
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 28, 2024
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/82661203045>

Webinar ID: 826 6120 3045

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 22, 2024**
 5. Public Comments (*4 minutes each*)
 6. Consent Agenda
 - a. **From General 243 Fund**
 - i. **\$712.50** – Varnum Invoice 1330104 (IPUSA)
 - ii. **\$522.00** – Varnum Invoice 1330105 (Midlink)
 - iii. **\$61.71** - Staff FY24Q1 Travel Invoice
 - iv. **\$627.50** - Fishbeck Invoice 434692 (W.O. 2024-1 Gen. Env.)
 - b. **From EPA Grant Fund**
 - i. **\$60.89** - Fishbeck Invoice 434695 (W.O #13 YWCA)
 - ii. **\$498.53** - Fishbeck Invoice 434695 (W.O. #11 Redman Ventures)
 - iii. **\$242.83** - Fishbeck Invoice 434705 (W.O. #12 Legacy Senior Living)
 - iv. **\$493.89** - Fishbeck Invoice 434704 (W.O. #15 UEI)
 - v. **\$382.00** - Fishbeck Invoice 434691 (W.O. #2 Outreach & Programmatic)
 - vi. **\$61.05** – Fishbeck Invoice 433695 (W.O. #12 Legacy Senior Living)
 - c. **From LBRF 242 Fund**
 - i. **\$87,897.02** – Fishbeck Invoice 424709 (W.O. 2023-2 YWCA)
 7. Discussion and/or Action Calendar
 - a. **Action:** Letter to KCBRA Board from 702 W Michigan Ave. Developer
 - b. **Action:** LC Howard Reimbursement by City of Parchment BRA Request #2
 - c. **Discussion/Action:** Fishbeck
 - i. YWCA Work Order 2023-2 Amendment #1
 - ii. General Environmental Memo & Billing Summary
 - iii. EPA Grant Memo & Billing Summary
 - d. **Action:** Updated 2023 Administrative Cost Allocations to Project Accounts
-

- e. **Discussion:** Selection Committees (April 25, 2024, Annual Meeting)
 - i. Volunteers for Nomination Committee

8. Financial Reports

- a. **Discussion:** Fund 243 Report & Fiscal Year 2023 Expense Update
- b. **Discussion:** Fund 242 Report
 - i. **Action:** Authorization for Staff to Initiate LBRF Investment Deposit

9. Staff Report/Updates

- a. Michigan BRA Annual Expense Update from Act 381 Legislation
- b. Q Corners, LLC, Brownfield Plan Update on Local Support
- c. Final Grant Report for The Mill @ Vicksburg Submitted to EGLE 3/15/2024
- d. KCBRA & City of Kalamazoo BRA Presented to EGLE on 3/20/2024
- e. Board Appointments Committee for EDC/KCBRA Vacancy 3/28/2024 @ 4:00 p.m.

10. Committees - times dates and places

- a. Kalamazoo Land Bank Regular Meeting - Thursday, April 11th, 2023, at 8:30 a.m.
- b. KCBRA Committee of the Whole – Thursday April 11th, 2024, at 3:00 p.m.

11. Other

12. Board Member Comments

13. Adjournment

***EDC & KCBRA Annual Meetings then KCBRA Regular Meeting to Immediately Follow
Thursday, April 25, 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***

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 22, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Christopher Carew, Connie Ferguson, Jared Lutz, Jodi Milks, David (Wei) Wang and Andrew Wenzel

Members Excused: Kenneth Peregon and Monteze Morales

Vacancies: 1

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Therese Searles Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 1

1. Call to Order: **Director Carew called the meeting to order at 3:07 p.m.**
 2. Roll Call and Members Excused: **Gary Barton has submitted a verbal resignation, Kenneth Peregon was excused. Commissioner Morales was excused and joined the meeting virtually, as members of the public.** Six (6) of Eight (8) voting were present, there is one (1) vacancy.
 3. Approval of the Agenda:

Staff Requested the board consider removing item 7a, at the request of the Developer, and consider adding it to the next Regular Meeting Agenda.

Director Ferguson moved to approve item 3 as amended, Director Wang seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of **January 25, 2024**

Staff had two changes to the minutes, in Item 4 add the word “meeting” before virtually and Item 7b, correct the misspelling of work to “word”.

Director Wenzel moved to approve item 4 as amended, Director Ferguson seconded. None opposed, motion carried.
 5. Public Comments (4 minutes each) **None**
-

6. Consent Agenda – Invoices

a. **From General 243 Fund**

- i. **\$155.00** – Varnum Invoice 1326579 (IPUSA)
- ii. **\$1,142.50** - Fishbeck Invoice 433684 (W.O. 2024-1 General Environmental)

b. **From EPA Grant Fund**

- i. **\$801.25** - Fishbeck Invoice 433683 (W.O. #2 Outreach & Programmatic)
- ii. **\$154.89** – Fishbeck Invoice 433694 (W.O. #15 UEI)
- iii. **\$576.99** – Fishbeck Invoice 433687 (W.O. #16 702 W. Michigan)
- iv. **\$601.14** – Fishbeck Invoice 433688 (W.O. #13 YWCA)

c. **From LBRF 242 Fund**

- i. **\$13,707.93** – Fishbeck Invoice 433674 (W.O. 2023-3 436 W. Willard Street)

Director Wang motioned to approve item 6, the Consent Agenda, Director Milks seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. ~~**Action:** Letter to KCBRA Board from 702 W Michigan Ave. Developer~~

This item was removed from the agenda and will be reconsidered for the April 25th Regular Meeting Agenda.

b. **Action:** \$321,283.51 - Reimbursement to Paper City Development, LLC (Mill at Vicksburg project for Previous EGLE Loan Quarters)

Director Milks moved to approve item 7b as presented, Director Wang seconded, none opposed, motion carried.

c. **Discussion:** Fishbeck

i. YWCA Memo VMS Project & Financial Update Memo

Consultant Searles discussed an anticipated budget shortfall for the YWCA VMS project. The shortfall is projected to occur in 2025, it was discussed whether another funding request from the Developer would be necessary. KCBRA Directors requested Fishbeck prepare an amendment to the existing work order, of \$10,000 from the LBRF, to cover the anticipated shortfall.

Director Lutz made a motion requesting an amendment to the previously approved work order be prepared to be considered at the April 25th Regular Meeting, Milks supported the motion. None opposed, motion carried.

ii. General Environmental Memo & Billing Summary

iii. EPA Grant Memo & Billing Summary

d. **Action:** Formal Resignation of KCBRA Director Gary Barton

Discussion ensued regarding Director Barton's request for resignation and the KCBRA's gratitude for Gary's time with the KCBRA.

Director Milks moved to approve Item 7d, to formally accept the resignation of

Director Gary Barton, creating one (1) vacancy on the KCBRA board. Director Ferguson seconded, none opposed, motion carried.

e. **Discussion/Action:** Vice-Chairperson of KCBRA Appointment

No Action Taken

f. **Action:** 2023 Administrative Cost Allocations to Project Accounts

Staff updated the board that the amounts may change as the 2023 budget is closed out and there may be an updated allocation spreadsheet for the April 25th Regular Meeting.

Director Milks moved to approve Item 7f, as presented with the understanding that there may be an updated spreadsheet presented at the April 25th Regular Meeting which would supersede 7f as presented, Director Wenzel seconded. None opposed, motion carried.

g. **Action:** Admin Charges to Reimbursement Analyses

i. \$2,700.00 – The Mill at Vicksburg (2023)

ii. \$341.00 – Parchment Mill, 100 Island Ave, LLC (2023)

Director Milks moved to approve Item 7g as presented, Director Lutz seconded, none opposed, motion carried.

8. Financial Reports

a. **Discussion:** Fund 243 Fiscal Year 2023 Quarter 4 Budget Report

b. **Discussion:** Fund 242 Summary and Investment Discussion

Staff presented financial reports

9. Staff Report/Updates

a. Presented Brownfields 101 to Texas Township COW on 1/22/2024

b. Pending MOUs to City of Kalamazoo for 2023 KCBRA Funded Projects

c. Vacancy on KCBRA Board open until February 23, 2024

d. State of Economic Development Event Update

10. Committees - times dates and places

a. Kalamazoo Land Bank Regular Meeting - Thursday, March 14th, 2023, at 8:30 a.m.

b. KCBRA Committee of the Whole – Thursday March 14th, 2024, at 3:00 p.m.

11. Other **None.**

12. Board Member Comments **None.**

13. Adjournment **Director Wang moved to adjourn at 4:15 p.m. Director Milks seconded, meeting adjourned.**

Next Meeting: Thursday, March 28th, 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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DRAFT



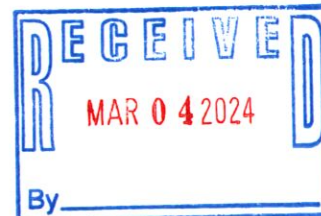
VARNUM

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

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

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514



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

RE: IPUSA PAVILION 1, LLC
 Matter Number: 379640
 Invoice Number: 1330104
 Invoice Date: February 26, 2024

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
01/10/24	0.20	Correspondence re Consent to Assignment of TIF Reimbursement. Elliott M. Berlin	75.00
01/11/24	0.30	Multiple correspondence re Consent to Assignment of TIF Reimbursement. Elliott M. Berlin	112.50
01/16/24	0.40	Review revisions to Consent to Assignment of TIF Reimbursement and phone conference with Ms. Walters re the same. Elliott M. Berlin	150.00
01/17/24	0.10	Review revisions to Consent to Assignment of TIF Reimbursement and correspondence re the same. Elliott M. Berlin	37.50
01/18/24	0.90	Prepare for and attend Brownfield Redevelopment Authority meeting. Elliott M. Berlin	337.50

TOTAL LEGAL SERVICES \$ 712.50

TOTAL THIS INVOICE \$ 712.50
 Previous Balance as of 02/26/24 \$ 155.00

TOTAL PAYMENT DUE \$ 867.50

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	375.00	1.90	\$712.50
TOTALS		1.90	\$712.50

VARNUM

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

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

FRED SCHUBKEGEL



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

RE: MIDLINK BUSINESS PARK
 Matter Number: 403338
 Invoice Number: 1330105
 Invoice Date: February 26, 2024

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
01/10/24	1.20	Review Brownfield Plan amendment, Development Agreement and prior amendments, and revise additional Amendment to Development Agreement. Elliott M. Berlin	522.00
TOTAL LEGAL SERVICES			\$ 522.00

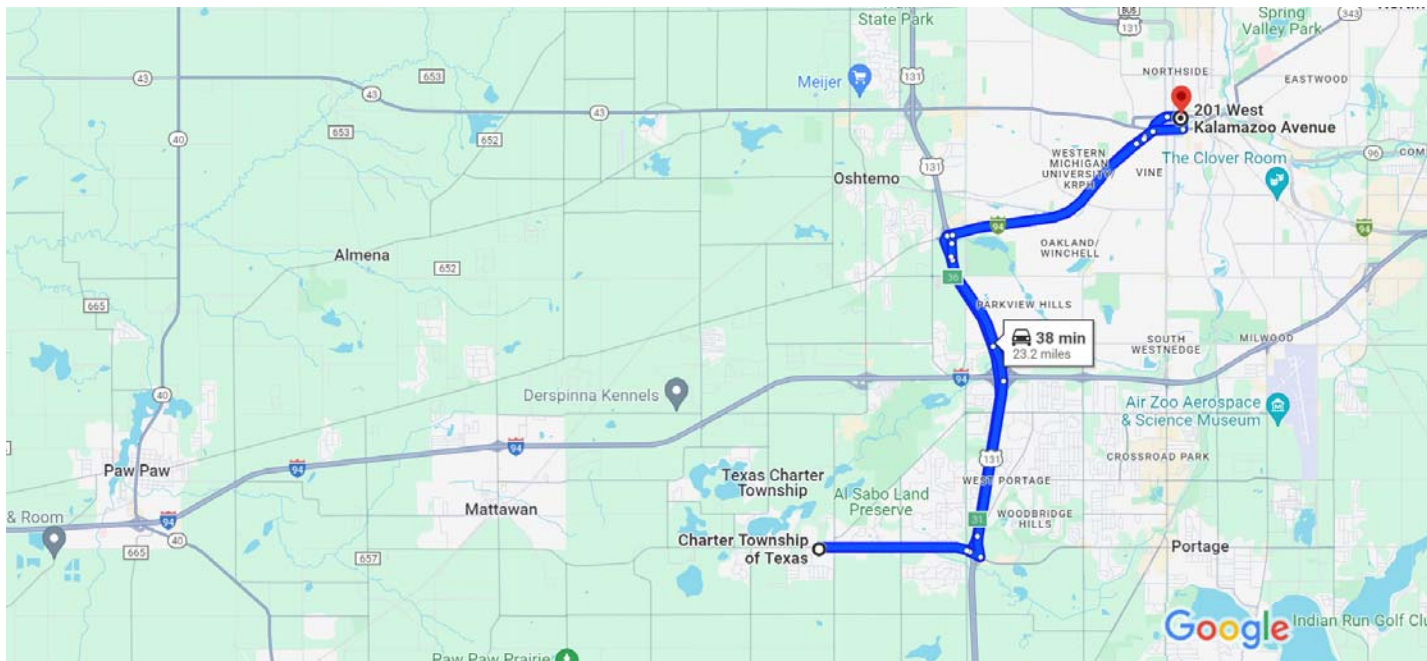
TOTAL THIS INVOICE \$ 522.00
Previous Balance as of 02/26/24 \$ 0.00

TOTAL PAYMENT DUE \$ 522.00

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	435.00	1.20	\$522.00
TOTALS		1.20	\$522.00



201 W Kalamazoo Ave, Kalamazoo, MI 49007 to 201 Drive 23.2 miles, 38 min
W Kalamazoo Ave, Kalamazoo, MI 49007



Map data ©2024 2 mi

201 W Kalamazoo Ave
Kalamazoo, MI 49007

- ↑ 1. Head west on AmVets Mem Pkwy/W Kalamazoo Ave toward N Church St

34 sec (0.2 mi)

Get on I-94BL W/US-131 S in Oshtemo Township

10 min (4.3 mi)

- ↙ 2. Slight left onto AmVets Mem Pkwy/Michikal St
- Continue to follow AmVets Mem Pkwy

0.5 mi

- ↘ 3. Keep right to continue on I-94BL W/AmVets Mem Pkwy/W Michigan Ave

- Continue to follow I-94BL W/AmVets Mem Pkwy
- Pass by McDonald's (on the right in 2.9 mi)


3.5 mi


- ⬆️ 4. Use the left 2 lanes to take the I-94 BUS Loop W/US-131 S ramp


0.3 mi

Follow US-131 S to W Centre Ave in Portage. Take exit 31 from US-131 S

4 min (4.6 mi)


-  5. Merge onto I-94BL W/US-131 S



 1.5 mi
-  6. Keep left to continue on US-131 S

 2.9 mi
-  7. Take exit 31 for Centre Ave toward Portage

 0.3 mi

Drive to W Q Ave in Texas charter Township

- 4 min (2.3 mi)
-  8. Turn right onto W Centre Ave


 276 ft
-  9. Continue onto W Q Ave
 [Destination will be on the left](#)


 2.2 mi


19 min (11.4 mi)


Charter Township of Texas


7227 W Q Ave, Kalamazoo, MI 49009


-  10. Head east on W Q Ave toward Shooting Star Ln



 2.2 mi
-  11. Continue onto W Centre Ave


 0.2 mi
-  12. Turn left to merge onto US-131 N toward Kalamazoo

 2.7 mi
-  13. Continue onto I-94BL E/US-131 N


 2.0 mi
-  14. Take exit 36 for US-131 BUS/I-94 BUS Loop toward Kalamazoo


 0.2 mi
-  15. Use the right lane to take the Stadium Dr E ramp


 0.1 mi
-  16. Use any lane to turn right onto I-94BL E/US-131 BUS N/AmVets Mem Pkwy/Stadium Dr
 [Continue to follow I-94BL E/US-131 BUS N/AmVets Mem Pkwy](#)



 3.2 mi
-  17. Continue straight onto AmVets Mem Pkwy/W Michigan Ave

 0.1 mi

-  18. Slight left to stay on AmVets Mem Pkwy/W Michigan Ave

 0.2 mi
-  19. Use the right 2 lanes to turn slightly right to stay on AmVets Mem Pkwy/W Michigan Ave

 0.5 mi
-  20. Turn left onto N Rose St

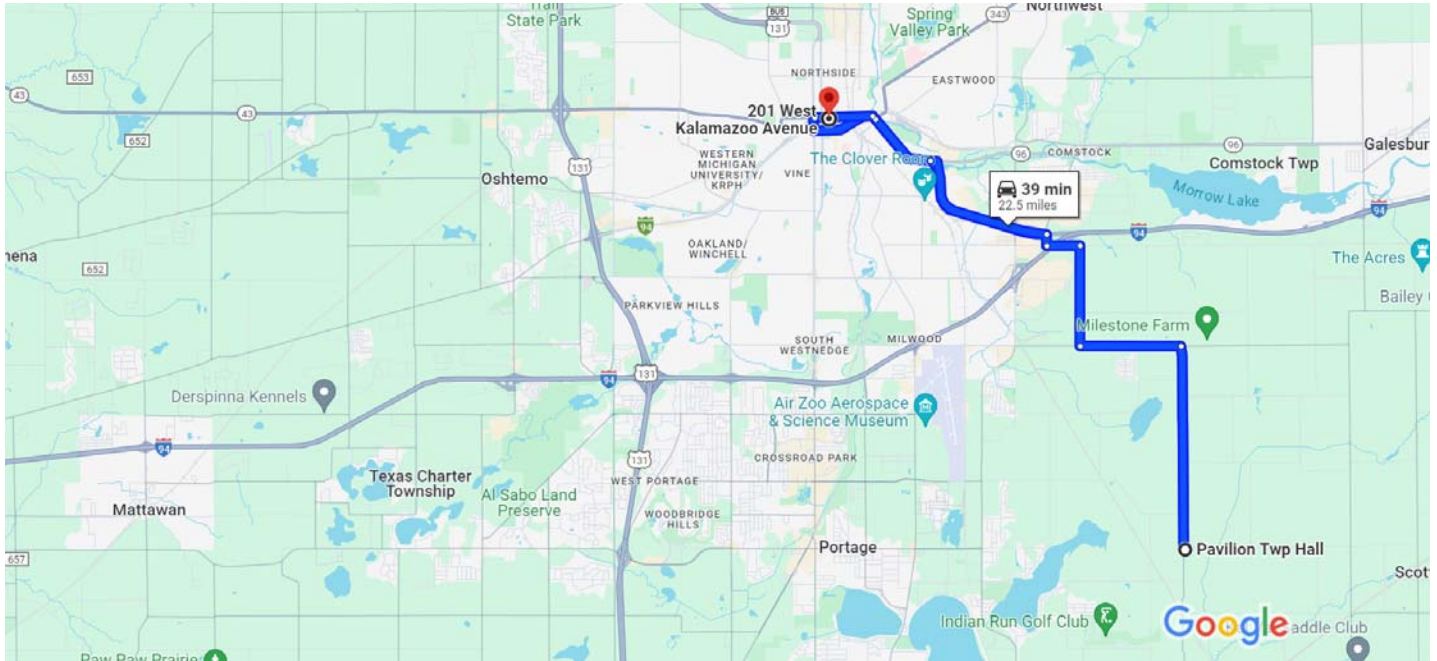
 0.2 mi
-  21. Turn left onto AmVets Mem Pkwy/W Kalamazoo Ave
 Destination will be on the left

 151 ft

19 min (11.7 mi)



201 W Kalamazoo Ave, Kalamazoo, MI 49007 to 201 W Kalamazoo Ave, Kalamazoo, MI 49007 Drive 22.5 miles, 39 min



Map data ©2024 2 mi


201 W Kalamazoo Ave
Kalamazoo, MI 49007


Follow AmVets Mem Pkwy to River St in Comstock Township

- _____ 11 min (4.9 mi)
- ↑ 1. Head west on AmVets Mem Pkwy/W Kalamazoo Ave toward N Church St
- _____ 0.2 mi
- ↶ 2. Turn left onto N Westnedge Ave
- _____ 0.2 mi
- ↶ 3. Turn left onto AmVets Mem Pkwy/W Michigan Ave
- _____ 0.9 mi
- ↷ 4. Turn right onto AmVets Mem Pkwy
- _____ 377 ft
- ↑ 5. Continue straight to stay on AmVets Mem Pkwy
- _____ 1.1 mi
- ↷ 6. Turn right onto I-94BL E/AmVets Mem Pkwy
- _____ 2.3 mi

Take S 26th St to E N Ave/I-94 Emergency


- _____ 4 min (2.2 mi)
- ↷ 7. Turn right onto River St
- _____ 0.2 mi


-  8. Turn left onto E ML Ave



 0.5 mi
-  9. Turn right onto S 26th St

 1.5 mi

Take S 29th St to E Q Ave in Pavilion Township

- 6 min (4.5 mi)
-  10. Turn left onto E N Ave/I-94 Emergency

 1.5 mi
-  11. Turn right onto S 29th St


 3.0 mi
-  12. Turn left onto E Q Ave
 Destination will be on the right

 7 sec (164 ft)

20 min (11.6 mi)


Pavilion Twp Hall


7510 E Q Ave, Scotts, MI 49088

-  13. Head west on E Q Ave toward S 29th St

 7 sec (164 ft)


Continue on S 29th St to S 26th St


- 6 min (4.5 mi)
-  14. Turn right onto S 29th St


 3.0 mi
-  15. Turn left onto E N Ave/I-94 Emergency

 1.5 mi

Continue on S 26th St to I-94BL W/AmVets Mem Pkwy


- 4 min (2.2 mi)
-  16. Turn right onto S 26th St

 1.5 mi
-  17. Turn left onto E ML Ave

 0.5 mi
-  18. Turn right onto River St

 0.2 mi

Drive to AmVets Mem Pkwy in Kalamazoo

- 9 min (4.2 mi)
-  19. Turn left onto I-94BL W/AmVets Mem Pkwy

 3.5 mi

↩ 20. Use the left 2 lanes to turn left onto AmVets Mem Pkwy/E Michigan Ave

 Continue to follow AmVets Mem Pkwy

 Destination will be on the left

0.7 mi

19 min (10.9 mi)

201 W Kalamazoo Ave

GR 2024 - General Review 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist				
David Stegink	2/23/2024	1.00	140.0000	140.00
re Parchment and 440 N Church				
Senior Geologist				
Therese Searles	2/14/2024	0.25	105.0000	26.25
Q Corners updates discussion with LM				
	2/22/2024	0.25	105.0000	26.25
Q Corners Fact Sheet review				
	2/29/2024	0.50	105.0000	52.50
emails re: Q corners				
Total Therese Searles		----- 1.00		----- 105.00
Total Senior Geologist		----- 1.00		----- 105.00
Staff Environmental Specialist				
Logan Mulholland	2/5/2024	0.50	85.0000	42.50
400 Island Ave reimbursement request				
	2/14/2024	2.50	85.0000	212.50
Review Q Corners plan, draft notices and res				
	2/15/2024	0.50	85.0000	42.50
Review revised plan, Q Corners				
	2/22/2024	0.75	85.0000	63.75
Edits to Q Corners fact sheet				
	2/26/2024	0.25	85.0000	21.25
Re Parchment Mill Site BF Plan				
Total Logan Mulholland		----- 4.50		----- 382.50
Total Staff Environmental Specialist		----- 4.50		----- 382.50
Total Rate Labor				627.50
Total Bill Task: GR 2024 - General Review 2024				627.50

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

627.50



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 434695
Invoice Date : 3/12/2024
Project : 231417
Project Name : KCBRA/YWCA, 550 S. Riverview Dr.
 City of Parchment
Bill Term : BT1

For Professional Services Rendered Through 2/29/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
HASP/SAP/PM - Eligibility / HASP /SAP /Project Management	882.23	0.00	882.23	882.23	0.00
PFE - PFE Testing	5,250.00	110.30	5,139.70	5,139.70	0.00
VMS Design - VMS Design	15,000.00	6,978.52	8,082.37	8,021.48	60.89
Rate Labor		60.89			
				Current Billings	60.89
				Amount Due This Bill	<u>60.89</u>

Total Fee : 21,132.23
To Date Billings : 14,104.30
Total Remaining : 7,027.93

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

Invoice: 434695

VMS Design - VMS Design
Rate Labor

Class / Employee	Date	Hours	Rate	Amount
Production Support				
Shelbey Senkewitz	2/2/2024	1.00	60.8900	60.89
Print VMS Design/RFB copies				
Total Rate Labor				60.89

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

60.89



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 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 434698
Invoice Date : 3/12/2024
Project : 231418
Project Name : KCBRA/Redman Ventures, LLC-
 6667 Stadium Dr. Oshtemo
Bill Term : BT1

For Professional Services Rendered Through 2/29/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

6667 Stadium Dr, Oshtemo

	Fee	Available	Billings		
			To Date	Previous	Current
231418 - KCBRA/Redman Ventures, LLC- 6667 Stadium Dr. Oshtemo					
Elig-PH1 - Eligibility Update & Phase I ESA	3,200.00	0.00	3,200.00	3,200.00	0.00
ASB - Asbestos Survey	5,000.00	2,043.10	2,956.90	2,956.90	0.00
BP Eval - Brownfield Plan Evaluation	3,000.00	2,809.00	689.53	191.00	498.53
<i>Rate Labor</i>		498.53			
				Current Billings	498.53
				Amount Due This Bill	<u>498.53</u>

Total Fee : 11,200.00
To Date Billings : 6,846.43
Total Remaining : 4,353.57



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 434705
Invoice Date : 3/12/2024
Project : 231419
Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 2/29/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #12

	Fee	Available	Billings		
			To Date	Previous	Current
231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo					
RAP - Response Activity Plan /Conceptual Site Model	17,500.00	10,112.76	7,599.68	7,387.24	212.44
<i>Rate Labor</i>		212.44			
Clean - Brownfield Cleanup Planning	5,000.00	1,754.28	3,276.11	3,245.72	30.39
<i>Rate Labor</i>		30.39			
				Current Billings	242.83
				Amount Due This Bill	<u>242.83</u>

Total Fee : 22,500.00
To Date Billings : 10,875.79
Total Remaining : 11,624.21

RAP - Response Activity Plan /Conceptual Site Model

Rate Labor				
<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Engineer				
Alisa Lindsay	2/22/2024	0.25	169.9500	42.49
Email				
	2/23/2024	1.00	169.9500	169.95
Prep and attend design and construction team mtg. (Hollander, etc.)				
		1.25		212.44
Total Alisa Lindsay				212.44
Total Senior Engineer		1.25		212.44
Total Rate Labor				212.44
Total Bill Task: RAP - Response Activity Plan /Conceptual Site Model				212.44

Clean - Brownfield Cleanup Planning

Rate Labor				
<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	2/19/2024	0.25	121.5400	30.39
project update discussion with AL				
Total Rate Labor				30.39

Total Project: 231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo **242.83**



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 434704
Invoice Date : 3/12/2024
Project : 231768
Project Name : KCBRA/WO 15 -Urban Exposure Initiative, 1116 Lake Street
Bill Term : BT1

For Professional Services Rendered Through 2/29/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
Elg/HASP/SAP - Eligibility, HASP, SAP	1,200.00	519.62	680.38	680.38	0.00
HM Inspect - Hazardous Materials Inspection	6,000.00	3,564.17	2,435.83	2,435.83	0.00
BF Plan - Brownfield Plan	6,000.00	6,000.00	0.00	0.00	0.00
BF Eval - Brownfield Evaluation	3,000.00	3,000.00	493.89	0.00	493.89
Rate Labor		493.89			
				Current Billings	493.89
				Amount Due This Bill	<u>493.89</u>

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

Invoice: 434704

BF Eval - Brownfield Evaluation

Rate Labor

Class	Hours	Rate	Amount
Senior Geologist	1.75	121.5400	212.70
Staff Environmental Specialist	3.25	86.5200	281.19

Total Rate Labor **493.89**

Total Bill Task: BF Eval - Brownfield Evaluation **493.89**

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

493.89



Payment Options

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

Invoice : 434691
Invoice Date : 3/12/2024
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 2/29/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	9,300.00	2,042.67	7,639.33	7,257.33	382.00
<i>Rate Labor</i>		382.00			
				Current Billings	382.00
				Amount Due This Bill	<u>382.00</u>

Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic Invoice: 434691

COMM - Community Outreach & Programmatic

Rate Labor	Class / Employee	Hours	Rate	Amount
Senior Geologist				
	Therese Searles	4.00	95.5000	382.00
Total Rate Labor				382.00

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic 382.00



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 433695
Invoice Date : 2/13/2024
Project : 231419
Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 1/31/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #12

	Fee	Available	Billings		
			To Date	Previous	Current
231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo					
RAP - Response Activity Plan /Conceptual Site Model	17,500.00	10,173.81	7,387.24	7,326.19	61.05
Rate Labor		61.05			
Clean - Brownfield Cleanup Planning	5,000.00	1,754.28	3,245.72	3,245.72	0.00
			Current Billings		61.05
			Amount Due This Bill		<u>61.05</u>

Total Fee : 22,500.00
To Date Billings : 10,632.96
Total Remaining : 11,867.04

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

Invoice: 433695

RAP - Response Activity Plan /Conceptual Site Model

Rate Labor	Date	Hours	Rate	Amount
Class / Employee				
Senior Engineer				
Alisa Lindsay	1/23/2024	0.50	122.1000	61.05
				Provide funding info for rpting.
			Total Rate Labor	61.05

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

61.05



Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

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

Invoice : 434709
Invoice Date : 3/13/2024
Project : 231417
Project Name : KCBRA/YWCA, 550 S. Riverview Dr.
 City of Parchment
Bill Term : BT2

For Professional Services Rendered Through 2/29/2024

Bill Term 2 is NOT part of the MIDEAL Contract

Contract : MIDeal
Contract Name : MIDeal Contracts

		Billings			
	Fee	Available	To Date	Previous	Current
VMS Install - VMS Installation	100,000.00	100,000.00	87,897.02	0.00	87,897.02
<i>Rate Labor</i>		10,257.77			
<i>Expenses</i>		76,885.24			
<i>Unit Rate Expense</i>		754.01			
<i>Total Expense</i>		77,639.25			
Current Billings					87,897.02
Amount Due This Bill					87,897.02

VMS Install - VMS Installation

Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support	1.75	86.5200	151.41
Senior Geologist	2.00	121.5400	243.08
Senior Hydrogeologist	31.00	144.2000	4,470.20
Staff Geologist	33.50	86.5200	2,898.42
Total Staff Geologist	33.50		2,898.42
Staff Hydrogeologist	28.25	86.5200	2,444.19
Total Staff Hydrogeologist	28.25		2,444.19
Technician	0.50	100.9400	50.47
Total Rate Labor			10,257.77

Expenses			
<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Equipment/Materials			
Obar Systems Inc	922.20	1.15	1,060.53
Paul French	110.00	1.15	126.50
Ryohei Wakabayashi	20.25	1.15	23.29
Zachary Curry	41.28	1.15	47.47
Total Equipment/Materials	1,093.73		1,257.79
Subconsultant			
Job Site Services Inc	65,763.00	1.15	75,627.45
Total Expenses			76,885.24

Unit Rate Expenses			
<i>Account / Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>
Company Vehicle Use			
Mileage - Company Vehicle	114.00	0.6700	76.38
Total Company Vehicle Use			76.38
Equipment Usage			
Field Supplies	3.00	35.0000	105.00
HEPA Vac - Per Day	1.00	50.0000	50.00
Hilti Hammer Drill	1.00	50.0000	50.00
Manometer Data Logging - Per Day	1.00	45.0000	45.00
PID (PPM) - Per Day	3.00	100.0000	300.00
Tubing, Peristaltic Pump	20.00	0.5000	10.00
Tubing, Silicon/Tygon Tubing - Per Foot	0.50	6.5000	3.25
Vapor Pins (pin, cover, tubing)	1.00	105.0000	105.00
Total Equipment Usage	30.50		668.25
Mileage			
Mileage - Employee Vehicle	14.00	0.6700	9.38
Total Unit Rate Expenses			754.01

Total Bill Task: VMS Install - VMS Installation	87,897.02
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Total Project: 231417 - KCBRA/YWCA, 550 S. Riverview Dr. City of Parchment

87,897.02

February 12, 2024

Bobby J. Hopewell
525 Stuart Ave
Kalamazoo, MI 49007-3205

Macy R. Walters
Administrator
Kalamazoo County Brownfield Authority
201 West Kalamazoo Ave
Kalamazoo, MI 49007

Request for Waiver of Reimbursement - 702 West Michigan Ave, Kalamazoo

Dear Administrator Walters,

I trust this email finds you well. I am reaching out to inform you of recent developments regarding the property at 702 West Michigan Ave, which I had been pursuing with the intention of development aligned with the goals of the Kalamazoo County Brownfield Authority (KCBRA).

