KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, April 25, 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. <u>Call to Order</u>: 3:00

2. Roll Call and Members Excused

- 3. Approval of the Agenda
- 4. Approval of Minutes: BRA Minutes of March 28, 2024
- 5. Public Comments (4 minutes each)
- 6. Consent Agenda
 - a. From General Fund
 - i. \$23,318.42- FY24Q1 Reimbursement to Planning Department
 - ii. \$ 192.86 BRA Admin Expense invoice for EGLE Loan
 - iii. \$ 1,120.00 Fishbeck Invoice 435834 (W.O. 2024-1 Gen. Env.)
 - b. From EPA Grant Fund
 - i. **\$30.39** Fishbeck invoice 435835 (W.O.#13 YWCA)
 - ii. **\$112.80** Fishbeck invoice 435838 (W.O.#11 Redman Ventures)
 - iii. \$552.35 Fishbeck invoice 435841 (W.O.#12 Legacy Senior Living)
 - iv. **\$255.96** Fishbeck invoice 435840 (W.O. #15 UEI)
 - v. \$237.54 Fishbeck invoice 435839 (W.O. #2 Outreach & Programmatic)
 - vi. \$286.50 Fishbeck invoice 435833 (W.O. #2 Outreach & Programmatic
 - c. From LBRF 242 Fund
 - i. **\$ 1,384.65** Fishbeck invoice 435842 (W.O. 2023-2 YWCA)
 - ii. \$ 10,292.07 Fishbeck invoice 435843 (W.O. 2023-3 436. W. Willard St.)
 - d. Project Business:
 - i. Authorization to Submit Vicksburg Mill FY24 Q2 Loan Report to EGLE
 - ii. **\$34,119.44** Final Reimbursement to Paper City EGLE Grant (retention amount held from past quarters approved by KCBRA & EGLE)
 - e. KCBRA Business:
 - i. KCBRA 2024 Fund 243 Budget Amendment

7. Discussion and/or Action Calendar

a. Action: Teresa's Kitchen Part 1 & Part 2 Project Applications

- i. Fishbeck EPA Grant Work Order #14
- b. **Discussion:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
 - 1. EPA Grant Budget Reallocation Memo
 - iii. Urban Exposure Initiative BFP Evaluation Memo
- 8. Financial Reports
 - a. Discussion: General Fund 243 Report FY24 Q1 Report
 - b. **Discussion:** Local Brownfield Revolving Fund 242 Report
- 9. Staff Report/Updates
 - a. Vicksburg Mill EGLE Grant Closed and approved by EGLE on 3/15/2024
 - b. LBRF invested with Michigan Class by County Treasury Dept. on 4/15/2024
- 10. Committees times dates and places
 - a. Kalamazoo Land Bank Regular Meeting Thursday, May 9th, 2023, at 8:30 a.m.
 - b. KCBRA Committee of the Whole Thursday May 9th, 2024, at 3:00 p.m.
- 11. Other
- 12. Board Member Comments
- 13. Adjournment

Next Regular Meeting: Thursday, May 23, 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, March 28, 2024

PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A

TIME: 3:00 pm

DRAFT - MINUTES

Present: Kenneth Peregon, Connie Ferguson, Jared Lutz, Jodi Milks, Monteze Morales, David

(Wei) Wang and Andrew Wenzel

Members Excused: Christopher Carew

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: Chair Peregon called the meeting to order at 3:03 p.m.

- 2. Roll Call and Members Excused: Gary Barton has formally resigned, Christopher Carew was excused. Commissioner Morales attended the meeting virtually in accordance with ADA accommodations consistent with 2022 OAG 7318 Seven (7) of Eight (8) voting were present, there is one (1) vacancy.
- 3. Approval of the Agenda:

Director Wang moved to approve item 3, Director Milks seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of February 22, 2024

Director Ferguson noted there should be a comma between Searles and Fishbeck in the consultant section of the minutes and the word members in the attendance description should be singular.

Director Milks moved to approve item 4 as amended, Director Ferguson seconded. None opposed, motion carried.

5. <u>Public Comments</u> (4 minutes each) Kyle Gulau, introduced themselves to the board as a candidate for consideration to interview for the KCBRA/EDC board member vacancy.

- 6. Consent Agenda Invoices
 - 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)

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

- 7. <u>Discussion and/or Action Calendar</u>
 - a. Action: Letter to KCBRA Board from 702 W Michigan Ave. Developer Director Lutz moved to approve item 7a as presented, Director Wenzel seconded. A roll call vote was taken, seven (7) Yes, none opposed, motion carried.
 - b. Action: LC Howard Reimbursement by City of Parchment BRA Request #2

 Director Wenzel moved to approve item 7b as amended, recommending approval of the invoice packet and payment to the developer by the City of Parchment BRA. Director Ferguson seconded, none opposed, motion carried.
 - c. **Discussion/Action:** Fishbeck
 - i. YWCA Work Order 2023-2 Amendment #1

Director Ferguson moved to approve item 7ci as presented, Director Lutz seconded, none opposed, motion carried.

- ii. General Environmental Memo & Billing Summary
- iii. EPA Grant Memo & Billing Summary
- d. **Action:** Updated 2023 Administrative Cost Allocations to Project Accounts **Director Milks moved to approve item 7d as presented, Director Ferguson seconded, none opposed, motion carried.**
 - e. **Discussion:** Selection Committees (April 25, 2024, Annual Meeting)

- i. Volunteers for Nomination Committee
- 8. Financial Reports Staff presented 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

Director Wang moved to authorize the BRA Administrator to initiate the investment of the total amount of the LBRF into a Money Markey Account, with competitive rates, on the Chief Deputy Treasurer's recommendation. Director Wenzel seconded, none opposed, motion carried.

- 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 None.
- 12. Board Member Comments None.
- 13. <u>Adjournment Director Wenzel moved to adjourn at 4:31 p.m. Director Wang seconded, meeting adjourned.</u>

EDC & KCBRA Annual Meetings then KCBRA Regular Meeting to Immediately Follow

<u>Thursday, April 25, 2024, at 3:00 p.m.</u>

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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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:

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Planning & Development Department

201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007 Phone: (269) 384-8112 • Email: RGROV@kalcounty.com

INTER-OFFICE INVOICE

BILL TO

Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

Invoice

Invoice No	BRA-1-2024
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DATE	DUE DATE
04/25/24	

DATE	DESCRIPTION	Cost	Qty	AMOUNT
04/25/24	2024 BRA administration hours - Q1 County Pay Periods 1-6 12/29/2023 - 3/22/2024			
	Macy Walters (243-700-20-70300-70500 Salaries, Others			
	(468 hrs - 4 hrs for EGLE L= 464)	15,655.36	1	15,655.36
	Fringe Benefits 42.9% (243-000-710.00)	6,716.15	1	6,716.15
	Rachael Grover (243-700-20-70300-70400 Salary Director)			
	(12 hours - 0 EGLE L = 12)	662.64	1	662.64
	Fringe Benefits 42.9% (243-000-710.00)	284.27	1	284.27
	THANK YOU! ©	TOTAL	>	23,318.42



Planning & Development Department

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INTER-OFFICE INVOICE

BILL TO

Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

Invoice

Invoice No.	BRA-EGLE GL		
invoice No.	Q2 2024		

DATE	DUE DATE
04/25/24	

DATE	DESCRIPTION	Cost	Qty	AMOUNT
03/25/24	2024 BRA EGLE Mill Loan admin. hours County Pay Periods 1-6 12/30/2023 - 3/22/2024			
	BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (4 hours)	134.96	1	134.96
	Fringe Benefits 42.9%	57.90	1	57.90
	Rachael Grover Loan (0 hours)	-	1	-
	Fringe Benefits 42.9%	-	1	-
THANK YOU! ©		TOTA	\L>	\$ 192.86

Current

1,120.00

0.00



Payment Options

NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546 Remittance Advice: accounts.receivable@fishbeck.com

616.575.3824

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

Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435834

Invoice Date: 4/10/2024 **Project:** 230454

Project Name: KCBRA/W.O. 2023-1 Gen

Environmental Review

Bill Term: BT2

For Professional Services Rendered Through 3/31/2024

WO #2024-1

Fee **Available** To Date **Previous** GR 2024 - General Review 2024 14,000.00 12.230.00 2,890.00 1,770.00 1,120.00 Rate Labor CAS 2024 - Contractual Administrative 6,000.00 6,000.00 0.00 Support 2024

> **Current Billings** 1,120.00 1,120.00 **Amount Due This Bill**

Billings

0.00

Total Fee: 20,000.00 To Date Billings: 2,890.00 Total Remaining: 17,110.00

GR 2024 - General Review 2024					
Rate Labor Class / Employee		Date	Hours	Rate	Amount
Senior Geologist	_				
Therese Searles	3/1	1/2024	2.00	105.0000	210.00
	Attend Texas Twp COW and	wp Board m	itg re: Q Corners		
	3/25	5/2024	0.50	105.0000	52.50
Total Therese Searles			2.50		262.50
Total Senior Geologist			2.50		262.50
Senior Hydrogeologist					
Jeffrey Hawkins	3/14	1/2024	1.00	150.0000	150.00
	attended COW meeting				
	3/25	5/2024	0.50	150.0000	75.00
	pulled together folders from meeting	previous me	etings; discussion with TMS I	re: actions at last COW	
	3/29	9/2024	0.25	150.0000	37.50
Total Jeffrey Hawkins	reviewed TMS email on status	of BRA mee	eting and scheduling 1.75		262.50
Total Senior Hydrogeologist			1.75		262.50
Staff Environmental Specialist					
Logan Mulholland	3/7	7/2024	4.25	85.0000	361.25
	LC Howard TIF Tracking discu	ssion with th	ne City, draft and finalize disk	oursement memo	
	•	1/2024	0.50	85.0000	42.50
	Communications on Q Corne	rs plan, upda	ites to fact sheet		
	•	3/2024	0.50	85.0000	42.50
	Communications on Q Corne	-			
	-,	7/2024	1.75	85.0000	148.75
Total Logan Mulholland	Update disbursement memo,	Re Styker/C	ity of Portage reimbursemen 7.00	t	595.00
Total Staff Environmental Specialist			7.00		595.00

Total Rate Labor

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

Total Bill Task: GR 2024 - General Review 2024

1,120.00

1,120.00

1,120.00



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Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435835

Invoice Date: 4/10/2024 **Project:** 231417

Project Name: KCBRA/YWCA, 550 S. Riverview Dr.

Billings

City of Parchment

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract: MIDeal
Contract Name: MIDeal Contracts

Fee **Available** To Date **Previous** Current HASP/SAP/PM - Eligibility / HASP /SAP 882.23 0.00 882.23 882.23 0.00 /Project Management 5,250.00 PFE - PFE Testing 110.30 5,139.70 5,139.70 0.00 VMS Design - VMS Design 15,000.00 6,917.63 8,112.76 8,082.37 30.39 30.39 Rate Labor **Current Billings** 30.39 **Amount Due This Bill** 30.39

 Total Fee:
 21,132.23

 To Date Billings:
 14,134.69

 Total Remaining:
 6,997.54

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

VMS Design - VMS Design

Rate Labor
Class / Employee

Date
Hours
Rate Amount

Senior Geologist
Therese Searles
3/29/2024
0.25
121.5400
30.39
design document discussion re: EPA

Total Rate Labor

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

30.39

Invoice: 435835



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Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435838

Invoice Date: 4/10/2024 **Project:** 231418

Project Name: KCBRA/Redman Ventures, LLC-

6667 Stadium Dr. Oshtemo

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract: MIDeal

Contract Name: MIDeal Contracts

Billings

6667 Stadium Dr, Oshtemo

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

Elig-PH1 - Eligibility Update & Phase I ESA
ASB - Asbestos Survey
BP Eval - Brownfield Plan Evaluation
Rate Labor 112.80

Fee	Available	To Date	Previous	Current	
3,200.00	0.00	3,200.00	3,200.00	0.00	
5,000.00	2,043.10	2,956.90	2,956.90	0.00	
3,000.00	2,310.47	802.33	689.53	112.80	

Current Billings	112.80
Amount Due This Bill	112.80

 Total Fee:
 11,200.00

 To Date Billings:
 6,959.23

 Total Remaining:
 4,240.77

roject: 231418 - KCBRA/Redman Ventures, LLC-6667 Stadium Dr. Oshtemo			Invoi	<u>ce: 435838</u>	
BP Eval - Brownfield Plan Evaluation					
Rate Labor					
Class / Employee		Date	Hours	Rate	Amount
Senior Geologist					
Therese Searles		3/1/2024	0.25	121.5400	30.39
	BF evaluation email				
		3/5/2024	0.25	121.5400	30.39
	assessor communicat	ion			
		3/22/2024	0.25	121.5400	30.39
	BF evaluation				
Total Therese Searles			0.75		91.17
Total Senior Geologist			0.75		91.17
Staff Environmental Specialist					
Olivia Selby-Tomaszewicz		3/1/2024	0.25	86.5200	21.63
	communication regar	ding assessor and po	otential tax increment		
	7	otal Rate Labor			112.80
Total Bill Task: BP Eval - Brownfield P	lan Evaluation				112.80

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

112.80



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Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435841

Invoice Date: 4/10/2024 **Project:** 231419

Project Name: KCBRA/Legacy Senior Living, 730 N.

Billings

Burdick St. Kalamazoo

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract: MIDeal

Contract Name: MIDeal Contracts

WO #12

		Fee	Available	To Date	Previous	Current
231419 - KCBRA/Legacy Se N. Burdick St. Kalamazoo	nior Living, 730					
RAP - Response Activity Pl Site Model	an /Conceptual	17,500.00	9,900.32	7,599.68	7,599.68	0.00
Clean - Brownfield Cleanu	p Planning	5,000.00	1,723.89	3,828.46	3,276.11	552.35
Rate Labor	552.35					
				Current Billings		552.35
			Amou	unt Due This Bill		552.35

 Total Fee:
 22,500.00

 To Date Billings:
 11,428.14

 Total Remaining:
 11,071.86

Clean - Brownfield Cleanup Planning Rate Labor					
Class / Employee	Da	te	Hours	Rate	Amount
Senior Engineer		_			
Alisa Lindsay	3/1/20	24	0.25	169.9500	42.49
	Check on site inv. rpt. status				
	3/8/202	24	1.00	169.9500	169.95
	Construction/Design team status	mtg., follo	w-up items		
	3/13/202	24	0.50	169.9500	84.98
	Internal strategy re: ISM Pb frac P	b and pot	ential options moving fwd		
	3/14/202	24	1.50	169.9500	254.93
	Draft email re: ISM Pb frac Pb and	potential	options moving fwd 3.25		
Total Alisa Lindsay			5.25		552.35
Total Senior Engineer			3.25		552.35
	Total Rate L	abor			552.35
Total Bill Task: Clean - Brownfield Cleanu	p Planning				552.35

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

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

552.35

Invoice: 435841



NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546 Remittance Advice: accounts.receivable@fishbeck.com

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Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435840

Invoice Date: 4/10/2024 **Project:** 231768

Project Name: KCBRA/WO 15 - Urban Exposure

Initiative, 1116 Lake Street

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract : MIDeal Contracts

		Fee	Available	To Date	Previous	Current
Elg/HASP/SAP - Eligibility, HA	ASP, SAP	1,200.00	519.62	680.38	680.38	0.00
HM Inspect - Hazardous Mate	erials 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	n	3,000.00	2,506.11	749.85	493.89	255.96
Rate Lahor	255 96					

Current Billings	255.96
Amount Due This Bill	255.96

Billings

Project: 231768 - KCBRA/WO 15 - Urban Exposure Initiative, 111	6 Lake Street	Invoice:	435840
BF Eval - Brownfield Evaluation			
Rate Labor			
Class	Hours	Rate	Amount
Senior Geologist	1.75	121.5400	212.70
Staff Environmental Specialist	0.50	86.5200	43.26
	Total Rate Labor		255.96
Total Bill Task: BF Eval - Brownfield Evaluation			255.96



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Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435839

Invoice Date: 4/10/2024 **Project:** E210220

Project Name: Kalamazoo County Brownfield

Redevelopment Authority/WO-1

QAPP

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract: MIDeal

Contract Name: MIDeal Contracts

WO-1

					Billings	
		Fee	Available	To Date	Previous	Current
E210220 - Kalamazoo Co Redevelopment Authori	•					
QAPP - QAPP		2,004.00	2,004.00	0.00	0.00	0.00
QAPP-AU - QAPP -Ann	ual Updates	596.00	596.00	237.54	0.00	237.54
Rate Labor	237.54					
			Cı	ırrent Billings		237.54
			Amoun	t Due This Bill		237.54

 Total Fee:
 2,600.00

 To Date Billings:
 237.54

 Total Remaining:
 2,362.46

Project: E210220 - Kalamazoo County Brownfield Red	evelopment Authority/WO-1 QAPP	<u>lı</u>	rvoice: 435839
QAPP-AU - QAPP -Annual Updates			
Rate Labor			
Class / Employee	Hours	Rate	Amount
Staff Engineer			
Mahta Naziri Saeed	3.00	79.1800	237.54
	Total Rate Labor		237.54



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Authority

201 West Kalamazoo Avenue Kalamazoo, MI 49008

United States

Invoice: 435833

Invoice Date: 4/10/2024

Project: E210229 Project Name: KCBRA/FY21 EPA Assessment Grant

-W.O. 2 Community Outreach and

Programmatic

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

Contract: MIDeal

Contract Name: MIDeal Contracts

Billings Fee **Available** To Date **Previous** Current 9,300.00 1,660.67 7,925.83 7,639.33 286.50

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

Rate Labor 286.50

Current Billings	286.50
Amount Due This Bill	286.50

Project: E210229 - KCBRA/FY21 EPA Assessment Gra	nt -W.O. 2 Community Outreach and Programmatic	Invoice	: 435833
COMM - Community Outreach & Programmatic			
Rate Labor			
Class / Employee	Hours	Rate	Amount
Senior Geologist			
Therese Searles	3.00	95.5000	286.50
	Total Rate Labor		286.50

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

286.50

Programmatic



NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546 Remittance Advice: accounts.receivable@fishbeck.com

616.575.3824

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

Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Total Expense

Invoice: 435842

Invoice Date: 4/10/2024 **Project:** 231417

Project Name: KCBRA/YWCA, 550 S. Riverview Dr.

City of Parchment

Bill Term: BT2

For Professional Services Rendered Through 3/31/2024

300.90

				Billings		
		Fee	Available	To Date	Previous	Current
VMS Install - VMS Installation	on	110,000.00	22,102.98	89,281.67	87,897.02	1,384.65
Rate Labor	1,083.75					
Expenses	287.50					
Unit Rate Expense	13.40					

Current Billings	1,384.65
Amount Due This Bill	1,384.65

Project: 231417 - KCBRA/YWCA, 550 S. Riverview Dr. Cit	y of Parchment		l:	nvoice: 435842
VMS Install - VMS Installation Rate Labor Class	Hours		Rate	Amount
Senior Geologist	0.50		115.0000	57.50
Senior Hydrogeologist	7.75		115.0000	891.25
Staff Geologist	1.50		90.0000	135.00
	Total Rate Labor			1,083.75
Expenses Account / Vendor		Cost	Multiplier	Amount
Subconsultant				
Merit Laboratories		250.00	1.15	287.50
	Total Expenses			287.50
Unit Rate Expenses Account / Unit	Quantity		Rate	Amount
Company Vehicle Use				
Mileage - Company Vehicle	20.00		0.6700	13.40
Total Company Vehicle Use				13.40
	Total Unit Rate Expenses			13.40
Total Bill Task: VMS Install - VMS Installation				1,384.65

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

1,384.65



NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546 Remittance Advice: accounts.receivable@fishbeck.com

616.575.3824

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

Attention: Macy Walters

Kalamazoo County Brownfield Redevelopment

Authority

201 West Kalamazoo Avenue

Kalamazoo, MI 49008

United States

Invoice: 435843

Invoice Date: 4/10/2024 **Project:** 240058

Project Name: KCBRA/436 W. Willard, Kalamazoo

Billings

Bill Term: BT1

For Professional Services Rendered Through 3/31/2024

PFET & VMS Desig - Cleanup Planning-PFET
& Vapor Mitigation System Design
(WO#2023-3)

Less Fee Exceeded

Rate Labor	7,320.75
Expenses	2,817.50
Unit Rate Expense	165.30
Total Expense	2,982.80

Fee	Available	To Date	Previous	Current
24,000.00	10,292.07	24,000.00	13,707.93	10,303.55

-11.48

*Max Fee Exceeded

Current Billings

Amount Due This Bill

10,292.07

PFET & VMS Desig - Cleanup Planning-PFET & Vapor Mitigation System Design (WO#2023-3) Rate Labor				
Class	Hours	_	Rate	Amount
Senior Environmental Specialist	7.75		140.0000	1,085.00
Senior Hydrogeologist	25.25		115.0000	2,903.75
Staff Hydrogeologist	38.50		84.0000	3,234.00
Total Staff Hydrogeologist	38.50			3,234.00
Technician	1.00		98.0000	98.00
	Total Rate Labor			7,320.75
Expenses Account / Vendor		Cost	Multiplier	Amoun
Subconsultant				
K&H Concrete Cutting Inc		1,200.00	1.15	1,380.00
Merit Laboratories		1,250.00	1.15	1,437.50
Total Subconsultant		2,450.00	-	2,817.50
	Total Expenses			2,817.50
Unit Rate Expenses Account / Unit	Quantity		Rate	Amount
Company Vehicle Use		•		
Mileage - Company Vehicle	174.00		0.9500	165.30
	Total Unit Rate Expenses			165.30
Total Bill Task: PFET & VMS Desig - Cleanup Planning-PFET &	k Vapor			10,303.55

Total Project: 240058 - KCBRA/436 W. Willard, Kalamazoo



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant

	and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.																
					F	PRO	JECT [DETA	ILS								
Grantee / Bori	rowe	r Name: <i>Ka</i>	alamazo	oo County I	Brownfi	eld R	Redevelopr	nent A	uthority	,	0	irant Re	port	● Lo	an Repo	ort	
Project Name	: Pap	er City De	evelopm	ent, LLC						Т	racking (Code: 20	018-132	23 Re	equest #	::N/A	
Purchase Ord	er Nı	umber:								L	ocation C	Code: 6	705				
Dates of Repo	orting	: Begin:	1	1/1/2024		End:	3/3	30/2024	4	C)uarter:	2 (Jan-	-Mar)	Fiscal	Year:	2024	1
Name of Contact Person: Ken Peregon										С	ontract E	Expires (On:	Oc	t 8, 202	5	
Title of Contact Person: Chairperson, KCBRA							Phone Nu	ımber:	+1	(269	9) 384-83	805					
Remittance A	Remittance Address: 201 West Kalamazoo Avenue																
City: Kalamazoo State							Michi	igan		Zip	Code: 4	9007					
EXPENDITURES																	
		List all	expendi	tures for th	e quart			_	_	ontr	actors an	d subco	ontracto	rs			
Invoice Number	Invo	voice Date Vendor					(refer t	Task Number efer to approved Amol work plan)		ount		Proof of Payment (list check number or other reference)					
BRA-EGLE GL Q2 2024	Apr	25, 2024		Kalama	zoo Co	unty		7	Task 5		\$	192.86	Pend	Pending			
2273	Apri	l 17, 20 2		Phillips E	nvironr	nenta	al	Tá	Task 2G		\$	585.00	Pend	Pending			
									TOTA	L:	\$	777.86					
			. 1		Р	RO	GRESS	REPC	DRT								
Task Numbe	er	Work p Budg Approve Date	et ed to	Invoiced Quart		Invo	iced to Da	te (ind	clude pr	ogres	Ac ss made, s	•	•		, and/or բ	oroblem	าร
Assessmer and Investigation		\$	\$0.00	\$	0.00		\$0.00	N/A	1								
2. Due Care	•	\$755,61	7.00	\$58	5.00	\$3	77,539.97	Due	e care p	olanı	ning for th	ne next	develop	ment p	ohase.		
3. Demolition	า	\$407,59	90.00	\$	0.00	\$3	92,435.72	N/A	ı								
4. 3rd Party Oversight	•	\$40,00	00.00	\$	0.00		\$9,732.50	N/A									
5. Loan Administratio	n	\$37,50	00.00	\$19	2.86	\$	311,149.89	Adr	ninistra	ation							
6. Contingend	cy	\$	30.00	\$	0.00		\$0.00	N/A									
TOTAL	S:	\$1,240,70	07.00	\$77	7.86	\$7	90,858.08										

