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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, April 25, 2024  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**AGENDA**

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**Link to join Webinar**

<https://us02web.zoom.us/j/82661203045>

Webinar ID: 826 6120 3045

1. Call to Order: 3:00
  2. Roll Call and Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of **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
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- 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 9<sup>th</sup>, 2023, at 8:30 a.m.
  - b. KCBRA Committee of the Whole – Thursday May 9<sup>th</sup>, 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](http://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

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, March 28, 2024  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**DRAFT - MINUTES**

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**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. Public Comments (4 minutes each) **Kyle Gulau, introduced themselves to the board as a candidate for consideration to interview for the KCBRA/EDC board member vacancy.**
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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. Discussion and/or Action Calendar

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)

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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 11<sup>th</sup>, 2023, at 8:30 a.m.

b. KCBRA Committee of the Whole – Thursday April 11<sup>th</sup>, 2024, at 3:00 p.m.

11. Other **None.**

12. Board Member Comments **None.**

13. Adjournment **Director Wenzel moved to adjourn at 4:31 p.m. Director Wang seconded, meeting adjourned.**

***EDC & KCBRA Annual Meetings then KCBRA Regular Meeting to Immediately Follow  
Thursday, April 25, 2024, at 3:00 p.m.***

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teleconference. Please see the KCBRA website at [www.kalcountybrownfield.com](http://www.kalcountybrownfield.com) for  
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DRAFT





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

**INTER-OFFICE INVOICE**

<b>BILL TO</b>
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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<b>DATE</b>	<b>DUE DATE</b>
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) Fringe Benefits 42.9% (243-000-710.00)	15,655.36 6,716.15	1 1	15,655.36 6,716.15
	Rachael Grover (243-700-20-70300-70400 Salary Director) (12 hours - 0 EGLE L = 12) Fringe Benefits 42.9% (243-000-710.00)	662.64 284.27	1 1	662.64 284.27
THANK YOU! ☺		<b>TOTAL ---&gt;</b>		<b>23,318.42</b>



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

**INTER-OFFICE INVOICE**

<b>BILL TO</b>
Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

**Invoice**

Invoice No.	BRA-EGLE GL Q2 2024
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<b>DATE</b>	<b>DUE DATE</b>
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	-
<b>THANK YOU! ☺</b>		<b>TOTAL ---&gt;</b>		<b>\$ 192.86</b>



**Payment Options**

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

**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	Billings		
			To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	12,230.00	2,890.00	1,770.00	1,120.00
<i>Rate Labor</i>		1,120.00			
CAS 2024 - Contractual Administrative Support 2024	6,000.00	6,000.00	0.00	0.00	0.00
			<b>Current Billings</b>		1,120.00
			<b>Amount Due This Bill</b>		<u>1,120.00</u>

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

**GR 2024 - General Review 2024**

<b>Rate Labor</b>					
<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
<b>Senior Geologist</b>					
Therese Searles	3/11/2024	2.00	105.0000	210.00	
	Attend Texas Twp COW and Twp Board mtg re: Q Corners				
	3/25/2024	0.50	105.0000	52.50	
		-----		-----	
<b>Total Therese Searles</b>		2.50		262.50	
<b>Total Senior Geologist</b>		-----		-----	
		2.50		262.50	
<b>Senior Hydrogeologist</b>					
Jeffrey Hawkins	3/14/2024	1.00	150.0000	150.00	
	attended COW meeting				
	3/25/2024	0.50	150.0000	75.00	
	pulled together folders from previous meetings; discussion with TMS re: actions at last COW meeting				
	3/29/2024	0.25	150.0000	37.50	
	reviewed TMS email on status of BRA meeting and scheduling				
		-----		-----	
<b>Total Jeffrey Hawkins</b>		1.75		262.50	
<b>Total Senior Hydrogeologist</b>		-----		-----	
		1.75		262.50	
<b>Staff Environmental Specialist</b>					
Logan Mulholland	3/7/2024	4.25	85.0000	361.25	
	LC Howard TIF Tracking discussion with the City, draft and finalize disbursement memo				
	3/11/2024	0.50	85.0000	42.50	
	Communications on Q Corners plan, updates to fact sheet				
	3/18/2024	0.50	85.0000	42.50	
	Communications on Q Corners plan, updates to fact sheet				
	3/27/2024	1.75	85.0000	148.75	
	Update disbursement memo, Re Styker/City of Portage reimbursement				
		-----		-----	
<b>Total Logan Mulholland</b>		7.00		595.00	
<b>Total Staff Environmental Specialist</b>		-----		-----	
		7.00		595.00	
<b>Total Rate Labor</b>				<b>1,120.00</b>	
<b>Total Bill Task: GR 2024 - General Review 2024</b>				<b>1,120.00</b>	

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

**1,120.00**



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 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.  
 City of Parchment  
**Bill Term :** BT1

