand rails at low wall and handicap ramp	CFCI	1	lot	\$11,970.00		\$11,970.00
4.01.01	Material for metal hand rails	CFCI	114	LF			
4.01.02	Install metal hand rails	CFCI	114	LF			
4.02	Structural supports for Airwalls See 13.01 below	CFCI	1	lot	\$0.00		\$0.00
4.02.01	See 13.01 Below	CFCI	0	SF			
4.02.02		CFCI	0	SF			
6.00	Thermal & Moisture Protecting (Roofing)						\$221,364.00
6.01	Demo existing built-up roofing and replace with new	CFCI	1	lot	\$88,034.00		\$88,034.00
6.01.01	Demo roofing. Furnish and install Carlisle 60 Mil EPDM (Blk) and Two layers of 1.5" Polyisocyanurate insulation roofing system . Subcontractor Quote	CFCI	1	Lot			
6.01.02	Furnish and install new built up roofing including flashings See above	CFCI	0	SF			
6.01.03	Roof pavers to each RTU	CFCI	185	LF			
6.01.04	Material for Dens deck on metal deck	CFCI	7600	SF			
6.01.05	Install Dens deck on metal deck	CFCI	7600	SF			
6.02	Demo mansard at exterior and build new parapet	CFCI	1	lot	\$41,262.00		\$41,262.00
6.02.01	Demo mansard	CFCI	290	LF			
6.02.02	Demo Projecting wood trim	CFCI	582	SF			
6.02.03	Build new 4'-8" high Parapet - MS & gyp Sheathing Detail 2&3 / A5	CFCI	872	SF			
6.02.04	New EIFS Parapet Including Flashing	CFCI	582	SF			
6.02.05	Parapet Cap Furnish and install includes 3/4" M.R. Plywood Shim	CFCI	290	LF			
6.03	Paint Exterior Block	CFCI	1	lot	\$16,000.00		\$16,000.00
6.03.01	Paint Exterior Block	CFCI	1	lot			
6.04	Repair Gutters	CFCI	1	lot	\$6,768.00		\$6,768.00
6.04.01	Repair Gutters	CFCI	376	LF			



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6.05	Repair Metal roofing	CFCI	1	lot	\$69,300.00		\$69,300.00
6.05.01	Repair and coat Metal roofing - Sub Quote	CFCI	22560	SF			
7.00	Doors, Frames and Hardware						\$99,500.00
7.01	Interior Doors	CFCI	1	lot	\$57,800.00		\$57,800.00
7.01.01	Demo all interior doors	CFCI	17	EA			
7.01.02	Material for 3-0 x 7-0 Wood door, HM frame and hardware	CFCI	11	EA			
7.01.03	Install 3-0 x 7-0 Wood door, HM frame and hardware	CFCI	11	EA			
7.01.04	Material for 6-0 x 7-0 Wood door, HM frame and hardware w/ panic hardware	CFCI	11	EA			
7.01.05	Install 6-0 x 7-0 Wood door, HM frame and hardware	CFCI	11	EA			
7.02	Exterior Doors	CFCI	1	lot	\$41,700.00		\$41,700.00
7.02.01	Demo all exterior glass doors	CFCI	6	EA			
7.02.02	Material for new entry glass double doors	CFCI	6	EA			
7.02.03	Install new double glass entry doors	CFCI	6	EA			
7.02.04	Demo all service HM doors	CFCI	6	EA			
7.02.05	Material for service doors at exterior 3-0 x 7-0 HM	CFCI	6	EA			
7.02.06	Install service doors at exterior 3-0 x 7-0 HM	CFCI	6	EA			
8.00	Flooring						\$162,391.13
8.01	Tile Flooring	CFCI	1	lot	\$23,471.85		\$23,471.85
8.01.01	Demo existing tile and prep floor for new finishes	CFCI	800	SF			
8.01.02	Material for new floor tile	CFCI	1222	SF			
8.01.03	Install new floor tile	CFCI	1222	SF			
8.01.04	Material for new tile base	CFCI	365	LF			
8.01.05	Install new tile base	CFCI	365	LF			
8.02	Quarry tile in the kitchen	CFCI	1	lot	\$17,813.33		\$17,813.33
8.02.01	Demo Carpet & prep floor for new finishes	CFCI	142	SY			
8.02.02	Material for Quarry tile	CFCI	1408	SF			



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8.02.03	Install Quarry Tile	CFCI	1408	SF			
8.03	Walk Off Mats in All Vestibules	CFCI	1	lot	\$3,090.00		\$3,090.00
8.03.01	Furnish and install walk off mats in vestibules	CFCI	206	sf			
8.04	VCT Flooring in Storage and Service corridor	CFCI	1	lot	\$7,844.34		\$7,844.34
8.04.01	Demo Existing flooring is SOG Prep concrete for VCT flooring	CFCI	2085	SF			
8.04.02	Material for VCT	CFCI	2085	SF			
8.04.03	Install VCT	CFCI	2085	SF			
8.04.04	Material for 4" vinyl base	CFCI	600	LF			
8.04.05	Install 4" vinyl base	CFCI	600	LF			
8.05	Carpet	CFCI	1	lot	\$110,171.60		\$110,171.60
8.05.01	Demo existing flooring and prep floor for new finishes	CFCI	1215	SY			
8.05.02	Material for new carpet pad	CFCI	2853	SY			
8.05.03	Material for new carpet	CFCI	2853	SY			
8.05.04	Material for new 4" vinyl base	CFCI	2100	LF			
8.05.05	Install new carpet pad	CFCI	2853	SY			
8.05.06	Install new carpet	CFCI	2853	SY			
8.05.07	Install new 4" vinyl base (non-architectural)	CFCI	2100	LF			
11.00	Wall and wall finishes						\$366,429.88
11.01	Demo existing CMU Partitions	CFCI	1	lot	\$11,609.50		\$11,609.50
11.01.01	Demo Interior CMU partitions	CFCI	3317	SF			
11.02	Demo Drywall Partitions	CFCI	1	lot	\$35,007.50		\$35,007.50
11.02.01	Demo full height drywall partitions	CFCI	4733	SF			
11.02.02	Demo full height drywall partition at exterior wall	CFCI	8693	SF			
11.02.03	Demo low drywall partition 3'-6" high.	CFCI	577	SF			
11.03	New drywall partitions	CFCI	1	lot	\$256,834.75		\$256,834.75
11.03.01	Wall type 1 Material	CFCI	834	SF			
11.03.02	Wall type 1 Install	CFCI	834	SF			



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11.03.01	Wall type 2 Material	CFCI	8869	SF			
11.03.02	Wall type 2 Install	CFCI	8869	SF			
11.03.01	Wall type 3 Material	CFCI	833	SF			
11.03.02	Wall type 3 Install	CFCI	833	SF			
11.03.01	Wall type 4 Material	CFCI	11735	SF			
11.03.02	Wall type 4 Install	CFCI	11735	SF			
11.03.01	Wall type 5 Material	CFCI	4323	SF			
11.03.02	Wall type 5 Install	CFCI	4323	SF			
11.03.01	Wall type 6 Material	CFCI	6260	SF			
11.03.02	Wall type 6 Install	CFCI	6260	SF			
11.03.01	Wall type 7 Material	CFCI	118	SF			
11.03.02	Wall type 7 Install	CFCI	118	SF			
11.03.01	Wall type 8 Material	CFCI	274	SF			
11.03.02	Wall type 8 Install	CFCI	274	SF			
11.03.01	Wall type 9 Material	CFCI	950	SF			
11.03.02	Wall type 9 Install	CFCI	950	SF			
11.03.01	Wall type 10 Material	CFCI	1946	SF			
11.03.02	Wall type 10 Install	CFCI	1946	SF			
11.03.05	Interior Low walls : Wood cap on top of low walls	CFCI	164	LF			
11.03.06	Interior Low Walls: Wood cap on top of low walls & finish	CFCI	164	LF			
11.04	New storefront glazing at all entrances / Vestibules	CFCI	1	lot	\$35,625.00		\$35,625.00
11.04.01	Furnish and install new storefront glazing at vestibules	CFCI	475	SF			
11.05	FRP in Janitor closet	CFCI	1	lot	\$1,255.63		\$1,255.63
11.04.01	Furnish FRP material	CFCI	287	SF			
11.04.02	Furnish and install new FRP in Janitor Closet	CFCI	287	SF			
11.05	Wall tile	CFCI	1	lot	\$26,097.50		\$26,097.50
8.01.02	Material for new wall tile wainscot to 5'-0 AFF	CFCI	2008	SF			



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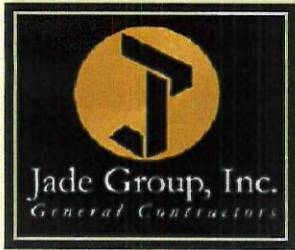
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8.01.03	Install new wall tile wainscott to 5'-0" AFF	CFCI	2008	SF			
12.00	Ceiling finishes						\$214,129.90
12.01	Demo Existing Ceiling	CFCI	1	lot	\$14,147.50		\$14,147.50
12.01.01	Demo Existing Acoustical tile ceiling	CFCI	28295	SF			
12.02	Drywall Soffits at perimeter of ballrooms	CFCI	1	lot	\$59,764.50		\$59,764.50
12.02.01	Material for drywall soffit drops	CFCI	6291	SF			
12.02.02	Install drywall soffit drops in ballrooms	CFCI	6291	SF			
12.02.03	Paint soffit drops in ballroom	CFCI	6291	SF			
12.03	Washable ceiling in serving kitchen	CFCI	1	lot	\$6,400.00		\$6,400.00
12.03.01	Material for washable ceiling tile and grid	CFCI	1280	SF			
12.03.02	Install washable ceiling in kitchen area	CFCI	1280	SF			
12.04	Acoustical tile ceiling	CFCI	1	lot	\$108,683.40		\$108,683.40
12.04.01	Material for acoustical 2x2 tile ceilings	CFCI	19236	SF			
12.04.02	Install acoustical ceiling tile and grid suspension system	CFCI	19236	SF			
12.05	New drywall Soffit ceilings	CFCI	1	lot	\$22,389.50		\$22,389.50
12.05.01	Material for new drywall ceiling	CFCI	5303	SF			
12.05.02	Install new drywall Soffit ceilings	CFCI	5303	SF			
12.05.03	Paint new drywall Soffit ceiling	CFCI	1570	SF			
12.06	Paint underside of structure	CFCI	1	lot	\$2,745.00		\$2,745.00
12.06.01	Paint exposed structure	CFCI	2196	SF			
13.00	Moveable Partitions - Airwalls						\$148,270.00
13.01	Structural supports for Airwalls	CFCI	1	lot	\$36,785.00		\$36,785.00
13.01.01	Add structural supports for airwalls	CFCI	177	LF			
13.02	New airwalls with VWC on both sides of panels 10'-0" high	CFCI	1	lot	\$26,785.00		\$26,785.00
13.02.01	Furnish and install airwall panels 10'-0" high	CFCI	487	SF			
13.03	New airwalls with VWC on both sides of panels 12'-0" high	CFCI	1	lot	\$84,700.00		\$84,700.00
13.03.01	Furnish and install airwall panels 12'-0" high	CFCI	1540	SF			



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Line #	Scope of Work Description	CF/CI OF/CI OF/OI	QTY	Unit	Cost per	Client Take Off Extension	Jade Extension
14.00	Toilet Accessories						\$61,877.50
14.01	Toilet partitions	CFCI	1	lot	\$18,175.00		\$18,175.00
14.01.01	Furnish and install toilet partition	CFCI	12	EA			
14.01.02	Furnish and install handicap toilet partitions	CFCI	4	EA			
14.01.03	Furnish and install urnal screens	CFCI	2	EA			
14.01.04	Furnish and install grab bars in handicap toilet partition area	CFCI	15	EA			
14.02	New Baby changing station	CFCI	1	lot	\$12,500.00		\$12,500.00
14.02.01	Furnish new KOALA SS baby changing station Allowance	CFCI	5	EA			
14.02.02	Install new KOALA SS baby changing station	CFCI	5	EA			
14.03	New Women Napkin Dispenser	CFCI	1	lot	\$1,500.00		\$1,500.00
14.03.01	Furnish and install napkin dispeneser	CFCI	2	EA			
14.04	Mirrors	CFCI	1	lot	\$2,475.00		\$2,475.00
14.04.01	Furnish and install Mirrors 2"-0" x 3'-0"	CFCI	9	EA			
14.05	Paper towel dispensers / trash receptor	CFCI	1	lot	\$2,250.00		\$2,250.00
14.05.01	Furnish and install paper towel dispensers	CFCI	5	EA			
14.06	Toilet paper dispenser	CFCI	1	lot	\$2,550.00		\$2,550.00
14.06.01	Furnish and install toilet paper dispenser	CFCI	17	EA			
14.07	Soap dispensers	CFCI	1	lot	\$585.00		\$585.00
14.07.01	Furnish and install soap dispensers	CFCI	9	EA			
14.08	New Sinks and Faucets - See plumbing	CFCI	1	lot	\$4,342.50		\$4,342.50
14.08.01	Material for new sinks Thermocat Model # 85400	CFCI	9	EA			
14.08.02	Install new sinks	CFCI	9	EA			
14.08.03	Material for new faucets hands free American standard Model 6055.102002	CFCI	9	EA			
14.08.04	Install new faucets	CFCI	9	EA			
14.08.05	Material for new P-traps and water lines see Plumbing	CFCI	0	EA			
14.08.06	Install P-Traps and water lines - See Plumbing	CFCI	0	EA			