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Paper City Development, LLC	Report #: N/A	Fiscal Year:	2024	Quarter: 2 (Jan-Mar)
			_	
Describe proposed activity next qu The field below will expand as you type. If additional Continue Due Care Planning and Documentation for next pha	room is desired, please ase of redevelopment.	attach additional		his form.
	SINTEREST EAR			
LOAN REPORTS ONLY: Interest earned on loan funds disburs documentation. Please check the box below that corresponds cannot select one of the options below, please.	s to the appropriate st	atement regard	ding disbur	rsed loan funds. If you
Our interest statement is attached.				
Our loan disbursement is not in an interest-bearing accou				
STATEMENT OF R	EVIEW AND AP	PROVAL		
BY SUBMITTING THIS QUARTERLY REPORT AND CHECK REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT AI CONTAINED WITHIN THE REPORT ARE TRUE. THE GRAI RECORDS MAY RESULT IN THE TERMINATION OF THE GREMEDIES.	LL WORK PERFORM NTEE / BORROWER A	ED AND THE ACKNOWLED	ASSOCIA [.] GES THA	TED EXPENDITURES T FALSIFICATION OF
By checking this box, I, the grantee / borrower, verify progress report.	that I have reviewed	I and approve	the subr	nitted invoices and
Please type name of individual checking the above stater	ment: Rachael Grov	er, Planning a	and Deve	elopment Director
Please email the completed form and all supporting docu		ownfield Gran	nt and Loa	an Coordinator and to
Note: In order for the submittal to be considered complete and	elds@Michigan.gov	o contract:		
Note. III order for the submittal to be considered complete and	III Compilance with the	t Contract.		
Copies of all contractor and subcontractor invoices must balance of the loan funds and interest earned (if any) m		an projects, a b	oank statei	ment showing the
All parts of this form must be completed and submitted	quarterly whether or r	not there have b	oeen expe	nditures.
				· ·

The Mill @ Vicksburg Loan Administration Project # 2018-1323

		Quarter 2 (State FY2024) Description	Staff (#)	Rate (\$)	Fringe (%)	Total Cost	Fiscal Quarter
1/9/2024	1	Meeting with EGLE - Macy Walters	1	33.74	42.9	\$ 48.21	2
1/12/2024	1	FY24Q1 Loan Report Prep - Macy Walters	1	33.74	42.9	\$ 48.21	2
3/5/2024	1	FY24Q1 Loan Report Resubmittal - Macy Walters	1	33.74	42.9	\$ 48.21	2
3/12/2024	1	Meeting with EGLE - Macy Walters	1	33.74	42.9	\$ 48.21	2
Total hours	4		Tota	al Q2 Loan Adr	nin costs	\$192.86	



Invoice

DATE	INVOICE#
4/17/2024	2273

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

		PROJE	ECT
	104	46A - Vick	sburg Mill
DATE DESCRIPTION	QUANTITY	RATE	AMOUNT
2/1/2024 2/2/2024 2/8/2024 3/13/2024 Respond to Steve S. regarding 10G development plans. Respond to Steve S. regarding 10G development plans. Meeting to review 10G plans for soil, etc. Including Meeting follow-up. Monthly meeting with EGLE.	2.5	130.00 130.00 130.00 130.00	65.00 130.00 325.00 65.00
Loan Task 2G - Due Care M&P	Total		\$585.00

Balance Due

\$585.00

Macy R. Walters

From: Tyler R. White

Sent: Wednesday, April 17, 2024 3:54 PM

To: Macy R. Walters
Cc: Rachael A. Grover

Subject: RE: KCBRA EGLE Loan - Short Term Investment Balance Amount Update

To date, the EGLE Loan has earned \$56,325.45 in interest since its investment with Michigan Class in December 2019. These earnings were added back to the corpus of the investment and are available for use on allowable expenses under the terms of the loan agreement.



Tyler Ray White (He/Him), CPA, MPA

Chief Deputy Treasurer

Treasurer's Office

o. 269-384-8135

201 W. Kalamazoo Ave., Kalamazoo, MI 49007

www.kalcounty.com









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BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169, DEQBrownfields @Michigan.gov

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.																
						PRO.	JECT [DET	AILS							
Grantee / Bor	rowe	r Name: <i>Ka</i>	alamazo	oo County E	Brownf	ield Re	edevelopr	ment ,	Authori	ty	•	Grant Rep	ort	() Lo	oan Rep	ort
Project Name	: Pap	per City De	velopm	ent, LLC						T	racking (Code: 20	18-132	23 F	Request	#: 17
Purchase Ord	ler N	umber:								L	ocation (Code: 670	05			
Dates of Repo	orting	ı: Begin:	Ja	n 1, 2022		End:	Mar	31, 2	022	C	Quarter:	2 (Jan-N	Лаr)	Fisca	al Year:	2022
Name of Contact Person: Ken Peregon										C	Contract E	Expires O	n:	C	ct 8, 20	22
Title of Contact Person: Chairperson, KCBRA Phone Number: +1 (269) 384-8305																
Remittance Address: 201 West Kalamazoo Avenue																
City: Kalama	azoo				State		Michi	igan		Zip	Code: 4	9007				
					ı	EV	DENIDI									
		List all	expendi	tures for the	e quar		PENDIT d attach in			contr	actors an	ıd subcor	itractor	rs		
Invoice Number	Inv	oice Date		Ve	endor			(refe	Task Number refer to approved work plan)					Proof of Payment (list check number or other reference)		
08768	Feb	28, 2022		Env	virologi	c		C	3rd Party Oversight Contingency Task 6			\$26.25	Check #553540			
BRA-EGLE- GL2022	Mar	· 31, 2022	Kala	amazoo Col	unty Pl	lanning	g Dept	Gr	Grant Admin Task 5		\$1,	149.19	Pending			
2182	Apr	il 6, 2022	Phil	lips Enviror	nmenta	al Cons	sulting		Task 1	4	\$2,	490.00	Pendi	ing		
08840	Apri	il 8, 2022		Env	virologi	С		C	Brd Part Oversigi Intinger Task 6	ht ncy	\$.	262.50	Pendi	ing		
		'							TOT	AL:	\$3,	927.94				
											1					
					F	PROG	BRESS	REP	ORT							
Task Numb	er	Work p Budg Approve Date	et ed to	Invoiced Quarte		Invoid	ced to Da	te (i	nclude p	orogre	Ac ss made, s	ctivity this status, bud encounte	lget, co	er oncern	s, and/or	problems
1. Assessment and Investigation		\$396,89	11.94	\$2,49	0.00	\$38	34,056.31	Pi	eparati	ion of	Work Pla	an #4 for	PFAS	Soil S	Sampling	9
2. Due Care)	\$	0.00	\$	0.00		\$0.00	No	one							
3 Demolition \$0.00 \$0.00 \$0.00 N/A																

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Pa	per City Developn	nent, LLC	Repor	t #: 17	Fiscal Year:	2022	Quarter: 2 (Jan-Mar)		
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or prencountered)					
4. 3rd Party Oversight	\$0.00	\$0.00	\$0.00	N/A					
5. Grant Administration	\$11,000.00	\$1,149.19	\$6,026.64	Grant administration					
6. Contingency	\$19,500.00	\$288.75	\$7,928.75	3rd Party Ove	ersight				
TOTALS:	\$427,391.94	\$3,927.94	\$398,011.70						
	The field below will ex aluation of sub-sla	pe proposed activit xpand as you type. If b vapor data, evalu	f additional room is d	lesired, please a	attach additional	sheets to t	his form. section of the building		
	LOAN AWARDS INTEREST EARNED LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.								
Our interest st	atement is attach	ed.							
Our loan disbursement is not in an interest-bearing account.									
STATEMENT OF REVIEW AND APPROVAL									
				/ AND API	PROVAL				
REPORT SUBM CONTAINED W	MITTER (IF DIFFI	STATEMENT RLY REPORT AND ERENT) CERTIFY RT ARE TRUE. T	T OF REVIEW CHECKING THE THAT ALL WORI HE GRANTEE / B	E BOX BELOV K PERFORME SORROWER A	V, THE GRAN ED AND THE A CKNOWLED	ASSOCIA [®] GES THA	RROWER AND THE TED EXPENDITURES T FALSIFICATION OF PROPRIATE LEGAL		
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REPORT SUBM CONTAINED WIRECORDS MAY REMEDIES. By checking progress repurplease type nanonal Please email the Note: In order for Copies of	this box, I, the goort. c completed form the submittal to be all contractor and	STATEMENT RLY REPORT AND ERENT) CERTIFY RT ARE TRUE. T TERMINATION C rantee / borrowe checking the abor	TOF REVIEW CHECKING THE THAT ALL WORK THE GRANTEE / B THE GRANT / I THE	E BOX BELOW K PERFORME BORROWER A LOAN CONTR EVE reviewed achael Grove on to your Broichigan.gov iance with the ached. For Loa	V, THE GRAN' ED AND THE ACKNOWLEDGE ACT AND OT and approve er, Planning a contract:	ASSOCIA GES THA HER APF the subrand Deve	TED EXPENDITURES T FALSIFICATION OF PROPRIATE LEGAL mitted invoices and elopment Director an Coordinator and to		
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REPORT SUBM CONTAINED WIRECORDS MAY REMEDIES. By checking progress repurplease type nandal substitution of the content of the	MITTER (IF DIFFI	STATEMENT RLY REPORT AND ERENT) CERTIFY RT ARE TRUE. T TERMINATION C rantee / borrowe checking the abor n and all supporti DEG e considered comp subcontractor invent	T OF REVIEW C CHECKING THE THAT ALL WORK THE GRANTEE / B OF THE GRANT / I	E BOX BELOW K PERFORME BORROWER A LOAN CONTR EVER TEVIEWED TO TO YOUR BROWN TO YOUR BROWN TO HOLD TO YOUR TO H	V, THE GRAN' ED AND THE ACKNOWLEDGE ACT AND OT and approve er, Planning a contract: n projects, a b	ASSOCIA GES THA HER APF the subrand Deve	TED EXPENDITURES T FALSIFICATION OF PROPRIATE LEGAL mitted invoices and elopment Director an Coordinator and to ment showing the		



Invoice

DATE	INVOICE#
4/6/2022	2182

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/2/2022	Grant Work Plan #4 preparation. Review of grade plans and potential source areas. Begin write up.	6	130.00	780.00
2/3/2022	Grant Work Plan 4 preparation. IS Sampling potential use evaluation.	3.5	130.00	455.00
2/4/2022	Grant Work Plan preparation. Figures.	3	95.00	285.00
2/5/2022	Grant Work Plan preparation. Figures.	2	95.00	190.00
2/7/2022	Grant Work Plan 4 preparation, finalize figures, QA/QC review, budget preparation. Send in Draft.		130.00	422.50
2/8/2022	Send Grant Work Plan #4 to County for review.		130.00	32.50
3/10/2022	Make changes on Work Plan #4 per comments.		130.00	162.50
3/11/2022	Finalize changes to Work Plan 4 and send to County for approval and submittal.	1.25	130.00	162.50
Task 1 - Gr	ant Work Plan Preparation	Total		\$2,490.00
Phor	ne#	•		

Balance Due

\$2,490.00

loan invoice

grant invoice

PROCESS DATE ARRIVAL DATE *i* 04/28/22 04/29/22

1451

MEMO
Multiple invoices

TOTAL PAYMENT AMOUNT USD 4,598.43

TOTAL VENDOR CREDITS APPLIED

USD 0.00

ACCOUNT

PAID FROM

Bill.com Money Out Clear...

Old National Bank*****6634

REFERENCE ID

0rp01ACDYELDVB12fnv2

PAID BILLS

INVOICE # \$	CHART OF ACCOUNT \$	DUE DATE ≎	\$ AMOUNT ≎	PAYMENT AMOUNT	\$ APPROVERS
2181	Environmental	05/06/22	 1,555.93	1,555.93	Approved
2180	Environmental	05/06/22	 422.50	422.50	Approved
2183	Environmental	05/06/22	 130.00	130.00	Approved
<mark>2182</mark>)	Environmental	05/06/22	 2,490.00	2,490.00	Approved

All records loaded



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant

and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.																	
PROJECT DETAILS																	
												<u> </u>					
Grantee / Borrower Name: Kalamazoo County Brownfield Redevelopment Authority Grant Report County Brownfield Redevelopment Authority																	
Project Name: Paper City Development, LLC Tracking Code: 2018-1323 Request #: 18																	
Purchase Order Number: Location Code: 6705																	
Dates of Reporting: Begin: Apr 1, 2022 End:							d: Jun 30, 2022			Q	uarter:	3 (Apr-	June)	Fisc	al Year:	202.	2
Name of Contact Person: Ken Peregon Contract Expires On: Oct 8, 2022																	
Title of Contact Person: Chairperson, KCBRA Phone Number: +1 (269) 384-8305																	
Remittance A	ddres	ss: 201 We	st Kala	mazoo Av	enue												
City: Kalamazoo State Michigan Zip Code: 49007																	
					,		DENDI	- IIDE	0								
EXPENDITURES List all expenditures for the quarter and attach invoices from contractors and subcontractors																	
Invoice Number	Invo	pice Date						(refer t	Task Number refer to approved work plan)		I AMOUNT I		1	Proof of Payment (list check number or other reference)			
08975	May	10, 2022 +	2022 Envirologic					Ov Con	3rd Party Oversight Contingency Task 6 A			\$172.50 Che		Check #555142			
BRA-EGLE- Q3G2022	Jun	30, 2022	Kala	amazoo Co	unty Pl	annin	g Dept		Grant Admin Task 5			\$302.14	Pend	Pending			
2196	July	12, 2022	Phil	lips Enviro	nmenta	l Con	sulting	Та	Task 6 B		\$1.	2,041.17	Pending				
09125	Jun	13, 2022	Envirologic					3rd Party Oversight Contingency Task 6 A		t cy		\$28.75	8.75 Check		Check #555848		
									ТОТА	L:	\$1.	2,544.56					
													<u>'</u>				
					P	PROC	GRESS	REPC	DRT								
Task Number				Invoi	piced to Date (include pro		Activity this quarter rogress made, status, budget, concerns, and/or problems encountered)				ms						
1. Assessment and \$396,891.94 \$386.						84,056.31											
2. Due Care	è	\$	0.00	\$	30.00		\$0.00	Nor	ne								
3. Demolition	2. Demolition \$0.00 \$0.00 \$0.00						N/A	N/A									

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Pa	per City Developn	nent, LLC	Repor	t #: 18 Fiscal Year: 2022 Quarter: 3 (Apr-June)
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
4. 3rd Party Oversight	\$0.00	\$0.00	\$288.75	N/A
5. Grant Administration	\$11,000.00	\$302.14	\$6,328.78	Grant administration
6 A. Contingency 3rd Party Oversight	\$19,500.00	\$201.25	\$7,841.25	3rd Party Oversight
6 B. Contingency PFAS Soil Assessment for Waste Management	\$16,000.00	\$12,041.17	\$12,041.17	Soil Assessment for Waste Characterization
TOTALS:	\$443,391.94	\$12,544.56	\$410,556.26	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

Review and evaluation of sub-slab vapor data, evaluation of potential presumptive mitigation measures for section of the building and data reporting. N

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to <u>DEQBrownfields@Michigan.gov</u>

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



Invoice

DATE	INVOICE #
7/12/2022	2196

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
	Grant Work Plan #4 PFAS Sampling Area Evaluation.	1.25		162.50
	Grant Work Plan #4 PFAS Sampling Area Evaluation.		130.00	227.50
	Revise and send Grant Work Plan #4 to County.		130.00	97.50
	Sample scheduling with laboratory and drillers and planning for sample locations and depths. Figure preparation.		130.00	780.00
	On site sampling of shallow soils for PFAS. Including measurements, preparation ar deprep. Field documentation.	nd 9.75	130.00	1,267.50
	On site to collect last PFAS soil sample.	1	130.00	130.00
	Subcontracted Drilling Services	1	1600.00	1,600.00
	Administrative Charge		10.00%	160.00
7/12/2022	Subcontracted Laboratory Services	1	6900.00	6,900.00
	Administrative Charge		10.00%	690.00
	Hand Auger	1	25.00	25.00
6/20/2022	Mileage	2	0.585	1.17
Grant Task (5B - PFAS Soil Sampling e #	Total		\$12,041.17

Balance Due

\$12,041.17

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$16,167.93 (Invoices 2195, 2196, 2197, 2198, 2199 and 2200) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$16,167.93, for labor/materials provided through June 30, 2022. This waiver, together with all previous waivers, if any, does not cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: September 11, 2022

SIGNATURE: Lisa K. J. Phillips Digitally signed by Lisa K. J. Phillips DN: cn-Lisa K. J. Phillips, o, ou, email-lephillips@phillipsenv.com, c=US Date: 2022.09.11 16:26:56 -04'00'

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169, DE OBrownfields @Michigan.gov

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

COM LETES AND REIMBORGEMENT TO REGULATED. Florid that are calculated by the form are drown in brown.											
PROJECT DETAILS											
Grantee / Borrower Name: Kalamazoo County Brownfield Redevelopment Authority											
Project Name	Project Name: Paper City Development, LLC Tracking Code: 2018-1323 Request #: 19										#: 19
Purchase Ord	ler Number:			Location Code: 6705							
Dates of Repo	orting: Begin:	Jul 1, 2022	End:	: Sep	30, 2022	22 Quarter: 4 (July-Sep) Fiscal Year: 2					2022
<u> </u>	tact Person: Kei				Contract Expires On: Oct 8, 2023						
Title of Contact Person: Chairperson, KCBRA Phone Number: +1 (269) 384-8305											
Remittance Address: 201 West Kalamazoo Avenue											
City: Kalamazoo State Michigan Zip Code: 49007											
,											
	EXPENDITURES List all expenditures for the quarter and attach invoices from contractors and subcontractors										
Invoice Number	Invoice Date	Vendo		Task Number (refer to approved work plan)				Proof of Payment (list check number or other reference)			
05490	May 10,2019	Envirolo		3rd Party Oversight Contingency Task 6		\$140.00		Check# 00525695			
05603	Jun 14, 2019	Envirolo		3rd Party Oversight Contingency Task 6		\$1,662.50		Check# 00526767			
05723	Aug 14, 2019	Envirolo		3rd Party Oversight Contingency Task 6		\$788.75		Check# 00532345			
09390	Aug 18, 2022	Envirolo		3rd Party Oversight Contingency Task 6		\$57.50		Pending			
09618	Oct 12, 2022	Envirolo		3rd Party Oversight Contingency Task 6		\$86.25		Pending			
BRA-EGLE- Q4G2022	Oct 27, 2022	Kalamazoo County	Plannii	ng Dept	Grant Admin Task 5		\$255.81		Pending		
2210	Sep 28, 2022	Phillips Envir	onment	al	Grant Admin Task 5 \$877.50			877.50	Pending		
					. 401. 0						

Project Name: Paper City Development, LLC Report #: 19 Fiscal Year: 2022 Quarter: 4 (July-Sep)									
Sep 28, 2022 Phillips Environmental				Grant Task 6B - PFAS Soil Sampling	\$1,202.50	Pending			
				TOTAL:	\$5,070.81				
PROGRESS REPORT									
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	(include progres	Activity this ss made, status, bud encounte	dget, concerns, and/or problems			
Assessment and Investigation	\$396,892.00	\$0.00	\$384,056.31	None					
2. Due Care	\$0.00	\$0.00	\$0.00	None					
3. Demolition	\$0.00	\$0.00	\$0.00	N/A					
4. 3rd Party Oversight	\$0.00	\$0.00	\$288.75	N/A					
5. Grant Administration	\$11,000.00	\$1,133.31	\$7,462.09	Grant administ	ration				
6A. 3rd party Oversight	\$19,500.00	\$2,735.00	\$10,576.25	3rd party Overs	sight				
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$1,202.50	\$13,243.67	PFAS Soil San	npling				
TOTALS:	\$443,392.00	\$5,070.81	\$415,627.07						
Т		oe proposed activit kpand as you type. It							
		.pa.ia ao you iypo		200.10 u , p.0000 a					
		LOANA	WARRON INITE	DECT EARN					
LOAN REPORTS	ONLY: Interest e		WARDS INTE			gress report with supporting			
	Please check the		rresponds to the a	appropriate state	ement regarding d	isbursed loan funds. If you			
Our interest sta			below, picase ser	cor Loan Ropor	t nom the top of	r ago 1.			
Our loan disbu	Our loan disbursement is not in an interest-bearing account.								