**For Professional Services Rendered Through 3/31/2024**

**Contract :** MIDeal  
**Contract Name :** MIDeal Contracts

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

**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**

**Invoice: 435835**

**VMS Design - VMS Design**

**Rate Labor**

Class / Employee	Date	Hours	Rate	Amount
<b>Senior Geologist</b>				
Therese Searles	3/29/2024	0.25	121.5400	30.39
	design document discussion re: EPA			
	<b>Total Rate Labor</b>			<b>30.39</b>

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

**30.39**





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 201 West Kalamazoo Avenue  
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**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

6667 Stadium Dr, Oshtemo

	Fee	Available	Billings		
			To Date	Previous	Current
<b>231418 - KCBRA/Redman Ventures, LLC- 6667 Stadium Dr. Oshtemo</b>					
Elig-PH1 - Eligibility Update & Phase I ESA	3,200.00	0.00	3,200.00	3,200.00	0.00
ASB - Asbestos Survey	5,000.00	2,043.10	2,956.90	2,956.90	0.00
BP Eval - Brownfield Plan Evaluation	3,000.00	2,310.47	802.33	689.53	112.80
<i>Rate Labor</i>		112.80			
				<b>Current Billings</b>	112.80
				<b>Amount Due This Bill</b>	<u>112.80</u>

**Total Fee :** 11,200.00  
**To Date Billings :** 6,959.23  
**Total Remaining :** 4,240.77





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**Invoice :** 435841  
**Invoice Date :** 4/10/2024  
**Project :** 231419  
**Project Name :** KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo  
**Bill Term :** BT1

**For Professional Services Rendered Through 3/31/2024**

**Contract :** MIDeal  
**Contract Name :** MIDeal Contracts

WO #12

	Fee	Available	Billings		
			To Date	Previous	Current
<b>231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo</b>					
RAP - Response Activity Plan /Conceptual Site Model	17,500.00	9,900.32	7,599.68	7,599.68	0.00
Clean - Brownfield Cleanup Planning	5,000.00	1,723.89	3,828.46	3,276.11	552.35
Rate Labor		552.35			
				<b>Current Billings</b>	552.35
				<b>Amount Due This Bill</b>	<u>552.35</u>

**Total Fee :** 22,500.00  
**To Date Billings :** 11,428.14  
**Total Remaining :** 11,071.86

**Clean - Brownfield Cleanup Planning**

**Rate Labor**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Engineer</b>				
Alisa Lindsay	3/1/2024	0.25	169.9500	42.49
	Check on site inv. rpt. status			
	3/8/2024	1.00	169.9500	169.95
	Construction/Design team status mtg., follow-up items			
	3/13/2024	0.50	169.9500	84.98
	Internal strategy re: ISM Pb frac Pb and potential options moving fwd			
	3/14/2024	1.50	169.9500	254.93
	Draft email re: ISM Pb frac Pb and potential options moving fwd			
		3.25		-----
<b>Total Alisa Lindsay</b>				552.35
<b>Total Senior Engineer</b>				-----
		3.25		552.35
			<b>Total Rate Labor</b>	<b>552.35</b>
<b>Total Bill Task: Clean - Brownfield Cleanup Planning</b>				<b>552.35</b>

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

**552.35**



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 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  
**Contract Name :** MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
Elg/HASP/SAP - Eligibility, HASP, SAP	1,200.00	519.62	680.38	680.38	0.00
HM Inspect - Hazardous Materials Inspection	6,000.00	3,564.17	2,435.83	2,435.83	0.00
BF Plan - Brownfield Plan	6,000.00	6,000.00	0.00	0.00	0.00
BF Eval - Brownfield Evaluation	3,000.00	2,506.11	749.85	493.89	255.96
<i>Rate Labor</i>		255.96			
				<b>Current Billings</b>	255.96
				<b>Amount Due This Bill</b>	<u>255.96</u>

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

**Invoice: 435840**

**BF Eval - Brownfield Evaluation**  
**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist	1.75	121.5400	212.70
Staff Environmental Specialist	0.50	86.5200	43.26
<b>Total Rate Labor</b>			<b>255.96</b>

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

**255.96**

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

**255.96**



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 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

	Fee	Available	Billings		
			To Date	Previous	Current
<b>E210220 - Kalamazoo County Brownfield Redevelopment Authority/WO-1 QAPP</b>					
QAPP - QAPP	2,004.00	2,004.00	0.00	0.00	0.00
QAPP-AU - QAPP -Annual Updates	596.00	596.00	237.54	0.00	237.54
<i>Rate Labor</i>		237.54			
				<b>Current Billings</b>	237.54
				<b>Amount Due This Bill</b>	<u>237.54</u>

**Total Fee :** 2,600.00  
**To Date Billings :** 237.54  
**Total Remaining :** 2,362.46

**Project: E210220 - Kalamazoo County Brownfield Redevelopment Authority/WO-1 QAPP**

**Invoice: 435839**

**QAPP-AU - QAPP -Annual Updates**

**Rate Labor**

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Staff Engineer</b>			
Mahta Naziri Saeed	3.00	79.1800	237.54
<b>Total Rate Labor</b>			<b>237.54</b>