Unfortunately, I must bring to your attention that the seller opted to terminate my purchase option on the December 1, 2023 expiration deadline. This decision was primarily influenced by concerns regarding the timing of the environmental assessment. Despite efforts to expedite the necessary procedures, including allowing ample time for EPA approvals and reports, the deadline was not met.

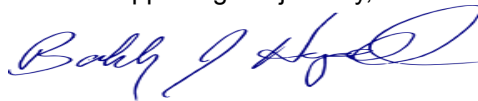
In an effort to salvage the agreement, I proposed to the seller a new purchase agreement with a non-refundable guarantee of \$10,000. However, regrettably, the seller declined this offer. Subsequently, it came to my attention that the property was purchased by another party shortly after the expiration of my option, indicating there may have been another purchaser in the wings at the same time I was trying to complete the deal.

In light of these circumstances, as outlined in the grant agreement signed with the KCBRA, I am aware of my obligation to reimburse the authority \$4,000 for the Eligibility and Phase 1 ESA in the event I did not move the development forward. However, I am respectfully requesting a waiver of these funds due to factors beyond my control, particularly the timing constraints.

Please be assured that it has always been my intention to uphold our agreement and advance with the development project.

I sincerely appreciate your understanding and consideration of this matter. Should you require any further information or clarification, please do not hesitate to contact me.

Supporting the journey,



Bobby J. Hopewell

March 7, 2024
Project No. 231001

Macy Rose Walters, MPA
Brownfield Redevelopment Administrator, Planning & Development Department
Kalamazoo County Government
201 W Kalamazoo Ave, Kalamazoo MI 49007

**Request for Reimbursement #2 – Project Wolverine Champions
100 and 101 Eunice Street, Parchment, Kalamazoo County, Michigan**

By my signature below, I certify that the expenses described in this Request for Reimbursement for the above-referenced property represent eligible expenses under the Brownfield Redevelopment Financing Act (1996 PA 381), as amended, and that the activities have been performed on the eligible property.

All activities described in the reimbursement request have been completed as described in the Brownfield Plan adopted by the City of Parchment City Commission on August 3, 2020, and the Act 381 Work Plan for MSF activities, dated August 26, 2020. The project involved the new construction of an approximately 232,000-square-foot warehouse and associated public infrastructure improvements. A reimbursement request was previously submitted and approved for \$936,044.41.

In March 2020 – August 2020, 400 Island Avenue LLC funded the completion of site demolition, public infrastructure improvements, and site preparation activities. These activities were incurred while the properties were in the City of Parchment Mill Plan. In August 2020 – December 2021, 400 Island Avenue LLC funded the completion of site demolition, public infrastructure improvements, and site preparation activities. The total amount requested is \$539,296.11, plus a 3% simple interest expense on the unreimbursed balance annually consistent with the Brownfield Plan and Act 381 Work Plan. A description of the work activities completed is shown in the enclosed table. Invoices for the eligible activities detailing the work completed are provided. Proof of payment for the invoices is also enclosed, including lien waivers and copies of checks.

If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

Sincerely,



Logan Mulholland

Brownfield Project Analyst

cc: Nancy Stoddard, City Manager, City of Parchment

Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Logan Mulholland, Brownfield Project Analyst
David Stegink, Brownfield Program Manager

DATE: March 7, 2024 **PROJECT NO.:** 230454

RE: Brownfield Plan for 100 and 101 Eunice Street, Project Wolverine Champions

A Brownfield Plan for the 100 and 101 Eunice Street, Project Wolverine Champions was adopted on August 3, 2020, by the City of Parchment City Commission to allow tax increment financing (TIF) capture that will reimburse eligible costs. Additionally, an Act 381 Work Plan was approved by the Michigan Economic Development Corporation (MEDC) which allows for the capture of State (SET and School Operating) Tax Increment Revenues (TIR).

The Brownfield Plan and Work Plan encompass two parcels addressed as 100 and 101 Eunice Street with Property Identification Numbers of 06-03-201-012 and 06-03-226-038, respectively. In addition to any real property tax increment, the Brownfield Plan and Work Plan authorizes the capture of TIR associated with the personal property at the eligible property, which will be initiated with the Summer 2024 taxes, Property Identification Number 06-90-090-92.

While tax capture for the 100 and 101 Eunice Street Brownfield Plan and Work Plan was initiated in 2021, the historic TIR collections (including tax years of 2021 and 2022) are currently under review by the City of Parchment staff. Upon conclusion of the City's review, a recommendation to disburse these funds will be forthcoming. Therefore, this recommendation only includes the 2023 TIRs which have been confirmed by the City of Parchment Treasurer.

The total tax increment collected in 2023 was \$440,859.47. In total, \$166,554.23 of State and \$274,305.24 of Local TIR was captured.

Half of the State Education Tax (SET) TIR is to be reimbursed to the State Brownfield Redevelopment Fund (SBRF), therefore, \$20,915.00 shall be reserved and utilized upon receipt of the SBRF invoice.

As outlined in the Brownfield Plan, 3% of the Local TIR, \$8,229.15, shall be reserved for the City of Parchment Brownfield Redevelopment Authorities (BRA) administrative costs.

The remaining \$411,715.32 of State and Local TIR is recommended to be disbursed to the Developer, consistent with the Brownfield Plan and Work Plan.

It is important to note that the Summer 2023 TIR was only collected on parcel 06-03-226-038, and therefore TIR collections on parcel 06-03-201-012 were not initiated until Winter 2023. The City has ensured moving forward that TIR will be collected on both eligible parcels moving forward, consistent with the Brownfield Plan and Work Plan.

A summary update of the 2023 tax increment collection is included below:

Total TIR Received in 2023	Amount to SBRF	BRA Administrative Fee (Local-Only)	Amount to be Reimbursed to the Developer
\$440,859.47	\$20,915.00	\$8,229.15	\$411,715.32

RECOMMENDATION:

- Fishbeck recommends that an invoice for \$500 is submitted to the Developer for the Processing Fee as outlined in the Development and Reimbursement Agreement, or that the Developer reimbursement is deducted by \$500 for the Processing Fee prior to disbursement.
- Fishbeck recommends that \$411,715.32 of the 2023 TIR be disbursed to the Developer for reimbursement of eligible expenses, subject to the \$500 Processing Fee described above.

A copy of the Tax Increment Financing spreadsheet is attached, along with an excerpt of the Development and Reimbursement Agreement. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

cc: Nancy Stoddard, City Manager, City of Parchment

Appendix 1

PROJECT NAME: Project Wolverine Champions - 100 Eunice Street and Adjacent Land

DATE OF BROWNFIELD PLAN: 8/3/2020

PROPERTY: 100 and 101 Eunice St., Parchment														SUMMER TAXES							WINTER TAXES						
Parcel ID # 06-03-201-012, 06-03-226-038																											
Year	Initial Taxable Value	Current Taxable Value	Incremental Value	KRESA	KVCC	State Education Tax (SET)	School Operating	Parchment City	County Operating	KCTA	CCTA	School Building	Summer Total	Public Safety	Parchment Library	Housing Fund	Senior	County 911	CO Veterans Fund	Winter Total							
2020	\$ 66,781	\$ 66,781	\$ -											1,4409	1,9842	0,0993	0,3484	0,65	0	4,5228							
City of Parchment Mill Site Plan														Winter 2020													
														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
2021	\$ 66,781	\$ 1,643,315	\$ 1,576,534	7,0129	2,7918	6	18	16,6854	4,6514	0,3124	0,75	1,9856	58,1895	1,438	1,9699	0,7485	0,3477	0,6487	0	5,1528							
2022	\$ 66,781	\$ 3,613,844	\$ 3,547,063	6,9853	2,7802	6	17,8902	16,4701	4,6318	0,311	0,8978	1,955	57,9214	1,438	1,9395	0,7453	0,3462	0,6459	0	5,1149							
2023 Summer	\$ 66,781	\$ 7,038,436	\$ 6,971,655	6,9935	2,7802	6	17,8902	16,4701	4,6318	0,311	0,8937	1,955	57,9255														
2023 Winter	\$ 1,346,881	\$ 8,446,333	\$ 7,099,452	\$ 48,756,26	\$ 19,382,59	\$ 41,829,93	\$ 124,724,30	\$ 114,823,85	\$ 32,291,31	\$ 2,168,18	\$ 6,230,56	\$ 13,629,58	\$ 403,836,56	1,438	1,9395	0,7453	0,3462	0,6459	0,1	5,2149							
2024	\$ 1,346,881	\$ -	\$ -											\$ 10,025,23	\$ 13,521,52	\$ 5,195,97	\$ 2,413,58	\$ 4,502,99	\$ 697,16	\$ 36,356,45							
2025	\$ 1,346,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							

Notes:
 In the Summer of 2023, capture was only conducted on Parcel 06-03-226-038.
 In the Winter of 2023, capture on parcel 06-03-201-012 was initiated.

*2021 and 2022 Tax Capture Records are currently under review and will be updated upon conclusion.

ANNUAL MEDC REPORTING					
Local (excluding ISD)	ISD/ESD	ISD/ESD (Special Tax)	SET	Operating	TOTAL
0	0	0	0	0	0
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	32,3294	7,0129	0	6	18
					63,3423
2022	32,1608	6,9853	0	6	17,8902
					63,0363
2023 S	27,0418	6,9935	0	6	17,8902
	\$ 188,526,07	\$ 48,756,26	\$ -	\$ 41,829,93	\$ 124,724,30
2023 W	5,2149	0	0	0	0
	\$ 36,356,45	\$ -	\$ -	\$ -	\$ 36,356,45
2024	0	0	0	0	0
	\$ -	\$ -	\$ -	\$ -	\$ -
2025	0	0	0	0	0
	\$ -	\$ -	\$ -	\$ -	\$ -

Approval Letter/BF Plan Millage Rates

State	39.86%
Local	60.14%

Year of Plan	1	2	3	TOTAL
	2021	2022	2023	
Total State Incremental Revenue	*	*	\$ 166,554.23	\$ 166,554.23
State Brownfield Revolving Fund (50% of SET)			\$ 20,915.00	\$ 20,915.00
State TIR Available for Reimbursement			\$ 145,639.23	\$ 145,639.23
Total Local Incremental Revenue	*	*	\$ 273,638.78	
Local Only Administration Fee (3%)			\$ 8,209.16	\$ 8,209.16
Local TIR Available for Reimbursement			\$ 265,429.62	\$ 265,429.62
Total State & Local TIR Available			\$ 411,068.85	\$ 411,068.85

DEVELOPER				
Beginning Balance				
Balance				
Developer Reimbursement Balance	\$ 936,044.41	\$ 936,044.41	\$ 936,044.41	\$ 524,975.56

MSF Non-Environmental Costs	\$	912,374.41	\$	912,374.41	\$	912,374.41	\$	912,374.41	\$	136,203.30	\$	251,195.55	\$	387,398.85
State Tax Reimbursement	\$	363,713.74	\$	-	\$	-	\$	136,203.30	\$	136,203.30				
Local Tax Reimbursement	\$	548,660.67	\$	-	\$	-	\$	251,195.55	\$	251,195.55				
Total MSF Reimbursement Balance	\$	912,374.41	\$	912,374.41	\$	912,374.41	\$	524,975.56	\$	387,398.85				

EGLE Environmental Costs	\$	23,670.00	\$	23,670.00	\$	23,670.00	\$	23,670.00	\$	9,435.93	\$	14,234.07	\$	23,670.00
State Tax Reimbursement	\$	9,435.93	\$	-	\$	-	\$	9,435.93	\$	9,435.93				
Local Tax Reimbursement	\$	14,234.07	\$	-	\$	-	\$	14,234.07	\$	14,234.07				
Total EGLE Reimbursement Balance	\$	23,670.00	\$	23,670.00	\$	23,670.00	\$	-	\$	23,670.00				

Interest Expense - 3% Total	\$	-	\$	-	\$	-	\$	-	\$	-
Interest Calculation Annually	\$	15,749.27					\$	15,749.27		
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-
Total Local-Only Reimbursement Balance	\$	-	\$	-	\$	-	\$	15,749.27	\$	-

Total Annual Developer Reimbursement	\$	-	\$	-	\$	411,068.85	\$	411,068.85
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$	-	\$	-	\$	-	\$	-
State Tax Capture	\$	9,435.93	\$	-	\$	-	\$	-
Local Tax Capture	\$	926,608.48	\$	-	\$	-	\$	-
Total LBRF Capture	\$	-	\$	-	\$	-	\$	-

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

MSF Work Plan State Capture of \$991,649

*2021 and 2022 Tax Capture Records are currently under review and will be updated upon conclusion.

Appendix 2

semi-annual basis prior to making payments to the Developer, or their assigns, from the remaining available Brownfield TIF Revenue.

(f) In addition, Developer agrees to pay a Processing Fee of \$500.00 on an annual basis to the City of Parchment for so long as Developer is receiving annual TIF Cost Reimbursements under the Plan.

4. Term of Agreement.

The Authority shall capture Brownfield TIF Revenue from the Property and reimburse the Developer or their assigns for Eligible Activities until the earlier of the Developer being fully reimbursed or the disbursement of the 20th year of Brownfield TIF Revenue (the "Term"). In the event that the Developer has not been fully reimbursed for Eligible Activities at the end of the Term, the Term shall be automatically extended annually for no more than five (5) years and shall automatically terminate when the Developer is fully reimbursed. If the Term of this Agreement ends before the full reimbursement of all of Developer's Total Eligible Brownfield TIF Costs, the last reimbursement payment by the Authority shall be the summer and winter tax increment collected during the final year of this Agreement.

5. Adjustments.

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

March 7, 2024
Project No. 231001

Macy Rose Walters, MPA
Brownfield Redevelopment Administrator, Planning & Development Department
Kalamazoo County Government
201 W Kalamazoo Ave, Kalamazoo MI 49007

**Request for Reimbursement #2 – Project Wolverine Champions
100 and 101 Eunice Street, Parchment, Kalamazoo County, Michigan**

By my signature below, I certify that the expenses described in this Request for Reimbursement for the above-referenced property represent eligible expenses under the Brownfield Redevelopment Financing Act (1996 PA 381), as amended, and that the activities have been performed on the eligible property.

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In March 2020 – August 2020, 400 Island Avenue LLC funded the completion of site demolition, public infrastructure improvements, and site preparation activities. These activities were incurred while the properties were in the City of Parchment Mill Plan. In August 2020 – December 2021, 400 Island Avenue LLC funded the completion of site demolition, public infrastructure improvements, and site preparation activities. The total amount requested is \$539,296.11, plus a 3% simple interest expense on the unreimbursed balance annually consistent with the Brownfield Plan and Act 381 Work Plan. A description of the work activities completed is shown in the enclosed table. Invoices for the eligible activities detailing the work completed are provided. Proof of payment for the invoices is also enclosed, including lien waivers and copies of checks.

If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

Sincerely,



Logan Mulholland

Brownfield Project Analyst

cc: Nancy Stoddard, City Manager, City of Parchment

Category Total		Total	Comments
Sub-Total		\$1,735,500.00	\$1,735,500.00
Contingency	15%	\$260,325.00	\$260,325.00
		\$1,995,825.00	\$1,995,825.00

Category Total		Total	Comments
10.00 Development of Brownfield Plan and/or Work Plan			
10.01	Development of Brownfield Plan	\$15,000.00	\$15,000.00
10.02	Development of Act 381 Work Plan	\$30,000.00	\$30,000.00
10.03	Work Plan and/or Brownfield Plan Implementation	\$0.00	\$0.00
Sub-Total		\$45,000.00	\$45,000.00

Category Total		Total	Comments
12.00 Interest			
12.01	Interest	\$409,012.00	\$409,012.00
Sub-Total		\$409,012.00	\$409,012.00
Contingency	0%	\$0.00	\$0.00
		\$409,012.00	\$409,012.00

Total Potential Brownfield Plan Eligible Costs		\$2,678,312.00	
---	--	-----------------------	--

*Reimbursement Agreement limits reimbursement to: \$ 2,648,312.00

Brownfield Plan \$	Invoice Date	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
9.23	10/28/2020	\$30,792.36	sworn statement	CBK Construction	4% Soft Costs Per Carl		X	Full Unconditional Lien Waiver
9.23	10/28/2020	\$2,465.57	sworn statement	CBK Construction	4% Soft Costs Per Carl		X	Full Unconditional Lien Waiver
		\$881,473.63						

Brownfield Plan \$	Invoice Date	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
10.01	9/8/2020	\$325.00	6868	Envirologic			X	Client Receipt Register
	8/10/2020	\$320.90	6807	Envirologic			X	Client Receipt Register
	7/9/2020	\$2,354.65	6720	Envirologic			X	Client Receipt Register
	6/5/2020	\$1,832.50	6625	Envirologic			X	Client Receipt Register
	5/15/2020	\$195.00	6596	Envirologic			X	Client Receipt Register
	4/6/2020	\$715.00	6489	Envirologic			X	Client Receipt Register
10.02	9/8/2020	\$1,397.50	6868	Envirologic			X	Client Receipt Register
	8/10/2020	\$1,930.00	6807	Envirologic			X	Client Receipt Register
	7/9/2020	\$337.50	6720	Envirologic			X	Client Receipt Register
	6/5/2020	\$812.50	6625	Envirologic			X	Client Receipt Register
	5/15/2020	\$880.00	6596	Envirologic			X	Client Receipt Register
	4/6/2020	\$6,032.50	6489	Envirologic			X	Client Receipt Register
	12/15/2021	\$97.50	8416	Envirologic			X	Client Receipt Register
	10/7/2020	\$422.50	6951	Envirologic			X	Client Receipt Register

		\$17,653.05						
--	--	--------------------	--	--	--	--	--	--

Brownfield Plan \$	Invoice Date	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
		\$0.00						

\$ 2,648,312.00		\$1,475,340.52				\$121,796.07	\$1,353,544.46
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Approved Reimbursement Request #1	\$936,044.41
Reimbursement Request #2	\$539,296.11

Prein&Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 55019
Date 04/06/2020

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 3/01/20 TO 3/28/20

PROFESSIONAL SERVICES RELATED TO
SOIL & GAS SAMPLING/TESTING

Invoice Total 17,000.00

Client paid \$17,000.00 with Check No. 24144 on 06/08/2020

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

SWORN STATEMENT



Commitment No.: _____ Draw # 7 Date: 10/28/2020
 Lender: First National Bank Address: 348 W. Michigan Ave Kalamazoo, MI 49007 Phone: 269-488-8878
 Contractor: CBK Construction LLC. Address: 315 E. North Street Kalamazoo, MI 49007 Phone: 269-266-3877
 Alt. Contact: _____ Phone: _____
 Owner: 400 Island Avenue, LLC. Address: 760 E Vine Street Kalamazoo, MI 49001 Phone: _____
 Deponent Carrie Blauwkamp State of Michigan, County of Kalamazoo being duly sworn, deposes and says that 400 Island Avenue, LLC.
 is the (owner, contractor or sub-contractor) of for an improvement to the following described real property situated in the state of Michigan
 County of Kalamazoo, Michigan, described as follows, _____
 Property Address: 400 Island Avenue Parchment, MI 49004

That the following is a complete statement of each contractor, subcontractor, supplier, and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, and for which laborer the payment of fringe benefits and withholdings is earned by unpaid, with whom the (contractor) (subcontractor) has (contracted) (subcontracted) for performance under the contract with the owner or lessee hereof, and that the amount due to the persons as of the date hereof are correctly and fully set forth opposite their names.
 That (he) (she) has not employed or procured material from, contracted or subcontracted with, any person or persons, firm, or corporations other than those below-mentioned, and owes no monies for the construction of said buildings or improvements other than the sums set forth hereinafter.
 That (he) (she) makes the foregoing statements as the (owner) (contractor) (subcontractor) or as of the (owner) (contractor) (subcontractor) for the purpose of representing to the owner or lessee of the aforementioned premises and his or her agents that the aforementioned property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth below.

NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
1A CBK Construction, LLC. B 593 Heritage Court Suite 100 C Holland, MI 49423	General Requirements	524,600.00	36,187.00	560,787.00	541,867.00	18,920.00		0.00	
2A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Soil Erosion Control Measure	6,500.00		0.00	5,850.00	650.00		0.00	
3A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Strip Topsoil	20,000.00		0.00	20,000.00			0.00	
4A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Import, Place & Compact Fill	475,000.00		0.00	475,000.00			0.00	
5A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Building Excavation	25,000.00		0.00	25,000.00			0.00	
6A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Subgrade & Retention Pond	35,000.00		0.00	35,000.00			0.00	
7A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Watermain	150,000.00		0.00	150,000.00			0.00	
8A Bailey Excavating & Grading B 1727 Construction Drive C Kalamazoo, MI 49048	Sanitary Sewer	12,000.00		0.00	12,000.00			0.00	
SUBTOTALS CONTINUED ON NEXT PAGE		1,248,100.00	36,187.00	1,284,287.00	1,264,717.00	19,570.00	0.00	0.00	

WARNING TO OWNER: An owner or lessee of the above-described property may 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 pursuant to section 109 of the construction lien act to the designee or to the owner of lessee if the designee is not named or has died.

Water Main and Sewer Main per CBK.

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR, SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
9A	Bailey Excavating & Grading	Storm Sewer	168,000.00		0.00	168,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
10A	Bailey Excavating & Grading	Gravel	83,000.00		0.00	74,700.00	8,300.00		0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
11A	Bailey Excavating & Grading	Finish Grade & Clean Up	20,000.00		0.00	10,000.00	10,000.00		0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
12A	Bailey Excavating & Grading	Permits	5,000.00		0.00	5,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
13A	Bailey Excavating & Grading	Demo	30,000.00		0.00	30,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
14A	CBK Construction, LLC.	Demo	25,500.00		0.00	25,500.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
15A	CBK Construction, LLC.	Relocate Utility Allowance	250,000.00		0.00	250,000.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
16A	West Michigan Poured Walls & Gebbens Concrete	Concrete	1,879,281.00		0.00	1,879,281.00			0.00	
B	3231 Production Court									
C	Zeeland, MI 49464									
17A	Oosterhouse Masonry	Masonry	73,010.00		0.00	35,000.00	38,010.00		0.00	
B	4343 108th Street SE									
C	Caledonia, MI 49316									
18A	CBK Construction, LLC.	Metals	36,437.00		0.00	36,437.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
19A	CBK Construction, LLC.	Thermal & Moisture Protection	203,008.00		0.00	203,008.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
20A	Quality Door Company, Inc.	Doors & Windows	27,555.00		0.00	0.00	27,555.00		0.00	
B	2481 Van Ormmen Drive									
C	Holland, MI 49424									
21A	CBK Construction, LLC.	Doors & Windows	27,412.00		0.00	27,412.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
22A	CBK Construction, LLC.	Finishes	77,120.00		0.00	15,000.00	62,120.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
23A	CBK Construction, LLC.	Specialties	6,500.00		0.00	0.00	6,500.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
24A	Cisco, Inc.	Equipment	363,280.00		0.00	330,597.04	32,682.96		0.00	
B	1825 Monroe Avenue NW									
C	Grand Rapids, MI 49505									
25A	Corie Building Systems, Inc.	Special Construction - Material	2,997,000.00		0.00	2,997,000.00			0.00	
B	404 Sarah Furance Road									
C	Imbler, PA 16655									
SUBTOTALS CONTINUED ON NEXT PAGE			7,520,203.00	36,187.00	7,556,390.00	7,351,652.04	204,737.96	0.00	0.00	

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
26A	CBK Construction, LLC	Special Construction - Labor	757,988.00		0.00	740,000.00	17,988.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
27A	Peerbolt's, Inc.	Mechanical	73,080.00		0.00	24,900.00	48,180.00		0.00	
B	400 E Washington Avenue									
C	Zeeland, MI 49464									
28A	Total Fire Protection, Inc.	Mechanical	507,320.00		0.00	393,240.00	114,080.00		0.00	
B	5062 Kendrick Court									
C	Grand Rapids, MI 49512									
29A	Great Lakes Plumbing	Mechanical	29,750.00		0.00	0.00	29,750.00		0.00	
B	860 Gibson Street									
C	Kalamazoo, MI 49001									
30A	Amble Electric, LLC.	Electric	272,212.00		0.00	138,377.00	133,835.00		0.00	
B	PO Box 437									
C	Lakeview, MI 48850									
31A										
B			0.00		0.00	0.00			0.00	
C										
32A										
B			0.00		0.00	0.00			0.00	
C										
33A										
B			0.00		0.00	0.00			0.00	
C										
34A										
B			0.00		0.00	0.00			0.00	
C										
35A										
B			0.00		0.00	0.00			0.00	
C										
36A										
B			0.00		0.00	0.00			0.00	
C										
37A										
B			0.00		0.00	0.00			0.00	
C										
38A										
B			0.00		0.00	0.00			0.00	
C										
39A										
B			0.00		0.00	0.00			0.00	
C										
40A										
B			0.00		0.00	0.00			0.00	
C										
41A										
B			0.00		0.00	0.00			0.00	
C										
42A										
B			0.00		0.00	0.00			0.00	
C										
SUBTOTALS CONTINUED ON NEXT PAGE			9,160,553.00	36,187.00	9,196,740.00	8,648,169.04	548,570.96	0.00	0.00	

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders + / -	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
43A			0.00		0.00	0.00			0.00	
B										
C										
44A			0.00		0.00	0.00			0.00	
B										
C										
45A			0.00		0.00	0.00			0.00	
B										
C										
46A			0.00		0.00	0.00			0.00	
B										
C										
47A			0.00		0.00	0.00			0.00	
B										
C										
48A			0.00		0.00	0.00			0.00	
B										
C										
49A			0.00		0.00	0.00			0.00	
B										
C										
50A			0.00		0.00	0.00			0.00	
B										
C										
51A			0.00		0.00	0.00			0.00	
B										
C										
52A			0.00		0.00	0.00			0.00	
B										
C										
TOTALS			9,160,553.00	36187.00	9,196,740.00	8,648,169.04	548,570.96	0.00	0.00	

WARNING TO DEPONENT: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being section 570.1110 of the Michigan Compiled Laws.