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14.09	Toilets and Urnals - See Plumbing	OF/CI	1	lot	\$10,500.00		\$10,500.00
14.09.01	Material for toilets and urnals	CFCI	21	EA			
14.09.02	Install for toilets and urnals	CFCI	21	EA			
14.10	Water coolers	OF/CI	1	lot	\$7,000.00		\$7,000.00
14.10.01	Furnish and install water coolers	CFCI	2	EA			
15.00	Furnishings						\$0.00
15.01	FF&E	CFCI	1	lot	\$0.00		\$0.00
15.01.01	BY OWNER	CFCI	14	EA			
16.00	Fire-Suppression						\$108,080.00
16.01	Add New fire surppression system to building	CFCI	1	lot	\$108,080.00		\$108,080.00
16.01.01	Add fire suppression system - Sub Quote	CFCI	30000	SF			
17.00	Plumbing						\$29,000.00
17.01	Add new plumbing	CFCI	1	lot	\$29,000.00		\$29,000.00
7.01.01	Add new plumbing Allowance	CFCI	30000	SF			
18.00	HVAC						\$115,000.00
18.01	Add new HVAC System	CFCI	1	lot	\$115,000.00		\$115,000.00
18.01.01	Add New HVAC system including all duct work and 7 new RTU	CFCI	30000	sf			
19.00	Electrical						\$145,000.20
19.01	Add new electrical	CFCI	1	lot	\$145,000.20		\$145,000.20
19.01.01	Add new electrical Allowance	CFCI	30000	SF			
20.00	Equipment - Kitchen Equipment						\$102,720.00
20.01	Prep / Serving Kitchen / Warewashing	CFCI	1	lot	\$102,720.00		\$102,720.00
20.01.01	Prep / Serving Kitchen / Warewashing Allowance	CFCI	1284	SF			
21.00	General Conditions						\$176,500.00
21.01	Equipment	CFCI	20	wks	\$1,500.00		\$30,000.00



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21.02	Storage Containers CF/CI (Warehousing Contract Supplied by Others)	CFCI	20	EA	\$300.00		\$6,000.00
21.03	Dumpsters	CFCI	35	EA	\$1,100.00		\$38,500.00
21.04	Supervision	CFCI	20	wks	\$2,200.00		\$44,000.00
21.05	Project Manager, Project Coordinator, Travel, Meals	CFCI	20	wks	\$2,500.00		\$50,000.00
21.07	Camera Inspection for Sewer	CFCI	1	lot	\$2,500.00		\$2,500.00
21.07	X-Ray Flooring	CFCI	1	lot	\$3,500.00		\$5,500.00
21.09	Off Sites Crew Lodging BY Owner	CFCI	0	lot	\$0.00		\$0.00
21.10	Superintendent Lodging - Superintendent(s) Room BY OWNER	OF/CI	0	lot	\$0.00		\$0.00
22.00	Sub Totals						\$1,935,082.60
22.01	Labor and Material Sub -Total		1	lot			\$1,935,082.60
22.02	General Conditions Sub-Total		1	lot			\$176,500.00
22.03	GC OH&P - Including Insurance (Not Including Builders Risk)	CFCI	1	lot	7.10%		\$149,922.36
22.04	Tax	CFCI	1	lot	6.00%		\$23,138.36
22.05	General Contractor's Contingency See Below	CFCI	1	lot			\$0.00
22.06	Permits	CFCI	1	lot	\$10,335.42		\$10,335.42
22.07	Base Scope Grand Total		1	lot			\$2,294,978.75
23.00	Disclosures						
23.01	Final quantities to be determined with owner and designer once flag design approval has been received. Quantities have been professionally evaluated by Jade Group, Inc. in conjunction with information provided by Architect, Marriott and ownership. This proposal is an estimate only. A revised proposal will be executed, proceeding post design approved site visit, if any changes to scope are applicable. Additional information can be received by contacting Peter Osmialowski at 678-209-0999 or posmialowski@JadeGroupInc.com .						
23.02	"As determined and/or additional information requested" quantities, have been estimated to provide and replace 1 rooms. Final adjustments to be made with new owner per brand approved specifications and guidelines.						
23.03	Permit & Expediting to be determined, if applicable, pending final scope						
23.04	Unit costs may have an adjustment if scope if deleted or completed in phases						
23.05	Material & Labor Costs are based on Marriott Approved Construction Guidelines & 2017 Construction Code Guidelines						
23.06	CFCI FFE Delivery Charges, and all Material Management Fee's are Included Above						
23.07	Material Sales Tax is included above for all CFCI items however will be adjusted is scope changes are made.						



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23.08	Unforeseen conditions are excluded.						
23.09	Delays to job schedule due to owner supplied FFE and/or Weather Conditions are excluded.						
23.10	Pricing is subject to change 30 days from date of proposal						
23.11	Pricing is based on 20 week or less job schedule & Hotel Renovation Standard Snake Schedule for Occupied Hotels.						
23.12							

Project Grand Total (Base Scope)	\$2,294,978.75
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Suggested GC Contingency \$ 125,000.00

Total Including GC Contingency	\$ 2,419,978.75
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Alternates Not Included In The Bid

1	Handicap access door at one of the exterior entries	Add \$	7,500.00
2	Architectural Fee	Add \$	50,000.00
3	Interior Design Fee	Add \$	20,000.00
4	Kitchen Consultatant Fee	Add \$	5,000.00
5	Furnish and install ADA access to one set of exterior doors	Add \$	6,500.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
Kalamazoo Hotel Group LLC

PROJECT: Kalamazoo Conference Center APPLICATION NO 7

Distribution to:

OWNER
 ARCHITECT
 CONTRACTOR

11705 Airport Way
Broomfield, CO 80021

Renovation
Kalamazoo, MI 49009

PERIOD TO: 11/30/2018

FROM CONTRACTOR:

VIA ARCHITECT:

START DATE: 11/30/2017

Jade Group, Inc.
1870 Buford Hwy
Duluth, GA 30097

CONTRACT #: 3839
CONTRACT DATE: 9/13/2017

PROJECT NOS: 3839

REFERENCE JADE GROUP INVOICE #:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$	2,324,550.36
2. Net change by Change Orders	\$	478,116.05
3. CONTRACT SUM TO DATE	\$	2,802,666.41
4. TOTAL COMPLETED & STORED TO DATE	\$	2,216,486.81
5. RETAINAGE:		
a. Completed Work	\$	72,088.80
b. Stored Material	\$	0.00
Total Retainage	\$	72,088.80
6. TOTAL EARNED LESS RETAINAGE	\$	2,144,398.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,731,583.63
8. CURRENT PAYMENT DUE	\$	412,814.38
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	586,179.60

CONTRACTOR:

By: Bud Boerjave, VP-Finance Date: 12/07/18

State of: Georgia County of: Gwinnett
Subscribed and sworn to before me this 7th day of December, 2018
Notary Public: Shannon Knapp
My Commission expires: 5-1-2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

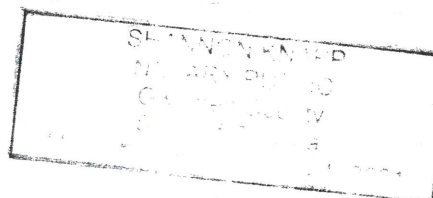
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$225,455.83	\$0.00
Total approved this Month	\$252,660.22	\$0.00
TOTALS	\$478,116.05	\$0.00
NET CHANGES by Change Order	\$478,116.05	

SHANNON KNAPP
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires May 1, 2021



CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 7

Contractor's signed certification is attached.

Job #3839

APPLICATION DATE: 12/7/2018

Jade Group, Inc.

PERIOD TO: 11/30/2018

Item	Description	Scheduled Value	From Previous Application	This Period	% Complete	Stored Materials	Total Complete to Date	Balance to Finish (Gross)	Retainage To Date	Retainage This Period	This Pay App.
1	Division 9 - Finishes										
	Division 9 - Finishes	\$ 1,143,838.49	\$ 774,328.72	\$148,766.22	81%		\$923,094.94	\$220,743.55	\$25,740.02	-\$37,692.88	\$186,459.10
2	Site										
	Site	\$ 12,000.00	\$ -	\$0.00	0%		\$0.00	\$12,000.00	\$0.00	\$0.00	\$0.00
3	Demo										
	REMOVED FROM CONTACT (\$95,429)	\$ -	\$ -	\$0.00	0%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	Concrete										
	Concrete	\$ 168,607.00	\$ 168,607.00	\$0.00	100%		\$168,607.00	\$0.00	\$0.00	-\$3,432.70	\$3,432.70
5	Structrural										
	Structrural	\$ 67,003.00	\$ 67,003.00	\$0.00	100%		\$67,003.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Roofing										
	Roofing	\$ 180,848.34	\$ 130,181.05	\$50,667.29	100%		\$180,848.34	\$0.00	\$0.00	-\$8,608.95	\$59,276.24
7	Plumbing										
	Plumbing	\$ 88,361.72	\$ 88,361.72	\$0.00	100%		\$88,361.72	\$0.00	\$6,995.31	\$0.00	\$0.00
8	HVAC										
	HVAC	\$ 166,408.00	\$ 155,046.16	\$698.13	94%		\$155,744.29	\$10,663.71	\$12,472.34	-\$1,430.14	\$2,128.27
9	Electrical										
	Electrical	\$ 152,295.21	\$ 118,119.16	\$4,080.89	80%		\$122,200.05	\$30,095.16	\$8,133.70	-\$1,224.27	\$5,305.16
10	Fire Suppression										
	Fire Suppression	\$ 142,182.39	\$ 82,793.45	\$37,859.86	85%		\$120,653.31	\$21,529.08	\$12,371.20	\$3,785.98	\$34,073.88
11	Kitchen Equipment										
	Kitchen Equipment	\$ 102,720.00	\$ -	\$0.00	0%		\$0.00	\$102,720.00	\$0.00	\$0.00	\$0.00
12	General Conditions										
	General Conditions	\$ 176,500.00	\$ 133,375.00	\$43,125.00	100%		\$176,500.00	\$0.00	\$0.00	\$0.00	\$43,125.00
13	GC OH&P										
	GC OH&P	\$ 149,922.00	\$ 104,945.54	\$20,988.94	84%		\$125,934.48	\$23,987.52	\$0.00	\$0.00	\$20,988.94
14	Taxes										
	Taxes	\$ 23,138.36	\$ 23,138.36	\$0.00	100%		\$23,138.36	\$0.00	\$0.00	\$0.00	\$0.00
15	Permits										
	Permits	\$ 10,335.00	\$ -	\$639.05	6%		\$639.05	\$9,695.95	\$0.00	\$0.00	\$639.05
16	GC Contingency										
	GC Contingency - Remaining										
	Change Orders										
17	Change Order 18	\$ 218,506.90	\$ -	\$63,762.27	29%		\$63,762.27	\$154,744.63	\$6,376.23	\$6,376.23	\$57,386.04
	GRAND TOTALS	\$ 2,802,666.41	\$ 1,845,899.16	\$370,587.65	79%	\$0.00	\$2,216,486.81	\$586,179.60	\$72,088.80	-\$42,226.73	\$412,814.38

COMMERCIAL NEW CONSTRUCTION PROJECT

OWNER: Kalamazoo Hotel Group, LLC
 CONTRACTOR'S NAME: Jade Group Inc.
 PERIOD FROM: 10/1/2018 TO 11/30/18
 REQUEST NO.: 07

SWORN STATEMENT FOR
 CONTRACTOR OR SUBCONTRACTOR

STATE OF MICHIGAN)
) ss
 COUNTY OF)

Shannon Knapp being sworn, states the following::

(1) That Jade Group Inc. is the (contractor)(subcontractor) for an improvement to the following described real property situated in _____ County, Michigan, described as follows:

Kalamazoo Conference Center
 2747 Holiday Lane
 Kalamazoo, MI 49009

(insert legal description of property)