**Total Project: E210220 - Kalamazoo County Brownfield Redevelopment Authority/WO-1 QAPP**

**237.54**



**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 :** 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

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	9,300.00	1,660.67	7,925.83	7,639.33	286.50
Rate Labor		286.50			
				<b>Current Billings</b>	286.50
				<b>Amount Due This Bill</b>	<u>286.50</u>

**Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** Invoice: 435833

**COMM - Community Outreach & Programmatic**

**Rate Labor**

Class / Employee	Hours	Rate	Amount
<b>Senior Geologist</b>			
Therese Searles	3.00	95.5000	286.50
<b>Total Rate Labor</b>			<b>286.50</b>

**Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** 286.50





**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 :** 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**

	<b>Fee</b>	<b>Available</b>	<u>Billings</u>		
			<b>To Date</b>	<b>Previous</b>	<b>Current</b>
VMS Install - VMS Installation	110,000.00	22,102.98	89,281.67	87,897.02	1,384.65
<i>Rate Labor</i>	1,083.75				
<i>Expenses</i>	287.50				
<i>Unit Rate Expense</i>	13.40				
<i>Total Expense</i>	300.90				
					<b>1,384.65</b>
					<b>1,384.65</b>

**VMS Install - VMS Installation**

**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
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**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Subconsultant Merit Laboratories	250.00	1.15	287.50

**Total Expenses 287.50**

**Unit Rate Expenses**

<i>Account / Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>
Company Vehicle Use Mileage - Company Vehicle	20.00	0.6700	13.40
<b>Total Company Vehicle Use</b>			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**



**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 :** 435843  
**Invoice Date :** 4/10/2024  
**Project :** 240058  
**Project Name :** KCBRA/436 W. Willard, Kalamazoo  
**Bill Term :** BT1

**For Professional Services Rendered Through 3/31/2024**

		Billings				
		Fee	Available	To Date	Previous	Current
PFET & VMS Desig - Cleanup Planning-PFET & Vapor Mitigation System Design (WO#2023-3)		24,000.00	10,292.07	24,000.00	13,707.93	10,303.55
<i>Less Fee Exceeded</i>						-11.48
<i>Rate Labor</i>	7,320.75					
<i>Expenses</i>	2,817.50					
<i>Unit Rate Expense</i>	----- 165.30					
<i>Total Expense</i>	2,982.80					
<i>*Max Fee Exceeded</i>						
				<b>Current Billings</b>		10,292.07
				<b>Amount Due This Bill</b>		10,292.07

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

<b>Rate Labor</b>			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
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
<b>Total Staff Hydrogeologist</b>	38.50		3,234.00
Technician	1.00	98.0000	98.00
<b>Total Rate Labor</b>			<b>7,320.75</b>

<b>Expenses</b>			
<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Subconsultant</b>			
K&H Concrete Cutting Inc	1,200.00	1.15	1,380.00
Merit Laboratories	1,250.00	1.15	1,437.50
<b>Total Subconsultant</b>	2,450.00		2,817.50
<b>Total Expenses</b>			<b>2,817.50</b>

<b>Unit Rate Expenses</b>			
<i>Account / Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>
<b>Company Vehicle Use</b>			
Mileage - Company Vehicle	174.00	0.9500	165.30
<b>Total Unit Rate Expenses</b>			<b>165.30</b>

**Total Bill Task: PFET & VMS Desig - Cleanup Planning-PFET & Vapor Mitigation System Design (WO#2023-3)** **10,303.55**

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

**10,303.55**

**MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM**

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

517-284-5169, [DEQBrownfields@Michigan.gov](mailto: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.

**PROJECT DETAILS**

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>1/1/2024</i>	End: <i>3/30/2024</i>	Quarter: <i>2 (Jan-Mar)</i>	Fiscal Year: <i>2024</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q2 2024</i>	<i>Apr 25, 2024</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$192.86</i>	<i>Pending</i>
<i>2273</i>	<i>April 17, 2024</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$585.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$777.86</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$585.00</i>	<i>\$377,539.97</i>	<i>Due care planning for the next development phase.</i>
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$192.86</i>	<i>\$11,149.89</i>	<i>Administration</i>
<i>6. Contingency</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<b>TOTALS:</b>	<b>\$1,240,707.00</b>	<b>\$777.86</b>	<b>\$790,858.08</b>	

# 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 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.  
*Continue Due Care Planning and Documentation for next phase of redevelopment.*

## 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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.

**The Mill @ Vicksburg Loan Administration Project # 2018-1323**

<b>Date</b>	<b>Time (hours)</b>	<b>Quarter 2 (State FY2024) Description</b>	<b>Staff (#)</b>	<b>Rate (\$)</b>	<b>Fringe (%)</b>	<b>Total Cost</b>	<b>Fiscal Quarter</b>
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
<b>Total hours 4</b>						<b>Total Q2 Loan Admin costs \$192.86</b>	