ON RECEIPT OF THIS 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 109 OR 109A, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER NAMED IN THE SWORN STATEMENT. IF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Deponent

Date

Subscribed and sworn to before me this _____

Day of , _____

by _____

Kalamazoo County Register of Deeds
Timothy A. Snow - Clerk and Register
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

Receipt: 20-16084

Product	Name	Extended
ESM	Easement	\$30.00
<small>Document# 2020-026213 Document Info: CONSUMER'S ENERGY COMPANY # Pages 4 Exempt Both / No Sale Amount fee: Exempt State fee</small>		
Total		\$30.00
Tender (Check)		\$30.00
<small>Check # 24300 Paid By: CBK CONSTRUCTION</small>		

Thank You!

8/13/20 10:58 AM ptbrow



Construction LLC

24300

Kalamazoo County

Date	Type	Reference
8/12/2020	Bill	

Original Amt.
30.00

Balance Due
30.00

8/12/2020

Discount

Check Amount

Payment
30.00
30.00

Consumers Credit Uni

30.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Bill

CBK Construction LLC
593 Heritage Court
Suite 100
Holland, MI 49423

Date	Ref. No.
08/12/2020	

Vendor
Kalamazoo County Kalamazoo County Register of Deeds 201 West Kalamazoo Avenue Kalamazoo, MI 49007

Bill Due	08/22/2020
Terms	
Memo	

Expenses

Account	Memo	Amount	Customer:Job
<u>Building Permits</u>	<u>Easment Filing Fee</u>	30.00	Lewis C. Howard, Inc.:400 Island Avenue New Warehouse Facility

Expense Total : 30.00

Bill Total : \$30.00

EASEMENT FOR ELECTRIC FACILITIES AND PIPELINES

Master Tract # ROW000916062855
SAP# 1052949776/1052949772
Design# 11161166/11161167
Agreement# MIO0000051364

400 ISLAND AVENUE, LLC, a Michigan limited liability company, whose address is 760 East Vine Street, Kalamazoo, Michigan 49001 (hereinafter "Owner")

for \$1.00 and other good and valuable consideration [exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the City of Parchment, County of Kalamazoo, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain (including cathodic protection systems), inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, protect, and abandon in place a line or lines of electric facilities and a pipeline or pipelines in, on, over, under, across, and through a portion of Owners Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any associated pole structures, poles, or any combination of same, wires, cables, conduits, crossarms, braces, guys, anchors, transformers, electric control circuits and devices, valves, fittings, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, fixtures, appurtenances, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing electricity and natural gas.

Additional Work Space: In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said lines or pipelines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

Access: Consumers shall have the right to unimpaired access to said line or lines or pipeline or pipelines, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, or other vegetation located outside of the Easement Area which are of such a height or are of such a species whose mature height that in falling directly to the ground could come into contact with or land directly above Consumers' facilities.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned.

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without the express authorization of Consumers, without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This Easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This Easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: 08/12/2020

Owner: 400 ISLAND AVENUE, LLC, a Michigan limited liability company

Michael R. Howard
By: Michael R. Howard
Its: Member

Acknowledgment

The foregoing instrument was acknowledged before me in Kalamazoo County, Michigan,

on August 12, 2020 by Michael R. Howard, Member of 400 Island Avenue, LLC, a Michigan limited liability company, on behalf of the company.
Date

Rachel Kelley
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF BERRIEN
My Commission Expires July 6, 2024
Acting in the County of Kalamazoo

Rachel Kelley Notary Public
Berrien County, Michigan
Acting in Kalamazoo County
My Commission expires: July 6, 2024

**PROPERTY OWNERS
MAIL SIGNED EASEMENT TO:**

Adam Hillman #225-34
Consumers Energy Company
2500 E Cork Street
Kalamazoo MI 49001

Prepared By:
Cristi Banks 8/6/2020
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

**REGISTER OF DEEDS OFFICE
USE ONLY**

Return recorded instrument to:
Carrie J. Main, EP7-287
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

EXHIBIT A

Owner's Land

Land situated in the City of Parchment, County of Kalamazoo, State of Michigan:

That part of the Northeast 1/4 of Section 3, Township 2 South, Range 11 West, described as: Beginning at a point on the North line of said Section 3 that is 614.15 feet South 89 degrees 24 minutes 58 seconds West of the Northeast corner of said Section 3; thence South 00 degrees 39 minutes 06 seconds East 376.90 feet; thence South 58 degrees 24 minutes 27 seconds West 437.48 feet; thence South 00 degrees 27 minutes 42 seconds East 370.00 feet; thence South 89 degrees 32 minutes 18 seconds West 12.50 feet; thence South 00 degrees 26 minutes 30 seconds East 332.25 feet; thence South 75 degrees 57 minutes 50 seconds West 100.57 feet; thence North 19 degrees 01 minutes 50 seconds West 61.76 feet; thence South 75 degrees 23 minutes 04 seconds West 18.95 feet; thence North 14 degrees 36 minutes 56 seconds West 204.41 feet; thence North 15 degrees 46 minutes 11 seconds West 215.29 feet; thence North 11 degrees 43 minutes 48 seconds West 285.55 feet; thence South 77 degrees 29 minutes 57 seconds West 147.73 feet to the East line of the Penn Central Railroad (formerly L.S. & M.S. Railroad); thence North 00 degrees 54 minutes 51 seconds East on said East line 620.24 feet to the North line of said Section 3; thence North 89 degrees 24 minutes 58 seconds East on said North line 813.05 feet to the Point of Beginning.

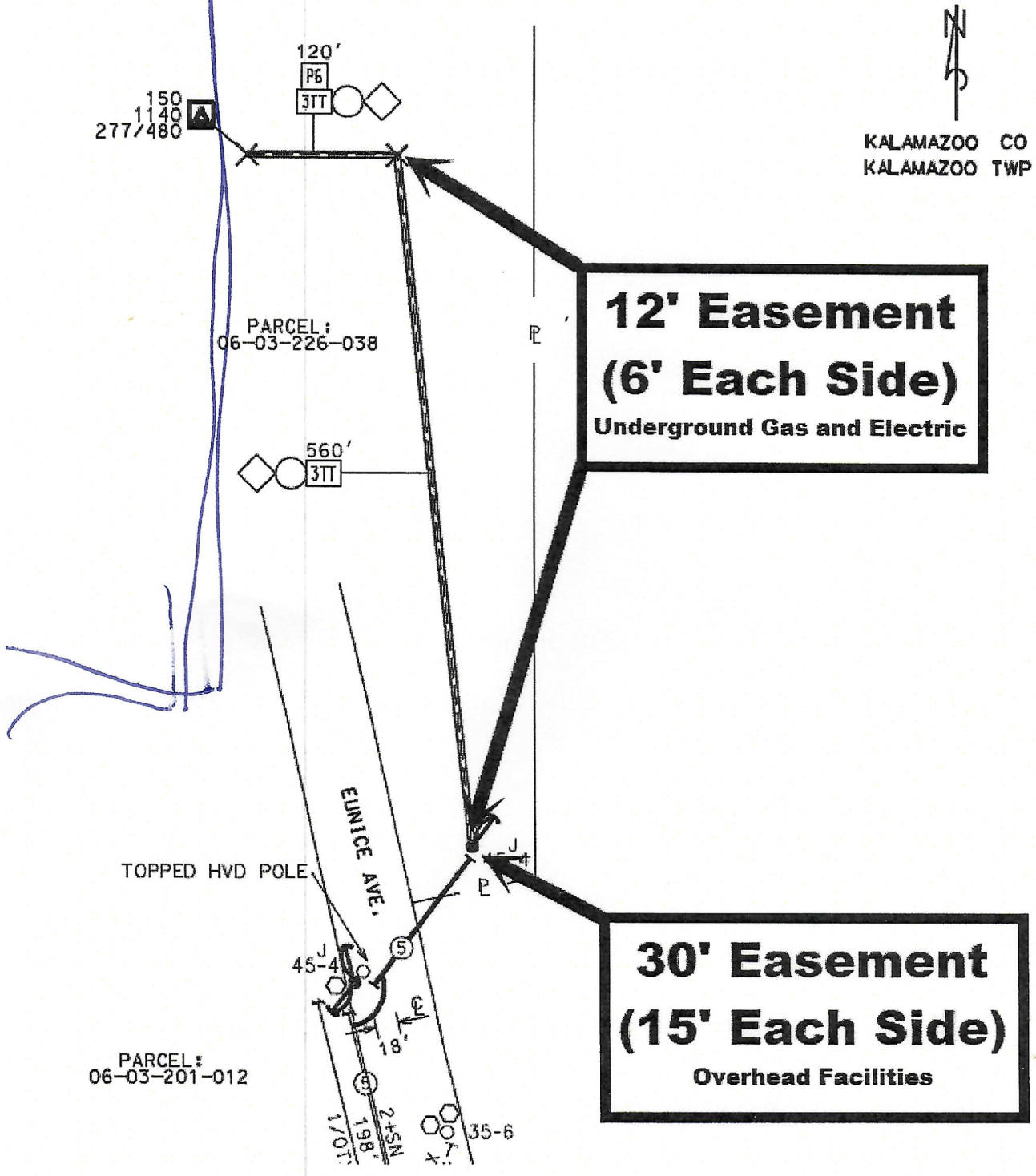
Parcel ID: 06-03-226-038

Also known as 101 Eunice, Parchment, Michigan 49004

EXHIBIT B

Easement Area

A 30.00 foot-wide strip of land, being 15.00 feet on each side of the centerline of the overhead line and a 12.00 foot-wide strip of land, being 6.00 feet on each side of the centerline of the underground line and pipeline constructed on Owner's Land, the centerline to be located approximately as shown in the attached drawing.



Prein&Newhof

Date	Type	Reference
4/6/2020	Bill	Inv #54792
5/11/2020	Bill	Inv #55328

Original Amt.
42,500.00
13,622.90

Balance Due
42,500.00
13,622.90

6/3/2020

Discount

Check Amount

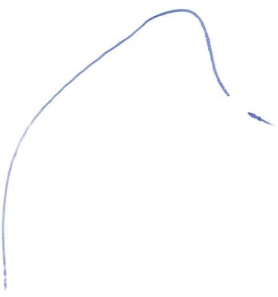
Payment
42,500.00
13,622.90
56,122.90

Consumers Credit Uni

56,122.90

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 54792
Date 04/06/2020

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 3/01/20 TO 3/28/20

PROFESSIONAL SERVICES RELATED TO
CONSUMERS ENERGY EASEMENT, DESIGN
& DRAFTING OF SITE PLAN, AND SOIL & GAS
SAMPLING/TESTING

Soft costs directly related to the soil and gas sampling, easements,
and elevations / dewatering evaluation of the site. CBK estimates
50% of the invoice is directly related to these activities.

Invoice Total 42,500.00

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS



Prein&Newhof

Date	Type	Reference
3/2/2020	Bill	Inv #54112

Original Amt.
35,500.00

Balance Due
35,500.00

3/31/2020	Discount
Check Amount	

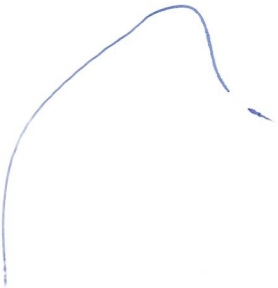
Payment
35,500.00
35,500.00

Consumers Credit Uni

35,500.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 54112
Date 03/02/2020

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 2/02/20 TO 2/29/20

PROFESSIONAL SERVICES RELATED TO
GEOTECHNICAL, FINALIZED SCHEMATIC
DESIGN, CONSUMERS ENERGY EASEMENT,
DESIGN & DRAFTING OF SITE PLAN, AND
SOIL & GAS SAMPLING/TESTING

Soft costs directly related to the soil and gas sampling, geotech,
easements, and elevations / dewatering evaluation of the site. CBK
estimates 50% of the invoice is directly related to these activities.

Invoice Total 35,500.00

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

Mulholland, Logan

From: Mulholland, Logan
Sent: Friday, December 22, 2023 10:18 AM
To: Mulholland, Logan
Subject: FW: Answers to your Request of 400 Island Dr

From: Carl Blauwkamp <cb@cbkconstruction.us>
Sent: Friday, December 22, 2023 9:00 AM
To: Mulholland, Logan <lmulholland@fishbeck.com>; Carrie Blauwkamp <carrieb@cbkconstruction.us>
Subject: RE: Answers to your Request of 400 Island Dr

EXTERNAL EMAIL

Hi Logan

I am responding in black capitol letter after your green.

Carrie maybe Wednesday you can see if there are more jobsite trailer invoices under there vendor list?

Thank you,

Carl Blauwkamp

CBK Construction LLC.
315 East North St.
Kalamazoo, MI 49007
(269) 266-3877 Office
(616) 994-3735 Mobile



Website: www.cbkconstruction.us

From: Mulholland, Logan <lmulholland@fishbeck.com>
Sent: Wednesday, December 20, 2023 3:05 PM
To: Carrie Blauwkamp <carrieb@cbkconstruction.us>
Cc: Carl Blauwkamp <cb@cbkconstruction.us>
Subject: RE: Answers to your Request of 400 Island Dr

Hi Carrie and Carl,

I have responded to your comments below in green.

Have a great holiday!

Best,

Logan

Logan Mulholland | Brownfield Project Analyst | c: 616.560.8339 | Fishbeck.com
Envirologic is now part of Fishbeck

From: Carrie Blauwkamp <carrieb@cbkconstruction.us>

Sent: Monday, December 11, 2023 9:51 AM

To: Mulholland, Logan <lmulholland@fishbeck.com>

Subject: Answers to your Request of 400 Island Dr

EXTERNAL EMAIL

Logan,

Here are Carl's response to your questions

- Accurate Concrete – Both invoices were related to demolishing 1/3 of the mill that was on LCH property sawing concrete floor and block wall. *Good on this.*
- Amble – Demo of existing light poles and bases in the way of the new building. *Good on this.*
- Bailey - \$7,500 of this invoice was asphalt & curb removal. *Good on this.*
- Bailey - \$7,120 is included in thein the sworn statement. *To confirm, the total invoice is \$38,500 and \$7,120 was included in the sworn statement, therefore \$31,380 is a unique cost (not already requested for reimbursement).CONFIRMED*
- Centrie – We had to recut several times at the area of the mill demo and underground tunnels. *Good on this.*
- Centrie – Yes for the existing parking lot removal. *Good on this.*
- Koetje – Yes, all invoices are directly related. *Good on this.*
- Jobsite trailer – *The provided invoices are attached. I am not sure what the credit card payment authorization relates to. Should I just dismiss this document or are there invoices I may be missing? Additionally, if you look at the dates we have jobsite trailer costs for May, Oct., Nov, and Dec. It is my understanding that this was billed monthly so we may be missing quite a few invoices. CARRIE CAN WE CALL THEM FOR ALL INVOICES FOR THIS JOB? MAYBE WE DIDN'T HAVE THE TRAILER THE ENTIRE JOB? I CANNOT REMEMBER?*
- Juans tree – *Good on this.*
- **Prein & Newhof 3/20-4/20 – I guess you would have to call them for details. Is Carl able to estimate a proportionality? I do not have a contact for this firm. For reference eligible costs would be the following: soft costs directly related to the soil and gas sampling, easements, and elevations / dewatering evaluation of the site. It appears the invoice also includes cost related to site plan development, which is not an eligible activity. For reference I have attached the invoices I have already deemed fully eligible. ABOUT 50%**
- Prein & Newhof 1/20 - *Good on this.*
- Sielatycki – LCH will need to produce this. *Carl sent over the invoices – but I still need proof that these invoices have been paid. I can reach out to LCH for this. OK.... I CAN ALSO YOU WOULD NEED TO CALL CATHY AT LCH MAIN OFFICE*

WHAT IS OUR APPROX TOTAL FOR THIS PHASE 2?

Carrie Blauwkamp
CBK Construction LLC.
315 E. North St.
Kalamazoo, Mi 49007
269-266-3877

CBK Construction LLC

25003

Prein&Newhof

Date	Type	Reference
11/11/2020	Bill	Inv #58127

Original Amt.	1,000.00
---------------	----------

Balance Due	1,000.00
-------------	----------

3/31/2021

Discount

Check Amount

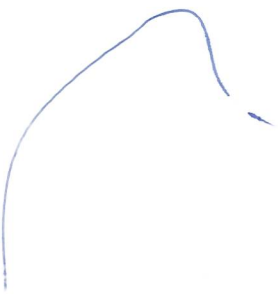
Payment	1,000.00
	1,000.00

Consumers Credit Uni

1,000.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Construction.ai



✓

Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 58127
Date 11/11/2020

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 9/27/20 TO 10/31/20

UTILITY DOCUMENTATION RELATED TO
WATERMAIN CONSTRUCTION AND STORM
WATER AGREEMENT

Invoice Total 1,000.00

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

4

Prein&Newhof

8/16/2021

Date	Type	Reference
4/1/2021	Bill	60143

Original Amt.
3,500.00

Balance Due
3,500.00

Discount

Check Amount

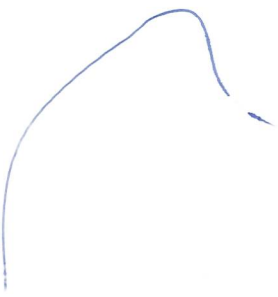
Payment
3,500.00
3,500.00

Consumers Credit Uni

3,500.00

REORDER FROM: CONSUMERS CREDIT UNION

C6472 CBK Construction.ai



Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 60143
Date 04/01/2021

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 2/28/21 TO 3/27/21

UTILITY DOCUMENTATION RELATED TO
VERIFYING LOCATION OF AS-CONSTRUCTED
WATERMAIN, WATERMAIN EXHIBITS, AND
DESCRIPTIONS



Invoice Total 3,500.00

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

PAID | CK # NO.: 28844
AMOUNT: 3500
DATE: 8/14/21

CBK Construction LLC

24262

Katz Well Drilling, Inc.

Date	Type	Reference
6/25/2020	Bill	Inv #22772

Original Amt.
1,115.00

Balance Due
1,115.00

8/3/2020	Discount
----------	----------

Check Amount

Payment
1,115.00
1,115.00

Consumers Credit Uni

1,115.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.a

Katz Well Drilling, Inc.

1479 E. Michigan Avenue
 Battle Creek, MI 49014
 U.S.A.

INVOICE

Invoice Number: 22772
 Invoice Date: Jun 25, 2020
 Page: 1

Duplicate

Voice: 269-964-9170
 Fax: 269-964-6635

Bill To:
CBK CONSTRUCTION 400 ISLAND DR PARCHMENT , MI 49004

Ship to:
CBK CONSTRUCTION 400 ISLAND DR PARCHMENT, MI 49004

Customer ID	Customer PO	Payment Terms	
CBK CONSTRUCTION		Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
JASON	Courier	6/18/20	7/5/20

Quantity	Item	Description	Unit Price	Amount
5.00		SERVICE CALL 5 2" WELL ABANDONMENTS	200.00	1,000.00
				115.00

Subtotal	1,115.00
Sales Tax	
Total Invoice Amount	1,115.00
Payment/Credit Applied	
TOTAL	1,115.00

Check/Credit Memo No:

nstruction LLC

2439

Amble Electric, LLC

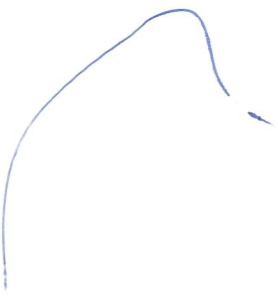
Date	Type	Reference	Original Amt.	Balance Due	10/2/2020 Discount	Payment
7/15/2020	Bill	Inv #20-47.02	5,238.00	5,238.00		5,238.00
9/16/2020	Bill	Inv #20-47.04	52,900.00	52,900.00		52,900.00
					Check Amount	58,138.00

Consumers Credit Uni

58,138.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Constru






Amble Electric, LLC
 PO Box 437
 9924 W Howard City - Edmore Rd.
 Lakeview, MI 48850

Invoice

Date	Invoice #
7/15/2020	20-47.02

Bill To
CBK Construction Carl Blauwkamp 593 Heritage Court Suite 100 Holland, MI 49423

Terms	Project
Net 30	

Description	Amount
PARCHMENT WAREHOUSE MOBILIZATION INTERIOR UNDERGROUND BRANCH CONDUIT amount of Retainage	Demo of existing light poles and bases in the way of the new building. → 1,900.00 1,500.00 2,000.00 -162.00
	24319 check #
Total	\$5,238.00

scan + email

FROM: AMBLE ELECTRIC VIA ARCHITECT:

CONTRACT FOR: Division 16 Electrical CONTRACT DATE: 6/12/20

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.

ORIGINAL CONTRACT SUM \$ 272,212.00
 NET CHANGE BY CHANGE ORDERS \$ 1,955.00
 CONTRACT SUM TO DATE (Line 1 + 2) \$ 274,167.00
 TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 143,855.00

RETAINAGE:
 a. 0.5% of Completed Work \$
 (Column D + E on G703)
 b. 0% of Stored Material \$
 (Column F on G703)
 Total Retainage (Lines 3a + 3b or Total in Column I of G703) \$

TOTAL EARNED LESS RETAINAGE \$ 143,855.00
 (Line 4 Less Line 5 Total)
 LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 90,955.00
 (Line 6 from prior Certificate)

CURRENT PAYMENT DUE \$ 52,900.00
 BALANCE TO FINISH, INCLUDING RETAINAGE \$ 130,312.00
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY		
Total changes approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	\$0.00	\$0.00
Total approved this Month	\$1,955.00	\$0.00
TOTAL	\$1,955.00	\$0.00
NET CHANGES by Change Order		\$1,955.00

A DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - G702
 Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

PERIOD TO: _____
 PROJECT NOS: _____

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 to 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.

CONTRACTOR: _____ Date: 9-16-20
 By: _____

State of Michigan County of: Montcalm
 Subscribed and sworn to before me this 16 day of September
 Notary Public: Cassandra J. Hudson Notary Public
 My Commission expires: 01-06-2024
 My Commission: _____
 Acting in the

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 Application and on the Continuation Sheet that are changed to conform with the amount of 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.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

Makayla Blauwkamp

From: Cassie Newman <cnewman@ambleelectric.com>
Sent: Monday, October 30, 2023 2:19 PM
To: Jennifer Flamm
Cc: Makayla Blauwkamp
Subject: RE:
Attachments: 20-47.03 August Not. 702.703 Parchment.pdf

Hello,

This was billed for on the 3rd AIA (see attached). It was paid for with check 24319 in September 2020.

I do have a number of other invoices that were not paid. I can send them to you if you think we might be able to receive payment for them.

Thank you and hope all is well!

Sincerely,

Cassie Newman

Accounts Payable & Receivable

Office: 616.213.5259

Cell: 616.263.7464

Mailing: PO Box 437
Lakeview, MI 48850

Physical: 9924 W. Howard City Edmore Rd.
Lakeview, MI 48850

From: Jennifer Flamm <jen@cbkconstruction.us>
Sent: Thursday, October 12, 2023 2:29 PM
To: Cassie Newman <cnewman@ambleelectric.com>
Cc: Makayla Blauwkamp <makayla@cbkconstruction.us>
Subject:

Cassie,

Can you find any payment history, where CBK paid for the \$ 1,955.00 change order from Phase 1 LCH? Please see attached.

I can't find when it was originally billed or paid. Any help from you is greatly appreciated!

Jen Flamm

Business Manager

CBK Construction LLC.

315 E. North St.

Kalamazoo, Mi 49007

269-266-3877 Ext:1963

CBK Construction LLC

Bailey Excavating & Grading

Date	Type	Reference
10/22/2021	Bill	glcc
11/22/2021	Bill	237913

Original Amt.
8,000.00
22,500.00

Balance Due
8,000.00
22,500.00

1/10/2022
Discount

26132

Payment
8,000.00
22,500.00
30,500.00

Check Amount

CBKCON
237832, 237913
72-090, 73-073

RECEIVED APR 22 2022

Consumers Credit Uni

30,500.00

CBK Construction LLC

Bailey Excavating & Grading

Date	Type	Reference
12/8/2021	Bill	237949
12/17/2021	Bill	237964

Original Amt.
2,022.75
4,500.00

Balance Due
2,022.75
4,500.00

1/31/2022
Discount

26215

Payment
2,022.75
4,500.00
6,522.75

Check Amount

CBKCON
74-014, 72-090
237949, 237964
\$ 6,522.75

Consumers Credit Uni

6,522.75



Invoice

TO: CBK Construction Company
315 E. North St.
Kalamazoo, MI 49007

Invoice: 237913
Invoice Date: 10/31/2021
Customer ID: CBKCON
Subcontract #:
Bailey Job #: 72-090

Description: Parking Lot Improvements
Billing Period: 10/31/21

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Units of</u>	<u>Unit Price</u>	<u>Amount</u>
1	Parking lot Improvemnts on 400 Island Ave.	1.00	LS	\$22,500.00	\$22,500.00

CBK Construction: \$7,500 of this invoice is related to the existing parking lot asphalt and curb demolition and disposal.

Amount Billed \$22,500.00
Amount Due \$22,500.00

Payment Due Upon Receipt
Credit Cards Not Accepted
Phone (269) 349-1585 | Fax (269) 349-0960

CBK Construction LLC

24288

Bailey Excavating & Grading

Date	Type	Reference
7/25/2020	Bill	Inv #237197

Original Amt.
38,500.00

Balance Due
38,500.00

8/6/2020

Discount

Check Amount

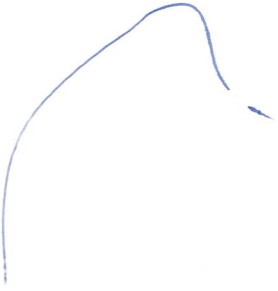
Payment
38,500.00
38,500.00

Consumers Credit Uni

38,500.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai





Invoice

TO: Lewis C. Howard, Inc.
760 E. Vine St.
Kalamazoo, MI 49001

Invoice: 237197
Invoice Date: 07/25/2020
Customer ID: LEWISC
Purchase Order # 400 Island Ave.
Bailey Job #: 72-090

Description: Demolitions at 400 Island Ave. Parchment
Billing Period: 05/01/20 - 07/31/20

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Units of</u>	<u>Unit Price</u>	<u>Amount</u>
1	Building Demolitions, Permits & Disposal	1.00	LS	\$38,500.00	\$38,500.00

CBK Construction determined \$7,120 was billed under the sworn statement, the remaining was prior / outside the sworn statement.

Amount Billed \$38,500.00
Amount Due \$38,500.00

Mulholland, Logan

From: Mulholland, Logan
Sent: Friday, December 22, 2023 10:18 AM
To: Mulholland, Logan
Subject: FW: Answers to your Request of 400 Island Dr

From: Carl Blauwkamp <cb@cbkconstruction.us>
Sent: Friday, December 22, 2023 9:00 AM
To: Mulholland, Logan <lmulholland@fishbeck.com>; Carrie Blauwkamp <carrieb@cbkconstruction.us>
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EXTERNAL EMAIL

Hi Logan

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Carrie maybe Wednesday you can see if there are more jobsite trailer invoices under there vendor list?

Thank you,

Carl Blauwkamp

CBK Construction LLC.
315 East North St.
Kalamazoo, MI 49007
(269) 266-3877 Office
(616) 994-3735 Mobile



Website: www.cbkconstruction.us

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Sent: Wednesday, December 20, 2023 3:05 PM
To: Carrie Blauwkamp <carrieb@cbkconstruction.us>
Cc: Carl Blauwkamp <cb@cbkconstruction.us>
Subject: RE: Answers to your Request of 400 Island Dr

Hi Carrie and Carl,

I have responded to your comments below in green.

Have a great holiday!

Best,

Logan

Logan Mulholland | Brownfield Project Analyst | c: 616.560.8339 | [Fishbeck.com](https://www.fishbeck.com)
Envirologic is now part of Fishbeck

From: Carrie Blauwkamp <carrieb@cbkconstruction.us>

Sent: Monday, December 11, 2023 9:51 AM

To: Mulholland, Logan <lmulholland@fishbeck.com>

Subject: Answers to your Request of 400 Island Dr

EXTERNAL EMAIL

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Here are Carl's response to your questions

- Accurate Concrete – Both invoices were related to demolishing 1/3 of the mill that was on LCH property sawing concrete floor and block wall. *Good on this.*
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- Bailey - \$7,120 is included in thein the sworn statement. *To confirm, the total invoice is \$38,500 and \$7,120 was included in the sworn statement, therefore \$31,380 is a unique cost (not already requested for reimbursement).CONFIRMED*
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- Centrie – Yes for the existing parking lot removal. *Good on this.*
- Koetje – Yes, all invoices are directly related. *Good on this.*
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- Juans tree – *Good on this.*
- Prein & Newhof 3/20-4/20 – I guess you would have to call them for details. *Is Carl able to estimate a proportionality? I do not have a contact for this firm. For reference eligible costs would be the following: soft costs directly related to the soil and gas sampling, easements, and elevations / dewatering evaluation of the site. It appears the invoice also includes cost related to site plan development, which is not an eligible activity. For reference I have attached the invoices I have already deemed fully eligible. ABOUT 50%*
- Prein & Newhof 1/20 - *Good on this.*
- Sielatycki – LCH will need to produce this. *Carl sent over the invoices – but I still need proof that these invoices have been paid. I can reach out to LCH for this. OK.... I CAN ALSO YOU WOULD NEED TO CALL CATHY AT LCH MAIN OFFICE*

WHAT IS OUR APPROX TOTAL FOR THIS PHASE 2?