(2) That the following is a statement of each subcontractor and supplier, and laborer for whom the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)(subcontracted) for performance under the contract with the owner or lessee of the property, and the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	*Change Orders (+) or (-)	*Adjusted Contract Price	Amount Already Paid	Held by Jade Const.	Amount Currently Owing	*Total Retention Withheld	Balance To Complete	Amount of Laborer Wages Due But Unpaid	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
1	Partitions Systems	Operable Air Walls	58,420.00		58,420.00	53,575.20				4,844.80		
	Fisher Doors	Entrances Interior and Exteriors	20,200.00		20,200.00					20,200.00		
	Fisher Doors	Doors and Hardware	58,325.00		58,325.00	9,000.00				49,325.00		
	Home Depot	Sheds/Treks/Etc.	68,187.68		68,187.68	68,187.68				0.00		
	Daltile	Tiles/Base/Etc.	19,218.19		19,218.19	19,218.19				0.00		
	Gypsum Drywall	Drywall/Etc.	5,201.97		5,201.97	5,201.97				0.00		
	Eykon Design	VWC	1,383.76		1,383.76	1,383.76				0.00		
	Central Ceiling West	Ceiling/Drywalls/Framing/Etc.	185,200.00	33,146.75	218,346.75	109,000.00		37,723.50	15,091.50	56,531.75		
	Jade Group Inc.-TBD	Carpet-Budget	46,692.00		46,692.00					46,692.00		
	Jade Group Inc.-TBD	Acoustical Tile-Budget	52,899.00		52,899.00			52,899.00	0.00	0.00		
	Jade Group Inc.	In house Labor	495,673.40	99,290.74	594,964.14	445,329.02		95,836.60	10,648.52	43,150.00		
	Sub Total		1,011,401.00	132,437.49	1,143,838.49	710,895.82	0.00	186,459.10	25,740.02	220,743.55		
2	Self Performed Jade Group, Inc.	Site Work Extend Landing	12,000.00		12,000.00					12,000.00		
3	Self Performed Jade Group, Inc.	Demo-Removed from Contract (\$95,429)	0.00		0.00					0.00		
4	Kent Companies	Concrete	62,523.00	71,757.00	134,280.00	134,280.00		0.00	0.00	0.00		
5	Jade Group Inc.	Concrete-In house labor	34,327.00	0.00	34,327.00	30,894.30		3,432.70	0.00	0.00		
	Sub Total		96,850.00	71,757.00	168,607.00	165,174.30	0.00	3,432.70	0.00	0.00		
6	Roberts Steel Erections	Structural	29,782.00	30,218.00	60,000.00	60,000.00		0.00	0.00	0.00		
	Jade Group Inc.	Structural-In house labor	7,003.00		7,003.00	7,003.00		0.00	0.00	0.00		
	Sub Total		36,785.00	30,218.00	67,003.00	67,003.00	0.00	0.00	0.00	0.00		
7	Modern Roofing, Inc.	Roofing	155,376.00	19,871.34	175,247.34	116,532.00		58,715.34	0.00	0.00		
	Jade Group Inc.	Roofing-In house labor	5,601.00		5,601.00	5,040.10		560.90	0.00	0.00		
	Sub Total		160,977.00	19,871.34	180,848.34	121,572.10	0.00	59,276.24	0.00	0.00		
8	TNT Plumbing	Plumbing	31,700.00	37,519.72	69,219.72	58,137.98	6,862.02	0.00	4,219.72	0.00		
	Jade Group Inc.	Plumbing-In house labor	19,142.00		19,142.00	16,366.41		0.00	2,775.59	0.00		
	Sub Total		50,842.00	37,519.72	88,361.72	74,504.39	6,862.02	0.00	6,995.31	0.00		
9	R&R Mechanical	HVAC	96,451.48	51,408.00	147,859.48	122,754.80	1,968.63	0.00	12,472.34	10,663.71		
	Jade Group Inc.	HVAC-In house labor	18,548.52		18,548.52	16,420.25		2,128.27	0.00	0.00		
	Sub Total		115,000.00	51,408.00	166,408.00	139,175.05	1,968.63	2,128.27	12,472.34	10,663.71		
11	S&J Electrical	Electrical	41,616.07		41,616.07	41,616.07		0.00	0.00	0.00		
	True Freedom Electric	Electrical	87,060.35	7,295.01	94,355.36	56,036.70	90.00	0.00	8,133.70	30,094.96		
	Jade Group Inc.	Electrical-In house labor	16,323.58		16,323.58	11,018.42		5,305.16	0.00	0.00		
	Sub Total		145,000.20	7,295.01	152,295.21	108,671.19	90.00	5,305.16	8,133.70	30,094.96		
12	KLF Fire Service Contr.	Fire Supression	56,424.37	27,355.09	83,779.46	52,221.93		10,325.98	6,949.77	14,281.78		
	Fire Pros	Fire Supression	15,000.00	6,747.30	21,747.30	8,550.00		4,500.00	1,450.00	7,247.30		
	Jade Group Inc.	Fire Supression-In house labor	36,655.63		36,655.63	13,436.30		19,247.90	3,971.43	0.00		
	Sub Total		108,080.00	34,102.39	142,182.39	74,208.23	0.00	34,073.88	12,371.20	21,529.08		
13	Jade Group Inc.-TBD	Kitchen Equipment	102,720.00		102,720.00					102,720.00		
	Sub Total		102,720.00	0.00	102,720.00	0.00	0.00	0.00	0.00	102,720.00		
14	Jade Group Inc.	General Conditions	176,500.00		176,500.00	133,375.00		43,125.00	0.00	0.00		
15	Jade Group Inc.	GC OH&P	149,922.00		149,922.00	104,945.54		20,988.94	0.00	23,987.52		
16	Jade Group Inc.	TAX	23,138.36		23,138.36	23,138.36		0.00	0.00	0.00		
17	Jade Group Inc.	Permits	10,335.00		10,335.00	0.00		639.05	0.00	9,695.95		
18	Jade Group Inc.	GC Contingent - Remaining	125,000.00	-125,000.00	0.00	0.00		0.00	0.00	0.00		
	Change Order 18- Esper Electric			182,640.00	182,640.00	0.00		57,386.04	6,376.23	118,877.93		
19	Change Order 18- Jade Group, Inc			35,866.90	35,866.90	0.00		0.00	0.00	35,866.90		
	TOTALS		2,324,550.56	259,608.95	2,802,666.41	1,722,662.98	8,920.65	412,814.38	72,088.80	586,179.60		

That the contractor has not procured material from, or subcontracted with, any person other than those set forth and owes no money for the improvement other than the sums set forth.

I make this statement as the (contractor)(subcontractor) or as _____ of the (contractor)(subcontractor) to represent to the owner or lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement

and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER: AN OWNER OR LESSEE OF THE PROPERTY SHALL NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 470.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

IF THIS SWORN STATEMENT IS IN REGARD TO A RESIDENTIAL STRUCTURE, ON RECEIPT OF THE SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT. IF A SUBCONTRACTOR, SUPPLIER, AND LABORER WHO IS ENTITLED TO NOTICE OF RECEIPT OF THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITH 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

WAIVER OF LIEN

For a Valuable Consideration, paid to the undersigned, the receipt whereof is hereby confessed and acknowledged, the undersigned hereby waives, release and relinquish any and all claims of right of lien which the undersigned now has or may have hereafter upon the premises described in the above sworn statement, for the labor and material, general supervision of construction, or otherwise.

_____ hereby agrees to indemnify and hold First American Title Insurance Co. harmless against any lien, claim of lien, claim, or suit of or by any subcontractor, supplier, laborer or other construction lien claimant if said lien, claim, or suit is asserted by a claimant whose compensation for services or materials furnished was, or should have been, received whether directly, or indirectly out of funds paid pursuant hereto. This indemnity includes, but is not limited to, a reimbursement of all legal fees and other reasonable expenses connected with the proper defense by First American Title Co. of its insureds against claims of construction liens.

Bud Bowden

Bud Bowden, VP Finance
Deponent

Subscribed and sworn to before me this

7th day of December 2018

Shannon Knapp

Notary Public, Gwinnett County, Georgia -

My commission expires

5-1-2021

By _____ Date 12/07/18

SHANNON KNAPP
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires May 1, 2021

My Comm Expires May 1, 2021
State of Georgia
Gwinnett County
Notary Public

FULL UNCONDITIONAL WAIVER

File No.: _____

I/We have a contract with: Kalamazoo Hotel Group, LLC
(other contracting party)

to provide: Material and Labor

for the improvement of the property described as: 2747 S 11th Street Kalamazoo, MI 49009

Commonly known as: Delta by Marriott Conference Center

has been fully paid and satisfied. By signing this waiver, all my/our construction lien rights against the described property are waived and released.

If the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Jade Group, Inc

Company Name

Kouriel

Signature of Lien Claimant

Signed on: 9-20-2019
(Date)

A. Gabriel Kouriel

Printed Name of Lien Claimant

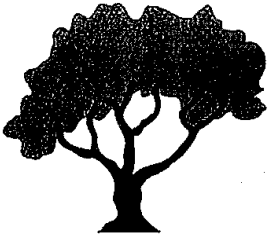
Address: 1870 Buford Hwy
Duluth, GA 30097

Telephone: 678-209-0999

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.



First American Title Insurance Company



J&S Tree Removal, Inc.

RECEIVED
 269-628-5737
 DEC 4 2018
 269-207-1681 269-375-2405
 BY: _____

PROPOSAL/INVOICE

PROPOSAL NO.
SHEET NO.
DATE 11-28-18

PROPOSAL SUBMITTED TO:

NAME Pella by Morciett
ADDRESS 1151 Kalamazoo
CITY, STATE
PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS
CITY, STATE
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Removal + trim up trees around
 Parking lot + building
 Removal of brush + wood.

AMOUNT \$10,500

VENDOR
 INVOICE #
 INVOICE DATE
 ACCOUNT
 SIGNATURE

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial manner for the sum of

Payments due on completion unless otherwise specified

Dollars (\$10,500)

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control.

Respectfully submitted

Per

VENDOR J&S Tree Removal
INVOICE # 11/28/18

Note - This proposal may be withdrawn by us if not accepted within 30 days

INVOICE DATE

ACCOUNT 21163 ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

AMOUNT 10500
SIGNATURE

Signature

Date

Signature

OK to pay contractor directly. Satisfied with work. Insured Signature

Kalamazoo Hotel Group
dba Delta Hotels by Marriott Kalamazoo
Po Box 351979
Westminster, CO 80035

TCF
Accounts Payable

009046

23-101
1020

Ten Thousand Five Hundred and 00/100 Dollars

Check No.	Date	Amount
009046	12/13/2018	10,500.00

Pay To The Order Of J&S Tree Removal Inc.
17479 CR 653
Gobles, MI 49055

NON-NEGOTIABLE
Authorized Signature

COPY

Kalamazoo Hotel Group

009046

Date	Invoice No.	Invoice Date	Description	Amount	
12/13/2018	November Tree	11/28/2018		10,500.00	
Check Date	12/13/2018	Check Number	009046	Total	10,500.00

ROONEY'S SOUL FOOD WAGON

Item 7 c i

To: Kalamazoo County Brownfield Redevelopment Authority

From: Jerome Hardin

First of all let me thank you for giving me this time to share my story.

I came to Kalamazoo, right after getting discharged from the Army on February 12, 1970. I have lived in Kalamazoo, Cooper Township, Schoolcraft, and I spent 10 years in Comstock Township.

My love for Kalamazoo County has kept me here and my wife of 24 years. This is Home.

I have my Food Truck, that I have invested \$80,000.00 plus in. I now have my permit from Kalamazoo County Health Department. I am going to work my food truck business to earn funding. A year from now I will apply for a Small Businesses VA loan. I have sought out lenders for my food truck they say I need at least a year in business.

I will work my food truck seven day's a week to accomplish my goal to save money and be in the best possible position to attain a loan.

Being successful is the goal.

Also building a Legacy for my family and being a benefit to my community.

I am formally requesting environmental assessment work and that the application fee's be waived.

Once again thank for your time and consideration.

Jerome Hardin

wrightkare2@sbcglobal.net

Cell: 1(269)823-2234

Cell: 1(269)823-2236

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: 1-30-2023

Business Information

2 Name of Applicant: JEROME HARDIN
 3 Business Address: 512 FINEVIEW AVE, KAL MI 49004

4 Business Telephone Number: 269-823-2236 or 269-823-2234
 5 Contact Person(s) & Title: JACQUELINE HARDIN

6 Contact Person(s) Telephone Number: 269-823-2236

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: WRIGHTKARE2@SBCGLOBAL.NET

9 Entity Type: Proprietorship
 Partnership
 Corporation LLC
 Other (specify)

10 Describe nature and history of business:
NEW! Planning a RESTAURANT and Food Truck

11 List similar projects developed over the last five years (if any):
NONE

Proposed Project Site Information

12 Address(es) (if known): 5928 E. Michigan AVE, KAL MI 49048
 13 Tax IDs: ID 07-19-230-190

14 Present Owner(s): PATRICK OBIER (Equity Trust Company) FBO
 15 Date Present Owner(s) Acquired Property (if known): UNKNOWN

16 Does applicant have land control: No Yes
 If yes, please describe (owner, lessee, option or purchase agreement, etc.):
ATTACHED COPY

17 Any currently known environmental issues? Former Gas Stations

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): 0.2 ACRES
 Existing building area (sq ft): 1,076 sqft
 New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: 3-31-2025

Completion Date: 3-31-2027

23

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

Tax Base Information

24 Total Investment Anticipated: [Redacted]

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 checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input checked="" 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 checked="" type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>
Lead and Asbestos Abatement	<input checked="" 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: [Redacted]

27 Estimated State Equalized Value after Project Completion: [Redacted]

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: [Redacted]

FTE Jobs Created: 4

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: Jerome Hardin

Date: 1-30-2025

Title: OWNER

Direct office or cell number: 269-823-2234

Fax number: [Redacted]

Email address: WrightKare2@SbcGlobal.net And

If you have questions regarding the application, please contact:

~~jerome.hardin@~~
jerome.hardin45@icloud.com

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: MARCH 11, 2025

Business Information

2 Name of Applicant: Rodney's Soul Food Wagon LLC
3 Business Address: 512 FINEVIEW AVE, Kalamazoo, MI 49004
4 Business Telephone Number: 269-823-2234 or 269-823-2236
5 Contact Person(s) & Title: Jerome Hardin - Owner & Wife Jackie Hardin
6 Contact Person(s) Telephone Number: 269-823-2236
7 Contact Person(s) Fax Number:
8 Contact Person(s) Email Address: Wrightkarb2@SbcGlobal.net

Proposed Project Site Information

9 Address(es) (if known): 5928 E. Michigan AVE Comstock Township
10 Tax IDs:
11 Project timeline (proposed or actual):
Start date: 8-1-2025 Completion Date: 1-15-2027

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

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

Project Team

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

Proposed Brownfield Funding Requested

13 Total Investment Anticipated: \$ 25,000,000

Land:	
New Construction/Site Improvements:	
Eligible Brownfield Activities (Specify):	
Other (Specify below):	
<u></u>	
Total Capital Investment:	\$ <u></u>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