**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/17/2024	2273

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/1/2024	Respond to Steve S. regarding 10G development plans.	0.5	130.00	65.00
2/2/2024	Respond to Steve S. regarding 10G development plans.	1	130.00	130.00
2/8/2024	Meeting to review 10G plans for soil, etc. Including Meeting follow-up.	2.5	130.00	325.00
3/13/2024	Monthly meeting with EGLE.	0.5	130.00	65.00
Loan Task 2G - Due Care M&P		<b>Total</b>		<b>\$585.00</b>

Phone #
269-501-5079

<b>Balance Due</b>	<b>\$585.00</b>
--------------------	-----------------

**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](http://www.kalcounty.com)



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<p style="margin:0;"><b>MICHIGAN</b> <b>BROWNFIELD</b> REDEVELOPMENT PROGRAM</p>	<p style="margin:0;"><b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b></p> <p style="margin:0; font-size: small;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
--	---

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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report	<input type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>17</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Jan 1, 2022</i>	End: <i>Mar 31, 2022</i>	Quarter: <i>2 (Jan-Mar)</i>	Fiscal Year: <i>2022</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2022</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>08768</i>	<i>Feb 28, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$26.25</i>	<i>Check #553540</i>
<i>BRA-EGLE-GL2022</i>	<i>Mar 31, 2022</i>	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	<i>\$1,149.19</i>	<i>Pending</i>
<i>2182</i>	<i>April 6, 2022</i>	<i>Phillips Environmental Consulting</i>	<i>Task 1A</i>	<i>\$2,490.00</i>	<i>Pending</i>
<i>08840</i>	<i>April 8, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$262.50</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$3,927.94</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$396,891.94</i>	<i>\$2,490.00</i>	<i>\$384,056.31</i>	<i>Preparation of Work Plan #4 for PFAS Soil Sampling</i>
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>None</i>
<i>3. Demolition</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **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 problems encountered)
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 Oversight
<b>TOTALS:</b>	<b>\$427,391.94</b>	<b>\$3,927.94</b>	<b>\$398,011.70</b>	

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 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 SUBMITTER (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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/6/2022	2182

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg 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.	3.25	130.00	422.50
2/8/2022	Send Grant Work Plan #4 to County for review.	0.25	130.00	32.50
3/10/2022	Make changes on Work Plan #4 per comments.	1.25	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 - Grant Work Plan Preparation		<b>Total</b>		\$2,490.00

Phone #
269-501-5079

<b>Balance Due</b>	\$2,490.00
--------------------	------------

PROCESS DATE  
04/28/22

ARRIVAL DATE   
04/29/22

TOTAL PAYMENT AMOUNT  
USD 4,598.43

PAID FROM  
Old National Bank [\\*\\*\\*\\*6634](#)

MEMO  
Multiple invoices

TOTAL VENDOR CREDITS  
APPLIED  
USD 0.00

ACCOUNT  
Bill.com Money Out Clear...

REFERENCE ID  
Orp01ACDYELDVB12fnv2

### 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
2182	Environmental ...	05/06/22	...	2,490.00	2,490.00	Approved

loan invoice  
grant invoice

All records loaded

<p style="margin:0;"><b>MICHIGAN</b> <b>BROWNFIELD</b> REDEVELOPMENT PROGRAM</p>	<p style="margin:0;"><b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b></p> <p style="margin:0; font-size: small;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report	<input type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>18</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Apr 1, 2022</i>	End: <i>Jun 30, 2022</i>	Quarter: <i>3 (Apr-June)</i>	Fiscal Year: <i>2022</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2022</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>08975</i>	<i>May 10, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6 A</i>	<i>\$172.50</i>	<i>Check #555142</i>
<i>BRA-EGLE-Q3G2022</i>	<i>Jun 30, 2022</i>	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	<i>\$302.14</i>	<i>Pending</i>
<i>2196</i>	<i>July 12, 2022</i>	<i>Phillips Environmental Consulting</i>	<i>Task 6 B</i>	<i>\$12,041.17</i>	<i>Pending</i>
<i>09125</i>	<i>Jun 13, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6 A</i>	<i>\$28.75</i>	<i>Check #555848</i>
<b>TOTAL:</b>				<b>\$12,544.56</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$396,891.94</i>		<i>\$384,056.31</i>	
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>None</i>
<i>3. Demolition</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>



# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **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
<b>TOTALS:</b>	<b>\$443,391.94</b>	<b>\$12,544.56</b>	<b>\$410,556.26</b>	

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 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 SUBMITTER (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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
7/12/2022	2196