Carrie Blauwkamp
CBK Construction LLC.
315 E. North St.
Kalamazoo, Mi 49007
269-266-3877

CBK Construction LLC

26087

Centrie Concrete Cutting & Drilling, LLC.

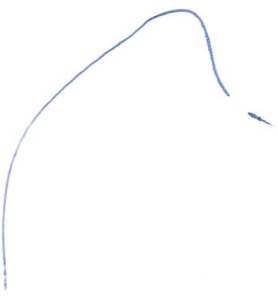
Date	Type	Reference	Original Amt.	Balance Due	12/22/2021 Discount	Payment
12/14/2021	Bill	11872	1,200.00	1,200.00		1,200.00
12/14/2021	Bill	11888	388.00	388.00		388.00
12/14/2021	Bill	11887	400.00	400.00		400.00
					Check Amount	1,988.00

Consumers Credit Uni

1,988.00

REORDER FROM: CONSUMERS CREDIT UNION

C6585 CBK Construction.ai





CENTRIE CONCRETE CUTTING &
 DRILLING, LLC
 PO BOX 175
 ALTO, MI 49302

Invoice

Date	Invoice #
12/1/2021	11872

Bill To
CBK Construction Accounts Payable 315 E North St. Kalamazoo, MI 49007

**Concrete Cuts related to
 demolition of the existing
 parking lot.**

P.O. or Job #	Terms	Due Date	Work Order #	Rep
	Net 30	12/31/2021	1693	DWS

Quantity	Item Code	Description	Price Each	Amount
1,200	Asphalt 4"	1200lf of 4" asphalt at LC Howard on 11/29 - job called in by Carl	1.00	1,200.00
	Memo, FC	Please submit payment within 30 days or finance charges will apply. Thank you for your business!		
		<p><i>LCH Parch</i></p> <p>RECEIVED DEC 7 2021 By _____</p> <p><i>UN</i></p>		
			PAID	<p>CK # NU. AMOUNT DATE</p> <p><i>2608 1988 12/02/21</i></p>

Questions or comments: info@centriecut.com request insurance: certificates@ovdinsurance.com	Total	\$1,200.00
--	--------------	-------------------

Centrie assumes no responsibility for layout, concealed pipes, or conduit.
 Please remit payment to: Centrie Concrete Cutting & Drilling LLC, PO Box 175, Alto, MI 49302

CBK Construction LLC

24803

Centrie Concrete Cutting & Drilling, LLC.

Date	Type	Reference
1/7/2021	Bill	Inv #10021

Original Amt.
2,226.00

Balance Due
2,226.00

2/5/2021
Discount

Check Amount

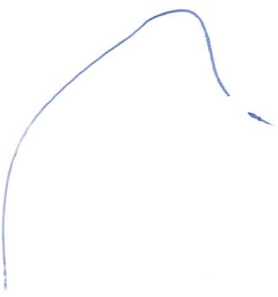
Payment
2,226.00
2,226.00

Consumers Credit Uni

2,226.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Constructi





CENTRIE CONCRETE CUTTING &
 DRILLING, LLC
 PO BOX 175
 ALTO, MI 49302

Invoice

Date	Invoice #
1/7/2021	10021

Bill To
CBK Construction Accounts Payable 315 E North St. Kalamazoo, MI 49007

Demolition of Mill Building: CBK noted that they had to re-cut several times at the area of the mill demo and underground tunnels.

P.O. or Job #	Terms	Due Date	Work Order #	Rep
	Net 30	2/6/2021		DWS
Quantity	Item Code	Description	Price Each	Amount
57	Wall 8"	57lf of 8" wall sawing with no overcuts at Howard Parchment - job called in by Dennis	18.00	1,026.00
16	Misc.	16 chain saw cuts in corners Ph. 2	75.00	1,200.00
	Memo, FC	Please submit payment within 30 days or finance charges will apply. Thank you for your business!		
			Total	\$2,226.00

** ALL REQUESTS FOR INSURANCE MUST BE MADE BY EMAIL info@centriecut.com or triecut@gmail.com

Centrie assumes no responsibility for layout, concealed pipes, or conduit.
 Please remit payment to: Centrie Concrete Cutting & Drilling LLC, PO Box 175, Alto, MI 49302

Construction LLC

24836

Centrie Concrete Cutting & Drilling, LLC.

Date	Type	Reference
1/11/2021	Bill	Inv #10026
1/11/2021	Bill	Inv #10025

Original Amt.
3,060.00
349.80

Balance Due
3,060.00
349.80

2/12/2021

Discount

Payment
3,060.00
349.80
3,409.80

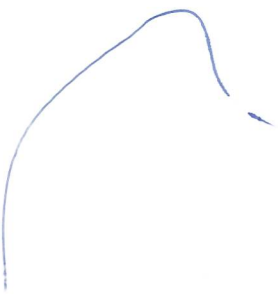
Check Amount

Consumers Credit Uni

3,409.80

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction





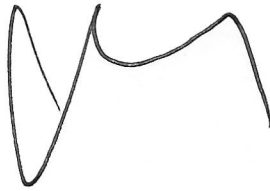
CENTRIE CONCRETE CUTTING &
 DRILLING, LLC
 PO BOX 175
 ALTO, MI 49302

Invoice

Date	Invoice #
1/11/2021	10026

Bill To
CBK Construction Accounts Payable 315 E North St. Kalamazoo, MI 49007

Demolition of Mill Building: CBK noted that they had to re-cut several times at the area of the mill demo and underground tunnels.

P.O. or Job #	Terms	Due Date	Work Order #	Rep
	Net 30	2/10/2021		DWS
Quantity	Item Code	Description	Price Each	Amount
70	Wall 8"	70lf of 8" wall sawing with no overcuts at Howard Parchment - job called in by Dennis	18.00	1,260.00
24	Misc.	24 chain saw cuts in corners	75.00	1,800.00
	Memo, FC	Please submit payment within 30 days or finance charges will apply. Thank you for your business!		
				
ALL REQUESTS FOR INSURANCE MUST BE MADE BY EMAIL info@centriecut.com or riecut@gmail.com			Total	\$3,060.00

Centrie assumes no responsibility for layout, concealed pipes, or conduit.
 Please remit payment to: Centrie Concrete Cutting & Drilling LLC, PO Box 175, Alto, MI 49302

3K Construction LLC

Accurate Concrete Cutting & Coring, LLC.

2418

Date	Type	Reference
6/4/2020	Bill	Inv #9365

Original Amt.	415.00
---------------	--------

Balance Due	415.00
-------------	--------

7/2/2020	Discount
Check Amount	

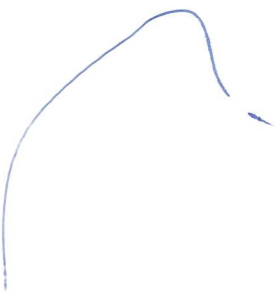
Payment	415.00
	415.00

Consumers Credit Uni

415.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Constru





Invoice

Date 6/4/2020 **Invoice No.** 9365

Bill To

CBK Construction
593 Heritage Court
Suite 100
Holland MI 49423

Job Location

L.C.Howard
400 Island Ave
Kalamazoo MI
Contact: Chad

Work Order No.	Terms	Customer P.O.
10703	Due on receipt	

Quantity	Description	Rate	Amount
247	Slab Sawing - 247 Ft of 4" Asphalt	1.00	247.00
70	Slab Sawing - 70 Ft of 6" Concrete	2.40	168.00
	Demolishing 1/3 of the mill that was on LCH property sawing concrete floor and block wall.		

Thank you for your business.

Total \$415.00

Phone # (269) 506-6335	Fax # (269) 743-7239	E-mail accurateconcrete.mi@gmail.com
----------------------------------	--------------------------------	--

Accurate Concrete Cutting & Coring, LLC.

Date	Type	Reference
7/2/2020	Bill	Inv #9502

Original Amt.	2,120.00
---------------	----------

Balance Due	2,120.00
-------------	----------

7/31/2020	Discount
-----------	----------

Check Amount

Payment	2,120.00
	2,120.00

Consumers Credit Uni

2,120.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai





Invoice

Date 7/2/2020 **Invoice No.** 9502

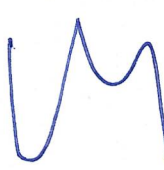
Bill To

CBK Construction
593 Heritage Court
Suite 100
Holland MI 49423

Job Location

Eunice Ave
Parchment MI
Contact: Chad 616-638-4169

Work Order No.	Terms	Customer P.O.
159	Due on receipt	

Quantity	Description	Rate	Amount
	Wall Sawing - 80 Ft of 12" Wall done off a lift (two Field Reps.) Demolishing 1/3 of the mill that was on LCH property sawing concrete floor and block wall. 	2,120.00	2,120.00

Thank you for your business.

Total \$2,120.00

Phone # (269) 506-6335	Fax # (269) 743-7239	E-mail accurateconcrete.mi@gmail.com
----------------------------------	--------------------------------	--

CBK Construction LLC

24232

Soils & Structures

Date Type Reference
6/30/2020 Bill Inv #73475

Original Amt.
9,075.14

Balance Due
9,075.14

7/20/2020

Discount

Check Amount

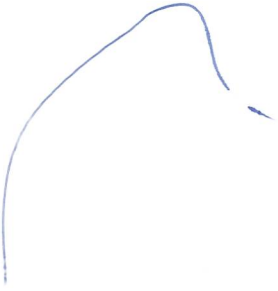
Payment
9,075.14
9,075.14

Consumers Credit Uni

9,075.14

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai





SOILS & STRUCTURES

INVOICE

No. 73475

06/30/2020

Lewis C. Howard Inc

760 E. Vine Street
Kalamazoo, MI 49001
Attn: Accounts Payable

Remit to:

6480 Grand Haven Road
Muskegon, MI 49441

400 Island Avenue Warehouse
2020.0476TS

For Services Rendered Through 6/28/2020

Professional Services

	Hours	Rate	Amount
Field Technician	90.00	70.00	\$6,300.00
Field/Lab Supervisor	1.50	85.00	\$127.50
Secretarial Services	.50	50.00	\$25.00
Total Professional Services	92.00		\$6,452.50

Reimbursable Expenses

	Qty	Amount
Concrete Compression, C-39 @ \$16.00/each	40	\$640.00
Granular Proctor D1557, D698	2	\$400.00
Mileage	1,837	\$1,322.64
Sieve Analysis	2	\$260.00
Total Reimbursable		\$2,622.64

Fee for Services Rendered

\$9,075.14

PLEASE PAY FROM THIS INVOICE. TERMS NET 30 DAYS.
1.5 Percent service charge per month on accounts past 30 days.

Muskegon • Traverse City • Ann Arbor
(800) 933 3959

Soils & Structures

Date	Type	Reference
7/27/2020	Bill	Inv #73881

Original Amt.
6,240.86

Balance Due
6,240.86

9/2/2020

Discount

Check Amount

Payment
6,240.86
6,240.86

Consumers Credit Uni

6,240.86

REORDER FROM: CONSUMERS CREDIT UNION

C5725 GBK Construction.ai





SOILS & STRUCTURES

INVOICE
No. 73881
07/27/2020

CBK Construction Company

593 Heritage Court
Suite 100
Holland, MI 49423
Attn: Accounts Payable

Remit to:

6480 Grand Haven Road
Muskegon, MI 49441

400 Island Avenue Warehouse
2020.0476TS

For Services Rendered Through 7/26/2020

Professional Services

	Hours	Rate	Amount
Field Technician	65.25	70.00	\$4,567.50
Field/Lab Supervisor	2.00	85.00	\$170.00
Total Professional Services	67.25		\$4,737.50

Reimbursable Expenses

	Qty	Amount
Concrete Compression, C-39 @ \$16.00/each	56	\$896.00
Mileage	843	\$606.96
Total Reimbursable		\$1,502.96

Fee for Services Rendered **\$6,240.46**

PLEASE PAY FROM THIS INVOICE. TERMS NET 30 DAYS.
1.5 Percent service charge per month on accounts past 30 days.

Muskegon • Traverse City • Ann Arbor
(800) 933 3959

CBK Construction LLC

25585

Soils & Structures

Date	Type	Reference
8/2/2021	Bill	78887

Original Amt.
2,557.52

Balance Due
2,557.52

8/20/2021

Discount

Check Amount

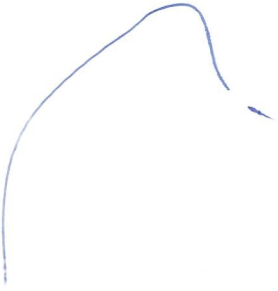
Payment
2,557.52
2,557.52

Consumers Credit Uni

2,557.52

REORDER FROM: CONSUMERS CREDIT UNION

C6472 CBK Construction





INVOICE
No. 78887
07/29/2021

CBK Construction Company
315 E. North Street
Kalamazoo, MI 49007
Attn: Accounts Payable

Remit to:
6480 Grand Haven Road
Muskegon, MI 49441

400 Island Avenue Warehouse
2020.0476TS

For Services Rendered Through 7/25/2021

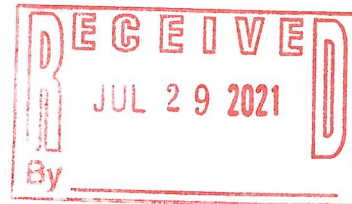
Professional Services

	Hours	Rate	Amount
Field Technician	21.25	72.00	\$1,530.00
Field/Lab Supervisor	1.00	90.00	\$90.00
Total Professional Services	22.25		\$1,620.00

Reimbursable Expenses

	Qty	Amount
Concrete Compression, C-39 @ \$16.00/each	32	\$512.00
Mileage	591	\$425.52
Total Reimbursable		\$937.52

Fee for Services Rendered



\$2,557.52

PAID CK # NO. 25585
AMOUNT: 2,557.52
DATE: 8/20/21

PLEASE PAY FROM THIS INVOICE. TERMS NET 30 DAYS.
1.5 Percent service charge per month on accounts past 30 days.

Muskegon • Traverse City • Ann Arbor
(800) 933 3959

CBK Construction LLC

25460

Soils & Structures

Date	Type	Reference
6/30/2021	Bill	78511
6/30/2021	Bill	78385

Original Amt.	Balance Due
1,125.00	1,125.00
1,223.10	1,223.10

7/26/2021

Discount

Check Amount

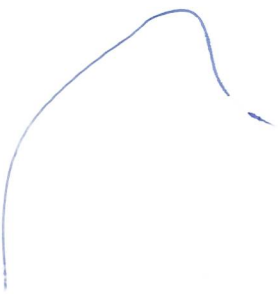
Payment
1,125.00
1,223.10
2,348.10

Consumers Credit Uni

2,348.10

REORDER FROM: CONSUMERS CREDIT UNION

C6472 CBK Construction.





SOILS & STRUCTURES

INVOICE

No. 78385

06/29/2021

CBK Construction Company
315 E. North Street
Kalamazoo, MI 49007
Attn: Accounts Payable

Remit to:
6480 Grand Haven Road
Muskegon, MI 49441

400 Island Avenue Warehouse
2020.0476TS

For Services Rendered Through 6/27/2021

Professional Services

	Hours	Rate	Amount
Field Technician	10.75	70.00	\$752.50
Field/Lab Supervisor	1.00	85.00	\$85.00
Total Professional Services	11.75		\$837.50

Reimbursable Expenses

	Qty	Amount
Concrete Compression, C-39 @ \$16.00/each	16	\$256.00
Mileage	180	\$129.60
Total Reimbursable		\$385.60

Fee for Services Rendered

\$1,223.10



PLEASE PAY FROM THIS INVOICE. TERMS NET 30 DAYS.
1.5 Percent service charge per month on accounts past 30 days.

CBK Construction LLC

Bailey Excavating & Grading

Date	Type	Reference
10/22/2021	Bill	glcc
11/22/2021	Bill	237913

Original Amt.
8,000.00
22,500.00

Balance Due
8,000.00
22,500.00

1/10/2022
Discount

26132

Payment
8,000.00
22,500.00
30,500.00

Check Amount

CBKCON
237832, 237913
72-090, 73-073

RECEIVED APR 22 2022

Consumers Credit Uni

30,500.00

CBK Construction LLC

Bailey Excavating & Grading

Date	Type	Reference
12/8/2021	Bill	237949
12/17/2021	Bill	237964

Original Amt.
2,022.75
4,500.00

Balance Due
2,022.75
4,500.00

1/31/2022
Discount

26215

Payment
2,022.75
4,500.00
6,522.75

Check Amount

CBKCON
74-014, 72-090
237949, 237964
\$ 6,522.75

Consumers Credit Uni

6,522.75



Invoice

TO: CBK Construction
315 E North St.
Kalamazoo, MI 49007

Invoice: **237964**
Invoice Date: 11/30/2021
Customer ID: CBKCON
Subcontract #:
Bailey Job #: 72-090

Description: Grade Dolly Pads at 400 Island Ave
Billing Period: 11/01/21

Item	Description	Units	Units of	Unit Price	Amount
1	Grade Dolly Pads	1.00	LS	\$4,500.00	\$4,500.00

*Left
Porchment Parking Lot*

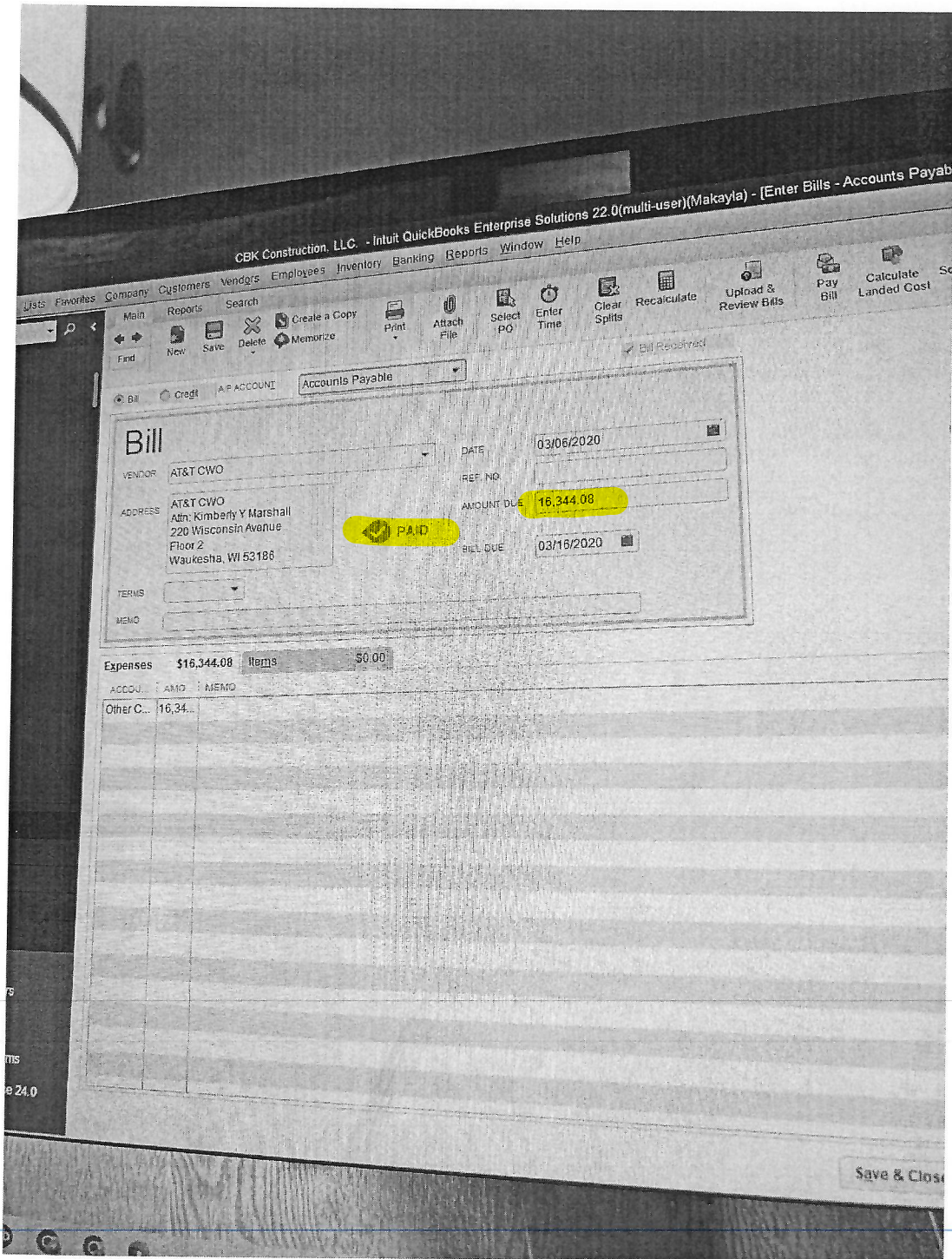
Amount Billed \$4,500.00

Amount Due \$4,500.00



Payment Due Upon Receipt
Credit Cards Not Accepted
Phone (269) 349-1585 | Fax (269) 349-0960

AT&T CWO



AT&T CWO

Date Type Reference
3/6/2020 Bill

Original Amt.
16,344.08

Balance Due
15,844.08

5/20/2020
Discount
Check Amount

24126

Payment
15,844.08
15,844.08

Consumers Credit Uni

15,844.08

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction, Inc



CR#: 204807
PJT#:A01SW37

APPLICATION and LETTER OF AGREEMENT FOR CUSTOM WORK

March 20, 2020

BILL NAME: CBK CONSTRUCTION LLC
BILLING ADDRESS: 593 HERITAGE COURT, STE 100, HOLLAND, MI 49423
BILLING CONTACT NAME: RACHEL KELLEY
BILLING CONTACT NUMBER: 616.499.6061
SITE CONTACT NAME & NUMBER: RACHEL KELLEY
WORK SITE LOCATION: 400 ISLAND AVENUE, PARCHMENT, MI 49004
DESCRIPTION OF CUSTOM WORK: RELOCATE CABLE

Estimated Fixed Cost Invoice

Expenses	Amount
ENGINEERING LABOR	\$4,118.92
MATERIAL COST	\$2,513.47
CONSTRUCTION LABOR	\$3,126.57
CONTRACTOR COST	\$6,585.12
Estimated Contract Price	\$16,344.08
<i>Less Credits/Payments</i>	\$500.00
Total Balance Due	\$15,844.08

Applicant requests that MICHIGAN Bell Telephone Company d/b/a AT&T MI, (hereafter "MICHIGAN Bell Telephone Company") perform the above-described custom work on Applicant's behalf. Applicant agrees to pay the charge (s) indicated above for such work. The charge(s) will be computed in accordance with MICHIGAN Bell Telephone Company's ordinary accounting practices and will include its estimate for allocated costs for labor, engineering, materials, transportation, motor vehicles, tool and supply expenses, corporate overhead loadings, and sundry billings from sub-contractors and suppliers for work and materials related to the job.

Applicant agrees to make an advance payment of \$15,844.08 prior to commencement of the work.

CBK Construction LLC

24035

Date	Type	Reference	Original Amt.	Balance Due	3/6/2020 Discount	Payment
3/6/2020	Bill		500.00	500.00		500.00
					Check Amount	500.00

Consumers Credit Uni

500.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



AUTHORIZATION TO PREPARE QUOTE

Date: 3/2/2020

****Please fill in all customer related information****

Billing Party's Name: CBK construction LLC.

Billing Street Address: 593 Heritage Court Suite 100

Billing City, State & Zip: Holland, MI 49423

Billing Contact Name: Rachel Kelley

Title: Office Manager / marketing

Office Number: 616-499-6061

Alternate Number (cell):

Email/Fax Number: rk@cbkconstruction.us

Site Address: 400 Island Ave. Parchment, MI 49004

Description of Work Requested:

AT&T has received a request to perform the following Custom Work:

Description of Work/CR#: **RELOCATE CABLE**/ CR 204807

In accordance with the state tariffs, a one-time, non-refundable quotation development and engineering preparation charge of \$ 500 must be paid in advance to AT&T MICHIGAN to offset the expenditures incurred for providing the special construction estimate. After this payment is received, AT&T will proceed with developing the estimate of charges for the special construction associated with your request. After the special construction estimate of charges has been developed, a contract with this information will be provided to you for your approval. Once the agreement to the special construction charge is confirmed by returning the original signed contract and full payment, AT&T will schedule the work to meet your request. This estimate preparation payment along with this signed authorization; should be returned to the following address before AT&T MI will proceed with the work.

Customer Authorization

I have requested and authorized AT&T upon receipt of the \$500 payment mentioned above, to prepare a cost estimate associated with making changes to AT&T's existing network on my behalf. I understand that I am responsible for any additional quotation development and engineering preparation costs that AT&T incurs beyond the \$500 payment in the above paragraph, in connection with preparing this cost estimate. Even if I choose to cancel the request prior to receiving the cost estimate. I also understand that, once I obtain the cost estimate for the special construction work, I am not obligated to proceed with the work. I further understand that if I proceed with the requested work, the engineering charges are included as part of those costs.

Customer Name: CBK Construction, LLC

Title: Office Manager/Marketing

Signature: Rachel Kelley Date: 3/6/2020

CWO MANAGER CONTACT INFORMATION SECTION

Contact Information

Name: Kimberly Marshall

Title: CWO Manager-Customer Contract Specialist

Phone Number(s): 1-888-521-3740

Fax Number: 1-888-901-2821

Customer Request #: 204807

Please send the check made payable to AT&T CWO, along with this signed agreement to:

AT&T CWO ATTN: KIMBERLY MARSHALL

220 Wisconsin Ave, Flr 2

Waukesha, WI 53186

Construction by Koetje LLC

Date	Type	Reference
5/27/2020	Bill	Inv #1565

Original Amt.
1,035.00

Balance Due
1,035.00

7/2/2020

Discount

Check Amount

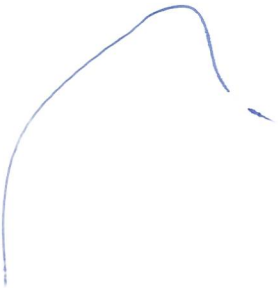
Payment
1,035.00
1,035.00

Consumers Credit Uni

1,035.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Construction by Koetje LLC

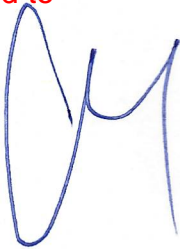
5117 Tyler St
Hudsonville MI 49426
616.886.6625

douglaskoetje@yahoo.com

Date	Invoice #
5/27/2020	1565

CBK Construction
Carl Blauwkamp
593 Heritage Ct
Suite 100
Holland MI 49423

Project 400 Island Ave	P.O. No.	Terms
---------------------------	----------	-------

Hours	Description	Rate	Serviced	Amount
1	Calculate	90.00	5/4/2020	90.00
0.5	New plans	90.00	5/13/2020	45.00
1.5	Calculate	90.00	5/20/2020	135.00
8.5	Rough building corners and property lines	90.00	5/21/2020	765.00
<p>Per CBK: All Koetje invoices are directly related to Staking.</p> 				

	Total	\$1,035.00
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Carrie Blauwkamp

From: Barb Koetje <barb.koetje@yahoo.com>
Sent: Wednesday, November 8, 2023 3:55 PM
To: Carrie Blauwkamp
Subject: Re: Proof of payment

Hi Carrie

I do not have check stubs but I do have in my spreadsheet this information

Invoice 1576 was sent out 7/6/20 and the payment of \$3307.50 was received 9/20/20 check #24342
Invoice 1621 was sent out 8/26/20 and the payment of \$332.50 was received 9/1/20 check #24321

If needed I can see if the bank might be able to find it?

Barb Koetje

Construction by Koetje LLC

barb.koetje@yahoo.com

616.437.7332

On Monday, November 6, 2023 at 09:09:42 AM EST, Carrie Blauwkamp <carrieb@cbkconstruction.us> wrote:

Hello Barb,

I am wondering if you can help me out. I am working on a project for LCH Howard. They are working on a Brown field credit and asked for our help.

I just need proof of payment on a couple invoices. I could not find the check stub for.

INV # 1576 Project 400 Island Dr \$ 3,307.50

INV# 1621 Project 400 Island Dr \$ 332.50

If you could send the proof of payment that would be great!

Thanks

Carrie Blauwkamp

invoice #: 1576

Construction
by Koetje LLC.

CBK Construction
Carl Blauwkamp
315 E North St
Kalamazoo MI 49007

Project	P.O. No.	Terms
400 Island Drive		

Hours	Description	Rate	Serviced	Amount
9	Control points and storm	90.00	6/4/2020	810.00
4	Building stake out	90.00	6/8/2020	360.00
1	Calculate	90.00	6/9/2020	90.00
3.5	Control points for Gebbens	90.00	6/10/2020	315.00
1	Calculate for anchor bolts	90.00	6/22/2020	90.00
9.75	Anchor bolt check and sketch	90.00	6/23/2020	877.50
1.5	Calculate	90.00	6/29/2020	135.00
7	Field work and sketch	90.00	6/30/2020	630.00
	Per CBK: All Koetje invoices are directly related to Staking.			