Project Name: Paper City Development, LLC Report #: 19 Fiscal Year: 2022 Quarter: 4 (July-Sep)
STATEMENT OF REVIEW AND APPROVAL
BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.
By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.
Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director
Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov
Note: In order for the submittal to be considered complete and in compliance with the contract:
Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.
All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE#
9/28/2022	2210

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

7/12/2022 Conference call with County and EGLE re Status. 7/12/2022 Quarterly grant report preparation. 8/16/2022 Planning for grant extension Request. 8/31/2022 Call with County, EGLE and Oversight Contract re Grant extension.			PRO	DJECT
7/12/2022 Conference call with County and EGLE re Status. 7/12/2022 Quarterly grant report preparation. 8/16/2022 Planning for grant extension Request. 8/31/2022 Call with County, EGLE and Oversight Contract re Grant extension. 9/1/2022 Prepare requested information for EGLE to support Grant Extension and new work for	1046	1	46A - V	icksburg Mill
7/12/2022 Quarterly grant report preparation. 8/16/2022 Planning for grant extension Request. 8/31/2022 Call with County, EGLE and Oversight Contract re Grant extension. 9/1/2022 Prepare requested information for EGLE to support Grant Extension and new work for	ITITY R	QUANTITY	RATE	AMOUNT
	0.5 13 1 13	0.5 1 0.5	130.00 130.00 130.00 130.00 130.00	65.00 130.00 65.00
Grant Task 5 - Administration. Tota	al	Total	•	\$877.50

Balance Due

\$877.50



DATE	INVOICE #			
9/28/2022	2209			

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

DATE DESCRIPTION	10		
DATE DESCRIPTION		46A - Vio	cksburg Mill
	QUANTITY	RATE	AMOUNT
8/15/2022 8/16/2022 Data Presentation - PFAS. Review PFAS Laboratory analytical report. Research background levels.	4 3 2.25	130.00 130.00 130.00	520.00 390.00 292.50
Grant Task 6B - PFAS Soil Sampling	Total		\$1,202.50

Balance Due

\$1,202.50

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$19,638.67 (Invoices 2209, 2210,2211 and 2224) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$19,638.67, for labor/materials provided through December 31, 2023. This waiver, together with all previous waivers, if any, does not cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: April 20, 2023

SIGNATURE: Lisa K J Phillips

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169, DEQBrownfields @Michigan.gov

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

COMPLETED AND REIMBURSEMENT IS REQUESTED. Fleids that are calculated by the form are snown in brown.											
PROJECT DETAILS											
Grantee / Borrower Name: Kalamazoo County Brownfield Redevelopment Authority										rt	
Project Name	: Paper City De	Tracking Code:	2018-13	Requi	est #:	20					
Purchase Ord	I	Location Code:	6705								
Dates of Repo	orting: Begin:	Oct. 1, 2022	End	: Dec	. 31,2022	(Quarter: 1 (O	ct-Dec)	Fiscal Ye	ar:	2023
Name of Cont	tact Person: <i>Ker</i>	n Peregon				(Contract Expires On: Oct 8, 2023				
Title of Conta	ct Person: Chai	irperson, KCBRA		Phone No	umber:	+1 (26	69) 384-8305				
Remittance A	ddress: 201 We	est Kalamazoo Avenue									
City: Kalama	9200	State)	Mich	igan	Zij	p Code: 49007				
				VDENDI	FUDEO						
EXPENDITURES List all expenditures for the quarter and attach invoices from contractors and subcontractors											
Invoice Number	Invoice Date	Vendor			Task Nu (refer to ap work pl	proved	Amount		Proof of Payment (list check number or other reference)		
09618	Oct. 12, 2022	Envirologic			3rd Pa Oversi Conting Task	ight ency	\$86.25 Check		eck #390		
BRA-EGLE- Q1G2023	Jan.26, 2023	Kalamazoo County Planning Dept			Grant A Task		\$199.36	6 Pen	Pending		
2226	Jan. 2, 2023	Phillips Environment	tal Coi	nsulting	Gran AdminTa		\$260.00) Pen	ding		
2223	Jan. 1, 2023	Phillips Environment	tal Coi	nsulting	Work F Task		\$1,200.00) Pen	ding		
2224	Jan. 2, 2023	Phillips Environment	tal Coi	nsulting	Well Aba Task		\$13,575.77	7 Pen	Pending		
09744	Nov.09, 2022	Envirologic			3rd Pa Oversi Conting Task	ight ency	\$373.75 Check t		heck #885		
09856	Dec.12, 2022	Envirolog	gic		3rd Pa Oversi Conting Task	ight ency	\$230.00) Pen	ding		
					то	TAL:	\$15,925.13	3			
								•			

Project Name: Paper City Development, LLC Report #: 20 Fiscal Year: 2023 Quarter: 1 (Oct-Dec)

PROGRESS REPORT							
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)			
1. Assessment and Investigation	\$387,892.00	\$0.00	\$384,056.31	N/A			
2. Due Care	\$0.00	\$0.00	\$0.00	None			
3. Demolition	\$0.00	\$0.00	\$0.00	N/A			
4. 3rd Party Oversight	\$0.00	\$0.00	\$288.75	N/A			
5. Grant Administration	\$11,000.00	\$459.36	\$7,921.45	Grant administration			
6A. 3rd party Oversight	\$13,208.00	\$690.00	\$11,266.25	3rd Party Oversight			
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$13,243.67	N/A			
6C. Grant Work Plan Prep	\$1,200.00	\$1,200.00	\$1,200.00	Work Plan for Well Abandonment for Due Care			
6D. Well Abandonment for Due Care	\$20,700.00	\$13,575.77	\$13,575.77	Properly abandonment production and misc. wells found on property.			
TOTALS:	\$450,000.00	\$15,925.13	\$431,552.20				

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

Complete final documentation all tasks completed under the Grant and grant close-out documents prior to March 31, 2023.n

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

Our interest statement is attached.	
Our loan disbursement is not in an interest-bearing account.	

Project Name: Paper City Development, LLC Report #: 20 Fiscal Year: 2023 Quarter: 1 (Oct-Dec) STATEMENT OF REVIEW AND APPROVAL BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES. By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report. Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov Note: In order for the submittal to be considered complete and in compliance with the contract: Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached. All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE #			
1/1/2023	2223			

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vic	ksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/3/2022 10/4/2022 10/5/2022 10/5/2022	Work Plan #5 Preparation. Work Plan #5 Preparation. Work Plan #5 Preparation. Credit to meet contract price quote.		130.00 130.00 130.00 -2.50	682.50 292.50 227.50 -2.50
Task 6C - 0	Grant Work Plan Preparation	Total		\$1,200.00
Pho	ne#	<u> </u>		

Balance Due

\$1,200.00



DATE	INVOICE #
1/2/2023	2224

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
11/28/2022	Receive approval for Grant Work Plan #5 and schedule with well driller. Review recently provided figure showing surveyed "well locations", and field check with other known information and in the field.	1.5		32.50 195.00
	Prepare status report and call with stakeholders. Schedule meeting to review well abandonment with contractor. Discuss locations.		130.00	162.50
	On site meeting with well drillers to review well abandonment project and show locations, including prep.	1.5		195.00
	On site to view well abandonment. All but PW-10 done today, secure site. Photo documentation. On site to review abandonment of PW-10. Photo documentation.		130.00	97.50
	Conference status update call, report status of well abandonment to construction team and owner.	0.25		130.00 32.50
12/15/2022 1/2/2023	Review and save Well Abandonment records. Subcontracted Drilling Services Administrative Charge Mileage (11/28/22, 11/30/22, 12/7/22 and 12/9/22).		130.00 ****** 10.00% 0.585	97.50 11,480.00 1,148.00 5.27
Task 6D - V	Vell Abandonment for Due Care	Total		\$13,575.77
Phor	e#	ļ		

Balance Due

\$13,575.77



EARL SANDERS & SON INC 72819 M-40 HWY. LAWTON, MI 49065

Invoice

Date	Invoice #
12/9/2022	08129

	Bill To
	PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC. LISA PHILLIPS 201 NORTH MICHIGAN AVE. VICKSBURG, MI 49097
- 1	

Ship To	
VICKSBURG MILL WELL ABANDONMENT	

Т	erms	Ship Date	Rep	SER	VICE RECORDS	CUSTOMER PH #
- Due	Due on receipt 12/9/2022 WAYNE M					501-5079
Qty			Rate	Amount		
	70 HOLE PLUG (50 LB LABOR 96 HOLE PLUG (50 LB TREE AND BRUSH FAMOVING PIPE AND HOLE PLUG (50 LB LABOR 4 HOLE PLUG (50 LB LABOR 2 LABOR REMOVAL C) REMOVAL LAI ID SHAFT)	BOR	GS.	20.00 1,000.00 20.00 300.00 5,000.00 20.00 20.00 20.00 650.00	1,400.00 1,000.00 1,920.00 300.00 5,000.00 80.00 200.00
VI	SA, DISCOVER, AND MA	STERCARD ACC	CEPTED		Total	\$11,480.00
Phone #	Fax#	E	-mail address		Payments/Cre	edits \$0.00
#269-624-1136	#269-624-1240	EarlSand	ersInc@hotmail.co	ue \$11,480.00		



DATE	INVOICE#
1/2/2023	2226

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/26/2022	Monthly call with County, State and oversight Contractor to review status of grant work plan. Correct budget spreadsheet for fund transfers per EGLE. Send to all. Conference call with County and EGLE. Update on status of the grant and hold back.	1	130.00 130.00 130.00	65.00 130.00 65.00
Grant Task	- Administration.	Total		\$260.00

Balance Due

\$260.00

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$2207.50 (Invoices 2223, 2225, 2226 and 2227) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$2207.50, for labor/materials provided through December 31, 2023. This waiver, together with all previous waivers, if any, does not cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: April 30, 2023

SIGNATURE: Lisa K) Phillips

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$19,638.67 (Invoices 2209, 2210,2211 and 2224) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$19,638.67, for labor/materials provided through December 31, 2023. This waiver, together with all previous waivers, if any, does not cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: April 20, 2023

SIGNATURE: Lisa K J Phillips

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant

and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.																
							VIEOT I		TAILO							
						PKC	JECT [JE	I AILS							
Grantee / Bor	rowe	r Name: <i>Ka</i>	ılamazı	oo County I	Brownfi	ield R	Redevelopr	mer	nt Authorit	<i>y</i>	•	Grant Re	port		oan Rep	ort
Project Name: Paper City Development, LLC Tracking Code: 2018-1323 Request #:								#:21								
Purchase Order Number:										L	ocation (Code: <i>67</i>	705			
Dates of Reporting: Begin: Jan 1, 2023 End: M							Mar	· 31,	2023	C	uarter:	2 (Jan-	Mar)	Fisc	al Year:	2023
Name of Contact Person: Ken Peregon										С	ontract I	Expires C	On:	(Oct 8, 20	23
Title of Contact	ct Pe	rson: Chai	irpersoi	n, KCBRA			Phone Nu	umb	er: +1	(269	9) 384-8:	305				
Remittance A	ddres	ss: 201 We	est Kala	mazoo Ave	enue											
City: Kalama	azoo				State		Michi	igar	1	Zip	Code: 4	19007				
	EXPENDITURES															
List all expenditures for the quarter and attach invoices from contractors and subcontractors																
Invoice Number	Invo	oice Date	Vendor						ask Numb fer to appro work plan	approved Amount		Proof of Payment (list check number or other reference)				
421239	Mar	16, 2023	Fishbeck					(3rd Party Oversight Contingency Task 6A			\$28.75	Che	Check# 1811		
BRA-EGLE- Q2G2023	Apr	27, 2023	Kala	amazoo Co	unty Pl	annin	ng Dept	(Grant Admin Task 5 \$890.15		Pending					
2234R	Apr	19, 2023	Phil	lips Enviroi	nmenta	l Con	sulting	G	Grant Task 1A \$4,095.00			Pending				
2235	Apr	19, 2023	Phil	lips Enviroi	nmenta	l Con	sulting	G	Grant Task 6B \$2,340.00			Pending				
2236	Apr	19, 2023	Phil	lips Enviroi	nmenta	l Con	sulting	G	Grant Task 6D \$1,137.50			Pending				
2237	Apr	19, 2023	Phil	lips Enviroi	nmenta	l Con	sulting	(Grant Task 5 \$1,755.00			Pending				
									TOTA	AL:	\$10,	246.40				
					P	PRO	GRESS	RE	PORT							
Work plan Budget Invoiced This			iced to Da	te	(include p	rogres		ctivity this status, bu encount	dget, d		ns, and/or	problems				
Assessment and Investigation		\$387,89	2.00	\$4,09	95.00	\$3	888,151.31		Summary request fo			of VI Inve	estiga	tion. B	udget ad	justment
2. Due Care	è	\$	0.00	\$	00.00		\$0.00)	N/A							

Project Name: Paper City Development, LLC	Report #: 21	Fiscal Year:	2023	Quarter: 2 (Ja	nn-Mar)
	·	_			

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
3. Demolition	\$0.00	\$0.00	\$0.00	N/A
4. 3rd Party Oversight	\$0.00	\$0.00	\$0.00	N/A
5. Grant Administration	\$11,000.00	\$2,645.17	\$10,566.62	Admin and Budget Summary. Final Grant Report Preparation.
6A. 3rd party Oversight	\$13,208.00	\$28.75	\$11,583.75	3rd Party Oversight
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$2,340.00	\$15,583.67	Summary Preparation of PFAS Soil Sampling.
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A
6D. Well Abandonment for Due Care	\$20,700.00	\$1,137.50	\$14,713.27	Summary Preparation of Well Abandonment and Investigation Activities.
TOTALS:	\$450,000.00	\$10,246.42	\$441,798.62	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

() Our interest statement is attached
--

Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE#
4/19/2023	2234R

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/23/2023 1/25/2023 1/26/2023 1/27/2023 1/30/2023 1/30/2023 1/31/2023 2/6/2023	VI documentation. VI documentation. VI documentation. VI documentation. VI Due Care Memorandum preparation. VI Due Care Data Documentation QA/QC. VI Due Care Memorandum preparation. VI Due Care Data Documentation QA/QC. VI Due Sate Data Documentation QA/QC. VI summary preparation.	2.5 7.5 1.5 3.75 5 1.25	130.00 130.00 130.00 130.00 130.00 130.00 130.00	455.00 325.00 975.00 195.00 487.50 650.00 162.50 390.00 455.00
Grant Task	1A - VI Assessment.	Total	ı	\$4,095.00
Phor	ne#	•		

Balance Due

\$4,095.00



DATE	INVOICE #
4/19/2023	2235

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PROJECT		
		10	46A - Vicl	ksburg Mill	
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT	
2/3/2023 2/5/2023 2/8/2023	Prepare Due Care Summary of PFAS Soil Sampling. Prepare Due Care Summary of PFAS Soil Sampling. Incorporate Summary into Final Grant report with QA/QC review.	8 4.5 5.5	130.00 130.00 130.00	1,040.00 585.00 715.00	
Grant Task	t 6B - PFAS Soil Sampling	Total		\$2,340.00	
Pho	ne#	•			

Balance Due

\$2,340.00



DATE	INVOICE #
4/19/2023	2236

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vio	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/5/2023 2/9/2023	Prepare Due Care Assessment of Well Investigation and Abandonment Summary. Update summary with photographs and QA/QC review.	6.5 2.25	130.00 130.00	845.00 292.50
Гask 6D - V	Well Abandonment for Due Care	Total		\$1,137.50
Pho	ne#			

Balance Due

\$1,137.50



DATE	INVOICE #
4/19/2023	2237

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PROJ	ECT
		10	46A - Vic	ksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/4/2023 1/4/2023 2/13/2023 3/5/2023	Loan quarterly report preparation and submittal. Update budget spreadsheet. Grant quarterly report preparation and submittal. Update budget spreadsheet. Prepare and send draft of Final Grant Report with questions for client. Review client comments of Draft of Final Grant Report and make changes. Add additional photographs and send report and attachments in draft to County.	1.25 8.75	130.00 130.00 130.00 130.00	97.50 162.50 1,137.50 357.50
Grant Task	5 - Administration.	Total	'	\$1,755.00
Phor	ne#			

Balance Due

\$1,755.00

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$13,938.54 (Invoices 2234R, 2235, 2236, 2237, 2239R, 2241, 2242, 2249 and 2250) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$13,938.54, for labor/materials provided through June 30, 2023. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: September 8, 2023

SIGNATURE: Lisa K () Phillips

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant

and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.													
					PR	OJECT I	DETAILS						
Grantee / Borrower Name: Kalamazoo County Brownfield Redevelopment Authority Grant Report County Brownfield Redevelopment Authority													
Charles / Bollows Hallis, Januariazos Gourny Browning Household Flattering								ort					
Project Name	: Pap	per City De	velopm	ent, LLC				1	racking	Code: 201	18-1323	Request #	:22
Purchase Ord	ler N	umber:						L	ocation	Code: 670	05		
Dates of Repo	orting	g: Begin:	Αp	or 1, 2023	End	l: Jun	30, 2023	(Quarter:	3 (Apr-Ju	<i>une)</i> Fi	scal Year:	2023
Name of Cont	tact F	Person: <i>Ker</i>	n Pereg	gon				(Contract	Expires O	n:	Oct 8, 202	3
Title of Contact	ct Pe	rson: <i>Chai</i>	irpersoi	n, KCBRA		Phone No	umber:	+1 <i>(</i> 26	9) 384-8	305			
Remittance A	ddre	ss: 201 We	st Kala	nmazoo Avenu	е								
City: Kalamazoo State Michigan Zip Code: 49007													
EXPENDITURES													
		List all e	xpendi	tures for the q				contr	actors a	nd subcon	tractors		
Invoice Number	Inv	oice Date		Vend	lor		Task Nun (refer to app work pla	roved	Am	nount		Payment (li	
423213	Мау	v 10, 2023 +		Fishbo	eck		3rd Pai Oversig Continge Task 6	ght \$86.25 Check# 100 6A		‡ 1003755			
BRA-EGLE- Q2G2023	Jun	30, 2023 Kalamazoo County Planning Dep		ing Dept		Grant Admin Task 5		\$140.49	Pending	1			
2249	Jun	30, 2023	Phil	lips Environme	ips Environmental Consulting Grant Task		sk 5	\$1,	,852.50	Pending	1		
424171	1171 Jun 08, 2023 Fishbeck			3rd Party Oversight Contingency Task 6A		\$1,	,437.50	Check #	‡100 4 267				
7			тот	AL:	\$3,	,516.74							
									1	- 1			
					PRO	GRESS	REPORT						
Task Numb	Task Number			roblems									
Assessmer and Investigation		\$387,89	2.00	\$0.0	0 \$	387,891.94			Summary Preparation of VI Investigation. Budget adjustment request forthcoming.				ustment
2. Due Care)	\$	0.00	\$0.0	0	\$0.00	N/A	N/A					
3. Demolition \$0.00				\$0.0	0	\$0.00	N/A						

Project Name: Pa	per City Developn	nent, LLC	Repor	t #: 22 Fiscal Year: 2023 Quarter: 3 (Apr-June)
Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
4. 3rd Party Oversight	\$0.00	\$0.00	\$0.00	N/A
5. Grant Administration	\$11,000.00	\$367.99	\$10,934.59	Admin and Budget Summary. Final Grant Report Preparation.
6A. 3rd party Oversight	\$13,208.00	\$1,523.75	\$13,107.50	3rd Party Oversight
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$15,583.67	Summary Preparation of PFAS Soil Sampling.
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A
6D. Well Abandonment for Due Care	\$15,200.00	\$0.00	\$14,713.27	N/A
6E. Contingency Professional Services/ Report Writing	\$5,500.00	\$1,625.00	\$1,884.37	Admin and Final Report Preparation
TOTALS:	\$450,000.00	\$3,516.74	\$445,315.34	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

Our interest statement is attached.	
Our loan disbursement is not in an interest-bearing account.	

Project Name: Paper City Development, LLC Report #: 22 Fiscal Year: 2023 Quarter: 3 (Apr-June) STATEMENT OF REVIEW AND APPROVAL BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES. By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report. Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov Note: In order for the submittal to be considered complete and in compliance with the contract: Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached. All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE#
6/30/2023	2249

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRO	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
4/19/2023	Quarterly Grant Report preparation.	1	130.00	130.00
4/24/2023	Call with Fishbeck re materials sent for Third Party review.	0.5	130.00	65.00
1/25/2023	Call with Fishbeck re materials sent for Third Party review.	0.5	130.00	65.00
5/15/2023	Make changes to Final Grant Report per Third Party review comments.	7	130.00	910.00
5/17/2023	Final Grant Report photo organization, before, during and after.	2	130.00	260.00
5/18/2023	Review additional requested photos and compile for Final Grant Report. Send to client for review, then to Kal. Co.	2.5	130.00	325.00
5/30/2023	Quarterly Grant Report preparation.	0.75	130.00	97.50
Grant Cont	ngency - Administration	Total		\$1,852.50

Balance Due

\$1,852.50

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$13,938.54 (Invoices 2234R, 2235, 2236, 2237, 2239R, 2241, 2242, 2249 and 2250) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$13,938.54, for labor/materials provided through June 30, 2023. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: September 8, 2023

SIGNATURE: Lisa K () Phillips

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

PROJECT DETAILS																
Grantee / Borr	rowe	r Name: <i>Ka</i>	alamazo	oo County I	Brownfi	ield Red	evelopm	nent Au	ıthority		⊚ G	rant Rep	ort	CLoa	an Repo	rt
Project Name:	Рар	per City De	velopm	ent, LLC						Tr	acking C	ode: 20	18-132	3 Re	quest #:	23
Purchase Order Number: Location Code: 6705																
Dates of Reporting: Begin: Jul 1, 2023 End: Sep 30, 2023 Quarter: 4 (July-Sep										Sep)	Fiscal	Year:	2023			
Name of Cont	act F	Person: <i>Kei</i>	n Pereg	gon						Co	ontract E	xpires O	n:	Oc	t 8, 2023	3
Title of Contac	ct Pe	rson: <i>Cha</i>	irpersoi	n, KCBRA		Ph	none Nu	mber:	+1 ((269) 384-830	05				
Remittance Ad	ddres	ss: 201 We	est Kala	mazoo Ave	enue											
City: Kalama	azoo				State		Michig	gan		Zip	Code: 49	9007		<u> </u>		
					J											
		List all	expendi	tures for th	e quart		ENDIT attach in			ontra	ctors and	d subcon	itracto	rs		
			, p		0 40	.0										
Invoice Number	Inv	oice Date		V	endor	dor		Task Number (refer to approved work plan)			Amount				ment (list) other refe	st check erence)
2258	Sep	t. 29, 20	Phil	lips Enviroi	nmenta	l Consul	lting	Ta	sk 6E		\$2	27.50	Pend	ing		
BRA-EGLE- Q4G2023	Sep	29, 2023	Kala	amazoo Co	unty Pla	anning [Task 6E			\$642.55		Pending				
								•	TOTAL	-:	\$8	370.05				
					Р	ROGR	RESS F	REPO	RT							
Task Numbe	ər	Work p Budg Approve Date	et ed to	Invoiced Quart	_	Invoiced	d to Dat	e (incl	lude pro	gres	Act s made, s	tivity this tatus, bud encounte	lget, co		and/or p	roblems
Assessmer and Investigation		\$387,89	2.00	\$	0.00	\$388,	,151.31	N/A								
2. Due Care	1	\$	30.00	\$	0.00		\$0.00	N/A								
3. Demolition	7	\$	0.00	\$	0.00		\$0.00	N/A								
4. 3rd Party Oversight		\$	0.00	\$	0.00		\$0.00	N/A								
5. Grant Administration	n	\$11,00	00.00	\$	0.00	\$11,	,000.00	N/A								
6A. 3rd party Oversight	′	\$13,20	08.00	\$	0.00	\$13,	,107.50	N/A								

Project Name: Pap	per City Developn	nent, LLC	Report #: 23	Fiscal Year:	2023	Quarter:	4 (July-Sep)

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$15,583.67	N/A
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A
6D. Well Abandonment for Due Care	\$20,700.00	\$0.00	\$16,272.80	N/A
6E. Contingency Professional Services/ Report Writing	\$5,500.00	\$870.05	\$2,754.42	Admin costs, use of contingency funds, grant close out preparation activities.
TOTALS:	\$455,500.00	\$870.05	\$448,069.70	

Describe proposed activity next quarter including proposed date to complete.