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
4/27/2022	Grant Work Plan #4 PFAS Sampling Area Evaluation.	1.25	130.00	162.50
4/29/2022	Grant Work Plan #4 PFAS Sampling Area Evaluation.	1.75	130.00	227.50
5/4/2022	Revise and send Grant Work Plan #4 to County.	0.75	130.00	97.50
5/31/2022	Sample scheduling with laboratory and drillers and planning for sample locations and depths. Figure preparation.	6	130.00	780.00
6/20/2022	On site sampling of shallow soils for PFAS. Including measurements, preparation and deprep. Field documentation.	9.75	130.00	1,267.50
6/20/2022	On site to collect last PFAS soil sample.	1	130.00	130.00
7/6/2022	Subcontracted Drilling Services	1	1600.00	1,600.00
7/6/2022	Administrative Charge		10.00%	160.00
7/12/2022	Subcontracted Laboratory Services	1	6900.00	6,900.00
7/12/2022	Administrative Charge		10.00%	690.00
6/20/2022	Hand Auger	1	25.00	25.00
6/20/2022	Mileage	2	0.585	1.17
Grant Task 6B - PFAS Soil Sampling		<b>Total</b>		\$12,041.17

Phone #
269-501-5079

<b>Balance Due</b>	\$12,041.17
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**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=lphillips@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

<div style="text-align: center;"> <b>MICHIGAN</b>  <b>BROWNFIELD</b>                  REDEVELOPMENT                  PROGRAM             </div>	<b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b>  517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report	<input type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>19</i>
Purchase Order Number: _____		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Jul 1, 2022</i>	End: <i>Sep 30, 2022</i>	Quarter: <i>4 (July-Sep)</i>	Fiscal Year: <i>2022</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2023</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>05490</i>	<i>May 10, 2019</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$140.00</i>	<i>Check# 00525695</i>
<i>05603</i>	<i>Jun 14, 2019</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$1,662.50</i>	<i>Check# 00526767</i>
<i>05723</i>	<i>Aug 14, 2019</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$788.75</i>	<i>Check# 00532345</i>
<i>09390</i>	<i>Aug 18, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$57.50</i>	<i>Pending</i>
<i>09618</i>	<i>Oct 12, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6</i>	<i>\$86.25</i>	<i>Pending</i>
<i>BRA-EGLE-Q4G2022</i>	<i>Oct 27, 2022</i>	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	<i>\$255.81</i>	<i>Pending</i>
<b>2210</b>	<i>Sep 28, 2022</i>	<i>Phillips Environmental</i>	<i>Grant Admin Task 5</i>	<i>\$877.50</i>	<i>Pending</i>

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **19** Fiscal Year: **2022** Quarter: **4 (July-Sep)**

<b>2209</b>	Sep 28, 2022	Phillips Environmental	Grant Task 6B - PFAS Soil Sampling	\$1,202.50	Pending
<b>TOTAL:</b>				<b>\$5,070.81</b>	

## 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	\$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 administration
6A. 3rd party Oversight	\$19,500.00	\$2,735.00	\$10,576.25	3rd party Oversight
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$1,202.50	\$13,243.67	PFAS Soil Sampling
<b>TOTALS:</b>	<b>\$443,392.00</b>	<b>\$5,070.81</b>	<b>\$415,627.07</b>	

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.

## 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.

**Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request**

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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
9/28/2022	2210

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/12/2022	Conference call with County and EGLE re Status.	0.5	130.00	65.00
7/12/2022	Quarterly grant report preparation.	0.5	130.00	65.00
8/16/2022	Planning for grant extension Request.	1	130.00	130.00
8/31/2022	Call with County, EGLE and Oversight Contract re Grant extension.	0.5	130.00	65.00
9/1/2022	Prepare requested information for EGLE to support Grant Extension and new work for Due care Well Abandonment, with budget summary.	4.25	130.00	552.50
Grant Task 5 - Administration.		<b>Total</b>		<b>\$877.50</b>

Phone #
269-501-5079

<b>Balance Due</b>	<b>\$877.50</b>
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**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
9/28/2022	2209

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
8/15/2022	PFAS data review and presentation, including calls with landfill, Client and EGLE.	4	130.00	520.00
8/16/2022	Data Presentation - PFAS.	3	130.00	390.00
7/19/2022	Review PFAS Laboratory analytical report. Research background levels.	2.25	130.00	292.50
Grant Task 6B - PFAS Soil Sampling		<b>Total</b>		\$1,202.50

Phone #
269-501-5079

<b>Balance Due</b>	\$1,202.50
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**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

<p style="margin: 0;"><b>MICHIGAN</b> <b>BROWNFIELD</b> REDEVELOPMENT PROGRAM</p>	<p style="margin: 0;"><b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b></p> <p style="margin: 0; font-size: small;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report		<input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>		Request #: <i>20</i>	
Purchase Order Number: <i></i>		Location Code: <i>6705</i>			
Dates of Reporting: Begin: <i>Oct. 1, 2022</i>		End: <i>Dec. 31, 2022</i>		Quarter: <i>1 (Oct-Dec)</i> Fiscal Year: <i>2023</i>	
Name of Contact Person: <i>Ken Peregón</i>			Contract Expires On: <i>Oct 8, 2023</i>		
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>			
Remittance Address: <i>201 West Kalamazoo Avenue</i>					
City: <i>Kalamazoo</i>		State: <i>Michigan</i>		Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>09618</i>	<i>Oct. 12, 2022</i> <span style="font-size: x-small;">+</span>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6A</i>	<i>\$86.25</i>	<i>Check #390</i>
<i>BRA-EGLE-Q1G2023</i>	<i>Jan. 26, 2023</i>	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	<i>\$199.36</i>	<i>Pending</i>
<i>2226</i>	<i>Jan. 2, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Grant Admin Task 5</i>	<i>\$260.00</i>	<i>Pending</i>
<i>2223</i>	<i>Jan. 1, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Work Plan Task 6C</i>	<i>\$1,200.00</i>	<i>Pending</i>
<i>2224</i>	<i>Jan. 2, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Well Abandon. Task 6D</i>	<i>\$13,575.77</i>	<i>Pending</i>
<i>09744</i>	<i>Nov. 09, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6A</i>	<i>\$373.75</i>	<i>Check #885</i>
<i>09856</i>	<i>Dec. 12, 2022</i>	<i>Envirologic</i>	<i>3rd Party Oversight Contingency Task 6A</i>	<i>\$230.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b><i>\$15,925.13</i></b>	