	Total	\$3,307.50
--	--------------	------------

CBK Construction

24280

Construction by Koetje LLC

Date	Type	Reference
7/30/2020	Bill	Inv #1587

Original Amt.
4,203.00

Balance Due
4,203.00

8/6/2020

Discount

Check Amount

Payment
4,203.00
4,203.00

Consumers Credit Uni

4,203.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Construction by Koetje LLC


5117 Tyler St
Hudsonville MI 49426
616.886.6625

douglaskoetje@yahoo.com

Date	Invoice #
7/30/2020	1587

CBK Construction
Carl Blauwkamp
593 Heritage Ct
Suite 100
Holland MI 49423

Project 400 Island Drive	P.O. No.	Terms
-----------------------------	----------	-------

Hours	Description	Rate	Serviced	Amount
1.5	Calculate for storm	95.00	7/9/2020	142.50
7	Stake storm and anchor bolt check	95.00	7/10/2020	665.00
6.5	Anchor bolt	95.00	7/13/2020	617.50
8.25	Anchor bolts and sketch	95.00	7/14/2020	783.75
8	Storm and anchor bolt	95.00	7/20/2020	760.00
9	Calculate and stake water main	95.00	7/27/2020	855.00
4	Stake concrete	95.00	7/29/2020	380.00
<p>Per CBK: All Koetje invoices are directly related to Staking.</p> 				

			Total	\$4,203.75
--	--	--	--------------	------------

Carrie Blauwkamp

From: Barb Koetje <barb.koetje@yahoo.com>
Sent: Wednesday, November 8, 2023 3:55 PM
To: Carrie Blauwkamp
Subject: Re: Proof of payment

Hi Carrie

I do not have check stubs but I do have in my spreadsheet this information

Invoice 1576 was sent out 7/6/20 and the payment of \$3307.50 was received 9/20/20 check #24342
Invoice 1621 was sent out 8/26/20 and the payment of \$332.50 was received 9/1/20 check #24321

If needed I can see if the bank might be able to find it?

Barb Koetje

Construction by Koetje LLC

barb.koetje@yahoo.com

616.437.7332

On Monday, November 6, 2023 at 09:09:42 AM EST, Carrie Blauwkamp <carrieb@cbkconstruction.us> wrote:

Hello Barb,

I am wondering if you can help me out. I am working on a project for LCH Howard. They are working on a Brown field credit and asked for our help.

I just need proof of payment on a couple invoices. I could not find the check stub for.

INV # 1576 Project 400 Island Dr \$ 3,307.50

INV# 1621 Project 400 Island Dr \$ 332.50

If you could send the proof of payment that would be great!

Thanks

Carrie Blauwkamp

Invoice #: 1621

Construction by
Koetje

CBK Construction
Carl Blauwkamp
315 E North St
Kalamazoo MI 49007

Cell: 886-4625
alougkskoetje@
yahoo.com

Project	P.O. No.	Terms
400 Island Drive		

Hours	Description	Rate	Serviced	Amount
3.5	Stake storm and spillways	95.00	8/14/2020	332.50

			Total	\$332.50
--	--	--	--------------	----------

Construction by Koetje LLC

Date	Type	Reference
9/28/2020	Bill	Inv #1646

Original Amt.
950.00

Balance Due
950.00

10/23/2020

Discount

Check Amount

Payment
950.00
950.00

Consumers Credit Uni

950.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai

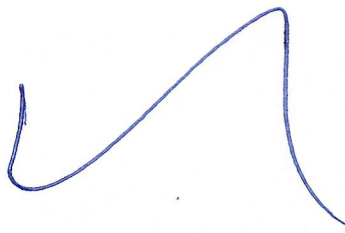


Construction by Koetje LLC
 5117 Tyler St
 Hudsonville MI 49426
 616.886.6625
 douglaskoetje@yahoo.com

Date	Invoice #
9/28/2020	1646

CBK Construction
 Carl Blauwkamp
 593 Heritage Ct
 Suite 100
 Holland MI 49423

Project	P.O. No.	Terms
400 Island Drive		

Hours	Description	Rate	Serviced	Amount
6.5	Entry drive and parking lot	95.00	9/16/2020	617.50
3.5	Edge of concrete	95.00	9/22/2020	332.50
<p>Per CBK: All Koetje invoices are directly related to Staking.</p> 				

			Total	\$950.00
--	--	--	--------------	----------

Jobsite Leasing Co Inc

Date	Type	Reference
5/14/2020	Bill	Inv #0520350

Original Amt.
1,062.86

Balance Due
1,062.86

6/12/2020

Discount

Check Amount

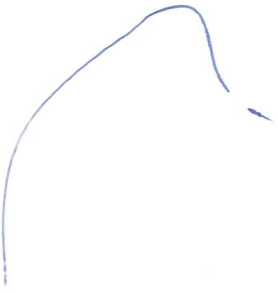
Payment
1,062.86
1,062.86

Consumers Credit Uni

1,062.86

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



INVOICE

Jobsite Leasing Co., Inc.

1393 N. Lucas St.
P.O. Box 288
Rochester, IN 46975

Invoice Number: 0520350
Invoice Date: May 14, 2020

Voice: (574) 224-4000

Fax: (574) 223-3224

Bill To:
CBK Construction, LLC Email: Accounts Payable 593 Heritage Ct., Suite 100 Holland, MI 49423

Ship to:
CBK Construction, LLC 400 Island Ave. Parchment, MI

Customer ID	Customer PO	Payment Terms	
CBK Construction		Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
2	Modular Logistics	5/13/20	5/24/20

Quantity	Item	Description	Unit Price	Amount
	Job ID Number	Job ID Number: 004		
0.61	36891047	Jobsite Mobile Office Monthly Rent - Model # 836JMO	189.00	115.86
0.61	Step	OSHA Step Rental	50.00	30.65
	Term.16	Lease Term is Guaranteed for 16 Months		
	Note	Please Note: Rent is prorated from 5/13/20 - 5/31/20		
1.00	Freight - To	Freight Charges to Site - Service by MLI	291.00	291.00
1.00	Deposit - Freight	Freight Deposit	291.00	291.00
6.00	B & L	Block & Level of Unit - Materials Only - Customer Asked to Set Trailer	11.00	66.00
6.00	Deposit - Unblock	Deposit for Removal of Blocks and Piers	7.26	43.56
6.00	Tie Down Install	Installation of Tie Downs - Service by MLI - Materials Only - Customer Asked to Set Trailer	18.00	108.00
6.00	Tie Down Removal	Tie Down Removal - Service by MLI	18.00	108.00
	Note	Please Note: Carl asked for materials to be left for them to block/level and tie down the unit themselves.		

Subtotal	1,054.07
Sales Tax	8.79
Total Invoice Amount	1,062.86
Payment/Credit Applied	
TOTAL	1,062.86

Check/Credit Memo No:

CBK Construction LLC

24398

Jobsite Leasing Co Inc

Date	Type	Reference
10/1/2020	Bill	Inv #10203239

Original Amt.
253.34

Balance Due
253.34

10/2/2020	Discount

Check Amount

Payment
253.34
253.34

Consumers Credit Uni

253.34

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai



Jobsite Leasing Co., Inc.

1393 N. Lucas St.
 P.O. Box 288
 Rochester, IN 46975

INVOICE

Invoice Number: 1020239

Invoice Date: Oct 1, 2020

Voice: (574) 224-4000

Fax: (574) 223-3224

Bill To:
CBK Construction, LLC Email: Accounts Payable 593 Heritage Ct., Suite 100 Holland, MI 49423

Ship to:
CBK Construction, LLC 400 Island Ave. Parchment, MI

Customer ID	Customer PO	Payment Terms	
CBK		Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
2	Modular Logistics	5/13/20	10/11/20

Quantity	Item	Description	Unit Price	Amount
1.00	Job ID Number 36891047	Job ID Number: 004 Jobsite Mobile Office Monthly Rent - Model # 836JMO	189.00	189.00
2.00	Step Term.16	OSHA Step Rental Lease Term is Guaranteed for 16 Months	25.00	50.00

Subtotal	239.00
Sales Tax	14.34
Total Invoice Amount	253.34
Payment/Credit Applied	
TOTAL	253.34

Check/Credit Memo No:

CBK Construction LLC

24567

Jobsite Leasing Co Inc

11/20/2020

Date	Type	Reference
11/1/2020	Bill	Inv #1120225

Original Amt.
253.34

Balance Due
253.34

Discount

Check Amount

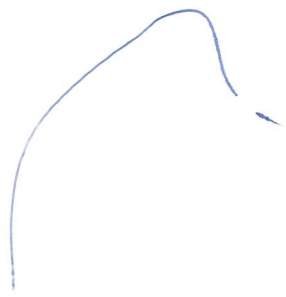
Payment
253.34
253.34

Consumers Credit Uni

253.34

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai



INVOICE

Jobsite Leasing Co., Inc.

1393 N. Lucas St.
 P.O. Box 288
 Rochester, IN 46975

Invoice Number: 1120225
 Invoice Date: Nov 1, 2020

Voice: (574) 224-4000

Fax: (574) 223-3224

Bill To:
CBK Construction, LLC Email: Accounts Payable 593 Heritage Ct., Suite 100 Holland, MI 49423

Ship to:
CBK Construction, LLC 400 Island Ave. Parchment, MI

Customer ID	Customer PO	Payment Terms	
CBK		Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
2	Modular Logistics	5/13/20	11/11/20

Quantity	Item	Description	Unit Price	Amount
1.00	Job ID Number 36891047	Job ID Number: 004 Jobsite Mobile Office Monthly Rent - Model # 836JMO	189.00	189.00
2.00	Step Term.16	OSHA Step Rental Lease Term is Guaranteed for 16 Months	25.00	50.00

Subtotal	239.00
Sales Tax	14.34
Total Invoice Amount	253.34
Payment/Credit Applied	
TOTAL	253.34

Check/Credit Memo No:

Construction LLC

24611

Jobsite Leasing Co Inc

Date	Type	Reference
12/1/2020	Bill	Inv #1220214

Original Amt.	253.34
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Balance Due	253.34
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12/4/2020

Discount

Check Amount

Payment	253.34
	253.34

Consumers Credit Uni

253.34

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai



Jobsite Leasing Co., Inc.

1393 N. Lucas St.
 P.O. Box 288
 Rochester, IN 46975

INVOICE

Invoice Number: 1220214
 Invoice Date: Dec 1, 2020

Voice: (574) 224-4000

Fax: (574) 223-3224

Bill To:
CBK Construction, LLC Email: Accounts Payable 593 Heritage Ct., Suite 100 Holland, MI 49423

Ship to:
CBK Construction, LLC 400 Island Ave. Parchment, MI

Customer ID	Customer PO	Payment Terms	
CBK		Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
2	Modular Logistics	5/13/20	12/11/20

Quantity	Item	Description	Unit Price	Amount
1.00	Job ID Number 36891047	Job ID Number: 004 Jobsite Mobile Office Monthly Rent - Model # 836JMO	189.00	189.00
2.00	Step Term.16	OSHA Step Rental Lease Term is Guaranteed for 16 Months	25.00	50.00

Subtotal	239.00
Sales Tax	14.34
Total Invoice Amount	253.34
Payment/Credit Applied	
TOTAL	253.34

Check/Credit Memo No:

Plumber's Portable Toilets

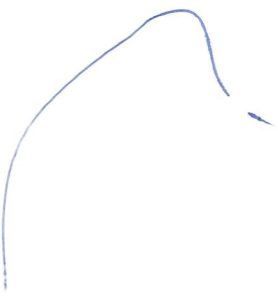
Date	Type	Reference	Original Amt.	Balance Due	9/1/2020 Discount	Payment
8/11/2020	Bill	Inv #382364	110.00	110.00		110.00
8/11/2020	Bill	Inv #382363	330.00	330.00		330.00
Check Amount						440.00

Consumers Credit Uni

440.00

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Plumber's Portable Toilet Service
LLC

710 INDUSTRIAL DRIVE
EGAN, MI 49010 US

800 223 9563

charring@btc-bci.com

www.plumbersportabletoilets.com

Invoice 382363

BILL TO

C B K CONSTRUCTION
593 HERITAGE COURT
SUITE 100
HOLLAND, MI 49423

DATE 08/11/2020	PLEASE PAY \$330.00	DUE DATE 08/21/2020
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ACTIVITY	DESCRIPTION	QTY	RATE	AMOU
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	3	110.00	330.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT DELIVERED 7/8/20 (3RD UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 7/14/20 - 8/11/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$330.00

THANK YOU

u

CBK Construction LLC

24402

Plumber's Portable Toilets

10/2/2020

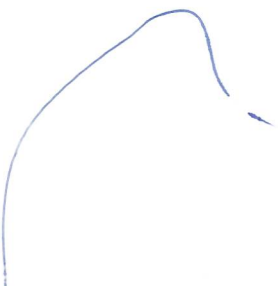
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
9/8/2020	Bill	Inv #382925	110.00	110.00		110.00
9/8/2020	Bill	Inv #382926	330.00	330.00		330.00
					Check Amount	440.00

Consumers Credit Uni

440.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construc



**Plumber's Portable Toilet Service
LLC**
710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 382926

BILL TO
C B K CONSTRUCTION
593 HERITAGE COURT
SUITE 100
HOLLAND, MI 49423

DATE 09/08/2020	PLEASE PAY \$330.00	DUE DATE 09/18/2020
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ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	3	110.00	330.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT DELIVERED 7/8/20 (3RD UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 8/11/20 - 9/8/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$330.00

THANK YOU.

CBK Construction LLC

24458

Plumber's Portable Toilets

Date	Type	Reference
10/6/2020	Bill	Inv #383478

Original Amt.	330.00
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Balance Due	330.00
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10/23/2020

Discount

Check Amount

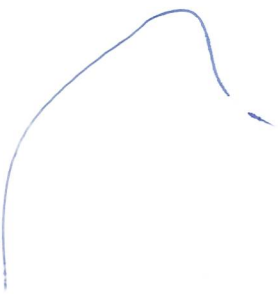
Payment	330.00
	330.00

Consumers Credit Uni

330.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.a



Plumber's Portable Toilet Service
LLC
710 INDUSTRIAL DRIVE
EGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 383478

BILL TO
C B K CONSTRUCTION
593 HERITAGE COURT
SUITE 100
HOLLAND, MI 49423

DATE	PLEASE PAY	DUE DATE
10/06/2020	\$330.00	10/16/2020

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	3	110.00	330.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT DELIVERED 7/8/20 (3RD UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 9/8/20 - 10/6/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$330.00

THANK YOU

3K Construction LLC

24568

Plumber's Portable Toilets

Date	Type	Reference
11/3/2020	Bill	Inv #384016

Original Amt.	330.00
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Balance Due	330.00
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11/20/2020

Discount

Check Amount

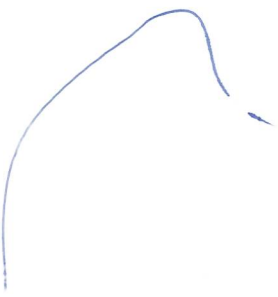
Payment	330.00
	330.00

Consumers Credit Uni

330.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construct



Plumber's Portable Toilet Service
 LLC
 710 INDUSTRIAL DRIVE
 ALLEGAN, MI 49010 US
 800 223 9563
 charring@btc-bci.com
 www.plumbersportabletoilets.com

Invoice 384016

BILL TO
 CBK CONSTRUCTION
 315 E. NORTH STREET
 KALAMAZOO, MI 49007

DATE 11/03/2020	PLEASE PAY \$330.00	DUE DATE 11/13/2020
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ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	3	110.00	330.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT DELIVERED 7/8/20 (3RD UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 10/6/20 - 11/3/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
 ALLEGAN, MI 49010

TOTAL DUE

\$330.00

THANK YOU

CBK Construction LLC

24670

Plumber's Portable Toilets

Date Type Reference
12/1/2020 Bill Inv #384491

Original Amt.
220.00

Balance Due
220.00

12/18/2020

Discount

Check Amount

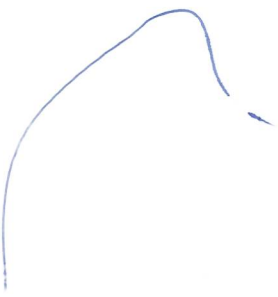
Payment
220.00
220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai



✓
Plumber's Portable Toilet Service
LLC
710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 384491

BILL TO
CBK CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
12/01/2020

PLEASE PAY
\$220.00

DUE DATE
12/11/2020

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT LOCATION 400 ISLAND AVENUE PARCHMENT	2	110.00	220.00
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 11/3/20 - 12/1/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

Handwritten: U #2

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU

CBK Construction LLC

Plumber's Portable Toilets

Date	Type	Reference
12/29/2020	Bill	Inv #384861

Original Amt.	220.00
---------------	--------

Balance Due	220.00
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1/15/2021

Discount

Check Amount

Payment	220.00
	220.00

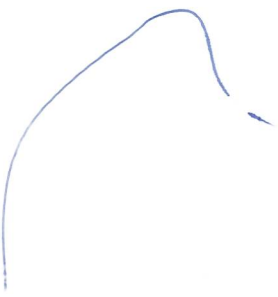
24750

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construc



✓ Plumber's Portable Toilet Service
 LLC
 710 INDUSTRIAL DRIVE
 ALLEGAN, MI 49010 US
 800 223 9563
 charring@btc-bci.com
 www.plumbersportabletoilets.com

Invoice 384861

BILL TO
 CBK CONSTRUCTION
 315 E. NORTH STREET
 KALAMAZOO, MI 49007

DATE 12/29/2020	PLEASE PAY \$220.00	DUE DATE 01/08/2021
--------------------	------------------------	------------------------

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE Ph.2 PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 12/1/20 - 12/29/20	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
 ALLEGAN, MI 49010

TOTAL DUE \$220.00

THANK YOU

CBK Construction LLC

24868

Plumber's Portable Toilets

Date	Type	Reference
1/26/2021	Bill	Inv #385200

Original Amt.	220.00
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Balance Due	220.00
-------------	--------

2/19/2021	Discount
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Check Amount

Payment	220.00
	220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Constructi



Plumber's Portable Toilet Service
LLC
710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 385200

BILL TO
CBK CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE 01/26/2021	PLEASE PAY \$220.00	DUE DATE 02/05/2021
--------------------	------------------------	------------------------

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 12/29/20 - 1/26/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU

CBK Construction LLC

24932

Plumber's Portable Toilets

Date	Type	Reference
3/1/2021	Bill	385516

Original Amt.
220.00

Balance Due
220.00

3/10/2021
Discount

Check Amount

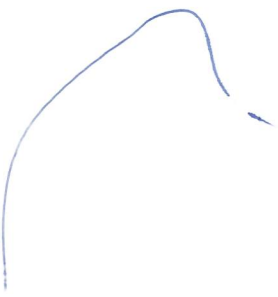
Payment
220.00
220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Construc



Plumber's Portable Toilet Service
LLC

710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US

800 223 9563

charring@btc-bci.com

www.plumbersportabletoilets.com

Invoice 385516

BILL TO

CBK CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
02/23/2021

PLEASE PAY
\$220.00

DUE DATE
03/05/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20			
	UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 1/26/21 - 2/23/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

Job
UNIT LOCATION
400 ISLAND AVENUE
PARCHMENT

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU

CBK Construction LLC

2505

Plumber's Portable Toilets

Date	Type	Reference
4/2/2021	Bill	385830

Original Amt.	220.00
---------------	--------

Balance Due	220.00
-------------	--------

4/15/2021

Discount

Check Amount

Payment	220.00
	220.00

Consumers Cr

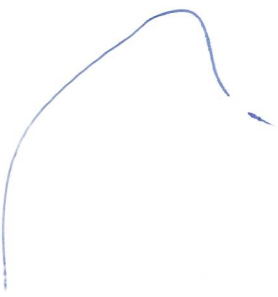
4/2/2021

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Constr



**Plumber's Portable Toilet Service
LLC**

0 INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 385830

BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
03/23/2021

PLEASE PAY
\$220.00

DUE DATE
04/02/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 2/23/21 - 3/23/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU.

CBK Construction LLC
Plumber's Portable Toilets

25121

Date Type Reference
4/22/2021 Bill 386180

Original Amt.
220.00

Balance Due
220.00

4/26/2021
Discount

Check Amount

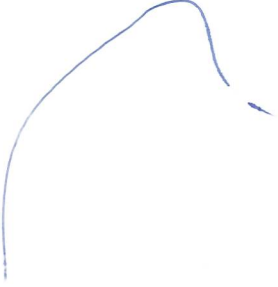
Payment
220.00
220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Constructi



Plumber's Portable Toilet Service
LLC

710 INDUSTRIAL DRIVE
EGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 386180

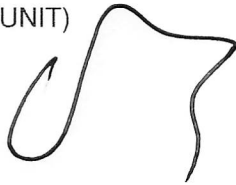
BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
04/20/2021

PLEASE PAY
\$220.00

DUE DATE
04/30/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 3/23/21 - 4/20/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00



PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU

CBK Construction LLC

25299

Plumber's Portable Toilets

Date	Type	Reference
5/18/2021	Bill	386612

Original Amt.	220.00
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Balance Due	220.00
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6/11/2021

Discount

Check Amount

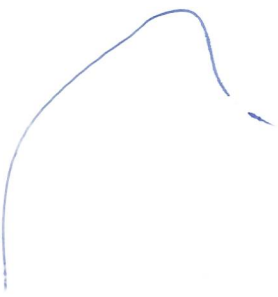
Payment	220.00
	220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6317 CBK Construction



Plumber's Portable Toilet Service
LLC

Invoice 386612

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C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE 05/18/2021	PLEASE PAY \$220.00	DUE DATE 05/28/2021
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ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 4/20/21 - 5/18/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE \$220.00

THANK YOU

Plumber's Portable Toilets

6/30/2021

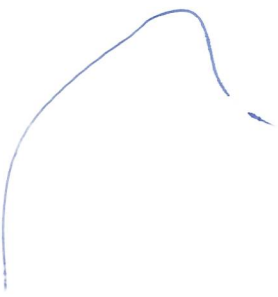
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
6/21/2021	Bill	387138	82.50	82.50		82.50
6/21/2021	Bill	387139	220.00	220.00		220.00
Check Amount						302.50

Consumers Credit Uni

302.50

REORDER FROM: CONSUMERS CREDIT UNION

C6472 CBK Constructio



**Plumbers Portable Toilet Service
LLC**

711 INDUSTRIAL DRIVE
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Invoice 387139

BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE 06/15/2021	PLEASE PAY \$220.00	DUE DATE 06/25/2021
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ACTIVITY	DESCRIPTION	QTY	RATE	AMOU
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH	BILLING PERIOD 5/18/21 - 6/15/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE **\$220.00**

THANK YOU



Plumber's Portable Toilets

8/16/2021

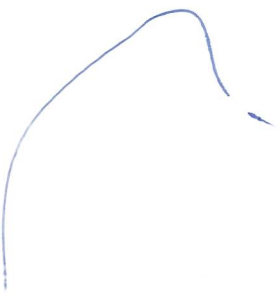
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
7/27/2021	Bill	387793	110.00	110.00		110.00
7/27/2021	Bill	387794	220.00	220.00		220.00
					Check Amount	330.00

Consumers Credit Uni

330.00

REORDER FROM: CONSUMERS CREDIT UNION

C6472 GBK Construction



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J J G

INDUSTRIAL DRIVE
ALLEGAN, MI 49010 US
800 223 9563
charring@btc-bci.com
www.plumbersportabletoilets.com

Invoice 387794

BILL TO

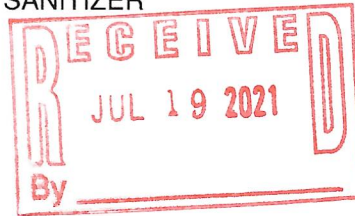
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
07/13/2021

PLEASE PAY
\$220.00

DUE DATE
07/23/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS	1	0.00	0.00
MONTH*	BILLING PERIOD 6/15/21 - 7/13/21	1	0.00	0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!	1	0.00	0.00



PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU

Plumber's Portable Toilets

9/21/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/20/2021	Bill	388416	220.00	220.00		220.00
9/21/2021	Bill	388970	110.00	110.00		110.00
					Check Amount	330.00

Consumers Credit Uni

330.00

REORDER FROM: CONSUMERS CREDIT UNION

C6472 GBK Construc



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Invoice 388416

BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE 08/10/2021	PLEASE PAY \$220.00	DUE DATE 08/20/2021
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ACTIVITY	DESCRIPTION	QTY	RATE	AMO
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNIT LOCATION 400 ISLAND AVENUE PARCHMENT	2	110.00	220
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS			0.00
MONTH*	BILLING PERIOD 7/13/21 - 8/10/21			0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!			0.00



M

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE \$220.00

THANK YOU

CBK Construction LLC

25740

Plumber's Portable Toilets

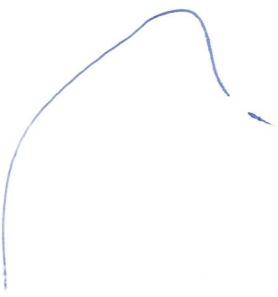
Date	Type	Reference	Original Amt.	Balance Due	10/4/2021 Discount	Payment
10/4/2021	Bill	388971	220.00	220.00		220.00
					Check Amount	220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

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Portable Toilet Service

Invoice 388971

TRIAL DRIVE
MI 49010 US

223 9563

charring@btc-bci.com

plumbersportabletoilets.com

PAID

CK # 25740
AMOUNT \$20
DATE 10/4/21

BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
09/07/2021

PLEASE PAY
\$220.00

DUE DATE
09/17/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT)	2	110.00	220.00
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
DATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS		0.00	
MONTH*	BILLING PERIOD 8/10/21 - 9/7/21		0.00	
THANK YOU	THANK YOU FOR YOUR BUSINESS!		0.00	

PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

\$220.00

THANK YOU.