25,000

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$25,000 - 00

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

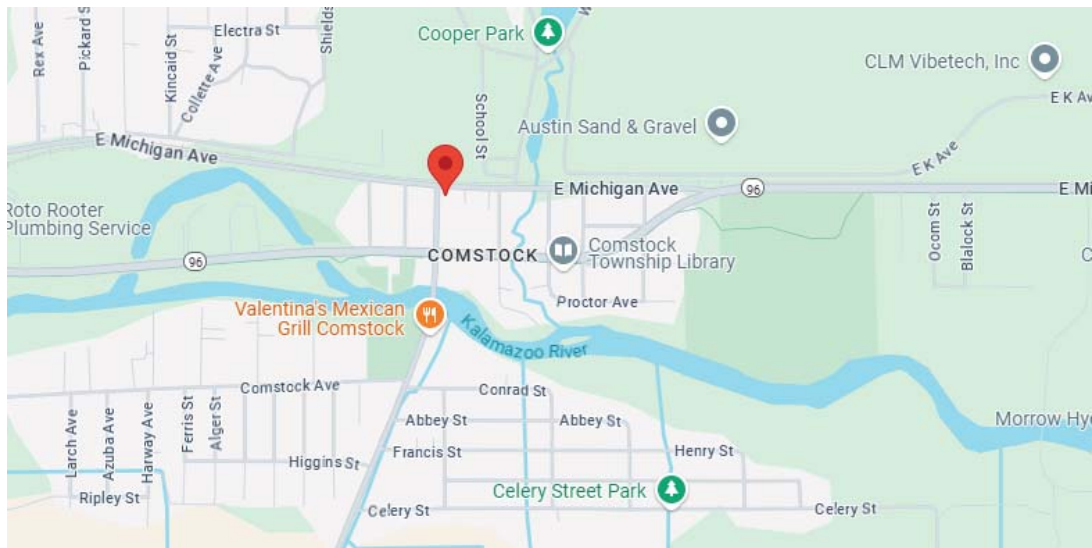
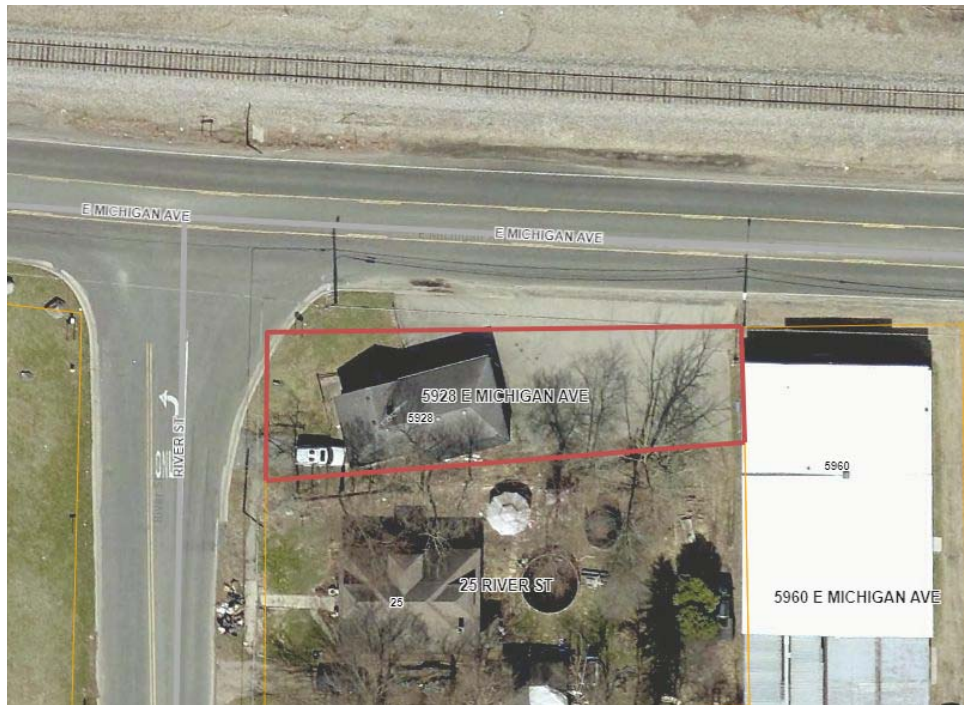
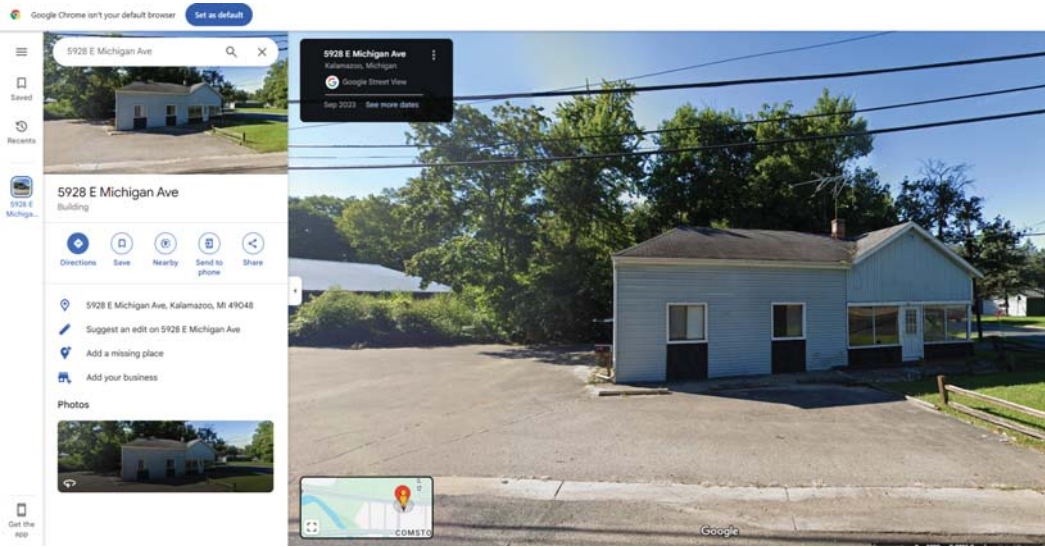
Signature	<i>Jerome Hawkins</i>	Date	3-8-2025
Title	OWNER		
Direct office or cell number	269-823-2236		
Fax number			
Email address	WRIGHTKME2@SbcGlobal.NET		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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



Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 3 and assigned to FISHBECK
Work Order No. 2025-3 Dated March 27, 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: 5928 E MI Ave. Kalamazoo, MI, 49004 -Due Diligence Services
Funding Source: Local Brownfield Revolving Fund or TBD

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 3, 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 (269) 342-1100
Name (FISHBECK) Phone

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

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

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

Signature _____
Date _____

Signature _____
Date _____

I. 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. It is anticipated that the KCBRA will consider its Local Brownfield Revolving Fund (LBRF) to fund this scope of work. However, even if a different funding source of the authority is used to complete the requested scope of work, it is anticipated that services would be completed under Fishbeck's general services contract.

It is Fishbeck's understanding that the KCBRA has been approached by potential emerging developers seeking funding support to conduct due diligence services for a commercial property located at 5928 E Michigan Avenue in Comstock Township. The developer wishes to acquire the property to use for their existing food truck and also begin renovation the existing structure on site to expand the restaurant services. The site is a former gas station, LUST site and a designated "facility". Some environmental assessment work has been completed and while this assessment has not been reviewed in detail, it is anticipated that some unknown impacts may still exist. The developers are waiting on Township approval to rezone the property to allow the use of food truck operations. After meeting with the brownfield administrator, the developer is requesting completion of a Phase I Environmental Site Assessment (ESA), Hazardous Materials Inspection, and a Baseline Environmental Assessment. Additional work may be requested following completion of the requested services. Completion of the Phase I ESA will determine whether sufficient data exists to complete a BEA for the purchasing entity or whether additional Phase II sampling will be recommended. The HMI is being requested as now as the developers have indicated they wish to start renovations as soon as possible.

Phase I ESA

Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry to support acquisition of the property. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

Hazardous Materials Inspection

A Hazardous Materials Inspection, inclusive of an asbestos survey and limited paint chip sampling, is also a proposed scope of work included in this work order. The Asbestos Survey will determine if asbestos-containing materials exist that will require abatement prior to renovation. The paint chips will be analyzed for lead and cadmium to inform contractors on potential worker exposures.

Baseline Environmental Assessment (BEA) and Due Care Considerations

Fishbeck has also included budget for the preparation of a BEA and Documentation of Due Care considerations based upon the previous identification of contamination in excess of EGLE Residential cleanup criteria. The preparation of a BEA would provide an exemption to remedial liability for any pre-existing conditions. A document discussing due care considerations would be prepared in support of demonstrating compliance with "due care" obligations. Please note that the level of assessment/sampling appropriate to demonstrate compliance with "due care" is often greater than the level of assessment/sampling necessary to prepare a BEA. If additional sampling is needed to demonstrate "due care," additional sampling may be proposed.

II. Compensation

Phase I ESA.....	\$ 3,000
HMI.....	\$ 6,000
BEA/Due Care.....	<u>\$ 5,000</u>
Total	\$ 14,000

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 listed budget without prior authorization.

III. Schedule

Phase I ESA activities will commence immediately upon authorization of this work order. Phase I activities are anticipated to take four weeks to complete. Results of the Phase I ESA will inform whether the BEA can completed with existing data or whether additional sampling will be needed. The HMI can coordinated concurrently with Phase I ESA services and anticipates approximately five weeks to complete.

Z:\Envirologic\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\Work Orders and Contracts\Fishbeck Work Order 2025 - 3_5928 E. Michigan Ave.docx/



Maple Hill Auto Group is submitting this application for Brownfield redevelopment assistance for our project at 6565 W Main Street in Oshtemo Township. We are expanding our current operation to better service our customers in the Kalamazoo community. These documents outline our plan to transform a contaminated, functionally obsolete property into an environmentally sustainable development serving the Kalamazoo community.

The 11-acre property currently houses a partially abandoned medical facility that has remained largely vacant for over three years. The Oshtemo Township Tax assessors have officially designated the property as "functionally obsolete" due to outdated office configurations and inadequate electrical and water services. The property includes a one-story building slated for demolition and a two-story brick building requiring extensive remediation.

After purchasing the property, our environmental assessments revealed undisclosed contamination. Both structures contain significant amounts of lead and asbestos, posing health risks to the community and environment. Our redevelopment plan includes complete demolition of the one-story building and comprehensive lead and asbestos remediation of the two-story brick building (approximately 27,200 sq. ft.).

The estimated cost for lead and asbestos remediation alone ranges between \$299,000 and \$680,000 (\$11-25 per sq. ft.), representing a significant financial burden that impacts project feasibility without brownfield assistance.

Following remediation, our development will incorporate numerous environmental and community benefits including high efficiency HVAC systems, renewable energy integration through oil waste burning, reduced energy consumption via LED lighting, energy efficient windows and skylights, and preservation and enhancement of existing greenery through native plant diversity.

This project will transform a contaminated, abandoned property into a safe, sustainable development while eliminating environmental hazards, removing blight from the community, preserving green space, creating an energy-efficient facility, and generating increased tax revenue for Oshtemo Township and Kalamazoo County.

We believe this project perfectly aligns with the Brownfield Redevelopment Authority's mission to promote the revitalization of environmentally distressed areas. The requested brownfield incentives are essential to offset the extraordinary costs associated with the environmental remediation required at this site.

We appreciate your consideration of our application and welcome the opportunity to discuss our project in greater detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Vandenberg', is written over a printed name.

Jim Vandenberg

Maple Hill Auto Group

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>	
Partnership	<input type="checkbox"/>	
Corporation	<input type="checkbox"/>	
Other (specify)	<input checked="" type="checkbox"/>	Limited Liability Company (LLC)

10 Describe nature and history of business:

Maple Hill Leaseholds, LLC is a division of Maple Hill Auto Group, representing 6 automotive brands (Audi, Hyundai, Volvo, Volkswagen, Genesis and Subaru), the top "green" cal dealer in the Kalamazoo area with the largest selection of electric vehicles in West Michigan. We have been an active family owned and operated Kalamazoo-based business since 1995 and a community partner with many local charitable organizations such as SPCA, Kalamazoo Loaves and Fishes, West MI Little Leagues, etc.

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

No developments within the last 5 years. Our existing dealership at 5622 W. Main was developed by our team in 2015.

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):	<input type="text" value="11.14"/>
Existing building area (sq ft):	<input type="text" value="44,000"/>
New building area (sq ft):	<input type="text" value="49,200 (existing remodel plus new addition)"/>

22 Project timeline (proposed or actual):

Start date: Summer 2025

Completion Date: 18 months from commencement

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"/>
Market Analysis	<input type="checkbox"/>
Architectural/Site Plans	<input checked="" type="checkbox"/>

Financial Commitments	<input type="checkbox"/>
Environmental Information/Reports	<input checked="" type="checkbox"/>

Tax Base Information

24 Total Investment Anticipated: \$12,000,000

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:

Phase I ESA	<input type="checkbox"/>
BEA	<input type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input type="checkbox"/>
Additional Response Activities	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>

Phase II ESA	<input type="checkbox"/>
Due Care	<input type="checkbox"/>
Clean-up Planning	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>
Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>

26 Current State Equalized Value: \$1,529,600

27 Estimated State Equalized Value after Project Completion: \$3,900,000 (future taxable value)

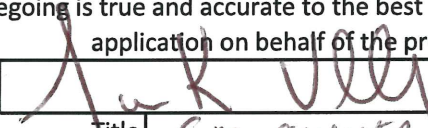
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 37 (this location -133 overall)

FTE Jobs Created: 31 (21 first yr, 10 yrs 2-3)

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

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

Signature		Date	3-17-25
Title	GM OWNER		
Direct office or cell number	269 342 6600		
Fax number	269 327-0835		
Email address	JVANDERBELG@MAPLEHILLAUTO.COM		

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:
 3 Business Address:

 4 Business Telephone Number:
 5 Contact Person(s) & Title:
 6 Contact Person(s) Telephone Number:
 7 Contact Person(s) Fax Number:
 8 Contact Person(s) Email Address:

Proposed Project Site Information

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

12

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

Business Plan 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="\$ 12,000,000"/>	-
Land:		5,500,000
New Construction/Site Improvements:		6,000,000
Eligible Brownfield Activities (Specify):		575,000+
Other (Specify below):	<input type="text"/>	
Total Capital Investment:		\$ 12,000,000 -

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

X-implementation

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$ 0 -

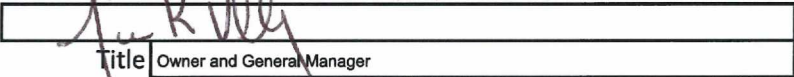
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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		Date	3-20-25
Title	Owner and General Manager		
Direct office or cell number	269-342-6600		
Fax number	269-327-0835		
Email address	jvandenbergh.maplehillauto.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email:mrwalt@kcalcounty.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

PLOT INFO: Z:\2024\241789\CAD\GIS\PreProj\BrownField Plan.aprx Layout: App 2b_Site Map Date: 3/10/2025 12:26 PM User: mball



LEGEND

Approximate Property Boundary

AutoZone

Arby's

W Main St

Seeco Dr

Mega-Bev

39-05-14-330-021



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

6565 W. Main St Subaru Redevelopment

6565 W. Main St, Kalamazoo, MI 49009 (Oshtemo Township)

Brownfield Plan

PROJECT NO.
241789

FIGURE NO.