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

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.
<b>TOTALS:</b>	<b>\$450,000.00</b>	<b>\$15,925.13</b>	<b>\$431,552.20</b>	

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.

**Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request**

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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
1/1/2023	2223

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/3/2022	Work Plan #5 Preparation.	5.25	130.00	682.50
10/4/2022	Work Plan #5 Preparation.	2.25	130.00	292.50
10/5/2022	Work Plan #5 Preparation.	1.75	130.00	227.50
10/5/2022	Credit to meet contract price quote.		-2.50	-2.50
Task 6C - Grant Work Plan Preparation		<b>Total</b>		\$1,200.00

Phone #
269-501-5079

<b>Balance Due</b>	\$1,200.00
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**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
1/2/2023	2224

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/31/2022	Receive approval for Grant Work Plan #5 and schedule with well driller.	0.25	130.00	32.50
11/28/2022	Review recently provided figure showing surveyed "well locations", and field check with other known information and in the field.	1.5	130.00	195.00
11/28/2022	Prepare status report and call with stakeholders. Schedule meeting to review well abandonment with contractor. Discuss locations.	1.25	130.00	162.50
11/30/2022	On site meeting with well drillers to review well abandonment project and show locations, including prep.	1.5	130.00	195.00
12/7/2022	On site to view well abandonment. All but PW-10 done today. secure site. Photo documentation.	0.75	130.00	97.50
12/9/2022	On site to review abandonment of PW-10. Photo documentation.	1	130.00	130.00
12/12/2022	Conference status update call, report status of well abandonment to construction team and owner.	0.25	130.00	32.50
12/15/2022	Review and save Well Abandonment records.	0.75	130.00	97.50
12/15/2022	Subcontracted Drilling Services	1	*****	11,480.00
1/2/2023	Administrative Charge		10.00%	1,148.00
1/2/2023	Mileage (11/28/22, 11/30/22, 12/7/22 and 12/9/22).	9	0.585	5.27
Task 6D - Well Abandonment for Due Care		<b>Total</b>		<b>\$13,575.77</b>

Phone #
269-501-5079

<b>Balance Due</b>	<b>\$13,575.77</b>
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**EARL SANDERS & SON INC**  
**72819 M-40 HWY.**  
**LAWTON, MI 49065**

# Invoice

Date	Invoice #
12/9/2022	08129

<b>Bill To</b>
PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC. LISA PHILLIPS 201 NORTH MICHIGAN AVE. VICKSBURG, MI 49097

<b>Ship To</b>
VICKSBURG MILL WELL ABANDONMENT

<b>Terms</b>	<b>Ship Date</b>	<b>Rep</b>	<b>SERVICE RECORDS</b>	<b>CUSTOMER PH #</b>
Due on receipt	12/9/2022	WAYNE	MILL AT VICKSBURG	501-5079

Qty	Description	Rate	Amount
70	HOLE PLUG ( 50 LB )	20.00	1,400.00
1	LABOR	1,000.00	1,000.00
96	HOLE PLUG ( 50 LB )	20.00	1,920.00
1	TREE AND BRUSH REMOVAL LABOR	300.00	300.00
1	REMOVING PIPE AND SHAFT	5,000.00	5,000.00
4	HOLE PLUG ( 50 LB )	20.00	80.00
1	LABOR	200.00	200.00
4	HOLE PLUG ( 50 LB )	20.00	80.00
1	LABOR	200.00	200.00
2	LABOR REMOVAL OF CONCRETE CASING HOUSINGS	650.00	1,300.00

VISA, DISCOVER, AND MASTERCARD ACCEPTED			<b>Total</b>	\$11,480.00
<b>Phone #</b>	<b>Fax #</b>	<b>E-mail address</b>	<b>Payments/Credits</b>	\$0.00
#269-624-1136	#269-624-1240	EarlSandersInc@hotmail.com	<b>Balance Due</b>	\$11,480.00