The field below will expand as you type. If additional room is desired, please attach additional sheets to this form. Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

Our interest statement is a	attacl	ned.
-----------------------------	--------	------

Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE#
9/29/2023	2258

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

				PROJECT				
			10	46A - Vic	ksburg Mill			
DATE		DESCRIPTION	QUANTITY	RATE	AMOUNT			
8/18/2023	On site wa	alkover with EGLE and County as required for grant close out.	1.75	130.00	227.50			
Grant Task	1 5 - Adminis	stration.	Total		\$227.50			
Pho	ne#							

Balance Due

\$227.50

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$1202.50 (Invoices 2256, 2257 and 2258) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$1202.50, for labor/materials provided through September 30, 2023. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: November 8, 2023

SIGNATURE: <u>Lisa K J Phillips</u>

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM

517-284-5169,

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

PROJECT DETAILS													
Grantee / Borr	rowe	r Name: Ka	alamazo	oo County	Brownfi	ield Redevelop	ment Au	thority	•	Frant Repo	rt (Loan Rep	ort
Project Name:	Project Name: Paper City Development, LLC Tracking Code: 2018-1323 Request #:24									#:2 <i>4</i>			
Purchase Order Number: Location Code: 6705													
Dates of Repo	orting	g: Begin:	0	ct 1, 2023		End: Dec	: 31, 202	23	Quarter:	1 (Oct-De	c) F	iscal Year:	2024
Name of Conta	act F	Person: Ke	n Pereg	gon				(Contract E	Expires On:		Oct 8, 202	23
Title of Contac	ct Pe	rson: Cha	irperso	n, KCBRA		Phone N	umber:	+1 (26	9) 384-83	305			
Remittance Ad	ddre	ss: 201 We	est Kala	amazoo Av	enue								
City: Kalama	azoo				State	Mich	igan	Zip	Code: 4	9007			
						EXPENDI	TURES	3					
		List all	expendi	itures for th	e quart	er and attach i			actors an	nd subcontr	actors		
Invoice Number	Inv	oice Date		V	endor		(refer to	Number approved k plan)	Amount Proof of Payment (list chec number or other reference				
2266	Jan	10, 2024	Phil	llips Enviro	nmenta	l Consulting	Та	Task 6E \$65.00			Pending		
BRA-EGLE- Q1G2024	Jan	10, 2024	Kala	amazoo Co	unty Pla	anning Dept	nning Dept Task 6E \$		167.29 F	Pending	g		
								TOTAL:	\$2	232.29			
						0000000	DEDO	DT					
		\\/orle n	lon		Р	ROGRESS	KEPO	KI					
Task Numbe	er	Work p Budg Approve Date	et ed to	Invoiced Quart	-	Invoiced to Da	ite (inc	lude progre		ctivity this q status, budg encounter	et, cond	erns, and/or	problems
Assessmer and Investigation		\$387,89	01.94	\$	\$0.00	\$387,891.94	1 N/A						
2. Due Care		\$	0.00	\$	\$0.00	\$0.00	N/A						
3. Demolition \$0.00 \$0.00					\$0.00	N/A							
4. 3rd Party Oversight \$0.00 \$0.00 \$0.00 N/A													
5. Grant Administration		\$11,00	00.00	\$	\$0.00	\$11,000.00	N/A						
6A. 3rd party Oversight	/	\$13,20	08.06	\$	50.00	\$13,107.50	N/A						

Project Name: Paper City Development, LLC	Report #: 24	Fiscal Year:	2024	Quarter:	1 (Oct-Dec)
Work plan					

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$15,583.67	N/A
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A
6D. Well Abandonment for Due Care	\$15,200.00	\$0.00	\$14,713.27	N/A
6E. Contingency Professional Services/ Report Writing	\$5,500.00	\$232.29	\$2,921.30	Admin costs, use of contingency funds, grant close out preparation activities.
TOTALS:	\$450,000.00	\$232.29	\$446,417.68	

Describe proposed activity next quarter including proposed date to complete. The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.

LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

Our loan disbursement is not in an interest-bearing account.

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement: Rachael Grover, Planning and Development Director

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.



DATE	INVOICE #
1/10/2024	2266

BILL TO Paper City Development 101 South Main Street Vicksburg, MI 49097

269-501-5079

			PRC	JECT
		10	46A - Vi	cksburg Mill
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/10/2023 11/8/2023 11/14/2023 11/15/2023 12/12/2023 12/19/2023	Prepare 4Q2023 grant quarterly report and send to County. Monthly call with County and EGLE. Review grant closeout status. Prepare and send grant associated lien waivers to the County. Monthly update call with County and EGLE. Review grant closeout status. Call with Douglas Koop regarding Direct Contact Investigation. Monthly call with County and EGLE. Review Grant Closeout status. Review approval of grant 4Q 2023 report and updated spreadsheet. Review and provide comments on the grant quarterly report.	0.5 0.25 0.25 0.5	130.00 130.00 130.00 130.00 130.00 130.00	65.00 32.50 65.00 32.50 65.00 357.50
Grant Conti	ngency - Administration	Total		\$650.00
Phor	e#	•		

Balance Due

\$650.00

PARTIAL UNCONDITIONAL WAIVER OF LIEN

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling \$1202.50 (Invoices 2266, and 2267) for the improvement to 300/330 West Highway Street, Vicksburg, Michigan. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of \$942.50, for labor/materials provided through December 31, 2023. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: April 19, 2024

SIGNATURE: Lisa K j Phillips

Digitally signed by Lisa K j Phillips DN: cn=Lisa K j Phillips, o, ou, email=lphillips@phillipsenv.com, c=US Date: 2024.04.19 09:03:50 -04'00'

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com

2024 Revised Budget Proposal

Expenditures

Copy Charges \$ 200 \$ 100 \$ 10 Contractual Services \$ 20,000 \$ 14,000 \$ 107,40 Contractual Operations \$ 10,000 \$ 6,000 \$ 14,000 Site Study \$ 15,000 \$ 6,000 \$ 10,000 Contractual Other (legal) \$ 12,000 \$ 9,000 \$ 9,000 Communication Expense \$ 1,000 \$ 700 \$ 1,700 Internal Communication \$ 2,700 \$ 2,400 \$ - Travel \$ 1,000 \$ 500 \$ 1,000 Marketing program \$ 1,500 \$ 800 \$ 1,000 Employee Training \$ 1,500 \$ 1,000 \$ 2,000 Miscellaneous \$ 1,500 \$ 1,000 \$ 500 Indirect Costs \$ 15,000 \$ 8,000 \$ 6,000 Office Supply \$ 500 \$ 200 \$ 200 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - Fringe Benefits \$ 35,000 \$ 31,500 \$ - Fringe Benefits \$ 35,000 \$ 31,500 \$ - Salaries Other (RC) \$ 4,000 \$ - Total \$ 200,000 \$ 153,000	Ì	Expenses - 243 accounts	2024 Re	vised	202	24 Proposed	202	3 Budget
Contractual Services \$ 20,000 \$ 14,000 \$ 107,40 Contractual Operations \$ 10,000 \$ 6,000 \$ 14,000 Site Study \$ 15,000 \$ 6,000 \$ 10,000 Contractual Other (legal) \$ 12,000 \$ 9,000 \$ 9,000 Communication Expense \$ 1,000 \$ 700 \$ 1,700 Internal Communication \$ 2,700 \$ 2,400 \$ - Travel \$ 1,000 \$ 500 \$ 1,000 Marketing program \$ 1,500 \$ 800 \$ 1,000 Marketing program \$ 1,500 \$ 800 \$ 1,000 Miscellaneous \$ 1,500 \$ 500 \$ 500 Miscellaneous \$ 1,500 \$ 8,000 \$ 6,000 Miscellaneous \$ 1,500 \$ 8,000 \$ 6,000 Alto Office Supply \$ 500 \$ 200 \$ 200 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - Fringe Benefits \$ 35,000 \$ 31,500 \$ - Fringe Benefits \$ 35,000 \$ 31,500 \$ - Total \$ 200,000 \$ 153,000 Total \$ 200,000 \$ 153,000	1	Postage		100		100	\$	100
Contractual Operations \$ 10,000 \$ 6,000 \$ 14,000 \$ \$ \$ \$ \$ \$ \$ \$ \$	2	Copy Charges	\$	200	\$	100	\$	100
5 Site Study \$ 15,000 \$ 6,000 \$ 10,00 6 Contractual Other (legal) \$ 12,000 \$ 9,000 \$ 9,00 7 Communication Expense \$ 1,000 \$ 700 \$ 1,70 8 Internal Communication \$ 2,700 \$ 2,400 \$ - 9 Travel \$ 1,000 \$ 500 \$ 1,00 10 Marketing program \$ 1,500 \$ 800 \$ 1,00 11 Employee Training \$ 1,500 \$ 1,000 \$ 2,00 12 Miscellaneous \$ 1,500 \$ 500 \$ 50 13 Indirect Costs \$ 15,000 \$ 8,000 \$ 6,00 14 Office Supply \$ 500 \$ 200 \$ 20 15 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - 16 Salaries Other (MW) \$ 73,000 \$ 68,200 \$ - 19 \$ 20 \$ 4,000 \$ - 20 \$ 4,000 \$ - \$ 20 21 \$ 20 \$ 20	3	Contractual Services	\$	20,000	\$	14,000	\$	107,400
Contractual Other (legal) \$ 12,000 \$ 9,000 \$ 9,000 \$ 700 \$ 1,000 \$ 1,0	4	Contractual Operations	\$	10,000	\$	6,000	\$	14,000
Communication Expense \$ 1,000 \$ 700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,700 \$ 1,000 \$	5	Site Study	\$	15,000	\$	6,000	\$	10,000
Internal Communication	6	Contractual Other (legal)	\$	12,000	\$	9,000	\$	9,000
9 Travel \$ 1,000 \$ 500 \$ 1,000 10 Marketing program \$ 1,500 \$ 800 \$ 1,000 11 Employee Training \$ 1,500 \$ 1,000 \$ 2,000 12 Miscellaneous \$ 1,500 \$ 500 \$ 500 13 Indirect Costs \$ 15,000 \$ 8,000 \$ 6,000 14 Office Supply \$ 500 \$ 200 \$ 200 15 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - 16 Salaries Other (MW) \$ 73,000 \$ 68,200 \$ - 17 Fringe Benefits \$ 35,000 \$ 31,500 \$ - 19 20 21 22 23 24 25 Total \$ 200,000 \$ 153,000	7	Communication Expense	\$	1,000	\$	700	\$	1,700
Marketing program	8	Internal Communication	\$	2,700	\$	2,400	\$	-
Employee Training \$ 1,500 \$ 1,000 \$ 2,000 \$ 1,000 \$ 2,000 \$ 1,000 \$ 1,500 \$ 500 \$ 500 \$ 500 \$ 1,500 \$ 500 \$ 500 \$ 1,500 \$ \$ 500 \$ \$ 500 \$ \$ \$ \$ \$ \$ \$ \$ \$	9	Travel	\$	1,000	\$	500	\$	1,000
Miscellaneous \$ 1,500 \$ 500 \$ 500 \$ 13 Indirect Costs \$ 15,000 \$ 8,000 \$ 6,000 \$ 4 Office Supply \$ 500 \$ 200 200 \$ 200 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200	10	Marketing program	\$	1,500	\$	800	\$	1,000
Indirect Costs \$ 15,000 \$ 8,000 \$ 6,000 \$ 14 Office Supply \$ 500 \$ 200 200 \$ 200 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$	11	Employee Training	\$	1,500	\$	1,000	\$	2,000
14 Office Supply \$ 500 \$ 200 \$ 200 \$ 15 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - 16 Salaries Other (MW) \$ 73,000 \$ 68,200 \$ - 17 Fringe Benefits \$ 35,000 \$ 31,500 \$ - 18 Salaries Other (RC) \$ 4,000 \$ - 19 20 21 22 23 24 25 Total \$ 200,000 \$ \$ 153,000	12	Miscellaneous	\$	1,500	\$	500	\$	500
15 Salary Director (RG) \$ 6,000 \$ 4,000 \$ - 16 Salaries Other (MW) \$ 73,000 \$ 68,200 \$ - 17 Fringe Benefits \$ 35,000 \$ 31,500 \$ - 18 Salaries Other (RC) \$ 4,000 \$ - - - 20 21 22 23 24 -	13	Indirect Costs	\$	15,000	\$	8,000	\$	6,000
16 Salaries Other (MW) \$ 73,000 \$ 68,200 \$ - 17 Fringe Benefits \$ 35,000 \$ 31,500 \$ - 18 Salaries Other (RC) \$ 4,000 \$ - - - 20 21 22 23 24 -	14	Office Supply	\$	500	\$	200	\$	200
17 Fringe Benefits \$ 35,000 \$ 31,500 \$ - 18 Salaries Other (RC) \$ 4,000 \$ - 20 - 21 - 22 - 23 - 24 - 25 Total \$ 200,000 \$ 153,000	15	Salary Director (RG)	\$	6,000	\$	4,000	\$	-
18 Salaries Other (RC) \$ 4,000 \$ - 20	16	Salaries Other (MW)	\$	73,000	\$	68,200	\$	-
19 20 21 22 23 24 25	17	Fringe Benefits		35,000	\$	31,500	\$	-
20 21 22 23 24 25 Total \$ 200,000 \$ 153,00	18	Salaries Other (RC)	\$	4,000	\$	-		
21 22 23 24 25 Total \$ 200,000 \$ 153,00	19							
22 23 24 25 Total \$ 200,000 \$ 153,00	20							
23 24 25 Total \$ 200,000 \$ 153,00	21							
24 25 Total \$ 200,000 \$ 153,00	22							
25 Total \$ 200,000 \$ 153,00	23							
	24							
28	25		Γotal \$	200,000			\$	153,000
	28							

Revenues

Revenues - 243	2024 R	Revised	2023	Budget
Previous Fund trfr	\$	-		
Service Fees	\$	10,000	\$	10,000
TIR Collection	Prop.	ADMIN	Prop	. ADMIN
100 Island LLC	\$	-	\$	1,000
232 LLC	\$	500	\$	500
381/383 Pitcher	\$	1,500	\$	1,000
9008 Portage Rd	\$	1,000	\$	1,000
Blackbird	\$	500	\$	500
Eliza Street	\$	10,000	\$	500
General Mills	\$	12,000	\$	6,000
Graphic Packaging	\$	23,000	\$	5,000
Holiday Lanes (Delta)	\$	3,000	\$	2,500
IPUSA	\$	15,000	\$	-
Kalamazoo West	\$	500	\$	500
KALSEE	\$	1,500	\$	-
Kartar #6	\$	-	\$	-
Metal Mechanics	\$	500	\$	500
Midlink	\$	37,000	\$	25,000
Parchment Mill/City BRA	\$	-	\$	4,500
Scannell/FedEx	\$	30,000	\$	25,000
Stadium Park Way	\$	7,000	\$	4,000
Stryker	\$	57,000	\$	65,000
Vicksburg Mill	\$	-	\$	
Subtotal Admin	\$	200,000	\$	142,500
	\$	210,000	\$	152,500



Hello, my name is Maria Teresa and I am the proud owner of Teresa's kitchen food trucks. 16 years ago I first started making tamales for the people of Kalamazoo. Every Thursday I would begin cooking at 4:30am packing 3 big coolers full of hot and delicious tamales and delivered to my customers from 10:00am-4:00pm or until 6:30pm. After years of people asking when I would open a restaurant, I finally saved enough to start my food truck and catering business to serve the community. But my dream had always been to open a restaurant of my own with my family. With your help and the grant I can make this possible. I'm also here to ask if you can waive the application fee. This way I can use the money for things I need for the restaurant, for example, the fire suppression, the grill and oven. Thank you for your time!

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application: 4-1-2024									
Business Information									
2 Name of Applicant: Maria-Te	eresa Hernandez								
3 Business Address: 821 Fulto	on Street Kalamazoo	o, MI 49001							
4 Business Telephone Number:	(269) 254-4079	254-4079							
5 Contact Person(s) & Title:	Maria-Teresa Hernandez (Owner)							
6 Contact Person(s) Telephone Numl	per: (269) 254 - 4	079							
7 Contact Person(s) Fax Number:									
8 Contact Person(s) Email Address:	teresaskitche	enkzoo@gmail.com							
	oprietorship x Partnership								
	Corporation								
	her (specify)								
10 Describe nature and history of busing									
Teresa's Kitchen, started their bu	asiness 16 years ago se	lling tamales, in 2020 they started a	a food truck						
		ntic mexican food, they need a com							
keep their business growing.									
11 List similar projects developed over	r the last five years (if ar	ny):							
	n/a								
	11/4								
Proposed Project Site Information									
12 Address(es) (if known):		1222 S burdick Street							
13 Tax IDs: 06-91-0	52-720								
14 Present Owner(s): Richard	l and Sarah Miline								
15 Date Present Owner(s) Acquired Pr									
1C Deep and least have land control.	Na								
16 Does applicant have land control:	No								
ii yes, piease describe (owner, lessee, option of	r purchase agreement, etc.:							
17 Any currently known environmenta	al issues?	n/a							
18 Is applicant a liable party for enviro		No X	Yes						
19 Is access to site permitted?	No No	Yes	103						
·		163							
20 Project Type: New									
Relocation		_							
Expansion		P 14 11 1 4 4 14							
Rehabilita	tion x	Food truck business to open into	a restaurant						
21 Project Size:	00 (44 000	- c. ft)							
Parcel Size (acres):	.26 acres (11,326 s	sq It)							
Existing building area (s									
New building area (sq f	t): <mark>n/a</mark>								

22 Project timeline (propos	ed or actual):		
Start date:	May 2024	Completion Date:	May 2028
23			
Additional Materials (Ple	ase put an X for those items that a	re available and attach to	your application, if possible):
Ви	isiness Plan	Financial Comr	mitments
Mark	et Analysis E	nvironmental Information	/Reports
Architectura			· · <u> </u>
Tax Base Information	,		
24 Total Investment Anticip	ated: \$350,000		
·	please attach a detailed projection	of project costs and prope	nsed funding sources
· ·	f costs may include real estate, der		
_	ent, and other as appropriate.	noncion, environmental, n	iew construction, removation,
	ch potential funding may be sough	+•	
23 Eligible activities for will			ase II ESA x
		PII	
	BEA X		Due Care x
	dous Materials Building		
	eys (aspestos and Lead)	·	Planning
Additio	nal Response Activities		emolition
		Site Preparation	
Lead an	d Asbestos Abatement	Kalamazoo, City of	f Portage)
Infrast	ructure Improvements		
26 Current State Equalized	Value:	\$260,000	
•	d Value after Project Completion:	n/a	
28 Full Time Equivalent (FTI	·	П/а	
•	s Retained: 6	FTE Jobs Created: 1	0.42
LIE JOD	s retailled. 6	FIE Jobs Cleated.	0-12
Signature on this page is required al	ong with the contact information r	equested.	
I certify that the foregoing is true	and accurate to the best of my kn	nwledge and that I am he	reby authorized to submit this
	cation on behalf of the proposed p	_	
аррп	edition on benan of the proposed p	Toject and requesting part	
Signature		D	4-1-2024
	Owner		
Direc	t office or cell number <mark>269 254-407</mark>	9	
	Fax number		
	Email address teresaskitche	nkzoo@gmail.com	
If you have a section and a selection the		_	
If you have questions regarding the	application, please contact:		
Kalamazoo County Gover	nment		
Macy Rose Walters, Brow	nfield Redevelopment Administra	or Email: m	rwalt@kalcounty.com
Department of Planning a	nd Development		
·	field Redevelopment Authority		
201 W. Kalamazoo Avenu	·		
Kalamazoo, MI 49007	C, 100111 207		
	205		
Office Phone: (269) 384-8	202		

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY PART II PROJECT APPLICATION

Please provide inform	ation in the areas listed	below, if ava	ilable. (Please attach	additional pages if need	ed)
•	Application: 4-1-2024	•	•	1 0	,
Business Information					
2 Name o	f Applicant: Maria-To	eresa Hern	andez		
3 Busines	ss Address: 821 Fult	ton street K	(alamazoo, MI 490	001	
4 Business T	elephone Number:				
5 Contact Pe	erson(s) & Title:	Maria-Teresa	a Hernandez		
6 Contact Pe	erson(s) Telephone Num	ber:	269 254-4079		
7 Contact Pe	erson(s) Fax Number:				
8 Contact Pe	erson(s) Email Address:		Maria-Teresa Hernandez	z <teresaskitchenkzoo@gmail.< td=""><td>com></td></teresaskitchenkzoo@gmail.<>	com>
Proposed Project Site	Information				
•		Burdick St	reet Kalamazoo, N	/II 49001 (maybe)	
10 Tax IDs:	06-91-0		oot Halamazoo, H	m 10001 (maybo)	
11 Project tin	neline (proposed or actu				
- ,		4 (maybe May)	Com	pletion Date: Spring 2028	(maybe)
12		, ,			
Additional	Materials (Please put a	n X for those	items that are availal	ole and attach to your ap	plication, if possible):
	Business Pla			Commitments	j
	Market Analys	is		ntal Information/Reports	s
	•	ral/Site Plans		, ,	
Project Team					
Bank/Financing:	LISC or Consumer	's Credit Ui	nion		
Legal Counsel:					
Environmental Consul	tant:				
Architect:					
Construction Manage	ment:				
Other:					
Proposed Brownfield	<u> </u>	1.			
13 Total Inves	stment Anticipated:	\$ 350,00	0		-
	Land:				\$260,000
	New Construction/Site	•			90,000
	Eligible Brownfield Act	ivities (Specif	y):		
	Other (Specify below):				
	1				

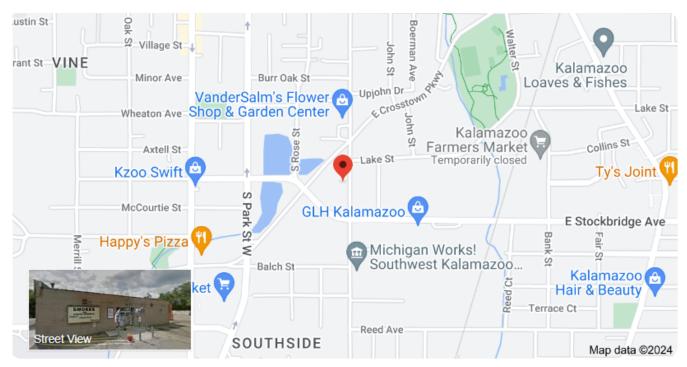
Total Capital Investment:

\$350,000

Funding Sources Requested:		
Kalamazoo County Brownfield Redevelopment Authority		
Authority Grant/Loan Funding:	ſ	
Brownfield Plan and Act 381 Work Plan(s):	ľ	
Other Funding (example EPA Assessment grant funding):		\$40,000 estimated
Michigan Department of Environment, Great Lakes, and Energy		
Brownfield Redevelopment Grant:	ſ	
Brownfield Redevelopment Loan:		
Brownfield Assessment:		
Michigan Economic Development Corporation		
Community Revitalization Program Loan and/or Grant:	ſ	
Business Development Program Loan and/or Grant:	ŀ	
	,	40.000
Total Brownfield Funding Requested:		\$ 40,000 -
include real estate, demolition, environmental, new construction, renovation, new equipment, a 14 Do you intend on or anticipate appealing the property taxes for this project site?	nd other	as appropriate. No X Yes
Signature on this page is required along with the contact information requested.		
I certify that the foregoing is true and accurate to the best of my knowledge and that I am here	-	rized to submit this
application on behalf of the proposed project and requesting party	Г	
Signature Da	te [4-1-2024
Title		
Direct office or cell number 269-254-4079 Fax number		
Email address teresaskitchenkzoo@gmail.com		
If you have questions regarding the application, please contact:		
Macy Rose Walters, Brownfield Redevelopment Administrator		
Email:mrwalt@kalcounty.com		
KCBRA Office: (269) 384-8305		

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

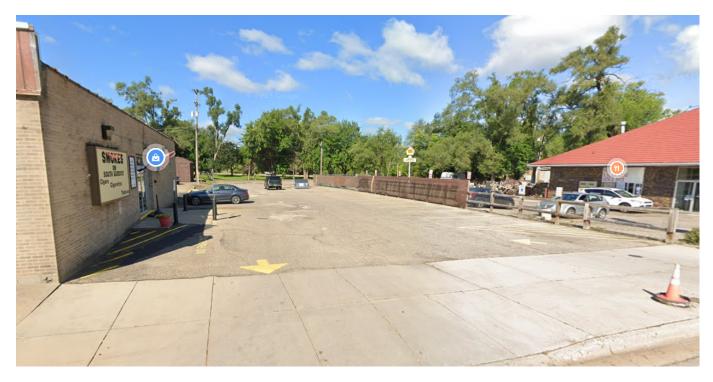
1222 S Burdick Street, Kalamazoo, MI 49001













269.342.1100 | fishbeck.com

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 17 Dated April 25, 2024

Between

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT) 201 WEST KALAMAZOO AVENUE KALAMAZOO, MICHIGAN 49007-3777 And FISHBECK

2960 INTERSTATE PARKWAY KALAMAZOO, MICHIGAN 49048

Subject Matter: Teresa's Kitchen, 1222 S. Burdick, City of Kalamazoo Funding Source: U.S. EPA Brownfield Assessment Grant FY21

Task 1 - Phase I Assessment

Task 2 – Phase II Assessments/Hazardous Materials Inspection/BEA/Due Care

Task 3 – Brownfield Plan

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract and as described in this "Scope of Services."