2



SITE MAP

0 75 150 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.



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

JOE G. AGOSTINELLI, CECD
Managing Director
313.672.6943
313.672.6951 fax
joe@michiganrowthadvisors.com

March 19, 2025

Kalamazoo County Brownfield Redevelopment Authority
Attention: Macy Walters
201 W Kalamazoo Avenue
Kalamazoo, MI 49007

Re: Allen Edwin Homes Project in Oshtemo Township

Dear Macy,

Enclosed please find a Part I and Part II project applications and associated supporting documentation for a new brownfield plan for the Allen Edwin Homes project in Oshtemo Township. Allen Edwin Homes, headquartered in Portage, Michigan, is one of Michigan's largest home builders with 30 years of building experience and over 10,000 homes built. Allen Edwin Homes builds homes that are 30-40% more efficient than a typical used home. The applicant, Green Development Ventures, LLC, is an affiliated LLC of Allen Edwin Homes.

Allen Edwin Homes is a very active home builder in the Southwest Michigan market, including developments such as Applegate in Portage, Pennridge Trail in Portage, Castle Creek Farms in Galesburg, Concord Farms in Mattawan, Gilmore Farms in Richland, and Vintage Point in Paw Paw.

Allen Edwin Homes is planning to develop an approximately 22-acre parcel located at 7110 West Main Street (Parcel ID: 05-15-285-010) located in Oshtemo Township, Kalamazoo County. The development includes preparing the site to make way for 39 new single-family homes available for sale, bringing Kalamazoo County closer to its goal of closing the 7,750 new-unit demand identified in the W.E. Upjohn Institute's Housing Needs Assessment. The capital investment on this project is expected to be approximately \$14 million with construction to start in Spring 2025 and all units completed in 2029. The Developer intends to deliver 10 units per year for the first three years, and 9 units in year 4 (2029). Of these 39 units, it is expected that 8 residential units will be sold to households' income restricted to at or below 120% of Area Median Income ("AMI"). The Potential Development loss (PDL) associated with the 8 income-restricted for sale units, assuming 80% AMI households, would be \$1,112,204 over a 4-year build schedule.

This Brownfield plan contemplates eligible activities for environmental (\$4,300), potential development loss (\$1,112,204), demolition of an existing structure (\$15,500), abatement (\$10,000), infrastructure (\$1,895,586), site preparation costs (\$604,669), contingency (\$375,038), and brownfield plan/work plan preparation and implementation (\$75,000). The total reimbursable eligible activities are anticipated to be approximately \$4,092,297.

MICHIGAN GROWTH ADVISORS

March 19, 2025

Page 2

The Developer has been actively engaged with Oshtemo Township on the project. The Township is in the process of reviewing brownfield policies and drafting their own. The hard costs and eligible activities associated with hard costs defined in this application are not expected to change, but the duration of reimbursement and affordability gap calculations are likely to be defined by the Township's policy, which is still in process.

A site plan for this project, as well as the eligible property are included as attachments in this Part I and Part II Applications. Thank you in advance for your support and we look forward to working with you on this project. If you have any questions or would like to discuss the project further, please do not hesitate to call.

Regards,

MICHIGAN GROWTH ADVISORS

By

Joe G. Agostinelli, CEcD
Managing Director

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input checked="" type="checkbox"/>
Other (specify)	<input type="text"/>

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):	<input type="text" value="20.33"/>
Existing building area (sq ft):	<input type="text" value="0 SF"/>
New building area (sq ft):	<input type="text" value="39 single family homes"/>

22 Project timeline (proposed or actual):

Start date: Spring 2025

Completion Date: Summer 2029

23

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

Business Plan	
Market Analysis	
Architectural/Site Plans	X

Financial Commitments	
Environmental Information/Reports	X

Tax Base Information

24 Total Investment Anticipated: \$14,000,000

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:

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

26 Current State Equalized Value: \$112,600

27 Estimated State Equalized Value after Project Completion: \$5,198,026

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 

Date 3-18-25

Title Director of Workforce Housing

Direct office or cell number 248.412.3407

Fax number

Email address bfarkas@allenedwin.com

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

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

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

1 Date of Application:

Business Information

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

Proposed Project Site Information

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

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

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

Project Team

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

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$ 14,000,000"/>	-
Land:		<input type="text" value="\$500,000"/>
New Construction/Site Improvements:		
Eligible Brownfield Activities (Specify):		<input type="text" value="\$2,980,093"/>
Other (Specify below):		
<input type="text"/>		
Total Capital Investment:		<input 783="" 908="" 925"="" 933="" data-label="Page-Footer" type="text" value="\$4,000,000 -</input></td> </tr> </table> </div> <div data-bbox="/> <p align="right">Revised 3/23/2023</p>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

\$4,092,297

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$4,092,297	-
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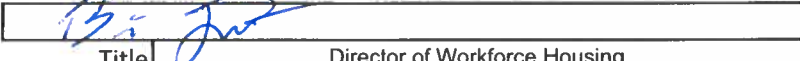
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

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

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

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

Signature		Date	<input type="text" value="3-18-25"/>
Title	Director of Workforce Housing		
Direct office or cell number	248.412.3407		
Fax number			
Email address	bfarkas@allenedwin.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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

Eligible Property Map



**7110 West Main Street
Kalamazoo, MI 49009**

Parcel ID: 05-15-285-010

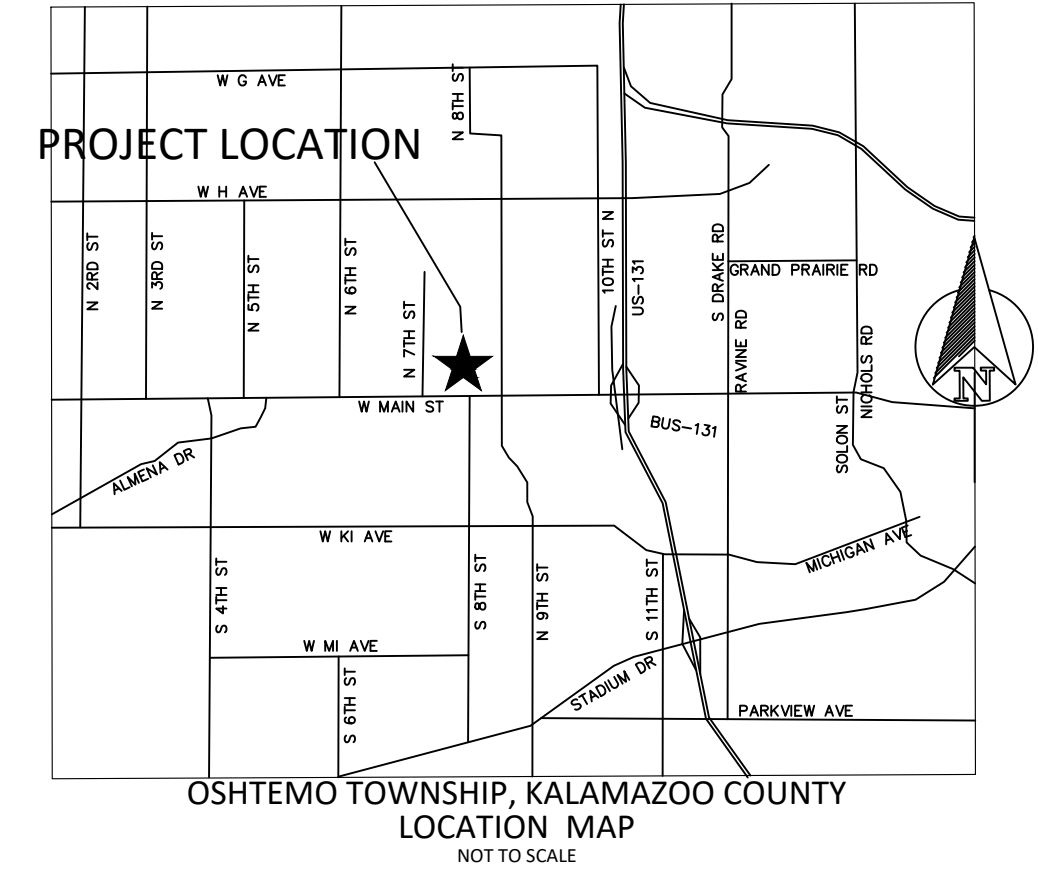
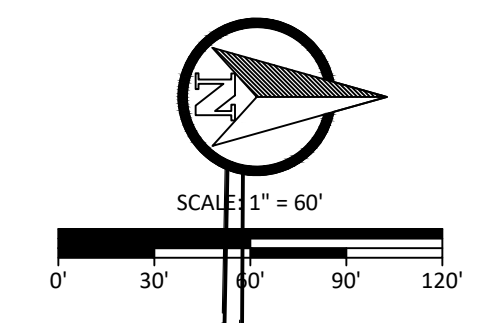
22.00 Acres

Legal Description

SEC 15-2-12 SE1/4 NE1/4 EXC THAT PT LYING W OF CTR LI N 7TH ST ALSO EXC BEG AT PT ON E&W1/4 LI 725.37 FT W OF E1/ POST THEREOF TH W ALG SD E&W1/4 LI 470 FT TH N 0DEG13MIN E ALG CTR LI N 7TH ST 1326.81 FT TO N LI SE1/4NE1/4 TH S 89DEG41MIN E ALG SD N LI 470 FT TH S 0DEG13MIN W 1326.81 FT TO BEG EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE WHY DEPT BY DEED L856 ON P1454 AS RECD REG DEEDS OF KAL CO MICH *

OSHTEMO TOWNSHIP KALAMAZOO COUNTY, MICHIGAN

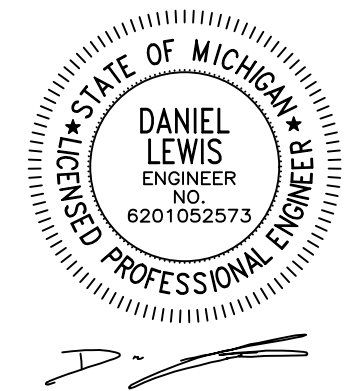
WEST RIDGE SITE CONDOMINIUM



PLAN INDEX	
SHEET No.	DESCRIPTION
C-000	TITLE SHEET
C-100	BOUNDARY SURVEY
C-200	EXISTING CONDITIONS & DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING PLAN
C-500	PLAN & PROFILE RIDGETOP CIRCLE
C-501	PLAN & PROFILE RIDGETOP CIRCLE
C-502	PLAN & PROFILE HILLOCK AVENUE
C-503	PLAN & PROFILE VERTEX CIRCLE
C-600	DRIVEWAY DETAILS
C-601	INTERSECTION & CUL DE SAC GRADING
C-602	PROJECT DETAILS
C-603	PROJECT DETAILS
C-700	SIGHT DISTANCE
L-100	TREE SURVEY

OWNER
ALLEN EDWIN HOMES
BRIAN WOOD
2186 E CENTRE AVE
PORTAGE, MICHIGAN 49002
(269) 321-2610 BWOOD@ALLENEDWIN.COM

DESIGN ENGINEER
VK CIVIL
DAN LEWIS, P.E.
4664 CAMPUS DR, STE 111
KALAMAZOO, MICHIGAN 49008
(269) 697-7120 DAN@VKCIVIL.COM



Know what's below.
Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY
11	2/28/2024	REVISED STEP 1 TO OSHTEMO	GPW
12	4/18/2024	FOURTH MDOOT PERMIT SUBMITTAL	GPW
13	5/10/2024	SUBMITTAL TO OSHTEMO	NEF
14	6/26/2024	STEP 2 SUBMITTAL	NEF
15	7/16/2024	FIFTH MDOOT PERMIT SUBMITTAL	NEF
16	7/26/2024	STEP 2 RESUBMITTAL	NEF

OSHTEMO TOWNSHIP
KALAMAZOO COUNTY, MI
WEST RIDGE SITE CONDOMINIUM
TITLE SHEET



Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1225
CHECKED DGL
Sheet No. C000

www.VKcivil.com

PLACEHOLDER:

The Kalamazoo County Land Bank is requests consideration of a loan provided by the KCBRA out of the Local Brownfield Revolving Fund (LBRF)

A formal application to follow.

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: March 27, 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 and W.O. 2024-1

Update:

General Review: Fishbeck attended the Pavillion Township board meeting on March 10th, where the Township board supported the Pavillion Investors, LLC Brownfield Plan. Fishbeck also attended the County Brownfield Administrator's presentation to the Kalamazoo County Board of Commissioners Committee of the Whole on March 18th regarding the Pavillion Investors, LLC Brownfield Plan. This month's invoice for consideration includes EPA grant application community partner letters, review of the Pavillion Investors, LLC Brownfield Plan, and the LBRF retreat.

Administrative Support: KCBRA has tasked Fishbeck with attending the monthly Kalamazoo County Land Bank Authority (KCLBA) meetings and reporting back to the KCBRA board on key takeaways that may be of interest to the Brownfield Authority. Fishbeck was unable to attend the March 13th land bank meeting (held at a new time), but will review the meeting minutes when they become available.