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
1/2/2023	2226

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/11/2022	Monthly call with County, State and oversight Contractor to review status of grant work plan.	0.5	130.00	65.00
10/26/2022	Correct budget spreadsheet for fund transfers per EGLE. Send to all.	1	130.00	130.00
12/13/2022	Conference call with County and EGLE. Update on status of the grant and hold back.	0.5	130.00	65.00
Grant Task 5 - Administration.		<b>Total</b>		\$260.00

Phone #
269-501-5079

<b>Balance Due</b>	\$260.00
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**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 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

**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

<p style="margin:0;"><b>MICHIGAN</b> <b>BROWNFIELD</b> <b>REDEVELOPMENT</b> <b>PROGRAM</b></p>	<p style="margin:0;"><b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b></p> <p style="margin:0; font-size: small;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report		<input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>		Request #: <i>21</i>	
Purchase Order Number: <i></i>		Location Code: <i>6705</i>			
Dates of Reporting: Begin: <i>Jan 1, 2023</i>		End: <i>Mar 31, 2023</i>		Quarter: <i>2 (Jan-Mar)</i> Fiscal Year: <i>2023</i>	
Name of Contact Person: <i>Ken Peregón</i>			Contract Expires On: <i>Oct 8, 2023</i>		
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>			
Remittance Address: <i>201 West Kalamazoo Avenue</i>					
City: <i>Kalamazoo</i>		State: <i>Michigan</i>		Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>421239</i>	<i>Mar 16, 2023</i>	<i>Fishbeck</i>	<i>3rd Party Oversight Contingency Task 6A</i>	<i>\$28.75</i>	<i>Check# 1811</i>
<i>BRA-EGLE-Q2G2023</i>	<i>Apr 27, 2023</i>	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	<i>\$890.15</i>	<i>Pending</i>
<i>2234R</i>	<i>Apr 19, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Grant Task 1A</i>	<i>\$4,095.00</i>	<i>Pending</i>
<i>2235</i>	<i>Apr 19, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Grant Task 6B</i>	<i>\$2,340.00</i>	<i>Pending</i>
<i>2236</i>	<i>Apr 19, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Grant Task 6D</i>	<i>\$1,137.50</i>	<i>Pending</i>
<i>2237</i>	<i>Apr 19, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Grant Task 5</i>	<i>\$1,755.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$10,246.40</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$387,892.00</i>	<i>\$4,095.00</i>	<i>\$388,151.31</i>	<i>Summary Preparation of VI Investigation. Budget adjustment request forthcoming.</i>
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>

## Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **21** Fiscal Year: **2023** 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 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.
<b>TOTALS:</b>	<b>\$450,000.00</b>	<b>\$10,246.42</b>	<b>\$441,798.62</b>	

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 SUBMITTER (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:

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



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/19/2023	2234R

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/23/2023	VI documentation.	3.5	130.00	455.00
1/25/2023	VI documentation.	2.5	130.00	325.00
1/26/2023	VI documentation.	7.5	130.00	975.00
1/27/2023	VI documentation.	1.5	130.00	195.00
1/30/2023	VI Due Care Memorandum preparation.	3.75	130.00	487.50
1/30/2023	VI Due Care Data Documentation QA/QC.	5	130.00	650.00
1/31/2023	VI Due Care Memorandum preparation.	1.25	130.00	162.50
1/31/2023	VI Due Care Data Documentation QA/QC.	3	130.00	390.00
2/6/2023	VI summary preparation.	3.5	130.00	455.00
Grant Task 1A - VI Assessment.		<b>Total</b>		\$4,095.00

Phone #
269-501-5079

<b>Balance Due</b>	\$4,095.00
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**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/19/2023	2235

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/3/2023	Prepare Due Care Summary of PFAS Soil Sampling.	8	130.00	1,040.00
2/5/2023	Prepare Due Care Summary of PFAS Soil Sampling.	4.5	130.00	585.00
2/8/2023	Incorporate Summary into Final Grant report with QA/QC review.	5.5	130.00	715.00
Grant Task 6B - PFAS Soil Sampling		<b>Total</b>		\$2,340.00

Phone #
269-501-5079

<b>Balance Due</b>	\$2,340.00
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**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/19/2023	2236

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/5/2023	Prepare Due Care Assessment of Well Investigation and Abandonment Summary.	6.5	130.00	845.00
2/9/2023	Update summary with photographs and QA/QC review.	2.25	130.00	292.50
Task 6D - Well Abandonment for Due Care		<b>Total</b>		\$1,137.50

Phone #
269-501-5079

<b>Balance Due</b>	\$1,137.50
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**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/19/2023	2237

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/4/2023	Loan quarterly report preparation and submittal. Update budget spreadsheet.	0.75	130.00	97.50
1/4/2023	Grant quarterly report preparation and submittal. Update budget spreadsheet.	1.25	130.00	162.50
2/13/2023	Prepare and send draft of Final Grant Report with questions for client.	8.75	130.00	1,137.50
3/5/2023	Review client comments of Draft of Final Grant Report and make changes. Add additional photographs and send report and attachments in draft to County.	2.75	130.00	357.50
Grant Task 5 - Administration.		<b>Total</b>		\$1,755.00