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

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

Jeffrey C. Hawkins269.342.1100Name (FISHBECK)PhoneKen Peregon, Chair269.384.8112

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

ACCEPTED AND AGREED TO:

Name (CLIENT)

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)	FISHBECK
By <u>Ken Peregon</u> Title <u>Chair</u>	By <u>Jeffrey C. Hawkins</u> Title <u>Vice President/Senior Hydrogeologist</u>
Signature	Signature
Date	Date

I. Scope of Services

Teresa's Kitchen is a local food truck business with authentic Mexican food looking to expand their operations through the use of a commercial kitchen. Teresa's Kitchen has a purchase agreement in place for the property located at 1222 S. Burdick Street located within the City of Kalamazoo. The property is 0.26 acres with one 4,987 square foot structure that has operated as a smoke shop for several years. A project application has been submitted to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County's U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant.

No environmental information is currently known about the site. The KCBRA could choose to complete the Phase I ESA first and then determine if additional needs exist. This work order includes all potential scope of services needed and the KCBRA Board should evaluate which services to support at this point in time.

Proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility and completion of a Phase I ESA to support acquisition. Depending on the findings of the Phase I ESA, a Phase II Environmental Site Assessment (ESA) and a Baseline Environmental Assessment (BEA) and Due Care Documentation may be warranted. While the immediate plan involves operating the food truck on the property, eventually there are plans to renovate the interior of the building to support expanded food service operations. Therefore, completion of a Hazardous Materials Inspection (HMI) is also proposed to determine if asbestos exists that may need to be abated prior to renovations. The property is currently tax exempt and there will be an uncapping of taxable value post-acquisition. If the property is determined to be a "facility" through Phase II ESA sampling, preparation of a Brownfield Plan may be requested.

Eligibility and Phase I ESA

Fishbeck will prepare an eligibility demonstration to the U.S. EPA for the use of grant funding. Upon concurrence of site eligibility from the U.S. EPA, Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

Phase II ESAs (Conceptual)

No environmental data exists for the property. If the Phase I ESA identifies Recognized Environmental Conditions (RECs), a Phase II ESA will be proposed. Fishbeck would prepare a Sampling and Analysis Plan for U.S. EPA approval. A Health and Safety Plan will also be prepared. Prior to conducting site work, utilities will be cleared by contacting Michigan's one-call clearance center MISSDIG.

Fishbeck proposes a Phase II ESA consisting of soil, groundwater, and/or soil gas sampling activities as appropriate. The budget assumes that any drilling equipment required and a Project Geologist would be on site for one day. The specific type and number of samples required, as well as the analytical parameters, will be determined following completion of the Phase I ESA. Additional samples required to meet U.S. EPA quality assurance and quality control requirements will also be collected and analyzed. Upon receipt of analyses, a comprehensive project report will be prepared. Fishbeck will update the ACRES database upon completion. The budget that has been provided is conceptual and may be updated based on the findings of the Phase I ESA; however, the estimate is based on previous experiences on similar sites.

Hazardous Materials Inspection

A Hazardous Materials Inspection, inclusive of an asbestos survey and limited paint chip sampling, is also a proposed scope of work included in this work order. The Asbestos Survey will determine if asbestos-containing

materials exist that will require abatement prior to renovation. The paint chips will be analyzed for lead and cadmium to inform contractors on potential worker exposures.

Baseline Environmental Assessment (BEA) and Due Care Considerations

Fishbeck has also included contingent funding for the preparation of a BEA and Documentation of Due Care considerations based upon the potential that Phase II ESA activities result in the identification of contamination in excess of EGLE Residential cleanup criteria on select or all parcels subject to acquisition. The preparation of a BEA would provide an exemption to remedial liability for any pre-existing conditions. A document discussing due care considerations would be prepared in support of demonstrating compliance with "due care" obligations. Please note that the level of assessment/sampling appropriate to demonstrate compliance with "due care" is often greater than the level of assessment/sampling necessary to prepare a BEA. If additional sampling is needed to demonstrate "due care," the budget may need to be updated. However, this estimate is being provided based on previous experience.

Brownfield Plan

Based on proposed redevelopment, there are anticipated costs that would be eligible for reimbursement through a Brownfield Plan. It is anticipated that tax increment will be generated through the sale of the property. The property would need to meet eligibility requirements as a "brownfield" as defined in Act 381. If a Brownfield Plan is pursued, Fishbeck will work with the developer to identify eligible activities and costs and work with local officials to ascertain reasonable estimates of future taxable value. The property is located within the City of Kalamazoo. Therefore, a Brownfield Plan, if prepared, would likely go through the City of Kalamazoo's Brownfield Redevelopment Authority. However, funding through the City for preparation of a Plan is not anticipated. If preparation is authorized, Fishbeck will develop the Plan and, as necessary, attend meetings of the City and County to guide the Plan through the adoption process.

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.

Eligibility and Phase I ESA	3,000
Phase II ESA (Conceptual)	
Hazardous Materials Inspection	
BEA/Due Care	
Brownfield Plan	6,000
Total Estimated Budget – Work Order #16	32,800

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determinations, Phase I ESA activities will commence. Phase I activities are anticipated to take four weeks to complete. Results of the Phase I ESA will inform the scope of the Phase II sampling. If authorized to complete, a Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) will be also prepared and submitted to the U.S. EPA with an approximate timeline of two weeks. Once the HASP is accepted and SAP approved, the field work can be scheduled. Efficiencies regarding site access will be sought to accommodate the HMI and Phase II ESA concurrently, if feasible. Field services are anticipated to occur within two to three weeks from SAP approval, 7–10 business days for laboratory turnaround, and an additional 1–2 weeks to prepare the reports. Following

results of the Phase II ESA, a BEA and Due Care Document will be prepared, if needed. Meanwhile, Fishbeck will evaluate eligibility as a "brownfield" and work with the developer to determine eligible costs and the local assessor to determine potential tax increment. Additional information regarding potential redevelopment plans will be needed prior to completion of the Brownfield Plan. Results of the field work will inform the conversation on determining eligible costs. It is anticipated that the Brownfield Plan preparation, and adoption process will take three months.



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Memo

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

Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist and Jeff Hawkins, Vice President/Senior

Hydrogeologist

DATE: April 25, 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. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

1. General Environmental Review Project No: 230454 – W.O. 2023-1 and W.O. 2024-1

Update:

General Review: This month's invoice for consideration includes updates to the Q Corners Brownfield Plan Fact Sheet and Fishbeck's attendance at the Texas Township Committee of Whole and Township Board meetings where the Q Corners Brownfield Plan was considered. Time was also spent preparing Disbursement memos for Stryker/City of Portage and the LC Howard projects.

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

Update:

The KCBRA Board approved the amended Work Order 2023-2 at the March 2024 regular meeting to address the presumed budget shortfall through 2025. A Preliminary Commissioning Report and OM&M Plan has been furnished to YWCA to inform on ongoing responsibilities.

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

Update:

The Pressure Field Extension (PFE) Testing is complete and the Conceptual Vapor Mitigation System Design document has been finalized.

General Environmental Review Budget and Cost Summary

Num				Estimates			Actual	Task Budget	Total Budget
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Remaining	Remaining
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292 421238	2/16/2023 3/16/2023	\$160.00 \$315.00		
					423214 424170	5/10/2023	\$2,147.75 \$2,226.61		
					425333 426213	7/12/2023 8/7/2023	\$2,226.61 \$2,294.95 \$806.25		
					420213 427541 429022	9/7/2023 10/9/2023	\$1,420.00 \$963.75		
					429750	11/2/2023	\$652.50		
					431430 432686	12/7/2023 1/9/2024	\$585.00 \$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 432686	5/10/2023 1/9/2024	\$288.75 \$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		433684	2/13/2024	\$1,142.50		
					434692 435834*	3/12/2021 4/10/2024	\$627.50 \$1,120.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$2,890.00		\$11.110.00
		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			\$2,890.00		\$17,110.00
190048	2019-2	Paper City Development - EGLE Grant Oversight W.O. Approved							
		Total Approved budget of \$3,000.00 Amendment #1 - \$5,000.00	\$ 3,000.00 \$ 5,000.00	\$ 3,000.00 \$ 5,000.00	05421 05490	4/18/2019 5/10/2019	\$2,642.50 \$140.00	\$10,565.50	\$10,565.50
		Amendment #2 - \$5,000.00 Contingency Amendment #3- \$6,500	\$ 5,000.00	\$ 5,000.00	05603 05665	6/14/2019 7/16/2019	\$1,662.50 \$1,110.00	\$10.425.50 \$8.763.00	\$10.425.50 \$8.763.00
		Budget adjustment to bring approved budget current 5-19-23	\$ 6,500.00 \$ (6,292.00) \$ 13,208.00	\$ (6,292.00)	05723 05787	8/14/2019 8/6/2019	\$1,110.00 \$788.75 \$35.00	\$7,653.00 \$6,864.25	\$7,653.00 \$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787 06215 06329	9/6/2019 1/7/2020 2/7/2020	\$35.00 \$26.25 \$131.25	\$6,829.25 \$6,803.00	\$6,829.25 \$6,803.00 \$6,671.75
					06329 06442 06579	3/19/2020	\$210.00	\$6.671.75 \$6.461.75	\$6.461.75
					06655	5/12/2020 6/17/2020	\$113.75 \$52.50	\$6,348.00 \$6,295.50	\$6,348.00 \$6,295.50
					06714 06808	7/9/2020 8/11/2020	\$105.00 \$78.75	\$6,190.50 \$6,111.75	\$6,190.50 \$6,111.75
					06895 06994	9/8/2020 10/12/2020	\$52.50 \$446.25	\$6,059.25 \$5,613.00	\$6,059.25 \$5,613.00
					07086 07163	11/5/2020 12/7/2020	\$551.25 \$183.75	\$5,061.75 \$4.878.00	\$5,061.75 \$4.878.00
					07282 07465	1/14/2021 3/9/2021	\$645.73 \$446.25	\$4,232.27 \$3,786.02	\$4,232.27 \$3,786.02
					07514 07669	4/8/2021 5/21/2021 6/16/2021	\$301.77 \$402.50	\$3,484.25 \$3,081.75	\$3,484.25 \$3,081.75
					07764 07955	8/9/2021	\$26.25 \$78.75	\$3,055.50 \$2,976.75	\$3,055.50 \$2,976.75
					08127 08659	10/6/2021 2/18/2022	\$26.25 \$52.50	\$2,950.50 \$2.898.00	\$2,950.50 \$2.898.00
					08768 08840	3/10/2022 4/8/2022	\$26.25 \$262.50	\$2,871.75 \$2,609.25	\$2,871.75 \$2,609.25
					08975 09125	5/10/2022 6/13/2022	\$172.50 \$28.75	\$2,436.75 \$2,408.00	\$2,436.75 \$2,408.00
					09390 09618	8/18/2022 10/12/2022	\$57.50 \$86.25	\$2,350.50 \$2,264.25	\$2,350.50 \$2,264.25
					09744 09856	11/9/2022 12/12/2022	\$373.75 \$230.00	\$1,890.50 \$1.660.50	\$1,890.50 \$1.660.50
					421239 423213	3/16/2023 5/10/2023	\$28.75 \$86.25	\$1.631.75 \$1,545.50	\$1.631.75 \$1,545.50
					424171	6/8/2023 Project Subtotal	\$1,437.50 \$13,100.00	\$108.00	\$108.00 \$108.00
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight W.O. Approved	\$ 40,000.00	\$40,000.00	05789 05896	9/6/2019 10/7/2019	\$1,470.00 \$787.50	\$38,530.00 \$37,742.50	\$38,530.00 \$37,742.50
					05896 05994 06128	10/7/2019 11/7/2019 12/9/2019	\$787.50 \$1,242.50 \$280.00	\$36,500.00 \$36,220.00	\$36,500.00 \$36,220.00
					06214	1/7/2020 2/7/2020	\$105.00 \$385.00	\$36,115.00 \$35.730.00	\$36,115.00 \$35.730.00
					06441 06516	3/19/2020 4/8/2020	\$840.00 \$271.25	\$34.890.00 \$34,618.75	\$34.890.00 \$34,618.75
					06580 06656	5/12/2020 6/17/2020	\$840.00 \$236.25	\$33,778.75 \$33,542.50	\$33,778.75 \$33,542.50
					06713 06809	7/9/2020 8/11/2020	\$130.00 \$78.75	\$33,412.50 \$33,333.75	\$33,412.50 \$33,333.75
					06896 06982	9/8/2020 10/12/2020	\$315.00 \$297.50	\$33,018.75 \$32,721,25	\$33,018.75 \$32,721.25
					07042 07162	11/5/2020	\$52.50 \$78.75	\$32.668.75 \$32,590.00	\$32.668.75 \$32,590.00
					07346 07464	2/5/2021 3/9/2021	\$52.50 \$262.50	\$32,537.50 \$32,275.00	\$32,537.50 \$32,275.00
					07515 07670	4/8/2021 5/21/2021	\$35.00 \$700.00	\$32,240.00 \$31,540.00	\$32,240.00 \$31,540.00
					07956 08051	8/9/2021 9/14/2021	\$131.25 \$26.25	\$31,408.75 \$31,382.50	\$31,408.75 \$31,382.50
					08355 08767	12/7/2021 3/10/2022	\$210.00 \$288.75	\$31.172.50	\$31.172.50
					08839 08976	4/8/2022 5/10/2022	\$393.75 \$28.75	\$30.883.75 \$30,490.00 \$30,461.25	\$30.883.75 \$30,490.00 \$30,461.25
					09126 422268	6/13/2022 4/17/2023	\$86.25 \$28.75	\$30,375.00 \$30,346.25	\$30,375.00 \$30,346.25
						Project Subtotal	\$9,653.75	400,0.00	\$30.346.25
					08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08253 08357	11/4/2021 12/7/2021	\$308.51 \$1,102.50	\$9,495.03 \$9,186.52 \$8,084.02	\$9,495.03 \$9,186.52 \$8,084.02
					08473 08670	1/6/2022 2/18/2022	\$897.00 \$130.00	\$7.187.02 \$7.057.02	\$7.187.02 \$7.057.02
					09079	6/8/2022 Project Subtoal	\$225.00 \$14,167.98	\$6,832.02	\$6,832.02 \$6,832.02
						,	. ,		73,32.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138 08253	10/6/2021 11/4/2021	\$9,787.47 \$262.50	\$5.212.53 \$4,950.03	\$5.212.53 \$4,950.03
					08357 08473	12/7/2021 1/6/2022	\$1,102.50 \$897.00	\$3,847.53 \$2,950.53	\$3,847.53 \$2,950.53
							\$12,049.47	, ,	\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138 08253	10/6/2021 11/4/2021	\$1,717.50 \$46.01	\$1,282.50 \$1,236.49	\$1,282.50 \$1,236.49
					08670 09079	2/18/2022 6/8/2022	\$130.00 \$262.50	\$1,106.49 \$843.99	\$1,106.49 \$843.99
					30013	WOI LULL	\$2,156.01	_U-U-U-D	\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation LBRF funding -Amendment March 2024	\$ 100,000.00 \$10,000.00	\$100,000.00 \$10,000.00	434709 231417*	3/13/2024 4/10/2024	\$87,897.02 \$1,384.65	\$22.102.98 \$20,718.33	\$22.102.98 \$20,718.33
		eng	\$110,000	\$110,000.00		Project Subtotal	\$89,281.67	yad,110.33	\$20,718.33
2400=0	2000 -	Clarklania Davalanmant at W William Court Val		********	40000	240000	\$40.707.00		
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI LBRF Funding	\$ 24,000.00	\$24,000.00	433674 435843*	2/12/2024 4/10/2024	\$13,707.93 \$10,292.07		
						Project Subtotoal	\$24,000.00		\$0.00
		530 S Rose Street, Kalamazoo, MI	\$ 86,896.74	\$ 86,896.74					
		LBRF Funding				Profession 2	***		***
						Project Subtotoal	\$0.00		\$86,896.74
		*Dending approval Total Project Budgets	\$335,104.74	\$335,104.74		Total	\$166,313.46		\$168,791.28
						·			



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Memo

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

Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist and Jeff Hawkins, Vice President/Senior

Hydrogeologist

DATE: April 25, 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. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

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. NACD – Church and Frank Street Project Project No: E220129 – W.O. 4

Update:

In 2022, NACD reached out for funding support with plans to redevelop 21 tax foreclosed parcels being held by the County Land Bank, into 18 affordable residential properties. A Phase I ESA was completed on all 21 parcels plus selective ground penetrating radar on parcels that may have remaining foundations. The GPR survey identified several parcels with suspect buried demolition debris. There are four parcels that warrant further assessment. Following grant funded assessment to date, NACD indicated that timing for additional assessment in relation to plans for construction of future houses was being evaluated and the budget was held. There is a new Executive Director for NACD. Fishbeck has reached out to determine if the remaining budget should continue to be held. NACD is still evaluating whether further assessment will occur prior to the end of the grant term. At this point in time, the budget has been held.

3. Redman Ventures, LLC – 6667 Stadium Drive, Oshtemo Township Project No: 231418 – W.O. 11

Brownfield evaluation activities have been underway. Mr. Redman returned additional documentation that was requested from the Oshtemo Township Assessor including square footages and expense breakdowns. This

updated information has been provided to the assessor and Fishbeck is waiting to hear back regarding estimated Future Taxable Value.

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

<u>Update:</u>

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. The Phase I and Phase II ESAs are complete. The \$4,000 budget for the BEA/Due Care is being held, pending redevelopment decisions. Discussions are underway with Comstock Township and a request to complete Hazardous Materials Inspections on some of the buildings may be forthcoming.

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. EGLE funding has been secured for pre-investigation (preparation of HASP and SAP), field investigation, and reporting (Investigation report, ResAP, and DDCC). EPA grant cleanup planning funds may still be needed for general project planning meetings that are not covered under the EGLE funding. Therefore, the cleanup planning remaining budget of \$1,171 is recommended to be held for these purposes. The remaining ResAP/CSM budget of \$9,900 is recommended to be reallocated to support other projects.

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

Update:

The EPA grant-supported design activities are essentially complete. Remaining VMS installation activities cannot be supported with the use of USEPA assessment grant funds. Therefore, a small budget is recommended to be retained for general cleanup planning activities that may remain; however, a majority of the remaining almost \$7,000 budget is recommended to be reallocated to support other projects.

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

Update:

The KCBRA authorized Fishbeck to conduct a brownfield plan evaluation to work with the city assessor to determine anticipated Future Taxable Value and run tax increment financing (TIF) modeling to determine if a Brownfield Plan would be an appropriate tool for this project. While this property is located within the City of Kalamazoo, it is Fishbeck's understanding that the City of Kalamazoo Brownfield Redevelopment Authority will not be pursuing a Brownfield Plan through the City. Therefore, for TIF modeling purposes, the proposed

Brownfield Plan is presumed to run through the County's BRA and the last five years of tax increment have been reserved for collection into the KCBRA's Local Brownfield Revolving Fund (LBRF). It should also be noted that most of the eligible costs were incurred prior to completing the brownfield plan evaluation and therefore, only local taxes were included with the exception of statutorily eligible state capture. Further, an Act 381 Work Plan for state capture would not be pursued.

Fishbeck completed TIF modeling and based on total eligible costs of \$40,137 there is sufficient TIF available. The FTV was established through communication with the City of Kalamazoo Assessor. Eligible costs for the developer consist of asbestos abatement, selective interior demolition, and site demolition. Eligible costs of the KCBRA consist of completion of a Hazardous Materials Inspection, preparation of a Brownfield Plan, and administrative and operating expenses of the Authority.

Based on the definition of a "brownfield" according to Michigan Public Act 381, the Brownfield Redevelopment Financing Act, as amended, this property could be considered eligible for a Brownfield Plan based on the component of housing, as this property contains at least one residential unit. The KCBRA, City of Kalamazoo City Commission and the Kalamazoo County Board of Commissioners would need to determine if this project helps meet the needs of housing and is a public benefit. A Housing Plan that demonstrates the area need for housing should be affirmed prior to consideration of the Brownfield Plan. While the property meets the base definition of housing property to be eligible for a Brownfield Plan, housing development activities for income qualified households (at or below 120% Area Median Income) such as Potential Rent Loss (PRL) or Total Housing Subsidy (THS) have not been incorporated into TIF modeling. If these activities are considered, there is likely not sufficient tax increment available. Further, administrative costs of the Authority are modeled with 10% of local tax increment millages available. Reporting obligations with implementing a housing development brownfield plan may require additional resources than are available beyond this 10% of local sources. The KCBRA should determine if the merits of this potential Brownfield Plan are likely to receive local support of addressing the housing need and being a public benefit.

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

Update:

At the March KCBRA regular meeting, since it was the seller that did not accept a new purchase agreement and not the developer backing out of redevelopment, the Board voted to waive the \$4,000 expense that would have been a developer responsibility since this project did not move forward. considerate is recommended that the remaining project budget (\$18,776.82) is reallocated to support other projects.



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Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist

DATE: April 18, 2024 **PROJECT NO.:** E210229

SUBJECT: USEPA Assessment Grant Budget Update and Recommendation

As requested by the KCBRA Board, Fishbeck has prepared a grant budget update and recommendation regarding remaining funds in the FY21 EPA Brownfield Assessment Grant. The grant period ends in September of 2024 and the Board wishes to reallocate any remaining project budgets that will not be utilized for the projects which they were encumbered.

Fishbeck has determined that projects with remaining project budget fall into three categories. The first category is for whole projects or project tasks that were completed under budget or the project is not moving forward. Fishbeck is recommending these budgets, totaling \$30,028.19, be returned to the unencumbered grant budget to support other projects. The second category is for project tasks that are currently underway and these budgets, totaling \$16,172.92, are recommended to be held. See attached spreadsheet for further detail.

The third category involves project budgets where all or a portion of the budget should be evaluated by the KCBRA Board to determine if budget should be reallocated. These budgets are detailed below:

Project Name	Activity Task	Remaining	Recommended to return	Recommended to
		Budget		hold
YWCA, 550 S. Riverview	PFE Testing	\$110.30	\$110.30	\$0
YWCA, 550 S. Riverview	VMS Design	\$6,887.24	\$6,637.24	\$250.00
Legacy Senior Living	ResAP/CSM	\$9,900.32	\$9,900.32	\$0
Legacy Senior Living	Cleanup Planning	\$1,171.54	\$0	\$1,171.54
Urban Exposure Initiative	BF Evaluation	\$2,250.15	\$0	\$2,250.15
Urban Exposure Initiative	BF Plan Prep.	\$6,000	?	,
	Totals	\$26,319.55	\$16,647.86	\$3,671.69

The \$6,000 budget for the Urban Exposure Initiative is dependent on whether the Board decides to move forward with a Brownfield Plan for this project. In summary, Fishbeck recommends returning the \$30,028.19 plus \$16,647.86 for a total of \$46,676.05 to the unencumbered grant budget to support other projects. In addition, if a brownfield plan is not pursued for the Urban Exposure Initiative project, then an additional \$6,000 budget could be returned.

If you have any questions or concerns regarding the grant budget summary or recommendations, please do not hesitate to contact Therese Searles at <u>tsearles@fishbeck.com</u>.