2. YWCA – 550 S. Riverview, Parchment, Michigan

Project No: 231417 – W.O. 2023-2

Update:

Fishbeck completed the final performance monitoring event to complete the one-year post-installation performance monitoring in early February. During this on-site monitoring event, Fishbeck also completed training with YWCA staff on how to access the online portal for monitoring and on record retention needs. *Fishbeck finalized the Operations Maintenance and Monitoring Plan, outlining ongoing operation requirements, which was provided to YWCA, with a copy furnished to the KCBRA. All KCBRA funded services are complete.*

3. Habitat for Humanity Cooper Township Residential Site, 1865 Colby Avenue

Project No:200252 – W.O. 2025-2

Update:

The KCBRA approved a project application in January from Habitat for Humanity (Habitat) seeking funding support to conduct a Phase I Environmental Site Assessment (ESA) and a Ground Penetrating Radar Survey (GPR) for a residential property located at 1865 Colby Avenue in Cooper Township that Habitat wishes to purchase from the Kalamazoo County Land Bank Authority. The residential structure has been demolished and it is unknown whether buried demolition debris remains on site that could complicate redevelopment. ***The Phase I ESA has been completed and revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property. Additionally, Fishbeck oversaw the completion of a ground-penetrating radar (GPR) survey of the Subject Property on March 6, 2025. The results of the GPR survey data indicate very little evidence of debris present in the survey area. No further assessment is warranted at this time.***

**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**

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					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
					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

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: March 27, 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:

Preparation of meeting materials and grant budget review were completed this month. Annual updates to the QAPP are also underway and billed under the programmatic task as the QAPP task is out of budget. We are waiting on a couple of final certificates from the laboratories but anticipate the 2025 annual update to the QAPP to be complete by month's end, pending receipt of all pertinent information.

2. J. Smith Laundry and Apartments, 802 N. Westnedge Ave., 438 and 442 W. Frank St., Kalamazoo, Michigan
Project No: 241171 – W.O. 18. Amendment No. 1

Update:

Jeremiah Smith Enterprises 2, LLC desires to acquire and develop the three undeveloped parcels, located at 802 N. Westnedge Avenue, 438 and 442 W. Frank Street, into J. Smith Laundry and Apartments. Most recently the project has been described as Northside Laundry. Mr. Smith has a Letter of Intent in place and has site control of the property. It is anticipated that development activities would commence in Spring of 2025 with an anticipated completion date of Spring 2026.

The initial Work Order #18 was approved in June to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July to conduct a Phase II ESA, preparation of a BEA and Due Care documentation, and preparation of a Brownfield Plan. Concurrence on site eligibility from the USEPA took much longer than anticipated, but was received on August 15, 2024. The Phase I ESA is complete and identified two Recognized Environmental Conditions (RECs): The historical use of the Subject Property as an automotive repair and service business from 1998 to 2009 was identified as an

REC. Also, the presence of fill material on the Subject Property and the 2013 identification of select PNAs in soil at levels exceeding current Part 201 GRCC was identified as an REC.

The Phase II ESA sampling of soil, groundwater, and soil gas has been completed, and the report has been finalized. The presence of petroleum-based VOCs and metals in soil and groundwater above EGLE cleanup criteria demonstrates that the parcels meet the definition of a “facility” as defined by Part 201 of NREPA. The “facility” designation indicates that the preparation of a BEA will be applicable to a new owner/operator of the parcels in order to obtain an exemption to remedial liability for pre-existing contaminant conditions and that “due care” considerations will be applicable going forward.

Meetings regarding Brownfield planning and the overall project status have occurred with Jeremiah Smith, his development partners, the City of Kalamazoo, Fishbeck, KCBRA staff, and EGLE. EGLE has reviewed the provided environmental reports and has indicated the risk is small and manageable. ***Predevelopment funding is still being secured. The project is slowly moving forward.***

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

Number	Project	W.O.	Grant Task	Activity	Budget Estimates	Actual			Project Budget Remaining	
						Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete
				Initial Grant Award	\$ 300,000.00					
				Task 1 - Phase I ESAs	\$ 45,000.00			\$ 27,742.80	\$ 17,257.20	
				Task 2 - Phase II ESAs and BEA/DC	\$ 204,000.00			\$ 166,847.29	\$ 37,152.71	
				Task 3 - Brownfield Plans	\$ 36,000.00			\$ 66,108.71	\$ (30,108.71)	
				Task 4 - Community Outreach, Programmatic, Travel	\$ 15,000.00			\$ 22,043.67	\$ (7,043.67)	
							\$ 282,742.47	\$ 17,257.53	\$ 17,257.53	
County			4	Personnel	\$ 1,200.00			\$ -	\$ 1,200.00	
County			4	Travel	\$ 6,000.00		KCBRA Travel	\$ 5,072.56	\$ 927.44	
County			4	Supplies	\$ 1,500.00			\$ -	\$ 1,500.00	
County			4	Other	\$ -			\$ -		
				County Subtotal	\$ 8,700.00	County Subtotal		\$ 5,072.56	\$ 3,627.44	
				Contractual - Envirologic Technologies, Inc.	\$ 291,300.00			\$ -	\$ -	
210220	1	2	QAPP Preparation	\$ 5,000.00		Invoice Total	08272 11/10/2021	\$ 118.50		
							08354 12/7/2021	\$ 1,440.75		
							08471 1/6/2022	\$ 444.75		
							435839 4/10/2024	\$ 237.54		
							436942 5/13/2024	\$ 59.39		
							438963 6/18/2024	\$ 190.40		
							439230 7/9/2024	\$ 108.67		
						Project Subtotal		\$ 2,600.00	Project Subtotal	\$ 2,600.00
									Budget Returned	\$ 2,400.00
										\$ -
						Invoice Breakdown				
			1	Initial Preparation	\$ 2,004.00		08272 11/10/2021	\$ 118.50		
							08354 12/7/2021	\$ 1,440.75		
							08471 1/6/2022	\$ 444.75		
						Phase Subtotal		\$ 2,004.00	Phase Subtotal	\$ -
210220	1	2	QAPP - ANNUAL UPDATES	\$ 596.00		Invoice Total	435839 4/10/2024	\$ 237.54		
							436942 5/13/2024	\$ 59.39		
							438963 6/18/2024	\$ 190.40		
						Invoice Total	439230 7/9/2024	\$ 108.67		
						Project Subtotal		\$ 596.00	Phase Subtotal	\$ -
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$ 2,500.00		Invoice Total	08661 2/18/2022	\$ 132.02		
			Amendment #2 (approved 11-16-23)	\$ 2,500.00			08841 4/8/2022	\$ 104.56		
			Amendment #3	\$ 4,000.00			08977 5/10/2022	\$ 359.38		
			Amendment #4	\$ 4,800.00			09127 6/13/2022	\$ 341.14		
				\$ 18,100.00			09389 8/18/2022	\$ 209.13		
							09619 10/12/2022	\$ 41.83		
							09745 11/9/2022	\$ 352.93		
							09857 12/12/2022	\$ 345.06		
							09921 1/5/2023	\$ 73.20		
							420295 2/16/2023	\$ 189.15		
							421240 3/16/2023	\$ 66.05		
							423211 5/10/2023	\$ 625.56		
							424176 6/8/2023	\$ 334.25		
							425337 7/12/2023	\$ 286.50		
							426222 8/7/2023	\$ 1,093.13		
							427546 9/7/2023	\$ 334.25		
							429749 11/2/2023	\$ 1,024.11		
							431429 12/7/2023	\$ 209.58		
							432665 1/8/2024	\$ 334.25		
							433683 2/13/2024	\$ 801.25		
							434891 3/12/2024	\$ 382.00		
							435833 4/10/2024	\$ 286.50		
							436929 5/13/2024	\$ 1,053.23		
							438957 6/18/2024	\$ 320.94		
							439223 7/9/2024	\$ 382.00		
						Invoice Total	441202 8/13/2024	\$ 1,698.71		
						Invoice Total	442361 9/12/2024	\$ 734.83		
						Invoice Total	444752 11/11/2024	\$ 1,182.68		
						Invoice Total	447348 1/14/2025	\$ 2,087.83		
						Invoice Total	448685 2/14/2025	\$ 1,094.28		
						Invoice Total	449917* 3/3/2025	\$ 490.78		
						Project Subtotal		\$ 16,971.11	Project Subtotal	\$ 1,128.89
210265	3	2	1001 2nd Street, Kalamazoo	\$ 17,695.01		Invoice Total	08771 3/14/2022	\$ 10,823.90		X
							08842 4/8/2022	\$ 3,021.18		
							08978 5/10/2022	\$ 156.15		
						Project Subtotal	09513 9/16/2022	\$ 1,016.80		
								\$ 15,018.03	Project Subtotal	\$ 2,676.98
									Budget Returned	\$ 2,676.98
									Budget Remaining	\$ -
			2	Phase II	\$ 12,895.00	Invoice Breakdown	08771 3/14/2022	\$ 10,823.90		
							08842 4/8/2022	\$ 1,489.25		
						Phase Subtotal		\$ 12,313.15	Phase Subtotal	\$ 581.85
			2	BEA & Due Care	\$ 4,000.00		08842 4/8/2022	\$ 1,531.93		
							08978 5/10/2022	\$ 156.15		
						Phase Subtotal	09513 9/16/2022	\$ 216.80		
								\$ 1,904.88	Phase Subtotal	\$ 2,095.12
			1	Phase I ESA Update	\$ 800.00	Phase Subtotal	09513 9/16/2022	\$ 800.00	Phase Subtotal	\$ -
								\$ 800.00		
220128	5	2	NACD - Ransom and North St.	\$ 52,850.00		Invoice Total	09243 7/12/2022	\$ 614.29		X
							09296 8/4/2022	\$ 12,499.46		
							09409 9/7/2022	\$ 2,778.21		
							09636 10/21/2022	\$ 4,152.64		
							09663 11/3/2022	\$ 875.04		
							09859 12/12/2022	\$ 3,599.99		
							09924 1/5/2023	\$ 2,881.90		
						Project Subtotal	421464 3/23/2023	\$ 25,002.47	Project Subtotal	\$ 446.00
								\$ 52,404.00	Budget Returned	\$ 446.00
						Invoice Breakdown				\$ -
			2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)	\$ 11,000.00		09243 7/12/2022	\$ 324.13		
							09296 8/4/2022	\$ 5,677.51		
							09409 9/7/2022	\$ 151.63		
							09636 10/21/2022	\$ 3,480.86		
							09663 11/3/2022	\$ 216.34		
						Phase Subtotal		\$ 9,850.47	Phase Subtotal	\$ 1,149.53

**Kalamazoo County Brownfield Redevelopment Authority
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Project ID	FY	Phase	Description	Budget	Invoice #	Date	Amount	Subtotal	Returned	Remaining	Notes					
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 15,000.00	Invoice Total			424168	6/8/2023	\$ 730.55			X			
					425256	7/10/2023	\$ 731.87									
					426224	8/7/2023	\$ 1,036.37									
					427444	9/7/2023	\$ 1,058.96									
					429203	10/10/2023	\$ 546.65									
					430075	11/6/2023	\$ 1,487.00									
					431026	12/4/2023	\$ 549.45									
					Project Subtotal					\$ 6,140.85			\$ 1,859.15			
					Invoice Breakdown											
					424168	6/8/2023	\$ 730.55									
					425256	7/10/2023	\$ 731.87									
					426224	8/7/2023	\$ 1,036.37									
					427444	9/7/2023	\$ 1,058.96									
					429203	10/9/2023	\$ 546.65									
					430075	11/6/2023	\$ 1,487.00									
431026	12/4/2023	\$ 549.45														
Phase Subtotal					\$ 6,140.85			\$ -								
3		Brownfield Plan Evaluation	\$ 8,000.00						\$ 7,000.00							
Phase Subtotal					\$ -			\$ 7,000.00								
3		Brownfield Plan Amendment	\$ 7,000.00						\$ 7,000.00							
Phase Subtotal					\$ -			\$ 7,000.00								
Phase Budget Returned								\$ 7,000.00								
Phase Budget Remaining								\$ -								
230923	10,14	3	Midlink Business Park Expansion	\$ 12,500.00	Invoice Total			424164	6/8/2023	\$ 480.25			X			
					426124	7/19/2023	\$ 1,525.78									
					426219	8/7/2023	\$ 862.34									
					427542	9/7/2023	\$ 488.16									
					429024	10/9/2023	\$ 2,733.55									
					429753	11/2/2023	\$ 375.49									
					431433	12/7/2023	\$ 71.63									
					Project Subtotal					\$ 6,537.20			\$ 2,819.33			
					Invoice Breakdown											
					424164	6/8/2023	\$ 480.25									
					426124	7/19/2023	\$ 1,525.78									
					426219	8/7/2023	\$ 862.34									
					427542	9/7/2023	\$ 488.16									
					Phase Subtotal					\$ 3,356.53			\$ 3,143.47			
					10		Project Planning Associated with Plan Amendment	\$ 6,500.00						\$ 3,143.47		
Invoice Breakdown																
424164	6/8/2023	\$ 480.25														
426124	7/19/2023	\$ 1,525.78														
426219	8/7/2023	\$ 862.34														
427542	9/7/2023	\$ 488.16														
Phase Subtotal					\$ 3,356.53			\$ 3,143.47								
14		Brownfield Plan Amendment	\$ 6,000.00						\$ -							
Invoice Breakdown																
429024	10/9/2023	\$ 2,733.55														
429753	11/2/2023	\$ 375.49														
431433	12/7/2023	\$ 71.63														
Phase Subtotal					\$ 3,180.67			\$ 2,819.33								
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment	\$ 23,250.00	Invoice Total			428218	9/18/2023	\$ 1,230.54			X			
					429320	10/12/2023	\$ 4,757.52									
					429752	11/2/2023	\$ 2,693.54									
					431432	12/7/2023	\$ 2,903.27									
					432668	1/8/2024	\$ 1,857.40									
					433688	2/13/2024	\$ 601.14									
					434695	3/12/2024	\$ 60.89									
					435835	4/10/2024	\$ 30.39									
					436933	5/13/2024	\$ 30.39									
					Project Subtotal					\$ 14,165.08			\$ 219.61			
					Invoice Breakdown											
					428218	9/18/2023	\$ 882.23									
					Phase Subtotal					\$ 882.23			\$ 2,117.77			
					3		Eligibility / HASP/ SAP/ Project Management	\$ 3,000.00						\$ 2,117.77		
					Phase Subtotal					\$ 882.23			\$ 2,117.77			
Phase Budget Returned*								\$ -								
Phase Budget Remaining								\$ -								
3		PFE Testing	\$ 5,250.00						\$ 110.30							
Invoice Breakdown																
428218	9/18/2023	\$ 348.31														
429320	10/12/2023	\$ 4,150.34														
429752	11/2/2023	\$ 122.11														
432668	1/8/2024	\$ 518.94														
Phase Subtotal					\$ 5,139.70			\$ 110.30								
Phase Budget Returned*								\$ 110.30								
Phase Budget Remaining								\$ -								
3		VMS Design	\$ 15,000.00						\$ 6,856.85							
Invoice Breakdown																
429320	10/12/2023	\$ 607.18														
429752	11/2/2023	\$ 2,571.43														
431432	12/7/2023	\$ 2,903.27														
432668	1/8/2024	\$ 1,338.46														
433688	2/13/2024	\$ 601.14														
434695	3/12/2024	\$ 60.89														
435835	4/10/2024	\$ 30.39														
436933	5/13/2024	\$ 30.39														
Phase Subtotal					\$ 8,143.15			\$ 6,856.85								
Phase Budget Returned*								\$ 6,637.24								
Phase Budget Returned*								\$ 219.61								
Phase Budget Remaining								\$ (0.00)								
231418	11	1,2,3	Redman Ventures, LLC	\$ 11,200.00	Invoice Total			427548	9/7/2023	\$ 4,887.17			X			
					429026	10/9/2023	\$ 1,200.18									
					429756	11/2/2023	\$ 69.55									
					431435	12/7/2023	\$ 191.00									
					434698	3/12/2024	\$ 498.53									
					435838	4/10/2024	\$ 112.80									
					436940	5/13/2024	\$ 91.16									
					438962	6/18/2024	\$ 101.98									
					441205	8/13/2024	\$ 60.77									
					Project Subtotal					\$ 7,213.14			\$ 1,943.76			
					Invoice Breakdown											
					427548	9/7/2023	\$ 2,752.09									
					429026	10/9/2023	\$ 447.91									
					Phase Subtotal					\$ 3,200.00			\$ -			
					1		Eligibility Update & Phase I ESA	\$ 3,200.00						\$ -		
Phase Subtotal					\$ -			\$ -								