Plumber's Portable Toilets

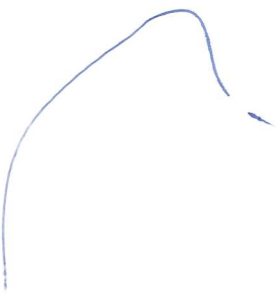
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10/20/2021	Bill	389475	110.00	110.00		110.00
10/20/2021	Bill	389476	110.00	110.00		110.00
Check Amount						220.00

Consumers Credit Uni

220.00

REORDER FROM: CONSUMERS CREDIT UNION

C6585 CBK Construction.ai



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Invoice 389476

BILL TO
C B K CONSTRUCTION
315 E. NORTH STREET
KALAMAZOO, MI 49007

DATE
10/05/2021

PLEASE PAY
\$110.00

DUE DATE
10/15/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01	PORTABLE TOILET RENTAL WITH HAND SANITIZER	2	110.00	220.00
DISCOUNT	DISCOUNT PARTIAL MONTH 50%	2	-55.00	-110.00
	UNIT DELIVERED 5/11/20 UNIT DELIVERED 6/17/20 (2ND UNIT) UNITS PICKED UP 9/16/21			
	UNIT LOCATION 400 ISLAND AVENUE PARCHMENT			
FINAL	FINAL BILLING THIS LOCATION			
LATE FEE	1.5% PER MONTH - 18% ANNUAL RATE SERVICE CHARGE WILL BE ADDED ON ALL PAST DUE ACCOUNTS			0.00
MONTH*	BILLING PERIOD 9/7/21 - 10/5/21			0.00
THANK YOU	THANK YOU FOR YOUR BUSINESS!			0.00

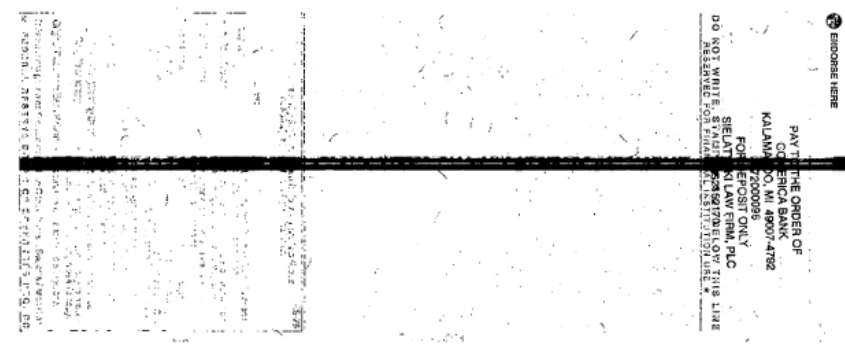
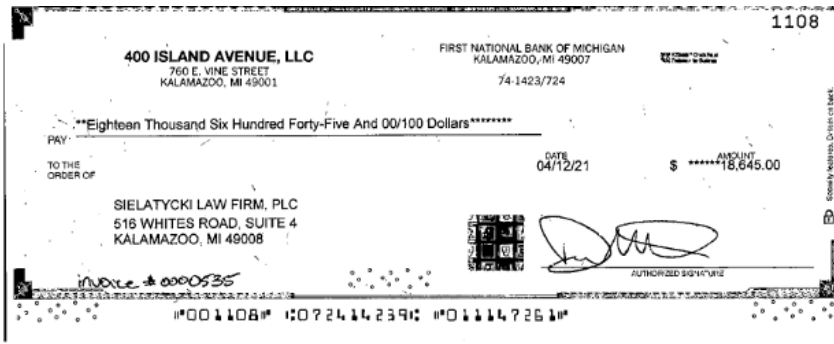
PLEASE REMIT TO: 710 INDUSTRIAL DRIVE
ALLEGAN, MI 49010

TOTAL DUE

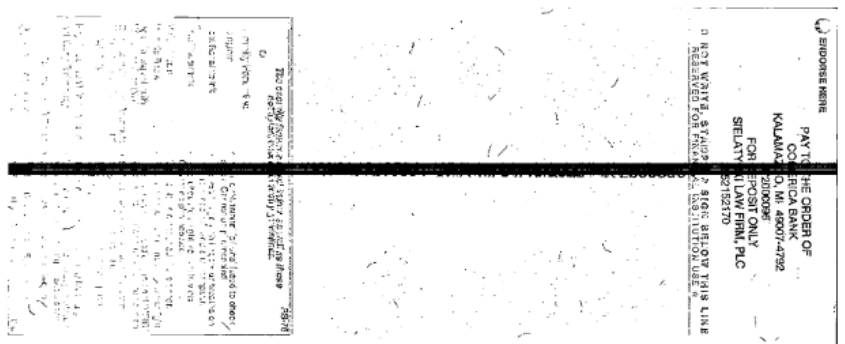
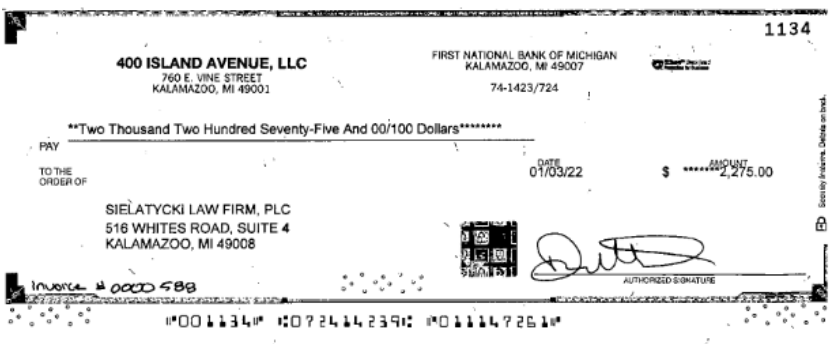
\$110.00

THANK YOU





Check # 1108 cleared 4/21/2021



Check # 1134 cleared 1/11/2022

Sielatycki Law Firm, PLC
 New York / Michigan / Illinois
 516 Whites Road, Suite 4
 Kalamazoo MI 49008
 United States



Lewis C. Howard
 Chris Howard
 760 East Vine Street
 Kalamazoo MI 49001

Invoice # 0000535
 Invoice Date December 26, 2020
Balance Due (USD) \$18,645.00

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 01/07/20] Steve Sielatycki: Phone conference with J. Agostinelli re: MEDC support strategy for Parchment redevelopment.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 01/08/20] Steve Sielatycki: Email correspondence with client re: scheduling of SMF meeting to discuss MEDC support for the project.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 01/09/20] Steve Sielatycki: Phone conference with J. Agostinelli re: MEDC support strategy; Conference with client and SMF re: various MEDC support options, timing, and strategic next steps.	325.00	1.5	487.50
Review and Counsel	[Parchment Redevelopment 01/10/20] Steve Sielatycki: Phone conference with C. Blauwkamp and Bill at Consumer's Energy re: construction needs and strategic support from Consumer's.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 01/16/20] Steve Sielatycki: Phone conference with Carl re: Brownfield eligible activities; Phone conference with T. Vliek re: other property data.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 01/17/20] Steve Sielatycki: Phone conference with C. Blauwkamp re: data needed for BRA application.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 01/29/20] Steve Sielatycki: Phone conference with J. Agostinelli re: MEDC support for Parchment redevelopment.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 01/30/20] Steve Sielatycki: Analysis and review of eligible activities data; Email correspondence with J. Agostinelli re: same.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 02/03/20] Steve Sielatycki: Phone conference with SWMF re: MEDC strategy for Parchment redevelopment.	325.00	0.5	162.50
Review and Counsel	[Parchment Redevelopment 02/07/20] Steve Sielatycki: Phone conference with R. Jackson re: status of financing; Email correspondence with client re: DRAFT TIF table and scheduling of call.	325.00	0.5	162.50

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 02/08/20] Steve Sielatycki: Email correspondence with GC re: total hard cost of construction; Email correspondence with client re: scheduling of call to discuss TIF; Revision of eligible activities and DRAFT TIF tables.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 02/10/20] Steve Sielatycki: Phone conference with client re: TIF tables and strategic direction.	325.00	0.7	227.50
Review and Counsel	[Parchment Redevelopment 02/12/20] Steve Sielatycki: Conference with SWMF and MEDC staff re: potential incentives for Parchment project; Email correspondence with SWMF re: same; Phone conference with client re: same; Email correspondence with client re: financial implications of various approaches.	325.00	2	650.00
Review and Counsel	[Parchment Redevelopment 02/17/20] Steve Sielatycki: Phone conference with client re: status of Brownfield Plan discussions and timing construction.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 02/18/20] Steve Sielatycki: Phone conferences with client and C. Blauwkamp re: timing of construction and eligible activities expenditures.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 02/20/20] Steve Sielatycki: Phone conference with lender and client re: TIF recapture and Act 381 Work Plan.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 02/26/20] Steve Sielatycki: Phone conference with client and L. Phillips re: Act 381 Work Plan proposal and budget; Email correspondence with Envirologic re: revised proposal.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 02/27/20] Steve Sielatycki: Phone conference with client re: environmental consultant proposals.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 02/28/20] Steve Sielatycki: Analysis and review of Envirologic proposal; Email correspondence with client re: same; Revision of TIF table; Email correspondence with SWMF re: same.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 03/02/20] Steve Sielatycki: Email correspondence with client re: signed Envirologic proposal.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 03/03/20] Steve Sielatycki: Phone conference with J. Agostinelli re: revised TIF tables and next steps; Email correspondence with D. Stegink re: Envirologic proposal and scheduling of kick-off call.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 03/04/20] Steve Sielatycki: Phone conference with J. Agostinelli re: statutory requirements for new Brownfield Plan parcels; Email correspondence with client and MEDC re: scheduling of call.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 03/05/20] Steve Sielatycki: Email correspondence with client re: scheduling of conference call.	325.00	0.2	65.00

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 03/06/20] Steve Sielatycki: Phone conference with client and D. Stegink re: data needed for Act 381 Work Plan; Email correspondence with MEDC re: scheduling of call.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 03/13/20] Steve Sielatycki: Email correspondence with client re: existing environmental reports; Email correspondence with D. Stegink re: work plan questions; Email correspondence with client re: project proforma; Phone conference with client re: status of financing; Phone conference with J. Agostinelli re: Capital Access Program; Phone call to R. Jackson at First National Bank; Analysis and review of environmental reports; Email correspondence with client and D. Stegink re: same.	325.00	1	325.00
Review and Counsel	[Parchment Redevelopment 03/16/20] Steve Sielatycki: Email correspondence with client re: additional environmental reports for 100 Eunice; Phone conference with client re: same; Email correspondence with lender re: scheduling of call; Email correspondence with D. Stegink and client re: additional environmental reports.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 03/25/20] Steve Sielatycki: Email correspondence with D. Stegink and J. Agostinelli re: MEDC call prep; Phone conference with MEDC; Email correspondence with client re: same.	325.00	0.8	260.00
Review and Counsel	[Parchment Redevelopment 03/27/20] Steve Sielatycki: Email correspondence with client re: PFAS proposal.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 03/30/20] Steve Sielatycki: Phone conference with C. Blauwkamp re: Covid restrictions on construction.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 04/02/20] Steve Sielatycki: Phone conference with client re: construction restrictions based on Michigan stay home orders.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 04/08/20] Steve Sielatycki: Phone conference with client re: Covid protocols for construction.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 04/16/20] Steve Sielatycki: Preparation of red-line version of Act 381 Work Plan; Email correspondence with client re: questions for work plan; Email correspondence with D. Stegink re: work plan; Preparation of draft MEDC spec building intake form.	325.00	1.4	455.00
Review and Counsel	[Parchment Redevelopment 04/23/20] Steve Sielatycki: Email correspondence with client re: DEQ eligible costs.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 05/06/20] Steve Sielatycki: Analysis and review of Act 381 Work Plan; Revision of MEDC Industrial Spec intake form; Email correspondence with D. Stegink re:	325.00	0.8	260.00

Task	Time Entry Notes	Rate	Hours	Line Total
	same; Phone conference with J. Agostinelli and D. Stegink re: interest request for work plan.			
Review and Counsel	[Parchment Redevelopment 05/13/20] Steve Sielatycki: Email correspondence with D. Stegink re: status of Act 381 Work Plan final draft.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 05/13/20] Steve Sielatycki: Revision of Development and Reimbursement Agreement; Email correspondence with MEDC and client re: Act 381 Work Plan and industrial spec intake form; Email correspondence with R. Jackson re: latest eligible activities calculations from the Act 381 Work Plan.	325.00	0.6	195.00
Review and Counsel	[Parchment Redevelopment 05/19/20] Steve Sielatycki: Email correspondence with client re: PPP loan forgiveness application and guidelines; Analysis and review of HTC lobbying copy; Email correspondence with client re: same.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 05/29/20] Steve Sielatycki: Phone conference with client re: status of BRA approval process; Email correspondence with MEDC re: same.	325.00	0.5	162.50
Review and Counsel	[Parchment Redevelopment 06/01/20] Steve Sielatycki: Phone conference with client re: SMF interest in warehousing space and sale of property to Graphic Packaging; Email correspondence with client re: UCC-3 termination.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 06/02/20] Steve Sielatycki: Phone conferences with R. Jackson re: UCC-3 termination statements; Email correspondence with County and Parchment re: Development and Reimbursement Agreement for Parchment redevelopment; Phone conference with client re: same.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 06/05/20] Steve Sielatycki: Phone conference with client re: status of project financing.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 06/06/20] Steve Sielatycki: Email correspondence with Parchment re: scheduling of Brownfield meeting.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 06/08/20] Steve Sielatycki: Email correspondence with MEDC re: status of work plan review.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 06/10/20] Steve Sielatycki: Analysis and review of correspondence between D. Stegink and Parchment; Phone conference with D. Stegink re: brownfield meeting strategy; Email correspondence with client re: same; Attendance at Parchment Brownfield Redevelopment Authority meeting; Phone conference with D. Stegink and C. Blaukamp re: resolution of environmental issues raised by board.	325.00	2.4	780.00
Review and Counsel	[Parchment Redevelopment 06/11/20] Steve Sielatycki: Phone conference with MEDC re: status of Act 381 Work Plan.	325.00	0.4	130.00

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 06/13/20] Steve Sielatycki: Email correspondence with client re: background check forms.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 06/16/20] Steve Sielatycki: Phone conference with client re: status of BRA approval process.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 06/26/20] Steve Sielatycki: Email correspondence with client re: additional background check form for MEDC; Email correspondence with MEDC re: same.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 06/30/20] Steve Sielatycki: Email correspondence with client and MEDC re: background check form for 400 Island, LLC.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 07/07/20] Steve Sielatycki: Email correspondence with D. Stegink re: BRA scheduling.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 07/09/20] Steve Sielatycki: Phone conference with client re: upcoming Parchment BRA meeting.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 07/10/20] Steve Sielatycki: Analysis and review of BRA memo; Email correspondence with D. Stegink re: same.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 07/13/20] Steve Sielatycki: Revision of Development Agreement; Phone conference with C. Blauwkamp re: debris and brush restrictions; Email correspondence with client and Parchment re: Development Agreement.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 07/14/20] Steve Sielatycki: Preparation for Brownfield Authority meeting; Attendance at BRA meeting.	325.00	1.5	487.50
Review and Counsel	[Parchment Redevelopment 07/15/20] Steve Sielatycki: Email correspondence with D. Stegink re: strategy for Development Agreement approval; Email correspondence with City of Parchment re: same.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 07/16/20] Steve Sielatycki: Phone call to Parchment counsel re: Development Agreement; Email correspondence with client re: further MEDC documentation needed.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 07/17/20] Steve Sielatycki: Phone conference with Parchment counsel and D. Stegink re: revisions to Development Agreement; Preparation of red-line version; Email correspondence with counsel re: same; Email correspondence with J. Agostinelli re: Parchment Mayor discussions.	325.00	0.6	195.00
Review and Counsel	[Parchment Redevelopment 07/20/20] Steve Sielatycki: Preparation for Parchment City Commission meeting; Attendance at meeting.	325.00	0.9	292.50

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 07/21/20] Steve Sielatycki: Phone conference with J. Agostinelli and D. Stegink re: strategic direction with Parchment BRA.	325.00	0.5	162.50
Review and Counsel	[Parchment Redevelopment 07/23/20] Steve Sielatycki: Phone conference with client re: Parchment admin fee proposal; Email correspondence with client and consultants re: same.	325.00	0.6	195.00
Review and Counsel	[Parchment Redevelopment 07/27/20] Steve Sielatycki: Email correspondence with SWMF re: scheduling of MSF board meeting with MEDC.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 07/30/20] Steve Sielatycki: Preparation of revised Development Agreement; Email correspondence with counsel and City of Parchment re: same.	325.00	0.4	130.00
Review and Counsel	[Parchment Redevelopment 07/31/20] Steve Sielatycki: Phone conference with R. Soltis re: Development Agreement and Brownfield Plan; Phone conference with D. Stegink re: same; Phone conference with J. Agostinelli re: same; Email correspondence with counsel and City of Parchment re: same.	325.00	1.2	390.00
Review and Counsel	[Parchment Redevelopment 08/03/20] Steve Sielatycki: Preparation for City Commission meeting; Attendance at meeting.	325.00	1.1	357.50
Review and Counsel	[Parchment Redevelopment 08/07/20] Steve Sielatycki: Phone conference with D. Stegink re: procedural status of local approvals; Email correspondence with Parchment re: Development Agreement and scheduling of BRA and City Commission meetings.	325.00	0.5	162.50
Review and Counsel	[Parchment Redevelopment 08/09/20] Steve Sielatycki: Email correspondence with D. Stegink and J. Agostinelli re: scheduling of City Commission meeting to approve the Development Agreement.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 08/10/20] Steve Sielatycki: Phone call to D. Melnik re: financial documentation for MEDC application; Email correspondence with D. Stegink and J. Agostinelli re: modifications to the Development Agreement; Web conference with D. Stegink and J. Agostinelli re: same.	325.00	0.7	227.50
Review and Counsel	[Parchment Redevelopment 08/11/20] Steve Sielatycki: Phone conferences with client, D. Stegink, and J. Agostinelli re: status of Development Agreement negotiations; Preparation for BRA meeting; Attendance at BRA meeting; Email correspondence with City counsel re: revised Development Agreement.	325.00	1.7	552.50
Review and Counsel	[Parchment Redevelopment 08/14/20] Steve Sielatycki: Phone conference with D. Melnik re: financial and corporate documentation for MEDC application; Email correspondence with client re: LLC resolution for signature.	325.00	0.4	130.00

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 08/15/20] Steve Sielatycki: Email correspondence with City of Parchment re: timing of execution of Development and Reimbursement Agreement; Email correspondence with B. Crocker and client re: Moore trust clarifications.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 08/17/20] Steve Sielatycki: Revision of Development and Reimbursement Agreement; Email correspondence with City of Parchment re: same; Preparation for City Commission meeting; Attendance at City Commission meeting; Email correspondence with client re: same.	325.00	0.9	292.50
Review and Counsel	[Parchment Redevelopment 08/18/20] Steve Sielatycki: Email correspondence with City of Parchment and client re: signed Development Agreement; Phone conference with client re: same; Email correspondence with MEDC re: Development Agreement and status of signatures.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 08/19/20] Steve Sielatycki: Email correspondence with MEDC re: fully-executed Development & Reimbursement Agreement.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 08/20/20] Steve Sielatycki: Phone conference with J. Agostinelli and D. Stegink re: MEDC scheduling of MSF board for September; Email correspondence with MEDC re: same.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 08/27/20] Steve Sielatycki: Email correspondence with client re: deeds for 400 Island Avenue parcels.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 08/31/20] Steve Sielatycki: Phone conference with client re: status of MEDC approvals for Parchment redevelopment.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 09/02/20] Steve Sielatycki: Phone conference with C. Blauwkamp re: site work included in original budget; Phone conference with client re: same.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 09/10/20] Steve Sielatycki: Email correspondence with MEDC re: deed; Phone conference with client re: bio for inclusion in board packet; Web conference with MEDC re: MSF Board Meeting prep; Web conference with J. Agostinelli re: MSF Board strategy.	325.00	1.4	455.00
Review and Counsel	[Parchment Redevelopment 09/10/20] Susan Finnegan: review doces in prep for and participate in tele. with LC Howard, SS, and MEDC re Parchment redevelopment plan MSF Board Prep Call; confer with SS re same.	275.00	0.5	137.50
Review and Counsel	[Parchment Redevelopment 09/11/20] Steve Sielatycki: Phone conference with client re: existence of resume/CV; Email correspondence with MEDC re: same; Email correspondence with MEDC re: second deed and revised bio.	325.00	0.5	162.50

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 09/15/20] Steve Sielatycki: Phone conference with client re: resume details; Email correspondence with MEDC re: same.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 09/16/20] Steve Sielatycki: Email correspondence with MEDC re: project history for Chris and Mike Howard.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 09/18/20] Steve Sielatycki: Email correspondence with D. Stegink and J. Agostinelli re: prep call for MSF Board Meeting.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 09/20/20] Steve Sielatycki: Email correspondence with consultant team re: talking points for MSF Board Meeting.	325.00	0.6	195.00
Review and Counsel	[Parchment Redevelopment 09/21/20] Steve Sielatycki: Phone conference with consultant team re: MSF Board preparation; Email correspondence with MEDC re: final preparations.	325.00	0.6	195.00
Review and Counsel	[Parchment Redevelopment 09/21/20] Susan Finnegan: plan and prepare for Parchment redevelopment hearing on 9/22; tele. with SS, D. Stegink, and J. Agostinelli re same.	275.00	1.7	467.50
Review and Counsel	[Parchment Redevelopment 09/22/20] Steve Sielatycki: Email correspondence with client re: MEDC approval.	325.00	0.1	32.50
Review and Counsel	[Parchment Redevelopment 09/22/20] Susan Finnegan: prepare for and attend MSF Board Meeting on Parchment project.	275.00	1.1	302.50
Review and Counsel	[Parchment Redevelopment 11/16/20] Steve Sielatycki: Phone conference with client, contractor, and D. Stegink re: EGLE correspondence.	325.00	0.7	227.50
Review and Counsel	[Parchment Redevelopment 11/19/20] Steve Sielatycki: Email correspondence with client and environmental consultants re: due care plans for Island Avenue parcels.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 11/20/20] Steve Sielatycki: Phone conference with L. Phillips re: due care plan and EGLE letter.	325.00	0.2	65.00
Review and Counsel	[Parchment Redevelopment 11/23/20] Steve Sielatycki: Phone conference with D. Stegink re: EGLE letter and due care plan; Email correspondence with client and consultants re: same.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 11/28/20] Steve Sielatycki: Preparation of draft letter to EGLE; Email correspondence with D. Stegink re: same.	325.00	0.8	260.00
Review and Counsel	[Parchment Redevelopment 11/30/20] Steve Sielatycki: Email correspondence with D. Stegink and client re: draft response letter to EGLE.	325.00	0.3	97.50
Review and Counsel	[Parchment Redevelopment 12/01/20] Steve Sielatycki: Phone conference with D. Stegink re: EGLE letter; Email correspondence with D. Stegink and EGLE re: same.	325.00	0.2	65.00

Ineligible



Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[Parchment Redevelopment 12/18/20] Steve Sielatycki: Email correspondence with EGLE re: status of retaining pond issue.	325.00	0.1	32.50
Review and Counsel	[Tenant Matters 04/04/20] Steve Sielatycki: Preparation of letter to Goodyear re: rent obligations and CARES Act; Email correspondence with client re: same.	325.00	0.5	162.50
Review and Counsel	[Corporate Matters 04/10/20] Steve Sielatycki: Preparation of PPP loan forgiveness checklist; Email correspondence with client re: same.	325.00	0.3	97.50
Review and Counsel	[Corporate Matters 06/01/20] Susan Finnegan: review related correspondence and prepare UCC-3 financing statement termination.	275.00	0.4	110.00
Review and Counsel	[Corporate Matters 06/05/20] Steve Sielatycki: Phone conference with client re: potential M. Callander deal; Email correspondence with M. Callander re: further deal terms.	325.00	0.2	65.00
Review and Counsel	[809 Harrison Street 07/10/20] Steve Sielatycki: Preparation of red-line version of purchase agreement; Email correspondence with client re: same.	325.00	0.5	162.50
Review and Counsel	[809 Harrison Street 07/13/20] Steve Sielatycki: Analysis and review of existing lease; Email correspondence with client re: same; Email correspondence with buyer re: comments to PSA.	325.00	0.2	65.00
Review and Counsel	[809 Harrison Street 07/14/20] Steve Sielatycki: Email correspondence with client re: existing lease and potential sale restrictions.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 07/23/20] Steve Sielatycki: Phone conference and email correspondence with client re: proposed revisions to Purchase and Sale Agreement from buyer's counsel.	325.00	0.2	65.00
Review and Counsel	[809 Harrison Street 07/28/20] Steve Sielatycki: Email correspondence with counsel re: execution copy of Purchase Agreement.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 07/31/20] Steve Sielatycki: Email correspondence with client re: signed PSA.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 09/16/20] Steve Sielatycki: Email correspondence with client and counsel re: Harrison Street sale status; Phone conference with client re: same.	325.00	0.5	162.50
Review and Counsel	[809 Harrison Street 09/17/20] Steve Sielatycki: Email correspondence with counsel and client re: First Amendment, Second Amendment, and Escrow Deposit Agreement.	325.00	0.2	65.00
Review and Counsel	[809 Harrison Street 09/17/20] Susan Finnegan: prepare paperwork for land split application, research property information for same; confer with SS re same.	275.00	2.3	632.50
Review and Counsel	[809 Harrison Street 11/06/20] Steve Sielatycki: Internal correspondence re: parcel split application for Harrison.	325.00	0.2	65.00

Ineligible

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[809 Harrison Street 11/06/20] Susan Finnegan: Tele's with Assessor's Office re split application; revise and finalize same; confer with SS re same; correspondence with Assessor's Office re same.	275.00	4.6	1,265.00
Review and Counsel	[809 Harrison Street 11/07/20] Steve Sielatycki: Email correspondence with engineers re: residual parcel legal description.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/09/20] Steve Sielatycki: Email correspondence with client re: Third Addendum for signature.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/09/20] Susan Finnegan: correspondence with assessor's office re survey, closing and request for legal descriptions in word format.	275.00	0.1	27.50
Review and Counsel	[809 Harrison Street 11/10/20] Steve Sielatycki: Email correspondence with client and counsel re: signed Third Addendum.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/13/20] Steve Sielatycki: Email correspondence with client and City Assessor re: legal description for parcel split.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/16/20] Steve Sielatycki: Email correspondence with client and counsel re: parcel split approval; Phone conference with client re: same.	325.00	0.3	97.50
Review and Counsel	[809 Harrison Street 11/19/20] Steve Sielatycki: Phone conference with title company and client re: scheduled closing; Email correspondence with title company re: same.	325.00	0.2	65.00
Review and Counsel	[809 Harrison Street 11/21/20] Steve Sielatycki: Analysis and review of closing documentation for 809 Harrison.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/22/20] Steve Sielatycki: Analysis and review of closing documents and tax prorations; Email correspondence with title company re: legal description revisions; Email correspondence with client re: closing statement and tax prorations.	325.00	0.6	195.00
Review and Counsel	[809 Harrison Street 11/23/20] Steve Sielatycki: Phone conference with client re: tax proration question; Email correspondence with title company re: tax proration; Email correspondence with counsel re: legal description for deed; Email correspondence with client re: closing arrangements and settlement statement.	325.00	0.6	195.00
Review and Counsel	[809 Harrison Street 11/24/20] Steve Sielatycki: Email correspondence with client re: closing details and coordination with Chicago Title staff.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 11/25/20] Steve Sielatycki: Email correspondence with client re: final closing package; Phone conference with client re: status of EGLE inquiry.	325.00	0.1	32.50

Ineligible

Task	Time Entry Notes	Rate	Hours	Line Total
Review and Counsel	[809 Harrison Street 12/07/20] Steve Sielatycki: Email correspondence with client re: needed property tax payment for 809 Harrison.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 12/08/20] Steve Sielatycki: Phone conference with C. Peck re: property taxes owed; Email correspondence with title company and client re: same.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 12/11/20] Steve Sielatycki: Email correspondence with C. Hutchins at Chicago Title re: tax balance record.	325.00	0.1	32.50
Review and Counsel	[809 Harrison Street 12/17/20] Steve Sielatycki: Phone conference with C. Peck re: tax payment; Email correspondence with title company and counsel re: same.	325.00	0.1	32.50

Item	Description	Unit Cost	Quantity	Line Total
Expense	[809 Harrison Street 11/12/20] Filing, Kalamazoo Treasurer: Filing fee for parcel split application.	200.00	1	200.00

Total	18,645.00
Amount Paid	0.00
Balance Due (USD)	\$18,645.00

Terms

Please make payment within 10 days of receipt (A check should be made payable to the Sielatycki Law Firm, PLC). And most importantly, if you have any questions or concerns about your bill, do not hesitate to call me.



Sielatycki Law Firm, PLC
269-978-2525

New York / Michigan / Illinois
Kalamazoo, Michigan
49008
United States

Sielatycki Law Firm

Billed To
Chris Howard
Lewis C. Howard
760 East Vine Street
Kalamazoo, MI
49001

Date of Issue
12/31/2021

Due Date
01/10/2022

Invoice Number
0000588

Amount Due (USD)
\$2,275.00

Description	Rate	Qty	Line Total
Review and Counsel (Parchment Redevelopment) Jan 18, 2021 Phone conference with client re: status with EGLE and retention pond issue.	\$325.00	0.2	\$65.00
Review and Counsel (Parchment Redevelopment) Feb 5, 2021 Phone conference with E. Bays re: due care relating to retention pond; Email correspondence with client re: same; Phone conference with client re: same.	\$325.00	0.6	\$195.00
Review and Counsel (Tenant Matters) Feb 23, 2021 Phone conferences with client and D. Stegink re: restrictive covenants for 400 Island Ave and next steps.	\$325.00	0.6	\$195.00
Review and Counsel (Tenant Matters) Feb 24, 2021 Email correspondence with D. Stegink re: environmental analysis of the safety of Parchment Schools use at 400 Island Ave.	\$325.00	0.1	\$32.50
Review and Counsel (Tenant Matters) Feb 26, 2021 Phone conference with M. Howard re: timing of 400 Island Avenue restrictive covenant review; Email correspondence with D. Stegink re: same.	\$325.00	0.1	\$32.50
Review and Counsel (Parchment Redevelopment) Mar 18, 2021 Email correspondence with client and D. Stegink re: status of restrictive covenant issue for Parchment Schools.	\$325.00	0.1	\$32.50

<p>Review and Counsel (Parchment Redevelopment) Mar 25, 2021 Email correspondence with E. Bays re: retention pond status and request for phone call to discuss; Phone conference with client re: same.</p>	\$325.00	0.4	\$130.00
<p>Review and Counsel (Parchment Redevelopment) Mar 29, 2021 Phone conference with M. Howard re: 14-acre parcel with potential environmental issues; Email correspondence with D. Stegink re: same.</p>	\$325.00	0.2	\$65.00
<p>Review and Counsel (Parchment Redevelopment) Apr 1, 2021 Phone conference with client re: 14-acre parcel and potential environmental due care; Email correspondence with D. Stegink re: same.</p>	\$325.00	0.2	\$65.00
<p>Review and Counsel (Parchment Redevelopment) Apr 12, 2021 Email correspondence with EGLE re: status of retention pond review.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Apr 22, 2021 Email correspondence with client re: potential environmental review of target property acquisition.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) May 3, 2021 Email correspondence with client re: status of new Parchment acquisition and potential environmental review.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) May 4, 2021 Email correspondence with client re: potential additional Mill site acquisition and status of City of Parchment review.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) May 9, 2021 Email correspondence with client re: status of offer for Parchment property and upcoming meeting with Parchment city council.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Jun 11, 2021 Email correspondence with EGLE re: status of retention pond review.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Jun 29, 2021 Phone conference with client and T. Vliek re: potential vacant land acquisition near Parchment Mill; Email correspondence with J. Agostinelli re: same.</p>	\$325.00	0.3	\$97.50
<p>Review and Counsel (Parchment Redevelopment) Jul 13, 2021 Analysis and review of waste ponds parcel; Phone conference with T. Vliek re: Georgia-Pacific involvement; Phone conference with J. Byl re: potential deal structure; Email correspondence with client and counsel re: same.</p>	\$325.00	0.8	\$260.00

<p>Review and Counsel (Parchment Redevelopment) Jul 16, 2021 Email correspondence with client and team re: status of retention pond correspondence with EGLE.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Jul 20, 2021 Email correspondence with client and team re: status of EGLE discussions re: retention pond.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Jul 29, 2021 Phone conference with counsel for GP re: possible use of property; Email correspondence with client re: same.</p>	\$325.00	0.3	\$97.50
<p>Review and Counsel (Parchment Redevelopment) Sep 8, 2021 Web conference with D. Melnik re: Brownfield TIF cost reimbursement process; Email correspondence with client re: Brownfield TIF cost reimbursement process.</p>	\$325.00	1	\$325.00
<p>Review and Counsel (Parchment Redevelopment) Sep 9, 2021 Email correspondence with client re: Brownfield TIF reimbursement procedures for Parchment project.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Sep 13, 2021 Email correspondence with client re: arranging a call with J. Byl to discuss contiguous properties.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Oct 30, 2021 Email correspondence with client and contractor re: documentation for TIF recapture.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Nov 2, 2021 Email correspondence with client re: scheduling of call to discuss TIF documentation.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Nov 8, 2021 Web conference with contractor, accountant, and D. Stegink re: eligible activities for project and TIF recapture.</p>	\$325.00	0.7	\$227.50
<p>Review and Counsel (Parchment Redevelopment) Nov 9, 2021 Email correspondence with contractor re: breakdown of eligible activities from Brownfield Plan.</p>	\$325.00	0.1	\$32.50
<p>Review and Counsel (Parchment Redevelopment) Nov 15, 2021 Email correspondence with contractor re: documentation for eligible activities.</p>	\$325.00	0.1	\$32.50

Subtotal	2,275.00
Tax	0.00
Total	2,275.00
Amount Paid	0.00
Amount Due (USD)	\$2,275.00

Terms

Please make payment within 10 days of receipt (A check should be made payable to the Sielatycki Law Firm, PLC). And most importantly, if you have any questions or concerns about your bill, do not hesitate to call me. Also note effective January 1, 2022, our firm's billable hourly rate will increase to \$375.00.