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

1		T -		I =						
Num Project	w.o.	Grant Task	Activity Site/Phase	Budget Estimates Total		Invoice No.	Invoice Date	Total Invoiced Amount	Project Budget Remaini Total	ng Project Complete
			Initial Grant Award Task 1 - Phase I ESAs	\$ 300,000.00				\$ 18,209.99	\$ 26,790.01	
			Task 2 - Phase II ESAs and BEA/DC Task 3 - Brownfield Plans	\$ 204,000.00				\$ 129,256.39 \$ 61,793.06	\$ 74,743.61 \$ (25,793.06)	
			Task 4 - Community Outrach, Programmatic, Travel	\$ 15,000.00				\$ 12,923.39	\$ 2,076.61	
County		4	Personnel	\$ 1,200.00				\$ 222,182.83 \$ -	\$ 77,817.17	
County		4	Travel	\$ 6,000.00 \$ 1,500.00		KCBRA Travel		\$ 4,997.56 \$ -	\$ 1,002.44	
County				\$ -	County Subtotal			\$ -	County Subtotal	
		l T	County Subtotal	\$ 6,700.00	County Subtotal			4,557.30	County Subtotal	
			Contractual - Envirologic Technologies, Inc.	\$ 291,300.00				\$ -	\$ -	
240220	_		OADD Drangation	\$ 5.000.00	Invoice Total	09272	11/10/2021	£ 449.50		
210220	1	2	QAPP Preparation	\$ 5,000.00	Invoice rotal	08272 08354		\$ 118.50 \$ 1,440.75		
						08471 435839 *	4/10/2024	\$ 444.75 \$ 237.50		
					Project Subtotal			\$ 2,241.50	Project Subtotal \$ 2,241.50 Budget Returned \$ 2,400.00	
					Invoice Breakdown				\$ 358.50	
	1	2	Initial Preparation	\$ 2,004.00		08272	11/10/2021	\$ 118.50		
						08354 08471	12/7/2021	\$ 1,440.75 \$ 444.75		
					Phase Subtotal			\$ 2,004.00	Phase Subtotal \$ -	
040000	-		OADD ANNUAL UDDATES	* 500.00	Investor Total	405000*	4/40/0004	007.54		
210220	1	2	QAPP - ANNUAL UPDATES	\$ 596.00	Invoice Total	435839*		\$ 237.54	Div. 2.1111	
					Project Subtotal			\$ 237.54	Phase Subtotal \$ 358.46	
210229	2		Amendment #1 (approved 5-25-23)	\$ 2,500.00 \$ 2,500.00	Invoice Total Invoice Total	08661 08841		\$ 132.02 \$ 104.56		
			Amendment #2 (approved 11-16-23)	\$ 4,300.00 \$ 9,300.00	Invoice Total	08977		\$ 359.38		
				,	Invoice Total Invoice Total	09127 09389	6/13/2022 8/18/2022	\$ 341.14 \$ 209.13		
					Invoice Total Invoice Total	09619 09745	10/12/2022	\$ 41.83 \$ 352.93		
					Invoice Total Invoice Total	09857 09921	12/12/2022	\$ 345.06 \$ 73.20		
					Invoice Total	420295 421240	2/16/2023	\$ 189.15		
					Invoice Total Invoice Total	423211	5/10/2023	\$ 625.56		
					Invoice Total Invoice Total	424176 425337	7/12/2023	\$ 334.25 \$ 286.50		
					Invoice Total Invoice Total	426222 427546		\$ 1,093.13 \$ 334.25		
					Invoice Total	429749		\$ 1,024.11		
					Invoice Total Invoice Total	431429 432665	12/7/2023	\$ 209.58 \$ 334.25		
					Invoice Total Invoice Total	433683 434691	2/13/2024	\$ 801.25 \$ 382.00		
					Invoice Total Project Subtotal	435833*	4/10/2024	\$ 286.50	Project Subtotal \$ 1,374.17	
					Project Subtotal			ş 1,925.05	+10/ect 3ubiotal \$ 1,374.17	
210265	3	2	1001 2nd Street, Kalamazoo	\$ 17,695.01	Invoice Total	08771		\$ 10,823.90		
					Invoice Total Invoice Total	08842 08978		\$ 3,021.18 \$ 156.15		
					Invoice Total Project Subtotal	09513		\$ 1,016.80 \$ 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 Invoice Total	09243 09296		\$ 614.29 \$ 12,499.46	Budget Hernaming \$\phi\$	
					Invoice Total	09409	9/7/2022	\$ 2,778.21		
					Invoice Total Invoice Total	09636 09663	11/3/2022	\$ 4,152.64 \$ 875.04		
					Invoice Total Invoice Total	09859 09924	1/5/2023	\$ 3,599.99 \$ 2,881.90		
					Invoice Total Project Subtotal	421464		\$ 25,002.47 \$ 52,404.00	Project Subtotal \$ 446.00	
L-		<u>L</u> =			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 09636	10/21/2022	\$ 151.63 \$ 3,480.86		
					Phase Subtotal	09663		\$ 216.34 \$ 9,850.47	Phase Subtotal \$ 1,149.53	
		2	604 N. Westnedge (Phase II, UST Site Assessment)	\$ 29,350.00		00040	7/40/0000	e 000.40		
			Amendment #1 Amendment #2	\$ 7,000.00 \$ 5,500.00		09243 09296	8/4/2022	\$ 290.16 \$ 6,821.95		
				\$ 41,850.00		09409 09636	9/7/2022	\$ 2,626.58 \$ 671.78		
						09663 09859	11/3/2022	\$ 658.70 \$ 3,599.99		
						09924	1/5/2023	\$ 2,881.90		
					Phase Subtotal	421464	3/23/2023	\$ 25,002.47 \$ 42,553.53	Phase Subtotal \$ (703.53)	
	_				l					
220129	4	1,2	NACD - Church and Frank Street Parcels	\$ 25,000.00	Invoice Total	09245		\$ 2,597.81		
					Invoice Total Invoice Total	09295 09410	9/7/2022	\$ 11,669.06 \$ 1,959.60		
					Invoice Total Invoice Total	09637 429755		\$ 460.06 \$ 71.63		
					Project Subtotal				Project Subtotal \$ 8,241.84	
					Invoice Breakdown					
		1	Eligibility and Phase I ESAs	\$ 6,000.00		09245		\$ 2,443.58		
	_				l	09295 09410		\$ 2,358.48 \$ 1,959.60		
					Phase Subtotal	09637	10/21/2022	\$ 248.33 \$ 7,009.99	Phase Subtotal \$ (1,009.99)	
1			1	1	rnase Subtôtal	<u> </u>	ıl	y 7,009.99	Fridate Subtotal \$ (1,009.99)	1

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

				1								
				1		-						
		2	GPR Surveys	\$ 1	9,000.00							
							09245		\$ 154.23			
					_		09295 09637		\$ 9,310.58 \$ 211.73			
							429755	11/2/2023	\$ 71.63			
						Phase Subtotal			\$ 9,748.17	Phase Subtotal	\$ 9,251.83	—
220154	6	3	Parchment Mill Site Amendment #1		2,000.00	Invoice Total Invoice Total	09391 09515		\$ 4,442.58 \$ 3,183.01			
			7 WHO THE WATER TO THE WATER TH		2,000.00	Invoice Total	09629	10/17/2022	\$ 1,806.40			
						Invoice Total	09673 09860		\$ 2,343.59 \$ 3,865.38			
						Invoice Total Invoice Total	09922		\$ 400.46			
						Invoice Total Invoice Total	420293		\$ 115.95			
						Invoice Total	421241 422260	3/16/2023 4/13/2023	\$ 573.53 \$ 945.75			
						Invoice Total	423212	5/10/2023	\$ 1,214.35			
					-	Invoice Total Project Subtotal	426223	8/7/2023	\$ 3,109.00 \$ 22,000.00	Project Subtotal	\$ -	
						Troject Gustetui			¥ £2,000.00	1 Tojost Gabtotai	Ψ	
230922	7	2.2	Watershed LLC - 6667 Stadum Drive, Oshtemo Township	\$	8,000.00							
230322	,	2,3	watershed LLC - 6007 Staddin Drive, Oshtemo Township	•	8,000.00		424169	6/8/2023	\$ 548.40			
						Project Subtotal			\$ 548.40	Project Subtotal		
										Budget Returned	\$ 7,451.60 \$ -	
										Budget Remaining	3 -	
						Invoice Breakdown						
-		2	Eligibilty and Asbestos Survey	\$	5,000.00		424169	6/8/2023	\$ 548.40			
			Englishly and Passasias out vey	Ψ	5,000.00	Phase Subtotal	424109		\$ 548.40	Phase Subtotal	\$ 4,451.60	
		3	Brownfield Plan Evaluation	\$	3,000.00	+						
						Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00	
230924	8	1.2.3	Comstock Charter Township, Comstock Center Redevelopment	\$ 3	0,000.00	Invoice Total	424166	6/8/2023	\$ 1,696.79			
	_	,_,•	p,	ľ	,	Invoice Total	426125	7/19/2023	\$ 2,303.21			
						Invoice Total	426220	8/7/2023				
				1		Invoice Total Invoice Total	427544 429028	9/7/2023 10/9/2023				
						Invoice Total	429757	11/2/2023	\$ 10,523.93			
						Invoice Total	431498	12/12/2023				
					_	Invoice Total Project Subtotal	432687	1/9/2024	\$ 7,673.31 \$ 26,000.00	Project Subtotal	\$ 4,000.00	
						1 Toject Gubtotai			20,000.00	1 Toject odbiotai	Ψ,000.00	
						Invoice Breakdown						
		1	Eligibilty and Phase I	\$	4,000.00		424166	6/8/2023	\$ 1,696.79			
			Engionity and i mase i	ų.	4,000.00		426125	7/19/2023				
						Phase Subtotal			\$ 4,000.00	Phase Subtotal	\$ -	
		2	Phase II	\$ 1	8,000.00		426220	8/7/2023	\$ 597.55			
			Budget Adjustment (approved 1-18-2024)		4,000.00		427544	9/7/2023				
				\$ 2	2,000.00		429028	10/9/2023				
							429757 431498	11/2/2023 12/12/2023				
							432687	1/9/2024				
						Phase Subtotal			\$ 22,000.00	Phase Subtotal	\$ -	
					-							
		2	Bea/Due Care	\$	4,000.00							
						Phase Subtotal			\$ -	Phase Subtotal	\$ 4,000.00	
		3	Brownfield Plan Budget Adjustment to support expanded scope of PII (1-18-24)		4,000.00							
			(I=10*24)	\$	-,550.00)	Phase Subtotal			\$ -	Phase Subtotal	\$ -	
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 1	5,000.00	Invoice Total	424168	6/8/2023	\$ 730.55			
			,			Invoice Total	425256	7/10/2023	\$ 731.87			
				-		Invoice Total Invoice Total	426224 427444	8/7/2023 9/7/2023				
						Invoice Total	429203	10/10/2023	\$ 546.65			
						Invoice Total	430075	11/6/2023	\$ 1,487.00		·	
-				+	-	Invoice Total Project Subtotal	431026	12/4/2023	\$ 549.45 \$ 6,140.85	Project Subtotal	\$ 1,859.15	
									. 0,140.00	,	,000.10	
		^	Draumfield Dien Cyclustian	6	0.000.00	Invoice Breakdown	40.10-	0/0/005	e ======			
		3	Brownfield Plan Evaluation	\$	8,000.00		424168 425256	6/8/2023 7/10/2023				
							426224	8/7/2023	\$ 1,036.37			
							427444 429203	9/7/2023 10/9/2023				
							429203	11/6/2023	\$ 1,487.00			
							431026		\$ 549.45			
						Phase Subtotal			\$ 6,140.85	Phase Subtotal	\$ 1,859.15	
		3	Brownfield Plan Amendment	\$	7,000.00							
						Phase Subtotal			\$ -	Phase Subtotal Phase Budget Returned	\$ 7,000.00 \$ 7,000.00	
										Phase Budget Remaining	\$ -	
000007	40 ***	_	Midliol. Produces Ped. Francisco		0.500.00	Investor 70 to 1	10.115	0/0/00	400			
230923	10,14	3	Midlink Business Park Expansion	\$ 1	2,500.00	Invoice Total Invoice Total	424164 426124	6/8/2023 7/19/2023				
						Invoice Total	426219	8/7/2023	\$ 862.34			
						Invoice Total	427542	9/7/2023	\$ 488.16		-	
-					-	Invoice Total Invoice Total	429024 429753	10/9/2023 11/2/2023				
						Invoice Total	431433	12/7/2023	\$ 71.63			
						Project Subtotal			\$ 6,537.20	Project Subtotal	\$ 2,819.33	
						Invoice Breakdown						
	10	3	Project Planning Associated with Plan Amendment	\$	6,500.00	2.22 2.34MOWII	424164	6/8/2023				
-							426124 426219	7/19/2023 8/7/2023				
				+			426219 427542	9/7/2023				
						Phase Subtotal			\$ 3,356.53	Phase Subtotal	\$ 3,143.47	

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

											\$ 3,143	47
				-		Invoice Breakdown				Phase Budget Remaining	\$	
	14	3	Brownfield Plan Amendment	\$	6,000.00		429024	10/9/2023				
l 				1			429753 431433	11/2/2023 12/7/2023				
						Phase Subtotal			\$ 3,180.67	Phase Subtotal	\$ 2,819	33
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment	\$	23,250.00	Invoice Total	428218	9/18/2023				
						Invoice Total Invoice Total	429320 429752	10/12/2023 11/2/2023				
						Invoice Total	431432	12/7/2023	\$ 2,903.27			
						Invoice Total Invoice Total	432668 433688	1/8/2024 2/13/2024				
						Invoice Total	434695	3/12/2024	\$ 60.89			
						Invoice Total Project Subtotal	435835*	4/10/2024		Project Subtotal	\$ 6,997	64 proposed
						Project Subtotal			9 14,134.05	Project Subtotal	φ 0,557	54 proposed breakdown
												by task
						Invoice Breakdown						
		3	Eligibility / HASP/ SAP/ Project Management	\$	3,000.00	Phase Subtotal	428218	9/18/2023	\$ 882.23 \$ 882.23	Phase Subtotal	\$ 2,117.	77
						Priase Subtotal			\$ 002.23	Phase Budget Returned*	\$ 2,117	
										Phase Bdget Remaining	\$ -	
		3	PFE Testing	\$	5,250.00		428218	9/18/2023				
				1			429320 429752	10/12/2023	\$ 4,150.34			
							429752 432668	11/2/2023 1/8/2024	\$ 518.94			
1				1		Phase Subtotal			\$ 5,139.70	Phase Subtotal	\$ 110.	30 recommend return
		2	VMS Design	e	15 000 00		400000	10/10/0000	6 007.10		-	
<u> </u>		3	VMS Design	\$	15,000.00		429320 429752	10/12/2023 11/2/2023	\$ 2,571.43			
							431432	12/7/2023	\$ 2,903.27			
				<u> </u>			432668 433688	1/8/2024 2/13/2024				
							434695	3/12/2024	\$ 60.89			
						Phase Subtotal	435835	4/10/2024	\$ 30.39 \$ 8,112.76	Phase Subtotal	\$ 6,887	24
											\$ 250	oo rec. hold
231418	11	1.2.3	Redman Ventures, LLC	\$	11,200.00	Invoice Total	427548	9/7/2023	\$ 4,887.17		\$ 6,637.	24 rec. return
		-,-,-			,	Invoice Total	429026	10/9/2023	\$ 1,200.18			
						Invoice Total Invoice Total	429756 431435	11/2/2023 12/7/2023				
						Invoice Total	434698	3/12/2024	\$ 498.53			
						Invoice Total	435838*	4/10/2024		Declarat Contracted		77
									IS 6 959 23		s 4.24n	
						Project Subtotal			\$ 6,959.23	Project Subtotal	\$ 4,240	11
					=	Project Subtotal			\$ 6,959.23	Project Subtotal	\$ 4,240	11
						Project Subtotal Invoice Breakdown				Project Subtotal	\$ 4,240	
		1	Eligibility Update & Phase I ESA	\$	3,200.00		427548 429026	9/7/2023	\$ 2,752.09	Project Subtotal	\$ 4,240	
		1	Eligibility Update & Phase I ESA	\$	3,200.00		427548 429026	9/7/2023 10/9/2023	\$ 2,752.09	Project Subtotal		
		1	Eligibility Update & Phase I ESA	\$	3,200.00	Invoice Breakdown			\$ 2,752.09 \$ 447.91			
						Invoice Breakdown	429026	10/9/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00			
			Eligibility Update & Phase I ESA ASB - Asbestos Survey	\$	3,200.00	Invoice Breakdown	429026 427548	9/7/2023	\$ 2.752.09 \$ 447.91 \$ 3,200.00			
						Invoice Breakdown Phase Subtotal	429026	10/9/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55	Phase Subtotal	\$	
						Invoice Breakdown	429026 427548 429026	9/7/2023 10/9/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27		\$	
						Invoice Breakdown Phase Subtotal	429026 427548 429026	9/7/2023 10/9/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55	Phase Subtotal	\$	
		2	ASB - Asbestos Survey		5,000.00	Invoice Breakdown Phase Subtotal	429026 427548 429026	9/7/2023 10/9/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55	Phase Subtotal	\$	
		2		\$		Invoice Breakdown Phase Subtotal	429026 427548 429026 429756 431435	9/7/2023 10/9/2023 10/9/2023 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90	Phase Subtotal	\$	
		2	ASB - Asbestos Survey	\$	5,000.00	Invoice Breakdown Phase Subtotal	429026 427548 429026 429756 431435 431435 434698	9/7/2023 10/9/2023 11/2/2023 11/2/2023 3/12/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53	Phase Subtotal	\$	
		2	ASB - Asbestos Survey	\$	5,000.00	Invoice Breakdown Phase Subtotal	429026 427548 429026 429756 431435	9/7/2023 10/9/2023 10/9/2023 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53	Phase Subtotal	\$ 2,043	10
		2	ASB - Asbestos Survey	\$	5,000.00	Invoice Breakdown Phase Subtotal Phase Subtotal	429026 427548 429026 429756 431435 431435 434698	9/7/2023 10/9/2023 11/2/2023 11/2/2023 3/12/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	429026 427548 429026 429756 429756 431435 434698 435838	9/7/2023 10/9/2023 11/2/2023 11/2/2023 12/7/2023 3/12/2024 4/10/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Invoice Total	429026 427548 429026 429756 429756 431435 434698 435838 427545 429030	9/7/2023 11/9/2023 11/2/2023 11/2/2023 3/12/2024 4/10/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Invoice Total Invoice Total Invoice Total	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439	9/7/2023 10/9/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 9/7/2023 10/9/2023 11/2/2023 12/7/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,002.89	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Invoice Total Invoice Total Invoice Total Invoice Total	429026 427548 429026 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673	9/7/2023 10/9/2023 10/9/2023 11/2/2023 3/12/2024 4/10/2024 9/7/2023 11/2/2023 11/2/2023 12/7/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 799.90 \$ 479.03 \$ 479.0	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705	9/7/2023 10/9/2023 10/9/2023 11/2/2023 11/2/2024 4/10/2024 9/7/2023 10/9/2023 11/2/2023 1/8/2024 2/13/2024 3/12/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 479.03 \$ 479.03 \$ 4,648.57 \$ 4,002.89 \$ 4,002.89 \$ 6,005 \$ 4,002.89 \$ 6,005 \$ 4,002.89 \$ 6,005 \$ 4,002.89 \$ 5,005 \$ 6,005 \$ 6,005	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695	9/7/2023 10/9/2023 11/2/2023 11/2/2023 11/2/2023 3/12/2024 4/10/2024 9/7/2023 11/2/2023 11/2/2023 1/8/2024 2/13/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,648.57 \$ 4,648.57 \$ 4,648.57 \$ 5 5,52.35 \$ 61.05 \$ 5 624.83 \$ 5 52.35	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705	9/7/2023 10/9/2023 10/9/2023 11/2/2023 11/2/2024 4/10/2024 9/7/2023 10/9/2023 11/2/2023 1/8/2024 2/13/2024 3/12/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,648.57 \$ 4,648.57 \$ 4,648.57 \$ 5 5,52.35 \$ 61.05 \$ 5 624.83 \$ 5 52.35	Phase Subtotal Phase Subtotal	\$ 2,043	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705 435841*	9/7/2023 10/9/2023 11/2/2023 11/2/2023 11/2/2023 3/12/2024 4/10/2024 9/7/2023 11/2/2023 11/2/2023 1/8/2024 2/13/2024 4/10/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,002.89 \$ 61.05 \$ 61.05 \$ 61.05 \$ 61.05 \$ 61.05 \$ 752.27	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	67 67 86 proposed
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation	\$	5,000.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal	429026 427548 429026 429756 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705	9/7/2023 10/9/2023 10/9/2023 11/2/2023 11/2/2024 4/10/2024 9/7/2023 10/9/2023 11/2/2023 1/8/2024 2/13/2024 3/12/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 4,648.57 \$ 4,648.57 \$ 4,02.89 \$ 5 6,05 \$ 6,05	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	10 67 67 breakdown
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705 427545 429030 427545	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 11/2/2023 1/2/2024 3/12/2024 4/10/2024 9/7/2023 1/2/2024 1/2/2024 1/2/2024 1/2/2024 1/2/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,648.57 \$ 4,402.83 \$ 141.52 \$ 114.28.14	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	10 67 67 breakdown
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal	429026 427548 429026 429756 431435 434698 435838 427545 429030 432873 433695 434705 435841*	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 3/12/2024 4/10/2024 9/7/2023 11/2/2023 12/7/2023 12/7/2023 12/7/2023 1/2/2024 1/3/2024 1/3/2024 1/3/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,648.57 \$ 11,428.14	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	10 67 67 breakdown
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal	429026 427548 429026 429756 431435 434698 435838 435838 427545 429030 429759 431439 42673 43895 427545 429030 429759 431439 427545 429030 429759 431439 432673 433695	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 799.90 \$ 470.33 \$ 4,648.57 \$ 4,002.89 \$ 61.05 \$ 242.83 \$ 11,428.14	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197	10 67 67 breakdown
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 429759 431439 432673	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 3/12/2024 4/10/2024 1/3/2024 1/3/2024 3/12/2024 4/10/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,002.89 \$ 61.05 \$ 242.83 \$ 523.85 \$ 11,428.14	Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 67 686 proposed breakdown by task
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 435838 427545 429030 429759 431439 42673 43895 427545 429030 429759 431439 427545 429030 429759 431439 432673 433695	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 112.80 \$ 802.33 \$ 112.80 \$ 802.33 \$ 498.53 \$ 112.80 \$ 498.53 \$ 112.80 \$ 479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 143.25 \$ 11,428.14	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	10
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 435838 427545 429030 429759 431439 42673 43895 427545 429030 429759 431439 427545 429030 429759 431439 432673 433695	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,002.89 \$ 61.05 \$ 242.83 \$ 523.85 \$ 11,428.14	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 86 proposed breakdown by task 7 recommend
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705 429030 429759 431439 432673 432673 432673	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 9/7/2023 11/2/2023 11/2/2023 11/2/2024 10/9/2023 11/2/2024 10/9/2023 11/2/2024 11/2/2023 12/7/2023 12/7/2023 12/7/2023 12/7/2023 12/7/2023 12/7/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 498.53 \$ 112.80 \$ 498.53 \$ 112.80 \$ 498.53 \$ 112.80 \$ 498.53 \$ 114.80 \$ 802.33 \$ 479.03 \$ 479.03 \$ 4,648.57 \$ 140.289 \$ 11.32 \$ 61.05 \$ 242.83 \$ 522.35 \$ 11.428.14 \$ 799.90 \$ 11.577.81 \$ 15.77.81 \$ 1.577.81 \$ 1.57	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 86 proposed breakdown by task 7 recommend
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 427545 429030 429759 431439 429759 431439 429759	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 11/2/2023 1/2/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 179.90 \$ 479.03 \$ 4,648.57 \$ 4,042.89 \$ 61.05 \$ 114.28.14 \$ 7599.90 \$ 147.28 \$ 114.28.14	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 86 proposed breakdown by task 7 recommend
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 432673 433695 434705	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 11/2/2023 18/2024 4/10/2024 11/2/2023 18/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 4,648.57 \$ 4,002.89 \$ 61.05 \$ 61.05 \$ 11,428.14 \$ 799.90 \$ 143.25 \$ 11,428.14 \$ 799.90 \$ 143.25 \$ 177.81 \$ 276.04 \$ 1,529.19 \$ 1,577.81 \$ 276.04 \$ 1,529.19 \$ 1,577.81 \$ 276.04 \$ 1,529.19 \$ 1,577.81 \$ 276.04 \$ 1,529.19 \$ 1,579.86 \$ 119.38 \$ 212.44 \$ 7,599.66	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 86 proposed breakdown by task 7 recommend
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 429026 429756 429756 431435 431435 434998 435838 427545 429030 429759 431439 432673 429030 429759 431439 432673 432673 432673 432673 432673 432673 432673 432673 432673 432673 434705	9/7/2023 11/2/2024 11/2/2023 11/2/2023 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 112.80 \$ 802.33 \$ 1479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 415.22 \$ 61.05 \$ 242.83 \$ 11,428.14 \$ 759.90 \$ 143.25 \$ 11,577.81 \$ 1,577.81 \$ 276.04 \$ 1,577.81 \$ 1,577.81 \$ 212.44 \$ 7,599.68	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	67 - 67 - 67 - 67 - 67 - 67 - 67 - 67 -
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 432673 433695 434705	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 4/10/2024 4/10/2024 11/2/2023 18/2024 4/10/2024 11/2/2023 18/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/3/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 112.80 \$ 802.33 \$ 1479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 415.22 \$ 61.05 \$ 242.83 \$ 11,428.14 \$ 759.90 \$ 143.25 \$ 11,577.81 \$ 1,577.81 \$ 276.04 \$ 1,577.81 \$ 1,577.81 \$ 212.44 \$ 7,599.68	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	86 proposed breakdown by task 32 recommend return
		3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo Response Activity Plan/Conceptual Site Model Brownfield Cleanup Planning	\$	5,000.00 3,000.00 22,500.00 17,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal Invoice Breakdown Phase Subtotal	429026 427548 429026 429756 431435 434698 435838 427545 429030 429759 431439 432673 433695 434705 429030 429759 431439 432673 433695 434705 43439 432673 433695 434705	9/7/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2024 11/2/2024 11/2/2024	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 799.90 \$ 479.03 \$ 479.03 \$ 479.03 \$ 479.03 \$ 143.25 \$ 11,428.14 \$ 799.90 \$ 11,428.14 \$ 11,577.81 \$ 11,	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Project Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	86 proposed breakdown by task 32 recommend return
231419	12	3	ASB - Asbestos Survey BP Eval - Brownfield Plan Evaluation Legacy Senior Living, 730 N. Burdick St. Kalamazoo Response Activity Plan/Conceptual Site Model	\$	5,000.00 3,000.00 22,500.00	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Invoice Total Project Subtotal Invoice Breakdown Phase Subtotal	429026 429026 429756 429756 431435 431435 434998 435838 427545 429030 429759 431439 432673 429030 429759 431439 432673 432673 432673 432673 432673 432673 432673 432673 432673 432673 434705	9/7/2023 11/2/2024 11/2/2023 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023 11/2/2024 11/2/2023	\$ 2,752.09 \$ 447.91 \$ 3,200.00 \$ 2,135.08 \$ 752.27 \$ 69.55 \$ 2,956.90 \$ 191.00 \$ 498.53 \$ 112.80 \$ 802.33 \$ 479.93 \$ 479.93 \$ 4,648.57 \$ 14.68.57 \$ 11.428.14 \$ 11.55 \$ 12.248 \$ 11.577.81 \$ 11.577.81 \$ 11.577.81 \$ 11.577.81 \$ 11.577.81 \$ 11.93 \$ 11.93	Phase Subtotal Phase Subtotal Phase Subtotal Phase Subtotal Project Subtotal	\$ 2,043 \$ 2,197 \$ 11,071	86 proposed breakdown by task 32 recommend return