**Kalamazoo County Brownfield Redevelopment Authority
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	2	ASB - Asbestos Survey	\$ 5,000.00		427548	9/7/2023	\$ 2,135.08			
					429026	10/9/2023	\$ 752.27			
					429756	11/2/2023	\$ 69.55			
				Phase Subtotal			\$ 2,956.90	Phase Subtotal	\$ 2,043.10	
								Phase Budget Returned*	\$ 2,043.10	
								Phase Budget Remaining	\$ -	
	3	BP Eval - Brownfield Plan Evaluation	\$ 3,000.00		431435	12/7/2023	\$ 191.00			
					434698	3/12/2024	\$ 498.53			
					435838	4/10/2024	\$ 112.80			
					436940	5/13/2024	\$ 91.16			
					438962	6/18/2024	\$ 101.98			
					441205	8/13/2024	\$ 60.77			
				Phase Subtotal			\$ 1,056.24	Phase Subtotal	\$ 1,943.76	
								Phase Budget Returned*	\$ 1,943.76	
								Phase Budget Remaining	\$ -	
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90		
						429030	10/9/2023	\$ 479.03		
						429759	11/2/2023	\$ 4,648.57		
						431439	12/7/2023	\$ 4,002.89		
						432673	1/8/2024	\$ 641.52		
						433695	2/13/2024	\$ 61.05		
						434705	3/12/2024	\$ 242.83		
						435841	4/10/2024	\$ 552.35		
						436950	5/13/2024	\$ 273.21		
						438966	6/18/2024	\$ 101.97		
						442376	9/12/2024	\$ 764.79		
					Project Subtotal		\$ 12,568.11	Project Subtotal	\$ 31.57	
					Invoice Breakdown			Budget Returned	\$ 31.57	
								Budget Remaining	\$ -	
	3	Response Activity Plan/Conceptual Site Model	\$ 17,500.00		427545	9/7/2023	\$ 799.90			
					429030	10/9/2023	\$ 143.25			
					429759	11/2/2023	\$ 4,529.19			
					431439	12/7/2023	\$ 1,577.81			
					432673	1/8/2024	\$ 276.04			
					433695	2/13/2024	\$ 61.05			
					434705	3/12/2024	\$ 212.44			
				Phase Subtotal			\$ 7,599.68	Phase Subtotal	\$ 9,900.32	
								Phase Budget Returned*	\$ 9,900.32	
								Phase Budget Remaining	\$ -	
						429030	10/9/2023	\$ 335.78		
						429759	11/2/2023	\$ 119.38		
						431439	12/7/2023	\$ 2,425.08		
						432673	1/8/2024	\$ 365.48		
						434705	3/12/2024	\$ 30.39		
						435841	4/10/2024	\$ 552.35		
						436950	5/13/2024	\$ 273.21		
						438966	6/18/2024	\$ 101.97		
						442376	9/12/2024	\$ 764.79		
	3	Brownfield Cleanup Planning	\$ 5,000.00	Phase Subtotal			\$ 4,968.43	Phase Subtotal	\$ 31.57	
								Budget Returned	\$ 31.57	
								Budget Remaining	\$ -	
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total	429758	11/2/2023	\$ 337.40		
						431438	12/7/2023	\$ 1,551.79		
						432672	1/8/2024	\$ 1,072.13		
						433694	2/13/2024	\$ 154.89		
						434704	3/12/2024	\$ 493.89		
						435840	4/10/2024	\$ 255.96		
						436949	5/13/2024	\$ 1,402.35		
					Project Subtotal		\$ 5,268.41	Project Subtotal	\$ 6,847.80	
								Budget Returned	\$ 6,000.00	
								Budget Returned	\$ 847.80	
								Budget Remaining	\$ -	
					Invoice Breakdown					
						429758	11/2/2023	\$ 337.40		
						431438	12/7/2023	\$ 1,551.79		
						432672	1/8/2024	\$ 1,072.13		
						433694	2/13/2024	\$ 154.89		
					Phase Subtotal		\$ 3,116.21	Phase Subtotal	\$ 4,083.79	
								Phase Budget Returned*	\$ 4,083.79	
								Phase Budget Remaining	\$ -	
						434704	3/12/2024	\$ 493.89		
						435840	4/10/2024	\$ 255.96		
						436949	5/13/2024	\$ 1,402.35		
					Phase Subtotal		\$ 2,152.20	Phase Subtotal	\$ 847.80	
								Phase Budget Returned*	\$ 847.80	
								Phase Budget Remaining	\$ -	
	3	Brownfield Plan Preparation	\$ 6,000.00	Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	
								Budget Returned	\$ 6,000.00	
								Budget Remaining	\$ -	

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231766	16	1, 2,3	702 W. Michigan Avenue, Kalamazoo	\$ 44,000.00	Invoice Total	429751	11/2/2023	\$ 709.55				X
						431431	12/7/2023	\$ 14,104.00				
						432667	1/8/2024	\$ 9,832.64				
						433687	2/13/2024	\$ 576.99				
					Project Subtotal			\$ 25,223.18		Project Subtotal	\$ 18,776.82	
										Budget Returned	\$ 18,776.82	
										Budget Remaining	\$ -	
					Invoice Breakdown							
						429751	11/2/2023	\$ 661.80				
						431431	12/7/2023	\$ 2,540.41				
						432667	1/8/2024	\$ 797.79				
					Phase Subtotal			\$ 4,000.00		Phase Subtotal	\$ -	
						431431	12/7/2023	\$ 8,117.24				
						432667	1/8/2024	\$ 7,970.09				
						433687	2/13/2024	\$ 576.99				
					Phase Subtotal			\$ 16,664.32		Phase Subtotal	\$ 1,835.68	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
						429751	11/2/2023	\$ 47.75				
						431431	12/7/2023	\$ 3,446.35				
						432667	1/8/2024	\$ 1,064.76				
					Phase Subtotal			\$ 4,558.86		Phase Subtotal	\$ 2,441.14	
					</							

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Project ID	Phase	Description	Budget	Invoice #	Date	Amount	Phase Subtotal	Project Subtotal	Check				
241171	18	1 J. Smith Laundry and Apts -802 N. Westnedge Avenue, 438 & 442 W. Frank Street Amendment #1	\$ 3,000.00										
				Invoice Total	442368	9/12/2024	\$ 2,502.61						
				Invoice Total	443454	10/9/2024	\$ 1,931.77						
				Invoice Total	444702	11/7/2024	\$ 3,871.19						
				Invoice Total	445837	12/4/2024	\$ 5,465.73						
				Invoice Total	447355	1/14/2025	\$ 1,027.43						
				Invoice Total	448689	2/14/2025	\$ 5,916.87						
				Invoice Total	449928*	3/3/2025	\$ 330.47						
				Project Subtotal			\$ 21,046.07		Project Subtotal \$ 13,448.93				
					Invoice Breakdown								
241171	1	Eligibility/Phase I ESA	\$ 3,000.00										
				442368	9/12/2024	\$ 1,763.58							
				443454	10/9/2024	\$ 621.09							
				444702	11/7/2024	\$ 348.14							
				Phase Subtotal			\$ 2,732.81		Phase Subtotal \$ 267.19				
			2	Phase II	\$ 18,495.00								
						442368	9/12/2024	\$ 436.72					
						443454	10/9/2024	\$ 894.56					
						444702	11/7/2024	\$ 3,427.77					
						445837	12/4/2024	\$ 4,744.28					
	447355	1/14/2025			\$ 834.30								
	448689	2/14/2025			\$ 5,832.00								
	Phase Subtotal					\$ 16,169.63		Phase Subtotal \$ 2,325.37					
2	BEA/Due Care	\$ 5,000.00											
					442368	9/12/2024	\$ 82.40						
			445837	12/4/2024	\$ 530.90								
			447355	1/14/2025	\$ 41.20								
			Phase Subtotal			\$ 654.50		Phase Subtotal \$ 4,345.50					
		3	Brownfield Plan	\$ 8,000.00									
					442368	9/12/2024	\$ 219.91						
					443454	10/9/2024	\$ 416.12						
					444702	11/7/2024	\$ 95.28						
					445837	12/4/2024	\$ 190.55						
	447355			1/14/2025	\$ 151.83								
	448689			2/14/2024	\$ 84.87								
	449928			3/3/2025	\$ 330.47								
	Phase Subtotal					\$ 1,489.03		Phase Subtotal \$ 6,510.97					
241434	19			1 234/238 EM, LLC - 234 and 238 E. Michigan Ave, Kalamazoo Amendment #1	\$ 3,000.00								
		\$ 5,695.00											
		\$ 8,695.00											
			Invoice Total		444701	11/7/2024	\$ 6,696.61						
			Invoice Total		445835	12/4/2024	\$ 1,998.39						
			Project Subtotal				\$ 8,695.00		Project Subtotal \$ -				
			Invoice Breakdown										
		1	Eligibility/Phase I ESA		\$ 3,000.00								
						444701	11/7/2024	\$ 3,000.00					
						Phase Subtotal			\$ 3,000.00		Phase Subtotal \$ -		
2	Hazardous Materials Inspection			\$ 5,695.00									
					444701	11/7/2024	\$ 3,696.61						
					445835	12/4/2024	\$ 1,998.39						
					Phase Subtotal			\$ 5,695.00		Phase Subtotal \$ -			
				Approved Project Budgets Subtotal			\$ 391,500.01			Invoice Total	\$ 277,670.01	Budgets Remaining	\$ 14,577.82
				Estimated Contractual Budget Remaining			\$ (100,200.01)			Actual Contractual Budget Remaining and un-invoiced	\$ 13,629.99	Check	\$ 291,300.00
				Project Budgets Returned									
		210265	3	2 1001 2nd Street, Kalamazoo	\$ 2,676.98								
		230922	7	2 Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 7,451.60								
		210220	1	2 QAPP Preparation	\$ 2,400.00								
230923	10	3 Midlink Business Park Expansion	\$ 5,962.80										
230914	9	3 555 Eliza Street Schoolcraft Expansion	\$ 8,859.15										
231417	13	3 YWCA, 550 S. Riverview Drive City of Parchment*	\$ 9,084.92										
220128	5	2 NACD - Ransom and North St.	\$ 446.00										
231418	11	1,2,3 Redman Ventures, LLC	\$ 3,986.86										
231419	12	3 Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 9,931.89										
231768	15	2,3 Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 10,931.59										
231766	16	1, 2, 3 702 W. Michigan Avenue, Kalamazoo	\$ 18,776.82										
220129	4	2 NACD - Church and Frank Street Parcels	\$ 8,241.84										
230924	8	2 Comstock Charter Township, Comstock Center Redevelopment	\$ 4,000.00										
240812	17	2 Teresa's Kitchen, 1216, 1222, and 1228 S. Burdick, Kalamazoo	\$ 5,000.00										
240812	17	2 Teresa's Kitchen, 1216, 1222, and 1228 S. Burdick, Kalamazoo	\$ 1,501.73										
Available Contractual Budget Remaining			\$ (947.83)										
Notes:													
*Pending													