Construction LLC

24550

Prein&Newhof

Date	Type	Reference
7/8/2020	Bill	Inv #55947
8/10/2020	Bill	Inv #56551

Original Amt.
3,000.00
1,600.00

Balance Due
3,000.00
1,600.00

11/19/2020

Discount

Payment
3,000.00
1,600.00
4,600.00

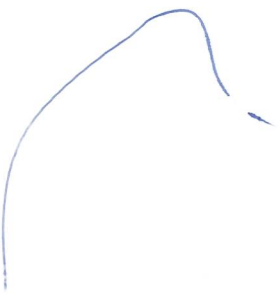
Check Amount

Consumers Credit Uni

4,600.00

REORDER FROM: CONSUMERS CREDIT UNION

C6079 CBK Construction.ai



CBK

Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

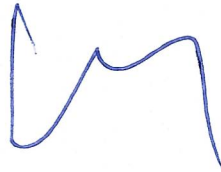
Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 55947
Date 07/08/2020
Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 5/31/20 TO 6/27/20

PROFESSIONAL SERVICES RELATED TO
CONSTRUCTION STAKING, RCKC FOLLOW-UP,
WATER MAIN DESIGN UPDATE TO EGLE, AND
ADDITIONAL SERVICES RELATED TO SESC
& WETLAND REVIEW WITH EGLE



Invoice Total 3,000.00

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS



Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 56551
Date 08/10/2020

Project 2190795 PROPOSED WAREHOUSE-400
ISLAND AVENUE

BILLING PERIOD: 6/28/20 TO 7/31/20

PROFESSIONAL SERVICES RELATED TO
COORDINATION OF DRIVEWAY APPROVAL,
SUBMITTALS OF FINAL PLANS TO PARCHMENT,
PREPARATION OF STORMWATER BMP
AGREEMENT, MEETING WITH EGLE, AND
ASSISTANCE WITH SESC APPROVAL

Invoice Total 1,600.00

MS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

4

Prein&Newhof

Date	Type	Reference
6/11/2020	Bill	Inv #55736

Original Amt.
3,195.25

Balance Due
3,195.25

7/10/2020

Discount

Check Amount

Payment
3,195.25
3,195.25

Consumers Credit Uni

3,195.25

REORDER FROM: CONSUMERS CREDIT UNION

C5725 CBK Construction.ai



Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525
t. 616-364-8491 f. 616-364-695 preinnewhof.com

Invoice

CBK CONSTRUCTION CO
CARL BLAUKAMP
593 HERITAGE CT STE 100
HOLLAND, MI 49423

Invoice number 55736
Date 06/11/2020

Project 2190795 PROPOSED WAREHOUSE 400
ISLAND AVENUE

BILLING PERIOD: 4/26/20 TO 5/30/20

PROFESSIONAL SERVICES RELATED TO
PLAN UPDATES, PLANNING COMMISSION
MEETING, PREPARING DRAWINGS
FOR CONSTRUCTION STAKING, AND
ATTENDING PRE-CONSTRUCTION MEETING

Soft costs directly related to staking and elevations / dewatering
evaluation of the site. CBK estimates 50% of the invoice is directly
related to these activities.

Invoice Total 3,195.25

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

Mulholland, Logan

From: Carl Blauwkamp <cb@cbkconstruction.us>
Sent: Wednesday, May 31, 2023 8:12 AM
To: Mulholland, Logan
Subject: RE: 400 ISLAND AVE HVD RELOCATION CONTRACT

EXTERNAL EMAIL

Logan

Just use the sworn statement to calculate our fees

The General Conditions division or line #1 would be **soft costs of managing the project and our fee was 4%** built into the entire project.

So is it safe to assume we do not even yet know the amount of costs that are reimbursable?

Thank you,

Carl Blauwkamp
CBK Construction LLC.
315 East North St.
Kalamazoo, MI 49007
(269) 266-3877 Office
(616) 994-3735 Mobile



Website: www.cbkconstruction.us

From: Mulholland, Logan <lmulholland@fishbeck.com>
Sent: Tuesday, May 30, 2023 1:16 PM
To: Carl Blauwkamp <cb@cbkconstruction.us>
Subject: RE: 400 ISLAND AVE HVD RELOCATION CONTRACT

Hi Carl,

We have reached out to the City to determine if 2021 and 2022 property taxes were captured separately and are ready for disbursement. They are looking into it still. We will be working on a reimbursement review memo which will then have to be approved before disbursements are made. I will be sure to keep you updated as we make progress.

In the meantime, feel free to send over your total contractor fee, as indicated below, so I can calculate the amount eligible for reimbursement. I don't think I saw the fee on the sworn statement attached, I am assuming it may be a portion of line 1A.



315 E. North St
Kalamazoo, MI 49007
Phone: (269) 266.3877
Email: jen@cbkconstruction.us

FULL UNCONDITIONAL WAIVER

My/our contract with CBK Construction, LLC

to provide, General Requirements

for the improvement to the property describe as:

400 Island Ave. New Warehouse Facility

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

Signed on: 5-7-21 (date)

Company: CBK Construction, LLC

By: 
(Signature)

Its: Business manager

Address: 315 E. North St. Kalamazoo, MI 49007

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

Please email or mail a signed copy of this document to CBK Construction Company
at your earliest convenience. Thank you!

I. Scope of Services

Work Order No. 2023-2 was approved by the KCBRA on October 26, 2023, and executed on November 17, 2023, for time-and-materials up to \$100,000 from the KCBRA’s Local Brownfield Revolving Fund (LBRF) at the Young Women’s Christian Association (YWCA) property located at 550 S. Riverview Drive in Parchment, Michigan. The scope of the approved work order includes the bidding and contractor selection process, installation of the vapor mitigation system (VMS) (by a competitively selected subcontracted vendor), oversight during the installation process, one year of performance monitoring (post-installation), and completion of a Commissioning Report and Operation Maintenance and Monitoring (OM&M) Plan. The Work Order was prepared with estimated costs to cover anticipated services needed through early 2025. This memorandum serves as a project status and financial update.

Fishbeck submitted four Request for Bids to selected subcontractors for installation of a VMS for the existing building at the property. Only two qualified bids were returned, one for \$90,000 and one for \$65,763 (or \$72,339 following allowable markup for pass through services). Our estimated costs for the Work Order (2023-2) included an estimated \$55,000 for subcontracted services, which seemed reasonable at the time for a mitigation system for the subject structure. The Work Order included \$35,000 for professional environmental services for installation oversight, startup, 1 year of performance monitoring as well as the Commissioning Report and OM&M Plan, and \$10,000 in contingency.

Fishbeck proceeded with the low bid contractor to meet YWCA occupancy needs and re-bidding the project is not anticipated to produce lower bids.

As evident by the lowest bid, the subcontracted services (inclusive of markup) will consume the estimated subcontractor budget and the contingency, leaving a remaining budget of \$27,661 for professional services, exclusive of any unknown issues that may be encountered. While the deficit should not surface until the end of the 1st year monitoring period (January/February 2025), we do anticipate an estimated \$7,000 budget shortfall that may affect preparation of the Commissioning Report and OM&M Plan near the end of the 1st year monitoring period.

Fishbeck is requesting that the KCBRA consider an additional \$10,000 to the estimated budget for Work Order No. 2023-2 to account for the anticipated shortfall as well as contingency for unknown issues that may be encountered during construction, startup, and the 1st year of operation. Typical contingency usage for a VMS would include blower and valving adjustments to maintain effective sub-slab depressurization across the seasonal changes in building conditions (seasonal HVAC operations), system changes to overcome and manage condensation that may develop inside system piping, overcoming ice buildup in the vent stack during periods of extreme weather, and unforeseen system malfunctions.

II. Compensation

Compensation for services provided under this Work Order will be completed on a time-and-materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

VMS Installation (WO 2023-2)	\$ 100,000
VMS Installation (WO 2023-2, Amendment No. 1).....	\$ 10,000
Total Estimated Installation Budget	\$ 110,000

III. Schedule

The VMS Installation is complete. One year of performance monitoring will be conducted, anticipated to be completed January/February 2025.

Memo

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

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

DATE: March 28, 2024

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: Work Order 2024-1 was approved by the Board at the KCBRA January 2024 meeting to conduct general services as needed and as directed by the KCBRA and staff for services in the 2024 calendar year. In February, Fishbeck drafted notices for the Q Corners Housing Brownfield Plan prepared by Michigan Growth Advisors as well as revising the Brownfield Plan Fact Sheet in anticipation of Township meetings. Fishbeck also prepared reimbursement documentation for the 400 Island Avenue project through the City of Parchment's Brownfield Plan for which KCBRA provides administrative support.

Contractual Administrative Support: No activities this month.

2. YWCA – 550 S. Riverview, Parchment, Michigan
Project No: 231417 – W.O. 2023-2

Update:

At the time Young Women's Christian Association (YWCA) of Kalamazoo, Michigan entered into the purchase agreement for the building located at 550 S. Riverview Drive, Parchment, Michigan, YWCA was unaware of the potential cost associated with addressing VI concerns. Requested funding through the County's EPA Assessment Grant for assessment, planning and design of a VMS was approved in July of 2023.

Fishbeck conducted a Phase II Environmental Site Assessment (ESA) of the property on June 7, 2023, to evaluate the Recognized Environmental Conditions (RECs) identified in the May 17, 2023, Phase I ESA. The Phase II ESA sampling indicated that volatile organic compounds (VOCs), specifically TCE and PCE,

were detected on the property in both soil and groundwater at levels exceeding Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels. PCE was also detected in soil gas beneath the existing building at levels approaching VIAP Screening Levels.

The soil and groundwater data indicate that there is a potential for a vapor intrusion exposure for the structure. While the soil gas data suggest that the Vapor Intrusion Pathway is not currently complete, the results are based on a one-time sampling event. Current EGLE guidance requires four quarterly sampling events without VIAP exceedances in order to eliminate the Vapor Intrusion Pathway for the subject building.

YWCA has reservations in occupying the building that may risk the health of its employees, clients, tenant, and visitors without taking steps to mitigate the potential Vapor Intrusion (VI) risk. In order to address this potential risk, YWCA will require the presumptive remedy of installing a Vapor Mitigation System (VMS). Fishbeck concurs that this is a reasonable approach considering the time restraints related to occupancy of the building and the uncertain outcome of future sampling that may or may not resolve this concern. YWCA has requested funding support through the KCBRA LBRF to complete the installation of the VMS. The project application and budget request of \$100,000 through the use of the County's LBRF was approved in July of 2023. Work Order 2023-2 was approved by the KCBRA Board in October detailing the scope of the approved budget. YWCA approved the design of the Vapor Mitigation System. Fishbeck prepared bidding specifications and the installation was awarded to the low bid, although over anticipated budget. Part of the approved Work Order 2023-2 budget included Fishbeck completing one year of performance monitoring, post installation, and preparation of a Commissioning Report and OM& M (Operations, Maintenance, and Monitoring) Plan and a slight contingency budget for unforeseen circumstances over the next year. Fishbeck proceeded with the low bid contractor to meet YWCA occupancy needs and re-bidding the project was not anticipated to produce lower bids. This means the contingency budget is likely to be fully utilized with the contractor base bid resulting in an anticipated budget shortfall. As requested by the Board, Fishbeck has prepared an amended work order for consideration to address the presumed budget shortfall.

Installation and post-installation initial monitoring have been completed. The system is running as anticipated. A Preliminary Commissioning Report and OM&M Plan has been prepared to inform YWCA on ongoing responsibilities. Fishbeck will be available to assist with these responsibilities during the first year of operation as we conduct our quarterly monitoring. As the end of the first year, February 2024, an updated OM&M Plan document will be prepared to officially transfer all responsibilities over to YWCA. The KCBRA should be aware that the mileage rate listed on invoice 434709 for consideration this month is different than the milage rate included in the General Services Contract between Fishbeck and the KCBRA to be consistent with the IRS rate for mileage. This represents a bill rate increase from 0.56 cents per mile to 0.67 cents per mile.

4. Clarklogic Development at W. Willard Street, Kalamazoo, Michigan Project No: 240058 – W.O. 2023-3

Update:

Clarklogic intends to purchase a five parcel piece of property occupied by a 98,939 square-foot industrial building. Previous environmental studies have demonstrated that volatile organic compounds are present in soil gas immediately beneath the building slab. Clarklogic believes a sub-slab depressurization system is needed to protect workers at this facility. To estimate the cost of the system and incorporate the design into

planned building improvements, it is necessary to complete preliminary engineering and design of the system. Specifically needed is the completion of Pressure Field Extension (PFE) Testing. The test involves the placement of test suction points at various locations throughout the building complex, creating a vacuum under the building slab using various types and sizes of blowers, and measuring the zone of influence created by each blower unit. This results in an understanding of how many suction points, blowers and blower size needed to induce a vacuum under the entire building footprint. That information allows for development of conceptual cost estimates for the system and incorporation into a Brownfield Plan. The PFE Testing has been completed. The conceptual design is being finalized along with documentation discussing cost estimates for installation. The KCBRA approved Work Order 2023-3 for \$24,000 to conduct the PFE Testing and prepare the conceptual design documentation. KCBRA staff has requested updates from the developer as they discuss brownfield considerations with the City BRA and the Northside Cultural Business District.

5. 530 Rose Street, Kalamazoo, Michigan

Update:

530 Rose Limited Dividend Housing Association Limited Partnership is the developer of a senior affordable housing project located in the City of Kalamazoo, and commonly known as 530 S. Rose Street. The developer applied for grant funding through KCBRA's Local Brownfield Revolving Fund (LBRF) to address unforeseen additional costs and expenses of remediating contaminated soil at the site. In December 2023, the KCBRA approved up to \$86,896.74 in a grant through the LBRF. The KCBRA staff is preparing a Grant Repayment Agreement to memorialize the parties' understanding that the developer will repay the Grant to the LBRF in the event the developer obtains tax increment financing (TIF) through a Brownfield Plan.

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual														
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining										
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00												
					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							
										434692*	3/12/2021	\$627.50							
		Phase Subtotal		\$ 14,000.00						\$ 14,000.00			\$1,770.00		\$12,230.00				
Contractual Administrative (2024)			\$ 6,000.00	\$ 6,000.00															
	Phase Subtotal		\$ 6,000.00	\$ 6,000.00								\$0.00		\$6,000.00					
2024 Project Total			\$ 20,000.00	\$ 20,000.00					\$1,770.00		\$18,230.00								
190048	2019-2	Paper City Development - EGLE Grant Oversight W.O. Approved	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$10,565.50	\$10,565.50										
					05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50										
					05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00										
					05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00										
					05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25										
					05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25										
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00										
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75										
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75										
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00										
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50										
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50										
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75										
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25										
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00										
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75										
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00										
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27										
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02										
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25										
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75										
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50										
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75										
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50										
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00										
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75										
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25										
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75										
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00										
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50										
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25										
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50										
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50										
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75										
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50										
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00										
					Project Subtotal							\$13,100.00		\$108.00					
					190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight W.O. Approved	\$ 40,000.00	\$ 40,000.00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00					
										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	12/7/2020	\$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					
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00						08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03					
										08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52					
										08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02					
										08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02					
										08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02					
										09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02					
										Project Subtotal							\$14,167.98		\$6,832.02
										Phase II ESA			\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
															08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
									08357		12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53					
									08473		1/6/2022	\$897.00	\$2,950.53	\$2,950.53					
					Phase II Subtotal							\$12,049.47		\$2,950.53					
					BEA/Due Care			\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50					
										08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49					
										08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49					
				09079		6/8/2022	\$262.50	\$843.99	\$843.99										
							\$2,156.01		\$843.99										
Contingency			\$ 3,000.00	\$3,000.00					\$3,000.00										
							\$0.00		\$3,000.00										
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation LBRF funding	\$ 100,000.00	\$100,000.00	434709*	3/13/2024	\$87,897.02	\$12,102.98	\$12,102.98										
					Project Subtotal							\$87,897.02	\$12,102.98						
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI LBRF Funding	\$ 24,000.00	\$24,000.00	433674*	2/12/2024	\$13,707.93												
					Project Subtotal							\$13,707.93	\$10,292.07						
530 S Rose Street, Kalamazoo, MI LBRF Funding			\$ 86,896.74	\$ 86,896.74															
Project Subtotal							\$0.00		\$86,896.74										
Total Project Budgets			\$325,104.74	\$325,104.74	Total		\$153,516.74		\$171,588.00										

Memo

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

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

DATE: March 28, 2024

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

Preparation of meeting materials and updates to the ACRES reporting database were completed this month.

2. Redman Ventures, LLC – 6667 Stadium Drive, Oshtemo Township

Project No: 231418 – W.O. 11

Redman Ventures, LLC has a purchase agreement in place with the Kevin and Shannon Brown to purchase the property located at 6667 Stadium Drive. The Browns had a previous work order (W.O.7) approved by the KCBRA under the project name Watershed LLC. W.O.7 is complete. The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870 and located at 6667 Stadium Drive in Oshtemo Township. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. The KCBRA approved a project application submitted by Robert Redman and an associated work order to complete a Phase I ESA, Asbestos Survey, and Brownfield Plan evaluation activities. Eligibility for the site has been received, the HASP accepted, and SAP approved by the USEPA. The Phase I ESA has been completed in August of 2023 for the purchasing entity to comply with All Appropriate Inquiry with no RECs being identified. The asbestos survey report has been completed, which identified asbestos-containing materials that will require abatement prior to renovations/interior demolition. The report has been furnished to Redman Ventures, LLC with a copy forwarded on to the USEPA. Brownfield Plan evaluation activities consist of working with the township assessor to determine anticipated Future Taxable Value, working with the developer to anticipated eligible costs and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. Fishbeck has had back and forth communications with Mr. Redman to determine anticipated eligible costs, timeline and investment estimates. Discussions with the Oshtemo Assessor are also underway. Information received from Mr. Redman on anticipated eligible costs as well as an updated timeline, with renovations anticipated to be complete by 2027, were furnished

to the assessor with a request to provide an estimated future taxable value. The assessor has been busy with the Board of Review process but did request additional information which has been provided to Mr. Redman. Fishbeck is awaiting this additional documentation.

3. Comstock Center Redevelopment – 10 parcels at King Highway and River Street, Comstock Charter Township Project No: 230924 – W.O. 8

Update:

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if applicable to a pending property transaction, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is complete and identified five Recognized Environmental Conditions (RECs) related to former site uses of laundromat and automotive services, a former machine shop, and one parcel with documentation of a tank but no record of removal or assessment. The SAP was approved and the Phase II ESA report has been completed and issued to Comstock Township detailing the results of the GPR survey to assess the former tank on the east section of the property along King Highway, Geoprobe soil boring installation to assess soil and groundwater across three identified areas of the site, and vapor pin installation and sampling within the two commercial buildings associated with the site. The Phase II ESA results identified select metals in soil on two of the parcels at levels in excess of EGLE cleanup criteria. The identified exceedances do not represent a potential for unacceptable health exposures under current site conditions but indicate further assessment/limited response may be appropriate if residential redevelopment is considered on lots that are currently commercial.

At the request of Comstock Township three summary letters for each of the three separate property owners were prepared by Fishbeck discussing the Phase II ESA results specific to their parcels. Additionally, Fishbeck conducted in-person and virtual meetings with Comstock Township, KCBRA staff, and each of the property owners to discuss the Phase II ESA results. In January, the KCBRA Board approved utilizing the full Brownfield Plan budget (reallocated to the Phase II ESA task) to support additional expenditures associated with the Phase II ESA scope of work. Redevelopment Plans are still under consideration and the timing and scope of a Brownfield Plan is not yet known. The budget for the BEA/Due Care has not been utilized and is currently being held, pending redevelopment decisions.

4. Eliza Street Expansion/200 Lee Street – Village of Schoolcraft Project No: 230914 – W.O. 9

Update:

This is a property where the Kalamazoo County BRA has previously had a significant role in supporting redevelopment. 555 Eliza Street is a Clarklogic-owned property. A vacant parcel to the south of Eliza Street is being redeveloped with a 126,000-square-foot warehousing building. As construction began, unsuitable soils were encountered which will require offsite disposal. There is also concern that about the environmental condition of the site and specifically if vapor mitigation controls are required for this new construction. Services

related to soil management and assessing vapor intrusion considerations will not be funded through the EPA grant and will be covered under KCBRA general environmental services.

A Brownfield Plan is in place for this site. The new construction will result in an increase in available tax increment revenues. A Brownfield Plan Evaluation was approved by the KCBRA to have Fishbeck work with the local Assessor to estimate future tax revenues and provide the Authority with different schedules to show how the future taxes can be used to pay for costs previously incurred by the Authority, costs previously incurred by Clarklogic, loan repayment obligations the County has to EGLE, and future costs related to this development.

Fishbeck presented to the KCBRA Board at the October meeting an evaluation of new activities within the existing Brownfield Plan and it was determined that an Amendment is not needed. It is anticipated that all grant funded activities are complete. If no further grant funded activities are anticipated, the board should evaluate whether the remaining budget (\$1,859.15) should be reallocated.

5. Legacy Senior Living – 730 N. Burdick Street, Kalamazoo, Michigan Project No: 231419 – W.O. 12

Update:

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood. The community is designed as a sustainable development that provides much needed affordable housing options and allows residents to age in place. The property consists of 14 current parcels that will be combined and addressed as 730 N. Burdick Street. Phase I and II Environmental Site Assessments have already been completed. Sampling has identified existing contamination, but further cleanup planning is needed to safely reuse the site and support redevelopment. The KCBRA approved Work Order 12 to include Fishbeck preparing a Response Activity Plan (ReSAP), inclusive of the development of a conceptual site model (CSM) that details all available environmental data for the project site and discusses potential unacceptable contaminant exposure pathways relative to the planned redevelopment of the site.

The KCBRA approved Work Order 12 also includes conducting brownfield cleanup planning activities, including communicating with regulatory agencies and evaluating leveraged funds to support safe reuse of the site. Eligibility was received from the USEPA. The CSM has been prepared and submitted to EGLE with KCBRA staff receiving a copy. Concurrent with our discussions with EGLE to determine appropriate content to receive approval of the ReSAP, were discussions about potential EGLE support of a Grant or Loan to fund installation of a proposed Vapor Mitigation System (VMS) (not funded through the KCBRA). The EGLE response to the request for State funding to install a VMS was to indicate that the preference of the State would be to provide funding to complete additional sampling/characterization ideally demonstrating that a VMS was not necessary. Therefore, portions of KCBRA funding authorized for VMS design has been utilized to engage EGLE on current site conditions and scope of sampling assessment necessary to demonstrate VMS is not required for new construction. As a result of these efforts, EGLE funding has been secured for pre-investigation (preparation of HASP and SAP), field investigation, and reporting (Investigation report, ReSAP, and DDCC). The level of effort to gather information to support development of the sampling strategy was funded under the cleanup planning portion of approved EPA assessment grant funds and all activities completed to date support the ultimate goal of EGLE approval of a ReSAP. Activities funded by EGLE will not be utilizing KCBRA funds. The focus of the KCBRA approved funds is now on cleanup planning and those activities are winding down. There is still a need for preparation of a Baseline Environmental Assessment, and it is unclear whether EGLE will support those costs for preparation of a BEA. There are still some general planning activities ongoing that continue to be supported by EPA assessment grant

funds. However, it is anticipated that with the EGLE funding in place, there may be grant funding up to \$10,000 that could be considered for reallocation.

6. YWCA – 550 S. Riverview, Parchment, Michigan
Project No: 231417 – W.O. 13

Update:

Young Women’s Christian Association (YWCA) of Kalamazoo, Michigan is requesting funding for assessment, planning and design of a vapor mitigation system (“Project”) for the building located at 550 S. Riverview Drive, Parchment, Michigan (“Property”).

The KCBRA approved Work Order 13 at the July KCBRA meeting to seek concurrence with U.S. EPA on eligibility, prepare a Health and Safety Plan (HASP), prepare a Sampling and Analysis Plan (SAP), complete Pressure Field Extension (PFE) testing and complete the design of the vapor mitigation system (VMS). The costs associated for installation of the VMS were approved for support by the KCBRA using the County’s LBRF.

Eligibility was received for the site on August 9, 2023. It was determined that additional sampling was not needed to conduct the PFE testing and design the VMS so a SAP was not required nor prepared. A HASP has been created for field staff to safely access the site. PFE testing was completed, test data was evaluated and the VMS design specifications were prepared. Therefore, the EPA grant supported activities are wrapping up, but general project cleanup planning activities may still be billed to the EPA grant while budget remains. Any activities associated with the installation of the VMS will not be billed to the grant. Therefore, while there may be some limited cleanup planning still ongoing, there is budget remaining that will likely warrant being reallocated (up to \$7,000).

7. Urban Exposure Initiative – 1116 Lake Street, Kalamazoo, Michigan
Project No: 231768 – W.O. 15

Update:

The property will be redeveloped by the owner, J&J Property Investing, LLC, to establish the Urban Exposure Initiative, whose mission is to promote entrepreneurial experiences and increase access to healthy foods and farming practices for people negatively impacted by inequities in local housing, healthcare, employment, and food systems. The vision for redevelopment includes creating a working year-round urban farm and attached micro grocery store/café to bring food closer to the community. The first floor will include spaces for the micro-grocery/café/smoothie shop with classes offered to teach about hydroponic growing techniques. There will also be space for a therapy office on the first floor. The second floor is anticipated to be redeveloped into one residential unit. The Urban Exposure Initiative is working with Kalamazoo Valley Community College and the Edison Neighborhood Association to bring this vision forward. Some steps have already been taken toward redevelopment. Known asbestos-containing floor tile was properly abated; however, a comprehensive asbestos building survey has not been conducted. There is also suspected lead paint in the building. The KCBRA approved Work Order 15 at the September board meeting to complete eligibility, prepare a Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP), and perform a Hazardous Materials Inspection (HMI, consisting of an asbestos survey and limited paint chip sampling). It was anticipated that this property may become part of a City of Kalamazoo Brownfield Plan. Therefore, Brownfield Plan evaluation activities was also approved in W.O. 15 to work with the city assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. After the evaluation is complete, preparation of a Brownfield Plan was also approved, if deemed appropriate through the evaluation, to allow for the reimbursement of eligible activities needed to redevelop the property. Eligibility was received from the USEPA on

October 24, 2023. A HASP and SAP has been prepared and the Sampling and Analysis Plan was approved by the USEPA on November 21, 2023. The HMI report has been finalized which identified limited asbestos-containing materials, lead-based paint and low levels of cadmium-based paint. Fishbeck has been in communication with both the property owner and City assessor to initiate the brownfield evaluation activities. The City assessor requested additional information which was provided. At the time this memo is being prepared, the assessor has just this week determined that since some of the redevelopment has already occurred, the future taxable value is only anticipated to see up to a \$30,000 increase in taxable value, resulting in approximately \$1,000 annual tax increment. If a Brownfield Plan is prepared, the eligible property determination would likely be based on the site as “housing property” and it is unclear whether the City would consider the one housing unit to be meeting city goals for housing and whether it would support a housing-related Brownfield Plan for this site. Fishbeck has not yet completed official TIF modeling, but initial information received has indicated that a Brownfield Plan may not be a good fit for this project. The KCBRA board should evaluate whether brownfield plan evaluation activities should continue.

8. 702 W. Michigan Avenue, Kalamazoo, Michigan
Project No: 231766 – W.O. 16

Update:

A project application has been submitted to and accepted by the KCBRA requesting funding support through the use of the County’s U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant by Mr. Bobby Hopewell to redevelop a downtown Kalamazoo commercial property located at 702 W. Michigan Avenue. The property is an approximately 1,800-square-foot former automotive service station believed to have been developed in the early 1900s and located on a 0.16-acre parcel downtown in a historic area.