	1					Invoice Total	433694	2/13/2024	\$ 154.89			
						Invoice Total	434704	3/12/2024	\$ 493.89			
						Invoice Total	435840*	4/10/2024				
						Project Subtotal			\$ 3,866.06	Project Subtotal	\$ 12,333.94	proposed
												breakdown
						Invoice Breakdown						by task
		2	Eligibility/HASP/SAP/HMI	\$	7,200.00		429758	44/0/0000	\$ 337.40			
					-			11/2/2023				
							431438	12/7/2023				
							432672 433694	1/8/2024 2/13/2024	\$ 1,072.13 \$ 154.89			
						Phase Subtotal	455094	2/13/2024	\$ 3,116.21	Phase Subtotal	\$ 4,083.79	return
						Friase Subtotal			3,110.21	Filase Subiotal	φ 4,003.79	return
		3	Brownfield Plan Evaluation	\$	3,000.00		434704	3/12/2024	\$ 493.89			
					0,000.00		435840	4/10/2024				
						Phase Subtotal			\$ 749.85	Phase Subtotal	\$ 2,250.15	proposed hold
		3	Brownfield Plan Preparation	\$	6,000.00							
						Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	evaluate
231766	16	1, 2,3	702 W. Michigan Avenue, Kalamazoo	\$	44,000.00	Invoice Total	429751	11/2/2023				
				ļ		Invoice Total	431431	12/7/2023	\$ 14,104.00	_		
				-		Invoice Total	432667	1/8/2024				
\vdash				 		Invoice Total	433687	2/13/2024		Project Subtetal	¢ 10.776.00	
				ļ		Project Subtotal			\$ 25,223.18	Project Subtotal	\$ 18,776.82	
				1		Invoice Breakdown						
	1	1	Eligibility/Phase I ESA	\$	4,000.00	IIIVOIGE DIEBRUOWII	+				+	
			y,	1	.,		429751	11/2/2023	\$ 661.80			
				1			431431	12/7/2023				
							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				
							432667	1/8/2024				
							433687	2/13/2024				
						Phase Subtotal			\$ 16,664.32	Phase Subtotal	\$ 1,835.68	
			Hammelous Materials Incometics	s	7,000.00							
		2	Hazardous Materials Inspection	\$	7,000.00		420754	11/2/2022	€ 47.7E			
							429751 431431	11/2/2023 12/7/2023	\$ 47.75 \$ 3,446.35			
							432667	1/8/2024				
						Phase Subtotal	402007	17072024	\$ 4,558.86	Phase Subtotal	\$ 2,441.14	
						1 Hase oubtotal			4,000.00	T Hase oublotai	ψ 2,441.14	
		2	BEA/Due Care	\$	5,500.00							
						Phase Subtotal			s -	Phase Subtotal	\$ 5,500.00	
		3	Brownfield Plan Evaluation	\$	3,000.00							
						Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00	
					0.001.11							
		3	Brownfield Plan Preparation	\$	6,000.00							
				-		Dhara O				Dhara O	¢ 0.000.00	
				 		Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	
				ļ								
			Approved Project Budgets Subtotal	\$	314,495.01	Invoice Total	+		\$ 217,185.27	Budgets Remaining	\$ 72,519.92	
			r pprovide i roject Budgeta Gubiotai	7	2 . 1, 100.01		+		- 2.1,1.00.E1	Daugoto romannig		
			Estimated Contractual Budget Remaining	\$	(23,195.01)	Actual Contractual Bud	dget Remaining		\$ 74,114.73			
			1,000		<u> </u>	and un-invo				Check	\$ 291,300.00	
			Project Budgets Returned									
210265	3		1001 2nd Street, Kalamazoo	\$	2,676.98							
230922	7			\$	7,451.60							
210220	1			\$	2,400.00							
230923	10	3		\$	3,143.47							
230914	9			\$	7,000.00							
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment* Available Contractual Budget Remaining	\$	2,117.77 1,594.81							
			Avanable Contractual Budget Remaining	Ψ	1,054.01							
			Notes:	1								
			*Pending	1			+					
				 								
	projec	t/task c	omplete/not moving forward =automatic return of budget	\$	30,028.19							
evaluate if	budget/	portion	of budget should be returned	\$	26,319.55							
currently be	eing held			\$	16,172.18							
			Total Budget remaining	\$	72,519.92	1						
				\$	1,594.81							
				\$	1,594.81 74,114.73							



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Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Therese Searles, Senior Brownfield Specialist

Olivia Selby, Brownfield Project Analyst

DATE: April 22, 2024 **PROJECT NO.**: 231768

RE: Brownfield Plan Evaluation for 1116 Lake Street, Kalamazoo, Michigan

The property located at 1116 Lake Street within the City of Kalamazoo is being 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 space to hold educational classes as well as a therapy office. The second floor is being redeveloped into one residential apartment unit. The KCBRA authorized Fishbeck to conduct a brownfield plan evaluation to work with the city assessor to determine anticipated Future Taxable Value and run tax increment financing (TIF) modeling to determine if a Brownfield Plan would be an appropriate tool for this project. While this property is located within the City of Kalamazoo, it is Fishbeck's understanding that the City of Kalamazoo Brownfield Redevelopment Authority will not be pursuing a Brownfield Plan through the City. Therefore, for TIF modeling purposes, the proposed Brownfield Plan is presumed to run through the County's BRA and the last five years of tax increment have been reserved for collection into the KCBRA's Local Brownfield Revolving Fund (LBRF). It should also be noted that most of the eligible costs were incurred prior to completing the brownfield plan evaluation and therefore, only local taxes were included with the exception of statutorily eligible state capture. Further, an Act 381 Work Plan for state capture would not be pursued.

Fishbeck completed TIF modeling based on a base taxable value of \$36,841 (2024) and an increased future taxable value (FTV) of \$66,841 (2025 with 1% annual increase beyond 2025). The FTV was established through communication with the City of Kalamazoo Assessor. Eligible costs for the developer consist of asbestos abatement, selective interior demolition, and site demolition. Eligible costs of the KCBRA consist of completion of a Hazardous Materials Inspection, preparation of a Brownfield Plan, and administrative and operating expenses of the Authority. Total eligible costs are estimated at \$40,137.

Based on the definition of a "brownfield" according to Michigan Public Act 381, the Brownfield Redevelopment Financing Act, as amended, this property could be considered eligible for a Brownfield Plan based on the component of housing, as this property contains at least one residential unit. The KCBRA, City of Kalamazoo City Commission and the Kalamazoo County Board of Commissioners would need to determine if this project helps meet the needs of housing and is a public benefit. A Housing Plan that demonstrates the area need for housing should be affirmed prior to consideration of the Brownfield Plan. The rent for this 2-bedroom apartment will be set at \$750/month which is below 35% of the rent limits as established by MSHDA (updated April 1, 2024) to increase affordable housing in the area. Market rate, or the rent limit for 100% AMI for Kalamazoo, has been

established by MSHDA to be \$2,270 for a two-bedroom apartment. Affordable housing incentives are targeted at 80-120% Area Median Income (AMI). For Kalamazoo County 80-120% AMI for a one-person household is \$56,480-\$84,720 and for a four-person household is \$80,640-\$120,960.

Based on the \$40,137 of eligible activities with most being statutorily eligible for state and local capture, there is sufficient TIF anticipated to reimburse these eligible costs within 23 years plus 5 years for capture into the LBRF. While the property meets the base definition of housing property to be eligible for a Brownfield Plan, housing development activities for income qualified households (at or below 120% AMI) such as Potential Rent Loss (PRL) or Total Housing Subsidy (THS) have not been incorporated into TIF modeling. If these activities are considered, there is likely not sufficient tax increment available. Further, administrative costs of the Authority are modeled with 10% of local tax increment millages available. Reporting obligations with implementing a housing development brownfield plan may require additional resources than are available beyond this 10% of local sources. The KCBRA should determine if the merits of this potential Brownfield Plan are likely to receive local support of addressing the housing need and being a public benefit.

If you have any questions or require additional information, please contact me at 269.544.6971 or tsearles@fishbeck.com.

Table 2: Tax Increment Revenue Capture Estimates
Urban Exposure Initiative Brownfield Evaluation
1116 Lake Street
Kalamazoo, Michigan
April 2024

		Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
		Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
		*Base Taxable Value \$	36,841 \$	36,841 \$	36,841 \$	36,841	\$ 36,841	36,841	\$ 36,841 \$	36,841 \$	36,841 \$	36,841	36,841 \$	36,841	\$ 36,841	36,841 \$	36,841 \$	36,841 \$	36,841	\$ 36,841 \$	36,841 \$	36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841	\$ 36,841 5	\$ 36,841
	_	Estimated New TV \$	66,841 \$	67,509 \$	68,185 \$	68,866	\$ 69,555	70,251	\$ 70,953 \$	71,663 \$	72,379 \$	73,103	73,834 \$	74,572	\$ 75,318	76,071 \$	76,832 \$	77,600 \$	78,376	\$ 79,160 \$	79,952 \$	80,751	\$ 81,559	\$ 82,374	\$ 83,198	\$ 84,030	\$ 84,870	\$ 85,719	\$ 86,576	\$ 87,442	\$ 88,316	\$ 89,200
Ir	cremental Differe	nce (New TV - Base TV) \$	30,000 \$	30,668 \$	31,344 \$	32,025	\$ 32,714	33,410	\$ 34,112 \$	34,822 \$	35,538 \$	36,262	36,993 \$	37,731	\$ 38,477	39,230 \$	39,991 \$	40,759 \$	41,535	\$ 42,319 \$	43,111 \$	43,910	\$ 44,718	\$ 45,533	\$ 46,357	\$ 47,189	\$ 48,029	\$ 48,878	\$ 49,735	\$ 50,601	\$ 51,475 !	\$ 52,359
ool Capture		Millage Rate																														
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nool Operating Tax		17.6757 s	530 \$	542 \$												693 \$									\$ 819			\$ -	·			
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ESA Special ED		1.4941 \$	45 \$ 45 \$	46 \$													60 \$															
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unty Operating		4.6318 s	139 \$	142 \$																												
unty Transit		0.3110 s	9 \$	10 \$																												
l Valley CC		2.7802 s	83 \$	85 Ś																									-			
l Pub Library		3.8999 Ś	117 Š	120 \$	122 \$	125	5 128	130	\$ 133 \$	136 \$	139 \$																\$ 187	\$ 191	\$ 194	\$ 197 S	\$ 201 \$	\$ 204
cal Total		36.5853 ş	1,098 \$	1,122 \$																									\$ 1,820			
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School Debt		8.2000 \$	246 \$	251 \$											•																	
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Total Non Co	pturable Taxes	8.3668 \$	251 \$	257 \$					т т						T	· · ·									*		7	· ·	,	7 1	γ ,	Υ
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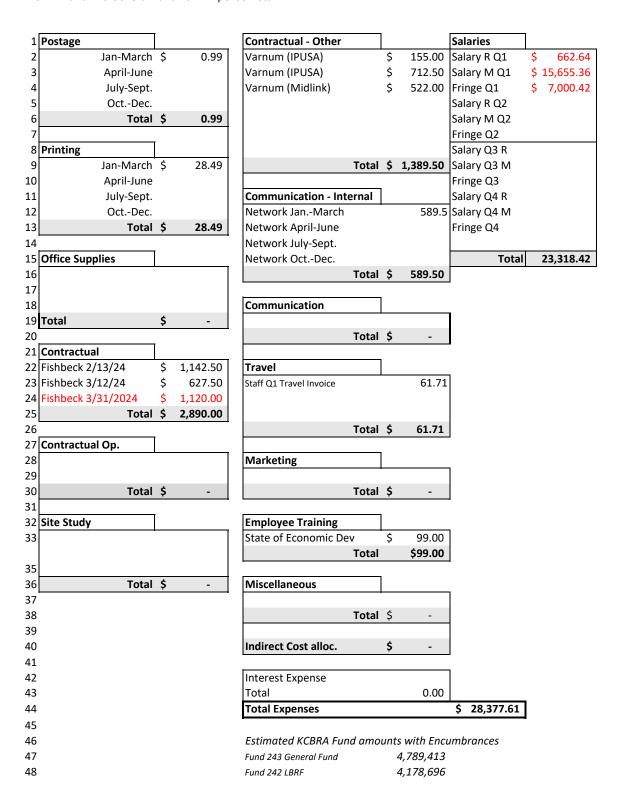
Footnotes:

Table 3: Tax Increment Revenue Reimbursement Allocation re Initiative Brownfield Evaluation 1116 Lake Street Kalamazoo, Michigan April 2024

Maximum Reimbursement	Proportionality	ichool & ical Taxes	L	ocal-Only Taxes	Total
State	39.3%	\$ 12,823	\$	-	\$ 12,823
Local	60.7%	\$ 19,814	\$	7,500	\$ 27,314
TOTAL					
MSF	92.2%	\$ 29,521	\$	7,500	\$ 37,021
EGLE	7.8%	\$ 3,116	\$	-	\$ 3,116

Estimated Total 27 Years of Plan: Estimated Capture
BF Plan Implementation/Administrative Fees \$ 3,189
State Brownfield Redevelopment Fund \$ 2,756
Local Brownfield Revolving Fund \$ 9,842

	EGLE	7.8%	\$ 29,521 \$	7,500 \$	3,116																											
Year of Plan			2	2		_		-			40		42	42		45	45	47	40	40	20	24	22	22	24	25	26	27	20	20	20	
rear of Plan		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	TOTAL
Total State Incremental Revenue	·	\$ 710	\$ 726 \$		758 \$	775 \$	791 \$	808 \$	824 \$	841 \$	859 \$	876 \$	893 \$	911 \$	929 \$	947 \$	965 \$	983 \$	1,002 \$	1,021 \$	1,040 \$	1,059 \$	1,078 \$	1,098 \$	1,117 \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 21,752
State Brownfield Redevelopment Fund (50% of State TIR Available for Reimbursement	f SET)	\$ (90) \$ 620			(96) \$ 662 \$	(98) \$ 676 \$	(100) \$ 691 \$	(102) \$ 705 \$	(104) \$ 720 \$	(107) \$ 735 \$	(109) \$ 750 \$	(111) \$ 765 \$	(113) \$ 780 \$	(115) \$ 796 \$	(118) \$ 811 \$	(120) \$ 827 \$	(122) \$ 843 \$	(125) \$ 859 \$	(127) \$ 875 \$	(129) \$ 891 \$	(132) \$	(134) \$ 925 \$	(137) \$ 941 \$	(139) \$ 958 \$	(142) \$ 976 \$	- \$	- \$	- \$ - \$	- \$	- \$	- \$	(2,756) 18,996
State TIK Available for Reimbursement		5 620	\$ 634 \$	648 \$	662 \$	6/6 \$	691 \$	705 \$	720 \$	/35 \$	750 \$	765 \$	780 \$	790 \$	811 \$	827 \$	843 \$	859 \$	8/5 \$	891 \$	908 \$	925 \$	941 \$	958 \$	976 \$	- \$	- \$	- \$	- \$	- \$	- 3	18,996
Total Local Incremental Revenue		\$ 1,098	\$ 1,122 \$	1,147 \$	1,172 \$	1,197 \$	1,222 \$	1,248 \$	1,274 \$	1,300 \$	1,327 \$	1,353 \$	1,380 \$	1,408 \$	1,435 \$	1,463 \$	1,491 \$	1,520 \$	1,548 \$	1,577 \$	1,606 \$	1,636 \$	1,666 \$	1,696 \$	1,726 \$	1,757 \$	1,788 \$	1,820 \$	1,851 \$	1,883 \$	1,916 \$	\$ 44,628
BF Plan Implementation Costs (10%)		(110)			(117) \$	(120) \$	(122) \$		(127) \$	(130) \$	(133) \$	(135) \$	(138) \$	(141) \$	(144) \$	(146) \$	(149) \$	(152) \$	(155) \$	(158) \$	(161) \$	(164) \$	(167) \$	(170) \$	- \$						\$	3,189)
Local TIR Available for Reimbursement		\$ 988	\$ 1,010 \$	1,032 \$	1,054 \$	1,077 \$	1,100 \$	1,123 \$	1,147 \$	1,170 \$	1,194 \$	1,218 \$	1,242 \$	1,267 \$	1,292 \$	1,317 \$	1,342 \$	1,368 \$	1,393 \$	1,419 \$	1,446 \$	1,472 \$	1,499 \$	1,526 \$	1,726 \$	1,757 \$	1,788 \$	1,820 \$	1,851 \$	1,883 \$	1,916 \$	\$ 41,439
Total State & Local TIR Available		\$ 1,608	\$ 1,644 \$	1,680 \$	1,717 \$	1,754 \$	1,791 \$	1,828 \$	1,867 \$	1,905 \$	1,944 \$	1,983 \$	2,022 \$	2,062 \$	2,103 \$	2,144 \$	2,185 \$	2,226 \$	2,268 \$	2,311 \$	2,354 \$	2,397 \$	2,441 \$	2,485 \$	2,702 \$	1,757 \$	1,788 \$	1,820 \$	1,851 \$	1,883 \$	1,916 \$	60,435
	Beginning																															
Developer and KCBRA Reimbursement Balance	\$ 40,137	4 20.520	£ 36.01F £	25 225 6	22.510 6	24 705 6	20.074 €	20.146 6	26 270 6	24 274 6	22 420 6	20 447 6	10 435 6	10 202 6	14.300 €	12.116 6	0.024 6	7 705 6	C 244 C	4.892 \$	3,446 \$	1.974 \$	474 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$		
Reimbursement Balance	\$ 40,137	38,529	36,915 3	35,235 \$	33,518 \$	31,765 3	29,974 \$	28,146 \$	26,279 3	24,374 3	22,430 \$	20,447 3	18,425 3	10,302 3	14,260 \$	12,116 3	9,931 \$	7,705 3	6,311 \$	4,892 \$	3,446 \$	1,974 \$	4/4 3	0 3	0 \$	0 3	0 3	0 \$	0 \$	0 \$	U	_
MEDC Non-Environmental Costs (Developer)	\$ 29,521	\$ 29.521	\$ 29.521 \$	29,521 \$	28,873 \$	28,211 \$	27,534 \$	26,844 \$	26,138 \$	25,418 \$	24,374 \$	22,430 \$	20,447 \$	18,425 \$	16,362 \$	14,259 \$	12,116 \$	9,931 \$	7,705 \$	6,311 \$	4,892 \$	3,446 \$	1,974 \$	474 S	- 5	- 5	- 5	- 5	- 5	- \$		
State Tax Reimbursement	\$ 11,598		\$	648 \$	662 \$	676 \$	691 \$	705 \$	720 \$	735 \$	750 \$	765 \$	780 \$	796 \$	811 \$	827 \$	843 \$	859	1,7.00 7	5,022 7	7,552 4	5,7.10 7	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 11,267
Local Tax Reimbursement	\$ 17,923		\$	- \$	- \$	- \$	- \$	- \$	- \$	310 \$	1,194 \$	1,218 \$	1,242 \$	1,267 \$	1,292 \$	1,317 \$	1,342 \$	1,368 \$	1,393 \$	1,419 \$	1,446 \$	1,472 \$	1,499 \$	474		\$	- \$	- \$	- \$	- \$	- \$	18,254
Total MEDC Reimbursement Balance		5 29,521	\$ 29,521 \$	28,873 \$	28,211 \$	27,534 \$	26,844 \$	26,138 \$	25,418 \$	24,374 \$	22,430 \$	20,447 \$	18,425 \$	16,362 \$	14,259 \$	12,116 \$	9,931 \$	7,705 \$	6,311 \$	4,892 \$	3,446 \$	1,974 \$	474 \$	- \$	- \$	- Ş	- Ş	- Ş	- \$	- \$	- \$	\$ 29,521
EGLE Environmental Costs (KCBRA)	\$ 3,116	\$ 3,116	\$ 1,508 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0	
State Tax Reimbursement	\$ 1,224																			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 1,224
Local Tax Reimbursement Total EGLE Reimbursement Balance	\$ 1,892	\$ 988 \$ 1,508		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 6	0 \$	0 \$	0 \$	0 \$	0 6	0 6	0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$ 0 \$	- \$	- Ş	\$ 1,892 \$ 3,116
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Local Only Costs (KCBRA)	\$ 7,500	\$ 7,500	, , , , ,	, , , ,	-,	-,	, ,	-, ,	2,007 \$	860	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- Ş	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	
Local Tax Reimbursement		5 -	\$ 106 \$		1,054 \$	1,077 \$	1,100 \$	1,123 \$	1,147 \$	860					4																	7.500
Total Local Only Reimbursement Balance		\$ 7,500	\$ 7,394 \$	6,362 \$	5,307 \$	4,230 \$	3,130 \$	2,007 \$	860 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 3	\$ 7,500
Total Annual Reimbursement		\$ 1,608	\$ 1,614 \$	1,680 \$	1,717 \$	1,754 \$	1,791 \$	1,828 \$	1,867 \$	1,905 \$	1,944 \$	1,983 \$	2,022 \$	2,062 \$	2,103 \$	2,144 \$	2,185 \$	2,226 \$	1,393 \$	1,419 \$	1,446 \$	1,472 \$	1,499 \$	474 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 40,137
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LOCAL BROWNFIELD REVOLVING FUN	II																															
LBRF Deposits *		\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,485 \$	4,477 \$	6,234 \$	8,022 \$	9,842 \$	9,842 \$	9,842 \$	9,842
State Tax Capture	\$ 1,224				\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	958 \$	266 \$	- \$	- \$	- \$	- \$	- \$	- \$	5 1,224
Local Tax Capture Total LBRF Capture	\$ 9,392	\$ - \$ -	\$ - \$ \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	1,526 \$ 2,485 \$	1,726 \$ 1,992 \$	1,757 \$ 1,757 \$	1,788 \$ 1,788 \$	1,820 \$		•	\$	\$ 8,618 \$ 9,842
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FUND 243 MWalters 4-19-24