KCBRA Fund 243 General Fund 2025 Expense Detail

Postage	
Jan-March	\$ 4.17
April-June	
July-Sept.	
Oct.-Dec.	
Total	\$ 4.17

Printing	
Jan-March	
April-June	
July-Sept.	
Oct.-Dec.	
Total	\$ -

Office Supplies	
Total	\$ -

Contractual	
Fishbeck 2/14/25	\$ 1,802.50
Fishbeck 3/3/25	\$ 63.75
Fishbeck 3/3/25	\$ 5,232.75
Total	\$ 7,099.00

Contractual Op.	
Fishbeck 2/14/25	\$ 220.22
Fishbeck 3/3/25	\$ 78.33
Total	\$ 298.55

Site Study	
Fishbeck 2/14/25 (KVHH)	\$ 285.25
Fishbeck 3/3/25 (KVHH)	\$ 2,323.25
Total	\$ 2,608.50

Contractual - Other	
Total	\$ -

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

Communication	
Total	\$ -

Travel	
Total	\$ -

Marketing	
Total	\$ -

Employee Training	
EGLE Workshop 4/16/25	\$ 35.00
Total	\$ 35.00

Miscellaneous	
Total	\$ -

Indirect Cost alloc.	
Total	\$ -

Interest Expense	
Total	\$ -

Total Expenses	\$ 10,136.97
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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	\$ -

KCBRA Admin Account Balance \$690,611.35

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund \$4,217,249.81

Fund 242 LBRF \$4,819,270.44

MUNIS Actual MUNIS Actual

2024 MUNIS BRA TOTAL YEAR END					4,455,282.02
ESTIMATED TOTAL FUND BALANCE AS OF 12/13/24					\$4,885,482.39
2024 BRA Carry Forward Administrative Fund Balance					\$685,550.70
Administrative Fund Balance as of 3/20/25					\$690,611.35
BRA Fund 243 for 2025 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending Reimb.	REV-EXP	
County BRA (acct 24370300-)		10,136.97		-10,136.97	MUNIS Actual, Admin Expense (D6)
Dividends	12,697.62			12,697.62	
Service Fees (application fee payments)	2,500.00				
3rd Party Reimbursements					
Midlink local TIR tax (acct 24370301-420.00)	219,127.29			219,127.29	
Midlink school TIR tax (acct 24370301-420.01)				0	
Midlink Admin chg					
General Mills local TIR (acct 24370304-420.00)	35,585.79			35,586	
General Mills school TIR (acct 24370304-420.01)				0	
General Mills Admin chg					
9008 Portage Road local TIR (acct 24370303-420.00)	763.33			763	
9008 Portage Road school TIR (acct 24370303-420.01)				0	
9008 Portage Road Admin Chg					
555 E. Eliza St. Local TIR (24370306-420.00)	1,400.18			1,400	
555 E. Eliza St. School TIR (24370306-420.01)	1,777.41			1,777	
555 E. Eliza St. Admin Chg					
232 LLC (24370307-420.00)				0	
232 LLC Admin. Chg					
Blackbird Billiards local TIR (24370308-420.00)	695.39			695	
Blackbird Billiards School TIR (24370308-420.01)	329.15			329.15	
Blackbird Billiards Admin Chg					
Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,200.30			5,200.30	
Kalamazoo West Admin. Chg					
Metal Mechanics Local TIR (24370311-420.00)	2,333.31			2,333	
Metal Mechanics School TIR (24370311-420.01)				0	
Metal Mechanics Admin. Chg.					
Scanell/Project Spartan Local TIR (24370318-420.00)				0	
Scanell/Project Spartan School TIR (24370318-420.01)				0	
Scanell/Project Spartan Admin. Chg.					
Schupan Local (24370326-420.00)	23,789.30				
Schupan State (24370326-420.01)					
Schupan Admin. Chg					
Stryker Local (24370313-420.00)				0	
Stryker School (24370313-420.01)				0	
Stryker Admin. Chg					
Stadium Park Way Local (24370314-420.00)	64,408.80			64,409	
Stadium Park Way School (24370314-420.01)				0	
Stadium Park Way Admin Chg					
383 S. Pitcher St Local TIR (24370315-420.00)				0	
383 S. Pitcher School TIR (24370315-420.01)				0	
383 S. Pitcher Admin Chg					
Vicksburg Mill (24370316)					
Vicksburg Mill Admin. Chg					
Delta Marriott (24370317) Local TIR	61,110.24				
Delta Marriott School TIR					
Delta Marriott Admin. Chg					
2 and 10 Mills St. (Environmental Work)					
Graphic Packaging Local TIR (24370319-420.00)	1,199.98			1,200	
Graphic Packaging School TIR (24370319-420.01)	785.73			786	
Graphic Packaging Admin Chg					
IPUSA Local TIR (24370320-420.00)					
IPUSA State TIR (24370320-420.01)					
IPUSA Admin. Charge					
KALSEE Credit Union Local TIR (24370321-420.00)	6,633.52				
KALSEE Credit Union State TIR (24370321-420.01)					
KALSEE Credit Union Admin. Charge					
Landscape Forms, Inc.					
615 W. Kalamazoo Ave. (Environmental work)					
619 Porter St. (Environmental work)					
BRA ACTUAL TOTAL IN 2025 AS OF 3/20/25	440,337.34	10,136.97	-	430,200	430,200 4,885,482

2020-24 Pending remaining of approved Work Orders & Other Expenses					
General Fund					
WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017 unused in 2018
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		unused in 2018 unused in 2018
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		unused in 2019 unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50		
WO# 2020-1 General Environmental Review ET			7,273.75		unused in 2020 unused in 2021
WO#2021-1 General Env. + Admin. Envirologic			16,393.75		
WO#2022-1 General Environmental + admin			11,722.50		unused in 2022 unused in 2023
WO#2023-1 General Environmental + Admin			6,780.44		
WO #2024-1 General Environmental + Admin			2,354.96		unused in 2024
WO# 2025-1 General Environmental + Admin		13,602.45		amount remaining in w.o.	
WO# 2025-2 Habitat for Humanity		391.50		amount remaining in w.o.	
Fund 243 (247) Work Order TOTAL		13,993.95			4,885,482

Local Brownfield Revolving Fund 242				
	Revenues	Expenses		
Dividends	191,106		Michigan CLASS \$4.6M	
440 LLC - Funding Request		0.00	Remaining amount in W.O.	
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.	4,819,270
WO#2023-2 YWCA VMI system (GRA)		15,093.78	Remaining amount in W.O.	
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		
WO# 2025-2 Habitat for Humanity		2,100.00	Remaining amount in W.O.	
Fund 242 (643) Work Order Total		418,525.80		
<i>total work orders & other expenses from both accounts</i>		<i>432,519.75</i>		

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

Delta Marriott Invoices (estimated) 248,552.03

100 Island Ave., LLC (TBD)

Graphic Packaging (TBD)

ESTIMATED Total Remaining including TIR (w/remaining encumbrances TBD) 4,636,930.36

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP
LBRF From 2014	7,416.84		7,416.84
Transferred from Brown 7/6/2015	5,659.48		5,659.48
Transferred from Brown 12/31/2015	5,299.28		5,299.28
Transferred from Brown 8/2/2016	6,479.70		6,479.70
Transfer from Brown 12/15/16	6,314.00		6,314.00
Transfer from Brown 7/27/17	6,984.90		6,984.90
Transfer from Brown 1/18/18	6,478.34		6,478.34
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02
Transfer from Brown 8/2/19	11,262.63		11,262.63
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82
Transfer from Metal Mechanics School 4/16/20	677.85		677.85
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00
Transfer from Metal Mechanics 9/27/21	632.18		632.18
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00
Transfer from Midlink 2/24/22	394,228.36		394,228.36
Tansfer from General Mills 2/24/22	310,467.33		310,467.33
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00
Transfer from Scannell 9/22/22	9,245.50		9,245.50
Transfer from General Mills 11/17/22	48,943.82		48,943.82
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00
Transfer from 9008 Portage Road 8/24/23	458.41		
Transfer from RAI Jets pending 8/24/23	9,033.35		
Trasfer from Stadium Park Way 8/24/23	57,124.21		
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		
Transfer from Midlink Business Park 10/26/23	776,830.38		
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	
Fishbeck WO#2023-2 YWCA 3/13/24		87,897.02	
Fishbeck WO #2023-2 YWCA 4/10/24		1,384.65	
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/24		10,292.01	
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65		
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11		
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72		
Fishbeck WO #2023-2 YWCA 7/9/24		537.50	
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92		
Transfer from KALSEE Credit Union 8/22/24	2,036.46		
Transfer from Stryker 8/22/24	245,614.16		
Dividends from Michigan CLASS investment \$4.6 M 8/31/24	21,303.34		
Transfer from 9008 Portage Road 9/26/23	2,834.64		
Dividends from Michigan CLASS investment \$4.6 M 9/30/24	20,186.23		
Fishbeck WO #2023-2 YWCA 10/10/24		437.55	
Dividends from Michigan CLASS investment \$4.6 M 10/31/24	19,822.86		
Transfer from Scannell 11/21/24	119,331.26		
Dividends from Michigan CLASS investment \$4.6 M 11/30/24	18,767.70		
Fishbeck WO #2023-2 YWCA 12/2/24		115.00	
Dividends from Michigan CLASS investment \$4.6 M 12/31/24	18,908.38		
Dividends from Michigan CLASS investment \$4.6 M 1/31/25	18,315.73		
Fishbeck WO #2023-2 YWCA 2/10/25		4,534.50	
Fishbeck WO #2023-2 YWCA 3/3/24		10,144.55	
Subtotals	5,411,634.46	173,838.22	5,237,796.24
Fund 242 TOTAL to date \$ 5,237,796.24			
Estimated amount less encumbrances	4,819,270.44	<i>See Expense Detail 2025 for outstanding workorders</i>	
Dividends 2025 Year to Date	18,315.73		
Total Dividend Deposits to Date	191,105.64		



MEMORANDUM

TO: Kalamazoo County Brownfield Redevelopment Authority (KCBRA)

FROM: Macy Walters, Brownfield Redevelopment Administrator

DATE: March 27, 2025

SUBJECT: 2025 Board Retreat Meeting Notes

A board member retreat for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was publicly noticed and held on February 13, 2025, from 1:00 p.m. to 5:00 p.m. in room 207-A at the Kalamazoo County Administration Building. The following memorandum is provided as meeting notes in the form of post-retreat memorandum, no action was taken at the retreat. **Chair Peregon called the meeting to order at 1:09 p.m.**

Recap of 2023 KCBRA Board Retreat & Pre-retreat Survey Summary: the 2023 KCBRA board retreat outcomes included updates to the LBRF Policy, an update to LBRF projections, and a discussion of LBRF investment opportunities. At the 2025 retreat, members were presented with the results of the pre-retreat survey which included various questions based around economic development as it relates to MI Public Act 381, the results of the survey guided the retreat discussion. There was consensus that the KCBRA's role as an authority is to assist in the recovery of the tax base by aiding in the revitalization of communities through incentivizing development.

Project Prioritization & County Economic Strategic Goal Consideration: Members discussed previous EPA assessments grants and how the eligible grant activities shaped their past project prioritization. Members acknowledged the shared sense with Kalamazoo County Government for an effort to grow the economy, revitalize blighted areas, and create jobs. Members expressed interested in considering priority areas and property types. Historically the KCBRA has supported commercial and industrial projects, and the new Act 381 housing legislation will allow for residential projects. Members discussed the benefits of case-by-case project prioritization and site inventory county-wide.

LBRF Funding Discussion: The retreat presentation highlighted estimated revenue contributions into the LBRF based on active brownfield plans administered by the KCBRA. Data from LBRF capture was inclusive of the total amount of tax increment revenue captured (county, state, and local millages) from areas county-wide and provided a brief overview of project areas to date. There was discussion about county-wide outreach and how the KCBRA could strategize participation in future development projects. Discussion ensued regarding the current LBRF policy and developing a framework for considering requests for predevelopment funding and grant/loan programs for emerging developers.

Predevelopment Funding and Emerging Developer Program: Discussion led to the conclusion that members would like to establish a fund out of the LBRF to reserve for eligible activities as they relate to predevelopment funding and funding emerging developer grants/loans. Discussion ensued regarding the MEDC's definition of an emerging developer, and the limitations emerging developers have regarding funding for predevelopment activities. There was discussion on developing a framework for board agenda requests through the consent agenda, for projects that can provide a materials list for their request. The KCBRA considers each application and request on a case-by-case basis.

Retreat Conclusion: The retreat concluded with the consensus that there was no clear project type or project area identified and members would like to conduct outreach activities to understand community development goals county-wide. The KCBRA would also like to develop a framework for establishing an emerging developer program and predevelopment fund from the LBRF, and the funding amount allocated annually may vary based on account balance and projected annual interest and dividend deposits. It is estimated in the first year the KCBRA would consider \$500,000.00 from the LBRF reserved for eligible requests related to emerging developer grant/loans and predevelopment funding.

Present: Christopher Carew, Chad Goodwill, Kyle Gulau, Jared Lutz, Jodi Milks, Kenneth Peregón, and Andrew Wenzel. Commissioner Morales was excused, there is one vacancy.

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

Consultant(s): Jeff Hawkins & Logan Mulholland, Fishbeck

Recording Secretary: Macy Rose Walters, Brownfield Redevelopment Administrator

Community: 0

The meeting adjourned at 4:46 p.m.

Public meeting information including agendas, packets, and minutes can be found online on the KCBRA's website at the link provided below. 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 www.kalcountybrownfield.com/meetings/

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