The scope of services approved in Work Order 16 consists of obtaining U.S. EPA eligibility, State of Michigan petroleum eligibility determination, Phase I and II Environmental Site Assessments (ESAs), and if needed a Baseline Environmental Assessment (BEA), Due Care Documentation, and Brownfield Plan evaluation activities and preparation of a Brownfield Plan. A petroleum eligibility determination from the State of Michigan has been received on October 23, 2023. An eligibility demonstration for hazardous substances has also been prepared and submitted to the USEPA and eligibility approval was received on October 24, 2023. A HASP and SAP have been prepared and approved by the USEPA for sampling activities (Phase II ESA, HMI). The Phase I ESA, Hazardous Materials Inspection (HMI), and Phase II ESAs are complete and reports have been furnished. The project is paused indefinitely as the seller chose not to move forward with the existing purchase agreement which ended December 1, 2023. Fishbeck worked to expedite the environmental assessment process, which included time for EPA approvals, and while reports could not be finalized by this date, all environmental data was provided by December 1st. Mr. Hopewell requested more time from the seller to finalize layered funding sources and offered to enter into a new purchase agreement with the seller. However, the seller did not accept this offer. The KCBRA has approved the final invoice for approved tasks under WO 16 with Mr. Hopewell’s proposed project at the February KCBRA meeting. The Phase II ESA and HMI scopes of work came in under budget and the BEA/Due Care and Brownfield (evaluation and plan preparation) tasks were not completed, i.e. expenses not incurred. The Board may consider reallocating the remaining budget (\$18,776.82) to support other projects.

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

Number		Grant	Activity	Budget Estimates	Actual			Project Budget Remaining		
Project	W.O.	Task	Site/Phase	Total	Invoice No.	Invoice Date	Total Invoiced Amount		Total	Project Complete
			Initial Grant Award	\$ 300,000.00						
			Task 1 - Phase I ESAs	\$ 45,000.00			\$ 18,209.99		\$ 26,790.01	
			Task 2 - Phase II ESAs and BEA/DC	\$ 204,000.00			\$ 129,018.89		\$ 74,981.11	
			Task 3 - Brownfield Plans	\$ 36,000.00			\$ 60,841.56		\$ (24,841.56)	
			Task 4 - Community Outreach, Programmatic, Travel	\$ 15,000.00			\$ 12,636.89		\$ 2,363.11	
							\$ 220,707.33		\$ 79,292.67	
County		4	Personnel	\$ 1,200.00			\$ -			
County		4	Travel	\$ 6,000.00		KCBRA Travel	\$ 4,997.56		\$ 1,002.44	
County		4	Supplies	\$ 1,500.00			\$ -			
County		4	Other	\$ -			\$ -			
			County Subtotal	\$ 8,700.00	County Subtotal		\$ 4,997.56	County Subtotal		
			Contractual - Envirologic Technologies, Inc.	\$ 291,300.00			\$ -		\$ -	
210220	1	2	QAPP Preparation	\$ 5,000.00	Invoice Total	08272 11/10/2021	\$ 118.50			
					Invoice Total	08354 12/7/2021	\$ 1,440.75			
					Invoice Total	08471 1/6/2022	\$ 444.75			
					Project Subtotal		\$ 2,004.00	Project Subtotal	\$ 2,996.00	
								Budget Returned	\$ 2,400.00	
								Budget Remaining	\$ 596.00	
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$ 2,500.00	Invoice Total	08661 2/18/2022	\$ 132.02			
			Amendment #2 (approved 11-16-23)	\$ 4,300.00	Invoice Total	08841 4/8/2022	\$ 104.56			
				\$ 9,300.00	Invoice Total	08977 5/10/2022	\$ 359.38			
					Invoice Total	09127 6/13/2022	\$ 341.14			
					Invoice Total	09386 8/18/2022	\$ 209.13			
					Invoice Total	09619 10/12/2022	\$ 41.83			
					Invoice Total	09745 11/9/2022	\$ 352.93			
					Invoice Total	09857 12/12/2022	\$ 345.06			
					Invoice Total	09921 1/5/2023	\$ 73.20			
					Invoice Total	420295 2/16/2023	\$ 189.15			
					Invoice Total	421240 3/16/2023	\$ 68.05			
					Invoice Total	423211 5/10/2023	\$ 625.56			
					Invoice Total	424176 6/8/2023	\$ 334.25			
					Invoice Total	425337 7/12/2023	\$ 286.50			
					Invoice Total	426222 8/7/2023	\$ 1,093.13			
					Invoice Total	427546 9/7/2023	\$ 334.25			
					Invoice Total	429749 11/2/2023	\$ 1,024.11			
					Invoice Total	431429 12/7/2023	\$ 209.58			
					Invoice Total	432665 1/8/2024	\$ 334.25			
					Invoice Total	433683 2/13/2024	\$ 801.25			
					Invoice Total	434691* 3/12/2024	\$ 382.00			
					Project Subtotal		\$ 7,639.33	Project Subtotal	\$ 1,660.67	
210265	3	2	1001 2nd Street, Kalamazoo	\$ 17,695.01	Invoice Total	08771 3/14/2022	\$ 10,823.90			
					Invoice Total	08842 4/8/2022	\$ 3,021.18			
					Invoice Total	08978 5/10/2022	\$ 156.15			
					Invoice Total	09513 9/16/2022	\$ 1,016.80			
					Project Subtotal		\$ 15,018.03	Project Subtotal	\$ 2,676.98	
								Budget Returned	\$ 2,676.98	
								Budget Remaining	\$ -	
220128	5	2	NACD - Ransom and North St.	\$ 52,850.00	Invoice Total	09243 7/12/2022	\$ 614.29			
					Invoice Total	09296 8/4/2022	\$ 12,499.46			
					Invoice Total	09409 9/7/2022	\$ 2,778.21			
					Invoice Total	09636 10/21/2022	\$ 4,152.64			
					Invoice Total	09663 11/3/2022	\$ 875.04			
					Invoice Total	09859 12/12/2022	\$ 3,599.99			
					Invoice Total	09924 1/5/2023	\$ 2,881.90			
					Invoice Total	421464 3/23/2023	\$ 25,002.47			
					Project Subtotal		\$ 52,404.00	Project Subtotal	\$ 446.00	
					Invoice Breakdown					
		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	
		2	604 N. Westnedge (Phase II, UST Site Assessment) Amendment #1	\$ 29,350.00		09243 7/12/2022	\$ 290.16			
			Amendment #2	\$ 5,500.00		09296 8/4/2022	\$ 6,821.95			
				\$ 41,850.00		09409 9/7/2022	\$ 2,626.58			
						09636 10/21/2022	\$ 671.78			
						09663 11/3/2022	\$ 658.70			
						09859 12/12/2022	\$ 3,599.99			
						09924 1/5/2023	\$ 2,881.90			
						421464 3/23/2023	\$ 25,002.47			
					Phase Subtotal		\$ 42,553.53	Phase Subtotal	\$ (703.53)	
220129	4	1,2	NACD - Church and Frank Street Parcels	\$ 25,000.00	Invoice Total	09245 7/12/2022	\$ 2,597.81			
					Invoice Total	09295 8/4/2022	\$ 11,669.06			
					Invoice Total	09410 9/7/2022	\$ 1,959.60			
					Invoice Total	09637 10/21/2022	\$ 460.06			
					Invoice Total	429755 11/2/2023	\$ 71.63			
					Project Subtotal		\$ 16,758.16	Project Subtotal	\$ 8,241.84	
					Invoice Breakdown					
		1	Eligibility and Phase I ESAs	\$ 6,000.00		09245 7/12/2022	\$ 2,443.58			
						09295 8/4/2022	\$ 2,358.48			
						09410 9/7/2022	\$ 1,959.60			
						09637 10/21/2022	\$ 248.33			
					Phase Subtotal		\$ 7,009.99	Phase Subtotal	\$ (1,009.99)	
		2	GPR Surveys	\$ 19,000.00		09245 7/12/2022	\$ 154.23			
						09295 8/4/2022	\$ 9,310.58			
						09637 10/21/2022	\$ 211.73			

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

Project ID	Phase	Activity	Budget	Invoice #	Date	Amount	Phase Subtotal	Project Subtotal	Budget Returned	Budget Remaining
				429755	11/2/2023	\$ 71.63				
						\$ 9,748.17	Phase Subtotal	\$ 9,251.83		
220154	6	3	Parchment Mill Site Amendment #1	\$ 20,000.00	Invoice Total	09391 8/22/2022	\$ 4,442.58			
				\$ 2,000.00	Invoice Total	09515 9/16/2022	\$ 3,183.01			
				\$ 22,000.00	Invoice Total	09629 10/17/2022	\$ 1,806.40			
					Invoice Total	09673 11/4/2022	\$ 2,343.59			
					Invoice Total	09860 12/12/2022	\$ 3,865.38			
					Invoice Total	09922 1/5/2023	\$ 400.46			
					Invoice Total	420293 2/16/2023	\$ 115.95			
					Invoice Total	421241 3/16/2023	\$ 573.53			
					Invoice Total	422260 4/13/2023	\$ 945.75			
					Invoice Total	423212 5/10/2023	\$ 1,214.35			
					Invoice Total	426223 8/7/2023	\$ 3,109.00			
					Project Subtotal		\$ 22,000.00	Project Subtotal	\$ -	
230922	7	2,3	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 8,000.00						
					Project Subtotal	424169 6/8/2023	\$ 548.40			
							\$ 548.40	Project Subtotal	\$ 7,451.60	
								Budget Returned	\$ 7,451.60	
								Budget Remaining	\$ -	
					Invoice Breakdown					
		2	Eligibility and Asbestos Survey	\$ 5,000.00		424169 6/8/2023	\$ 548.40	Phase Subtotal	\$ 4,451.60	
					Phase Subtotal		\$ 548.40			
		3	Brownfield Plan Evaluation	\$ 3,000.00				Phase Subtotal	\$ 3,000.00	
					Phase Subtotal		\$ -			
230924	8	1,2,3	Comstock Charter Township, Comstock Center Redevelopment	\$ 30,000.00	Invoice Total	424166 6/8/2023	\$ 1,696.79			
					Invoice Total	426125 7/19/2023	\$ 2,303.21			
					Invoice Total	426220 8/7/2023	\$ 597.55			
					Invoice Total	427544 9/7/2023	\$ 818.33			
					Invoice Total	429028 10/9/2023	\$ 1,322.63			
					Invoice Total	429757 11/2/2023	\$ 10,523.93			
					Invoice Total	431498 12/12/2023	\$ 1,064.25			
					Invoice Total	432687 1/9/2024	\$ 7,673.31			
					Project Subtotal		\$ 26,000.00	Project Subtotal	\$ 4,000.00	
					Invoice Breakdown					
		1	Eligibility and Phase I	\$ 4,000.00		424166 6/8/2023	\$ 1,696.79			
						426125 7/19/2023	\$ 2,303.21	Phase Subtotal	\$ -	
					Phase Subtotal		\$ 4,000.00			
		2	Phase II Budget Adjustment (approved 1-18-2024)	\$ 18,000.00		426220 8/7/2023	\$ 597.55			
				\$ 4,000.00		427544 9/7/2023	\$ 818.33			
				\$ 22,000.00		429028 10/9/2023	\$ 1,322.63			
						429757 11/2/2023	\$ 10,523.93			
						431498 12/12/2023	\$ 1,064.25			
						432687 1/9/2024	\$ 7,673.31			
					Phase Subtotal		\$ 22,000.00	Phase Subtotal	\$ -	
		2	Bea/Due Care	\$ 4,000.00				Phase Subtotal	\$ 4,000.00	
					Phase Subtotal		\$ -			
		3	Brownfield Plan Budget Adjustment to support expanded scope of PII (1-18-24)	\$ 4,000.00				Phase Subtotal	\$ -	
				\$ (4,000.00)						
				\$ -				Phase Subtotal	\$ -	
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 15,000.00	Invoice Total	424168 6/8/2023	\$ 730.55			
					Invoice Total	425256 7/10/2023	\$ 731.87			
					Invoice Total	426224 8/7/2023	\$ 1,036.37			
					Invoice Total	427444 9/7/2023	\$ 1,058.96			
					Invoice Total	429203 10/10/2023	\$ 546.65			
					Invoice Total	430075 11/6/2023	\$ 1,487.00			
					Invoice Total	431026 12/4/2023	\$ 549.45			
					Project Subtotal		\$ 6,140.85	Project Subtotal	\$ 1,859.15	
					Invoice Breakdown					
		3	Brownfield Plan Evaluation	\$ 8,000.00		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	Phase Subtotal	\$ 1,859.15	
		3	Brownfield Plan Amendment	\$ 7,000.00				Phase Subtotal	\$ 7,000.00	
					Phase Subtotal		\$ -			
								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			
					Invoice Total	426124 7/19/2023	\$ 1,525.78			
					Invoice Total	426219 8/7/2023	\$ 862.34			
					Invoice Total	427542 9/7/2023	\$ 488.16			
					Invoice Total	429024 10/9/2023	\$ 2,733.55			
					Invoice Total	429753 11/2/2023	\$ 375.49			
					Invoice Total	431433 12/7/2023	\$ 71.63			
					Project Subtotal		\$ 6,537.20	Project Subtotal	\$ 2,819.33	
					Invoice Breakdown					
		10	Project Planning Associated with Plan Amendment	\$ 6,500.00		424164 6/8/2023	\$ 480.25			
						426124 7/19/2023	\$ 1,525.78			
						426219 8/7/2023	\$ 862.34			

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

				Invoice Total	431438	12/7/2023	\$	1,551.79		
				Invoice Total	432672	1/8/2024	\$	1,072.13		
				Invoice Total	433694	2/13/2024	\$	154.89		
				Invoice Total	434704*	3/12/2024	\$	493.89		
				Project Subtotal			\$	3,610.10	Project Subtotal	\$ 12,589.90
				Invoice Breakdown						
	2	Eligibility/HASP/SAP/HMI	\$ 7,200.00		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
	3	Brownfield Plan Evaluation	\$ 3,000.00		434704	3/12/2024	\$	493.89		
				Phase Subtotal			\$	493.89	Phase Subtotal	\$ 2,506.11
	3	Brownfield Plan Preparation	\$ 6,000.00							
				Phase Subtotal			\$	-	Phase Subtotal	\$ 6,000.00
231766	16	1, 2, 3	702 W. Michigan Avenue, Kalamazoo	\$ 44,000.00	Invoice Total	429751	11/2/2023	\$ 709.55		
					Invoice Total	431431	12/7/2023	\$ 14,104.00		
					Invoice Total	432667	1/8/2024	\$ 9,832.64		
					Invoice Total	433687	2/13/2024	\$ 576.99		
					Project Subtotal		\$	25,223.18	Project Subtotal	\$ 18,776.82
					Invoice Breakdown					
	1	Eligibility/Phase I ESA	\$ 4,000.00		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	\$ -
	2	Phase II ESA/HASP/SAP	\$ 18,500.00		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
	2	Hazardous Materials Inspection	\$ 7,000.00		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
	2	BEA/Due Care	\$ 5,500.00							
				Phase Subtotal			\$	-	Phase Subtotal	\$ 5,500.00
	3	Brownfield Plan Evaluation	\$ 3,000.00							
				Phase Subtotal			\$	-	Phase Subtotal	\$ 3,000.00
	3	Brownfield Plan Preparation	\$ 6,000.00							
				Phase Subtotal			\$	-	Phase Subtotal	\$ 6,000.00
				Approved Project Budgets Subtotal	\$	314,495.01			Invoice Total	\$ 215,709.77
				Estimated Contractual Budget Remaining	\$	(23,195.01)			Actual Contractual Budget Remaining and un-invoiced	\$ 75,590.23
				Project Budgets Returned						Check \$ 291,300.00
210265	3	2	1001 2nd Street, Kalamazoo	\$ 2,676.98						
230922	7	2	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 7,451.60						
210220	1	2	QAPP Preparation	\$ 2,400.00						
230923	10	3	Midlink Business Park Expansion	\$ 3,143.47						
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 7,000.00						
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment*	\$ 2,117.77						
			Available Contractual Budget Remaining	\$ 1,594.81						
			Notes:							
			*Pending							

KCBRA 2023 General Administrative Expense Allocation - **UPDATED 3/28/2024**

Site	<i>Total TIR expected 2023 or first year capture</i>	<i>% of Total TIR Available</i>	Gen Admin. Expenses based on % of TIR	<i>Actual plan specific charges 2023 (legal & contractual)</i>	2023 Admin Costs spread across plans	Notes
Midlink	\$ 737,778.15	21.26%	\$ 24,349.53	\$ -	\$ 24,349.53	
General Mills	\$ 227,571.46	6.56%	\$ 7,510.74	\$ -	\$ 7,510.74	
AJZ Sprinkle	\$ -	0.00%	\$ -	\$ -	\$ -	
Brown Family (Beckan)	\$ -	0.00%	\$ -	\$ -	\$ -	
9008 Portage Road	\$ 7,659.50	0.22%	\$ 252.79	\$ -	\$ 252.79	
Corner @ Drake	\$ -	0.00%	\$ -	\$ -	\$ -	
555 Eliza St.	\$ 795.54	0.02%	\$ 26.26	\$ -	\$ 26.26	
400 S. 14th St (Metal Mechanics)	\$ 5,403.06	0.16%	\$ 178.32	\$ -	\$ 178.32	
Kartar #6 (Schoolcraft)	\$ -	0.00%	\$ -	\$ -	\$ -	
232 LLC	\$ 5,785.97	0.17%	\$ 190.96	\$ -	\$ 190.96	
Blackbird Billiards	\$ 2,138.44	0.06%	\$ 70.58	\$ -	\$ 70.58	
RAI Jets	\$ -	0.00%	\$ -	\$ -	\$ -	
Kalamazoo West Professional Center	\$ 4,765.57	0.14%	\$ 157.28	\$ -	\$ 157.28	
381/383 S. Pitcher	\$ 24,242.93	0.70%	\$ 800.11	\$ -	\$ 800.11	
Stryker	\$ 1,164,309.48	33.56%	\$ 38,426.71	\$ -	\$ 38,426.71	
Stadium Park Way	\$ 135,071.12	3.89%	\$ 4,457.87	\$ -	\$ 4,457.87	
Holiday Lanes (Delta Marriott)	\$ 56,151.17	1.62%	\$ 1,853.21	\$ -	\$ 1,853.21	
Vicksburg Mill	\$ -	0.00%	\$ -	\$ 2,790.00	\$ 2,790.00	plus \$3,782 from 2021 & 2022 admin
Parchment Mill	\$ -	0.00%	\$ -	\$ -	\$ -	
Parchment 100 Island Ave	\$ -	0.00%	\$ -	\$ 341.00	\$ 341.00	plus \$5,212.50 from 2021 on Reimbursement Agreement
GPI	\$ 439,565.22	12.67%	\$ 14,507.35	\$ -	\$ 14,507.35	
Scannell/ Project Spartan	\$ 631,196.84	18.19%	\$ 20,831.93	\$ -	\$ 20,831.93	
IPUSA	\$ -	0.00%	\$ -	\$ 3,261.20	\$ 3,261.20	
KALSEE Credit Union	\$ 27,336.90	0.79%	\$ 902.22	\$ 1,147.00	\$ 2,049.22	
2 and 10 Mills St.	\$ -		\$ -	\$ -	\$ -	
619, LLC - 619 Porter St. (Railroad parcels)	\$ -		\$ -	\$ -	\$ -	
Total	\$ 3,469,771.35	100.00%	\$ 114,515.86	\$ 7,539.20	\$ 122,055.06	

2023 Expense Detail - updated

1	Postage Jan-March	\$	4.64
2	April-June		
3	July-Sept.		50.28
4	Oct.-Dec.		0.99
5	Total	\$	55.91
6	Printing Jan-March	\$	8.99
7	April-June		45.63
8	July-Sept.	\$	9.43
9	Oct.-Dec.	\$	12.13
10	Total	\$	76.18
11	Office Supplies		
12	J.B. Printing (B.Cards-MW)	\$	31.50
13			
14			
15	Total	\$	31.50
16	Contractual		
17	Fishbeck 2/16/23	\$	160.00
18	Fishbeck 3/16/23	\$	315.00
19	Fishbeck 5/10/23	\$	2,147.75
20	Fishbeck 6/8/23	\$	2,226.61
21	Fishbeck 7/12/23	\$	2,294.95
22	Fishbeck 8/7/23	\$	806.25
23	Fishbeck 9/7/23	\$	1,420.00
24	Fishbeck 10/9/23	\$	963.75
25	Fishbeck 11/2/23	\$	652.00
26	Fishbeck 12/7/23	\$	585.00
27	Fishbeck 1/9/24	\$	365.00
28			
29			
30	Total	\$	11,936.31
31	Contractual Op.		
32	Fishbeck 3/16/23	\$	315.00
33	Fishbeck 5/10/23	\$	288.75
	Fishbeck 1/9/24	\$	679.50
35			
36			
37			
38			
39			
40	Total	\$	1,283.25
41	Site Study		
42			
43			
44			
45	Total	\$	-
46			
47			
48			

Other contract		Salaries			
Varnum - KALSEE	\$	1,147.00	Salary R Q1	\$	309.30
Varnum - 100 Island Ave	\$	341.00	Salary M Q1	\$	16,314.48
Varnum - IPUSA	\$	1,742.20	Fringe Q1	\$	7,131.60
Varnum - Cont. Other	\$	1,101.60	Salary R Q2	\$	1,185.65
Varnum - IPUSA	\$	527.00	Salary M Q2	\$	16,117.92
Varnum - IPUSA	\$	93.00	Fringe Q2	\$	7,423.23
Varnum - Cont. Other	\$	680.00	Salary Q3 R	\$	567.05
Varnum - IPUSA	\$	403.00	Salary Q3 M	\$	13,955.76
Varnum - IPUSA	\$	496.00	Fringe Q3	\$	6,230.28
Varnum - Paper City	\$	1,147.00	Salary Q4 R		773.25
Varnum - Paper City	\$	1,364.00	Salary Q4 M		13529.88
Varnum - Paper City	\$	93.00	Fringe Q4		6136.04
Varnum - Paper City	\$	186.00			
Total		\$	9,320.80	Total	89,674.44
Communication -internal					
Network Jan.-March		533.25			
Network April-June		532.52			
Network July-Sept.		532.5			
Network Oct.-Dec.		532.5			
Total		\$	2,130.77		
Communication					
Total		\$	-		
Travel					
Walters Vicks Mill Tour 11/22		23.44			
Walters Vicks Mill Tour 04/23		24.56			
Walters Vicks Mill Tour 8/23		24.56			
Total		\$	72.56		
Marketing					
Blue Tree Web Design	\$	80.00			
Go Daddy Invoice	\$	45.34			
W.P. Engine Invoice	\$	300.00			
Total		\$	425.34		
Employee Training					
EGLE Conference - Staff	\$	195.00			
Total		\$	195.00		
Miscellaneous					
Total		\$	-		
Indirect Costs 9/20/23	\$	6,853.00			*corrected amount
Indirect Cost alloc.	\$	6,853.00			
Interest Expense					
Total		0.00			
Total Expenses		\$	122,055.06		

KCBRA Fund 243 General Fund 2024 Expense Detail

1	Postage		
2	Jan-March	\$	0.99
3	April-June		
4	July-Sept.		
5	Oct.-Dec.		
6	Total	\$	0.99

7			
8	Printing		
9	Jan-March	\$	4.14
10	April-June		
11	July-Sept.		
12	Oct.-Dec.		
13	Total	\$	4.14

14			
15	Office Supplies		
16			
17			
18			
19	Total	\$	-

20			
21	Contractual		
22	Fishbeck 2/13/24	\$	1,142.50
23	Fishbeck 3/12/24	\$	627.50
24			
25	Total	\$	1,770.00

26			
27	Contractual Op.		
28			
29			
30	Total	\$	-

31			
32	Site Study		
33			
34			
35			
36	Total	\$	-

	Contractual - Other		
	Varnum (IPUSA)	\$	155.00
	Varnum (IPUSA)	\$	712.50
	Varnum (Midlink)	\$	522.00
	Total	\$	1,389.50
	Communication - Internal		
	Network Jan.-March		393
	Network April-June		
	Network July-Sept.		
	Network Oct.-Dec.		
	Total	\$	393.00

	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	-

	Communication	
	Total	\$ -

	Travel	
	Staff Q1 Travel Invoice	61.71
	Total	\$ 61.71

	Marketing	
	Total	\$ -

	Employee Training	
	State of Economic Dev	\$ 99.00
	Total	\$99.00

	Miscellaneous	
	Total	\$ -
	Indirect Cost alloc.	\$ -

	Interest Expense	
	Total	0.00

	Total Expenses	\$ 3,718.34
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Estimated KCBRA Fund amounts with Encumbrances
 Fund 243 General Fund 4,789,413
 Fund 242 LBRF 4,090,799

MUNIS Actual

2023 BRA TOTAL YEAR END	4,455,282.02	0.00	4,455,282	4,455,282	4,455,282.02
BRA MUNIS ACTUAL TOTAL AS OF 3/15/2024					\$4,890,115.71
BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
County BRA (acct 24370300-)		3,718.34		-3,718.34	MUNIS Actual, Admin Expense (D6)
Dividends				0.00	
Service Fees (application fee payments)	5,000.00				
Midlink local TIR tax (acct 24370301-420.00)	177,004.37			177,004.37	
Midlink school TIR tax (acct 24370301-420.01)				0	
Midlink Admin chg					
General Mills local TIR (acct 24370304-420.00)	39,275.89			39,276	
General Mills school TIR (acct 24370304-420.01)				0	
General Mills Admin chg					
9008 Portage Road local TIR (acct 24370303-420.00)	2,521.53			2,522	
9008 Portage Road school TIR (acct 24370303-420.01)				0	
9008 Portage Road Admin Chg					
555 E. Eliza St. Local TIR (24370306-420.00)	438.14			438	
555 E. Eliza St. School TIR (24370306-420.01)				0	
555 E. Eliza St. Admin Chg					
232 LLC (24370307-420.00)				0	
232 LLC Admin. Chg					
Blackbird Billiards local TIR (24370308-420.00)				0	
Blackbird Billiards School TIR (24370308-420.01)				0.00	
Blackbird Billiards Admin Chg					
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,765.48			4,765.48	
Kalamazoo West Admin. Chg					
Metal Mechanics Local TIR (24370311-420.00)	2,227.43			2,227	
Metal Mechanics School TIR (24370311-420.01)				0	
Metal Mechanics Admin. Chg.					
Scanell/Project Spartan Local TIR (24370318-420.00)	103,887.48			103,887	
Scanell/Project Spartan School TIR (24370318-420.01)				0	
Scanell/Project Spartan Admin. Chg.					
Stryker Local (24370313-420.00)	191,631.41			191,631	
Stryker School (24370313-420.01)				0	
Stryker Admin. Chg					
Stadium Park Way Local (24370314-420.00)	134,880.26			134,880	
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					
Vickburg Mill (24370316)					
Vicksburg Mill Admin. Chg					
Delta Marriott (24370317) Local TIR	54,491.94				
Delta Marriott School TIR					
Delta Marriott Admin. Chg					
2 and 10 Mills St. (Environmental Work)					
Graphic Packaging Local TIR (24370319-420.00)				0	
Graphic Packaging School TIR (24370319-420.01)				0	
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)	27,336.83				
KALSEE Credit Union State TIR (24370321-420.01)					
KALSEE Credit Union Admin. Charge					
619 Porter St. (Environmental work)					
BRA ACTUAL TOTAL 2024 AS OF 3/25/2024	743,460.76	3,718.34	-	739,742	739,742 4,890,116

invoice packet pending

2020-24 Pending remaining of approved Work Orders & Other Expenses						
General Fund						
WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017
WO#2018-1 - General Env. Consulting			20			unused in 2018
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application			
WO# 2018-2 ET Annual Report Assistance			25			unused in 2018
WO# 2018-3 Website Assistance -Envirologic			42.5			unused in 2018
Web Hosting (annual expense)	300					
WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019
WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020
WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021
WO#2022-1 General Environmental + admin			11,722.50			unused in 2022
WO#2023-1 General Environmental + Admin			6,780.44			unused in 2023
WO #2024-1 General Environmental + Admin		18,230.00	Remaining amount in W.O.			
Fund 243 (247) Work Order TOTAL		18,530.00		-18,530.00	4,871,886	Fund 243 w/ Enc.
Local Brownfield Revolving Fund						
440 LLC - Funding Request		15,000.00	invoices approved 5/25/2023			
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.	-6,832.02	4,178,696	Fund 242 w/ Enc.
WO#2023-2 YWCA VMI system (GRA)		12,102.98	Remaining amount in W.O.			
WO#2023-3 436 W. Willard Street (LRA)		10,292.07	Remaining amount in W.O.			
530 S. Rose Street Project (GRA)		86,896.74				
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00				
Fund 242 (643) Work Order Total		525,623.81				
<i>total work orders & other expenses from both accounts</i>		544,153.81				

Pending reimbursements to Developers (with required documentation):

- Delta Marriott Invoices (estimated) 82,473.15
- City of Portage Invoices for Stryker (TBD)
- IPUSA (TBD)
- KALSEE (TBD)

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

4,789,412.56

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 3/13/2024		87,897.02		
Subtotals	4,850,712.30	146,392.46	4,704,319.84	
Fund 242 TOTAL to date \$ 4,704,319.84				

*see Expense Detail 2024 for outstanding workorders