2023 BRA TOTAL YEAR END	MUNIS Actual 4,455,282.02		0.00	4,455,282	4,455,282	4,455,282.02	
BRA MUNIS ACTUAL TOTAL AS OF 4/19/2024	1,733,202.02		0.00	7,733,202	7,733,402	\$4,890,115.71	
			Estimated			V 1,050,225.72	
BRA Fund 243 for 2024 (Formerly Fund 247)	Revenues	Expenses	Pending reimb.	REV-EXP			
County BRA (acct 24370300-)		28,377.61		-28,377.61	MUNIS Actu	al, Admin Expense (D6)	
Dividens	39,579.43			39,579.43			
Service Fees (application fee payments)	5,000.00						
Midlink local TIR tax (acct 24370301-420.00)	209,989.74			209,989.74			
Midlink school TIR tax (acct 24370301-420.01)				0			
Midlink Admin chg	FF 7C0 24			FF 760			
General Mills local TIR (acct 24370304-420.00)	55,760.34			55,760			
General Mills school TIR (acct 24370304-420.01) General Mills Admin chg				U			
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)	615.76			616			
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 Proi Ctr Local Tik (24370310-010)	4,703.48			4,705.48			
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) Stadium Park Way Admin Chg				U			
383 S. Pitcher St Local TIR (24370315-420.00)				0			
383 S. Pitcher School TIR (24370315-420.00)				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)	1,677.00			1,677			
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 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)	,555.05						
KALSEE Credit Union Admin. Charge							
619 Porter St. (Environmental work)							invoice packet pe
							, i
BRA ACTUAL TOTAL 2024 AS OF 4/19/2024	834,802.77	28,377.61	-	806,425	806,425	4,890,116	
						•	•
2020-24 Pending remaining of approved Work Order	s & Other Expe	nses					
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	1		\$1179 + \$58 app	olication			
WO# 2018-2 ET Annual Report Assissance			25			unused in 2018	
WO# 2018-3 Website Assisstance -Envirologic		200	42.5			unused in 2018	
Web Hosting (annual expense)		300	4.546.35			unused in 2010	
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	

2020-24 Pending remaining of approved Work Orders & Otl	her 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 app	lication			
WO# 2018-2 ET Annual Report Assisstance		25			unused in 2018	
WO# 2018-3 Website Assisstance - 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	17,110.00	Remaining amou	int in W.O.			
Fund 243 (247) Work Order TOTAL	17,410.00			-17,410.00	4,873,006	Fund 243 w/ Enc.
Local Brownfield Revolving Fund						
440 LLC - Funding Request	0.00	Remaining amou	int in W.O.			
WO#2021-2 3800 Wynn Rd General Env.	6,832.02	Remaining amou	int in W.O.	-6,832.02	4,193,696	Fund 242 w/ Enc.
WO#2023-2 YWCA VMI system (GRA)	10,718.33	Remaining amou	int in W.O.			
WO#2023-3 436 W. Willard Street (LRA)	0.00	Remaining amou	ınt 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	498,947.09					
total work orders & other expenses from both a	ccounts 516,357.09					

Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated)
City of Portage Invoices for Stryker (TBD)
IPUSA (TBD)
KALSEE (TBD)
ESTIMATED Total Remaining (w/remaining encumbrances TBD)

82,473.15

2024 Q1 Year to Date Report

Eχ	pe	nd	it	ur	es	

	Ехре	nai	luies				
2	Expenses - 243 accounts		2024		2024 YTD		2023 Budget
3	Postage	\$	100	\$	1	\$	100
4	Copy Charges	\$	100	\$	28	\$	100
5	Contractual Services	\$	14,000	\$	2,890	\$	15,000
6	Contractual Operations	\$	6,000	\$	-	\$	11,000
7	Site Study	\$	6,000	\$	-	\$	10,000
8	Contractual Other (legal)	\$	9,000	\$	1,390	\$	9,000
9	Communication Expense	\$	700	\$	-	\$	1,300
10	Internal Communications	\$	2,400	\$	590	\$	2,400
11	Travel	\$	500	\$	62	\$	1,000
12	Marketing program	\$	800	\$	-	\$	1,000
13	Employee Training	\$	1,000	\$	99	\$	2,000
14	Miscellaneous	\$	500	\$	-	\$	500
15	Indirect Costs	\$	8,000	\$	-	\$	9,400
16	Office Supply	\$	200	\$	-	\$	200
17	Salary Director (RG)	\$	4,000	\$	663	\$	5,000
18	Salaries Other (MW)	\$	68,200	\$	15,655	\$	62,000
19	Fringe Benefits	\$	31,500	\$	7,000	\$	25,000
20							
21							
22							
23							
24							
25							
26							
27 28	Total	\$	153,000	\$	28,378	\$	155,000
29	Midlink Expenses	202	4 Proposed	20	24 YTD		
30	Local TIR Payments	\$	313,200			İ	
	· · · · · · · · · · · · · · · · · · ·						
31	School TIR Payments	\$	65,800				
31 32	School TIR Payments Transfer into LBRF	\$ \$	65,800 -				
32	·	\$ \$ \$	65,800 - 25,000				
	Transfer into LBRF	\$	-	\$			
32 33	Transfer into LBRF Administrative Total	\$ \$	25,000	\$	-		
32 33 34 35 36	Transfer into LBRF Administrative Total KALSEE Expenses	\$ \$ \$	25,000	20	- 24 YTD		
32 33 34 35 36 37	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments	\$ \$ \$ 202 \$	25,000 404,000	20	- 24 YTD -		
32 33 34 35 36 37	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments	\$ \$ \$ 202 \$ \$	25,000 404,000	20 \$	- 24 YTD - -		
32 33 34 35 36 37 38 39	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments	\$ \$ \$ 202 \$	25,000 404,000	20 \$ \$ \$	- 24 YTD - - -		
32 33 34 35 36 37 38 39	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments	\$ \$ \$ 202 \$ \$	25,000 404,000	20 \$	- 24 YTD - - - -		
32 33 34 35 36 37 38 39 40	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total	\$ \$ 202 \$ \$ \$	25,000 404,000 24 Proposed	20 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed	20 \$ \$ \$ \$	- 24 YTD - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed - - - 24 Proposed 1,800	20 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42 43	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed - - - 24 Proposed 1,800 200	20 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed - - - 24 Proposed 1,800 200 1,000	200 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed - - - 24 Proposed 1,800 200	20 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 	20 \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000	20 \$ \$ \$ \$	- - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000	20 \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000	20 \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments Administrative	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000	20 \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments Administrative transfer into LBRF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000 6,000	200 \$ \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments Administrative	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000	20 \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments Administrative transfer into LBRF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000 6,000	200 \$ \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments to dev. School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments Administrative transfer into LBRF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000 6,000 135,000	20 \$ \$ \$ \$ 20			
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments to dev. School TIR Payments Administrative transfer into LBRF Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 6,000 6,000 135,000	20 \$ \$ \$ \$ \$ \$	- - - - - - - -		
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments to dev. School TIR Payments Administrative transfer into LBRF Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 6,000 6,000 135,000	20 \$ \$ \$ \$ 20 \$			
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 55 56 57 58	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments School TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments to dev. School TIR Payments Administrative transfer into LBRF Total 555 E. Eliza Street Expenses Local TIR Payments	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 24 Proposed 79,000 50,000 6,000 - 135,000	20 \$ \$ \$ \$ 20 \$ \$			
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57	Transfer into LBRF Administrative Total KALSEE Expenses Local TIR Payments Administrative Total 9008 Portage Rd Expenses Local TIR Payments School TIR Payments Administrative Total General Mills Expenses Local TIR Payments to dev. School TIR Payments to dev. School TIR Payments Administrative transfer into LBRF Total	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,000 404,000 24 Proposed 1,800 200 1,000 3,000 6,000 6,000 135,000	20 \$ \$ \$ \$ 20 \$			

Revenues

Revenues - 242	2024 P	roposed	2023 I	Budget
Previous Fund trfr	\$	-		
Service Fees	\$	10,000	\$	10,000
TIR Collection	Prop. A	ADMIN	Prop.	ADMIN
Midlink	\$	25,000	\$	25,000
KALSEE	\$	-	\$	-
Portage Rd	\$	1,000	\$	1,000
General Mills	\$	6,000	\$	6,000
Graphic Packaging	\$	5,000	\$	5,000
Eliza Street	\$	500	\$	500
232 LLC	\$	500	\$	500
Blackbird	\$	500	\$	500
IPUSA	\$	-	\$	500
Kalamazoo West	\$	1,000	\$	500
Metal Mechanics	\$	500	\$	500
AJZ Sprinkle	\$	-	\$	=
381/383 Pitcher	\$	1,000	\$	1,000
Stadium Park Way	\$	4,000	\$	4,000
Stryker	\$	65,000	\$	65,000
Holiday Lanes (Delta)	\$	2,500	\$	2,500
Scannell/FedEx	\$	25,000	\$	25,000
100 Island LLC	\$	1,000	\$	1,000
Vicksburg Mill	\$	-	\$	-
Parchment Mill	\$	4,500	\$	4,500
Subtotal Admin	\$	143,000	\$	138,500
	\$	153,000	\$	148,500

Midlink Revenues		2024	Proposed	2024 YT)
Local TIR		\$	395,000	\$	177,004
School TIR		\$	-	\$	=
	Total	\$	395,000	\$	177,004

KALSEE Revenues	2024	Proposed	2024 YTD	
Local TIR	\$	-	\$	
School TIR	\$	-	\$	
Tota	l		\$	
9008 Portage Rd. Revenues	2024	Proposed	2024 YTD	
Local TIR	\$	1,000	\$	2,522
School TIR	\$	1,000	\$	2,52.
Tota	l \$	2,000	\$	2,52
General Mills Revenue		Proposed	2024 YTD	
Local TIR	\$	85,000	\$	39,276
School TIR	\$	50,000	\$	
				20.27
Tota	ı s	135 000	ς	
Tota	l \$	135,000	\$	39,27
Tota 555 E. Eliza Street Revenues	·	135,000 Proposed	\$ 2024 YTD	39,270
	·	·	•	438
555 E. Eliza Street Revenues	2024	Proposed	2024 YTD	·

62	232 LLC Expenses	2024 Proposed	
63	TIR Payments	\$ 2,00	
64	Administrative	\$ 50	0 \$ -
65	Total	\$ 2,50	0 \$ -
66			
67	Blackbird Billiards Expenses	2024 Proposed	2024 YTD
68	TIR Payments	\$ 50	0 \$ -
69	School TIR Payments	\$ 10	0 \$ -
70	Administrative	\$ 50	0 \$ -
71	Total	\$ 1,10	0 \$ -
72			
73			
74	Kalamazoo West Expenses	2024 Proposed	2024 YTD
75	Local TIR Payments	\$ 4,00	
76	Administrative	\$ 1,00	
77	Total	\$ 5,00	
78		+ 5,55	-
79	Metal Mechanics Expenses	2024 Proposos	2024 YTD
		2024 Proposed	
80 81	Local TIR Payments	\$ 4,00 \$ 5,00	
	School TIR Payments to dev.		
82	Administrative		
83	Total	\$ 9,50	0 \$ -
84			
85	Stryker Expenses	2024 Proposed	
86	Local TIR Payments to Dev.	\$ 750,00	
87	School TIR Payments to dev.	\$ 535,00	
88	TIR to State BF fund	\$ 150,00	
89	Administrative	\$ 65,00	
90	Total	\$ 1,500,00	0 \$ -
91			
92	Stadium Park Way Expenses	2024 Proposed	2024 YTD
93	Local TIR Payments to Dev.	\$ 48,00	0
	Local TIR Payments to Dev. School TIR Payments		
93	· ·	\$ 48,00	0
93 94	School TIR Payments	\$ 48,00 \$ 66,50	0
93 94 95	School TIR Payments LBRF	\$ 48,00 \$ 66,50 \$ 12,50	0 0 0
93 94 95 96	School TIR Payments LBRF Administrative	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00	0 0 0
93 94 95 96 97	School TIR Payments LBRF Administrative Total	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00	0 0 0 5 -
93 94 95 96 97 98	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00	0 0 0 0 \$ -
93 94 95 96 97 98 99	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev.	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50	0 0 0 0 0 \$ -
93 94 95 96 97 98 99 100	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50	0 0 0 0 0 \$ -
93 94 95 96 97 98 99 100 101	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 29,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev.	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 \$ 16,50 \$ 11,50 \$ 29,00 \$ 29,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposed \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 \$ 29,00 \$ 19,70 \$ 22,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Total Total	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund Administrative Total Vicksburg Mill	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Total Total	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 110 111 112 113 114	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund Administrative Total Vicksburg Mill	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 110 111 112 113 114 115	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund Administrative Total Vicksburg Mill Contractual Other (Legal)	\$ 48,00 \$ 66,50 \$ 12,50 \$ 131,00 \$ 131,00 \$ 2024 Proposed \$ 16,50 \$ 1,00 \$ 29,00 \$ 29,00 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 110 111 112 113 114 115 116	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund Administrative Total Vicksburg Mill	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 110 111 112 113 114 115	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Sch. TIR to State BF fund Administrative Total Vicksburg Mill Contractual Other (Legal)	\$ 48,00 \$ 66,50 \$ 12,50 \$ 131,00 \$ 131,00 \$ 2024 Proposed \$ 16,50 \$ 1,00 \$ 29,00 \$ 29,00 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 110 111 112 113 114 115 116	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments to Total Vicksburg Mill Contractual Other (Legal)	\$ 48,00 \$ 66,50 \$ 12,50 \$ 131,00 \$ 131,00 \$ 2024 Proposed \$ 16,50 \$ 1,00 \$ 29,00 \$ 29,00 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 110 111 112 113 114 115 116 117	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments to Total Vicksburg Mill Contractual Other (Legal)	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 \$ 11,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 19,70 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 111 112 113 114 115 116 117	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Total Vicksburg Mill Contractual Other (Legal) Total	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 \$ 29,00 \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00 \$ 2024 Proposed \$ 327,00 \$ 327,00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 111 112 113 114 115 116 117 118	School TIR Payments LBRF Administrative Total 381/383 S. Pitcher Expenses Local TIR Payments to Dev. School TIR Payments Administrative Total Delta Marriott Holiday Lanes Local TIR Payments to Dev. School TIR Payments to Dev. School TIR Payments Total Vicksburg Mill Contractual Other (Legal) Total Scannell/FedEx Local TIR Payments to Dev.	\$ 48,00 \$ 66,50 \$ 12,50 \$ 4,00 \$ 131,00 2024 Proposec \$ 16,50 \$ 11,50 \$ 1,00 \$ 29,00 2024 Proposec \$ 22,50 \$ 3,30 \$ 2,50 \$ 48,00 2024 Proposec \$ \$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

2024 Q1 Year to Date Report

232 LLC Revenues	2024	Proposed	2024 YTD	
Local TIR	\$	3,000		
Total	\$	3,000	\$	
Blackbird Billiards Revenues	2024	Proposed	2024 VTD	
Local TIR	\$	500	\$	
School TIR	\$	500	\$	500
	•		*	-
Total	\$	1,000	\$	500
Kalamazoo West Revenues		Proposed	2024 YTD	
Local TIR	\$	5,000	\$	
Total	\$	5,000	\$	
Metal Mechanics Revenues	2024	Proposed	2024 YTD	
Local TIR	\$	5,000		
School TIR	\$	6,000		
Total	\$	11,000	\$	
Stryker Revenues	_	Proposed	2024 YTD	
Local TIR	\$	800,000		
School TIR	\$	700,000		
Total	\$	1,500,000	\$	
Stadium Park Way Revenues		Proposed	2024 YTD	
Local TIR	\$	55,000		
School TIR	\$	76,000		
Total	\$	131,000	\$	
Total		131,000	7	
381/383 S. Pitcher Revenues	2024	Proposed	2024 YTD	
Local TIR	\$	17,000		
School TIR	\$	12,000		
Total	\$	29,000	\$	
Dolto Morriott/Halidan Lanca	2024	Dronocad	2024 VTD	
Delta Marriott/Holiday Lanes Local TIR	\$	Proposed 22,000	2024 Y I D	
School TIR	\$	26,000		
Total	\$	48,000	\$	
	207		20241/75	
Vicksburg Mill Local TIR	2024	Proposed	2024 YTD	
School TIR 3rd Party Reimbursements				

Scannell/FedEx	2024	2024 Proposed		
Local TIR	\$	352,000		
School TIR	\$	-		

\$

Total

22	Total	\$	352,000	\$	-
23					
4	Graphic Packaging Expense	20	24 Proposed	2024 YTD	1
5	Local TIR Payments to dev.	\$	120,000	\$	-
6	School TIR Payments	\$	120,000	\$	-
7	Administrative	\$	5,000	\$	-
3	Total	\$	245,000	\$	-
ı		÷	.,		
ı	IPUSA	20	24 Proposed	2024 YTD)
ı	Local TIR Payments	\$	-	\$	-
I	School TIR Payments	\$	_	, \$	_
	Administrative	\$	_	\$	_
	LBRF	\$	_	\$	_
	Total	\$	-	\$	
		_		*	
	100 Island Ave		24 Proposed	2024 YTD	1
	Administrative	\$	3,000	\$	-
	Total	\$	3,000	\$	-
	Vicksburg Mill	20	24 Proposed	2024 YTD)
	Administrative	\$	-	\$	-
	Total	\$	-	\$	-
	AJZ Sprinkle Expenses	202	24 Proposed	2024 YTD	
	Local TIR Payments to Dev.	\$	-	\$	-
	School TIR Payments to dev.	\$	-	\$	-
	TIR to State BF fund -N/A	\$	-	\$	-
	Administrative	\$	-		
	Total			\$	-
	Packment Mill/ City BRA	202	24 Proposed	2024 YTD	
	Administrative		4,500	\$	-
	Total	\$	4,500	\$	
	Total	7	7,500	7	
	EDA Grant Evnandituras	201	24 Proposed	2024 YTD	
	EPA Grant Expenditures Contractual	204	\$97,000		2 072
	Travel		\$97,000	,	3,873
	Salaries		\$2,000		
ı	Salaries Fringe		\$600		
ı	o .				
ı	Supplies		\$500		
	Total		\$100,300		
		200		2024:/==	
,			24 Proposed		
	GRAND TOTAL - 243 Expenses		\$3,126,500.00	\$2	28,378
	LBRF - Fund	d 64	43 Expenses	;	
١	LBRF Account Expenses	202	24 Proposed	2024 YTD	
ı	Carry forward for future use		\$180,000.00		
	Contractual Other		\$50,000.00		
Į	Total		\$230,000.00		\$0.00

Total	\$	352,00	0	\$	-
Graphic Packaging Revenue	202/	Proposed		2024 YTD	
Local TIR	\$	125,00	n		_
State TIR	\$	120,00			-
		-,		•	
Tota	I \$	245,00	0	\$	-
IPUSA		Proposed		2024 YTD	
Local TIR	\$		-	\$	-
School TIR	\$		-	\$	-
Tota	I \$		_	\$	
1000	. ,			7	
100 Island Ave	202/	Proposed		2024 YTD	
Local TIR	\$	rroposeu	_	\$	_
School TIR	\$		_	\$	_
Tota			-	\$	-
Vicksburg Mill	2024	Proposed		2024 YTD	
Local TIR	\$		-	\$	-
School TIR	\$		-	\$	-
Tota	I \$		-	\$	-
JZ Sprinkle Revenues	2024	Proposed		2024 YTD	
ocal TIR chool TIR	\$		-	\$	-
CHOOLTIK	\$		-	\$	-
Tota	al				-
archment Mill/ City BRA		Proposed		2024 YTD	
Local TIR	\$ \$		-	\$ \$	
School TIR			_	· ·	
Tota	al\$				-
DA C D	2024	Dd		2024 VTD	
PA Grant Revenues ed Grant Rev	2024	Proposed \$99,50		2024 YID	
eu Grant Nev		255,50	,,,		_
otal		\$99,50	00		
GRAND TOTAL - 242 Revenues	2024	Proposed \$3,110,10		2024 YTD	\$219,740

LBRF - Fund 643 Revenues

LBRF Account Revenues	2024	Proposed	2024 YTD
Stadium Parkway	\$	100,000.0	0
Stryker	\$	130,000.0	0
Total	\$	230,000.0	0

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 Forner @ 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	0.000	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	2,332.32	225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50	223.00	9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23	.0,5-3.02	15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41	13,000.00	13,000.00	
Transfer from RAI Jets pending 8/24/23	9,033.35			
Transfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) 10/26/23				
Transfer from Stryker (2 payments) 10/26/23 Transfer from Midlink Business Park 10/26/23	2,254,385.84			
• • •	776,830.38	12 707 02		
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		
Fishbeck WO #2023-2 YWCA 4/10/2024		1,384.65		
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/2024	4,850,712.30	10,292.01 158,069.12	4,692,643.18	
Subtotals				

^{*}see Expense Detail 2024 for outstanding workorders