Phone #
269-501-5079

<b>Balance Due</b>	\$1,755.00
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**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 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

<div style="text-align: center;"> <b>MICHIGAN</b>  <b>BROWNFIELD</b>                  REDEVELOPMENT                  PROGRAM             </div>	<b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b>  517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report		<input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>		Request #: <i>22</i>	
Purchase Order Number: <i></i>		Location Code: <i>6705</i>			
Dates of Reporting: Begin: <i>Apr 1, 2023</i>		End: <i>Jun 30, 2023</i>		Quarter: <i>3 (Apr-June)</i> Fiscal Year: <i>2023</i>	
Name of Contact Person: <i>Ken Peregón</i>			Contract Expires On: <i>Oct 8, 2023</i>		
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>			
Remittance Address: <i>201 West Kalamazoo Avenue</i>					
City: <i>Kalamazoo</i>		State: <i>Michigan</i>		Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
423213	May 10, 2023 <span style="font-size: small;">+</span>	<i>Fishbeck</i>	<i>3rd Party Oversight Contingency Task 6A</i>	\$86.25	<i>Check# 1003755</i>
BRA-EGLE-Q2G2023	Jun 30, 2023	<i>Kalamazoo County Planning Dept</i>	<i>Grant Admin Task 5</i>	\$140.49	<i>Pending</i>
2249	Jun 30, 2023	<i>Phillips Environmental Consulting</i>	<i>Grant Task 5</i>	\$1,852.50	<i>Pending</i>
424171	Jun 08, 2023	<i>Fishbeck</i>	<i>3rd Party Oversight Contingency Task 6A</i>	\$1,437.50	<i>Check #1004267</i>
<b>TOTAL:</b>				<b>\$3,516.74</b>	

**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)
<i>1. Assessment and Investigation</i>	\$387,892.00	\$0.00	\$387,891.94	<i>Summary Preparation of VI Investigation. Budget adjustment request forthcoming.</i>
<i>2. Due Care</i>	\$0.00	\$0.00	\$0.00	<i>N/A</i>
<i>3. Demolition</i>	\$0.00	\$0.00	\$0.00	<i>N/A</i>

## Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **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
<b>TOTALS:</b>	<b>\$450,000.00</b>	<b>\$3,516.74</b>	<b>\$445,315.34</b>	

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.

**Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request**

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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services, Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
6/30/2023	2249

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg 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
4/25/2023	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
6/30/2023	Quarterly Grant Report preparation.	0.75	130.00	97.50
Grant Contingency - Administration		<b>Total</b>		\$1,852.50

Phone #
269-501-5079

<b>Balance Due</b>	\$1,852.50
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**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 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

<p style="text-align: center;"><b>MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM</b></p>	<p style="text-align: center;"><b>BROWNFIELD REDEVELOPMENT PROGRAM GRANT AND LOAN QUARTERLY REPORT AND PAYMENT REQUEST FORM</b></p> <p style="text-align: center;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report		<input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>		Request #: <i>23</i>	
Purchase Order Number: <i></i>		Location Code: <i>6705</i>			
Dates of Reporting: Begin: <i>Jul 1, 2023</i>		End: <i>Sep 30, 2023</i>		Quarter: <i>4 (July-Sep)</i> Fiscal Year: <i>2023</i>	
Name of Contact Person: <i>Ken Peregón</i>			Contract Expires On: <i>Oct 8, 2023</i>		
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>			
Remittance Address: <i>201 West Kalamazoo Avenue</i>					
City: <i>Kalamazoo</i>		State: <i>Michigan</i>		Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>2258</i>	<i>Sept. 29, 2023</i>	<i>Phillips Environmental Consulting</i>	<i>Task 6E</i>	<i>\$227.50</i>	<i>Pending</i>
<i>BRA-EGLE-Q4G2023</i>	<i>Sep 29, 2023</i>	<i>Kalamazoo County Planning Dept</i>	<i>Task 6E</i>	<i>\$642.55</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$870.05</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$387,892.00</i>	<i>\$0.00</i>	<i>\$388,151.31</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>3. Demolition</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>5. Grant Administration</i>	<i>\$11,000.00</i>	<i>\$0.00</i>	<i>\$11,000.00</i>	<i>N/A</i>
<i>6A. 3rd party Oversight</i>	<i>\$13,208.00</i>	<i>\$0.00</i>	<i>\$13,107.50</i>	<i>N/A</i>

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, 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.
<b>TOTALS:</b>	<b>\$455,500.00</b>	<b>\$870.05</b>	<b>\$448,069.70</b>	

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:

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





**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
9/29/2023	2258

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
8/18/2023	On site walkover with EGLE and County as required for grant close out.	1.75	130.00	227.50
Grant Task 5 - Administration.		<b>Total</b>		\$227.50

Phone #
269-501-5079

<b>Balance Due</b>	\$227.50
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**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: *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

<p style="margin: 0;"><b>MICHIGAN</b> <b>BROWNFIELD</b> REDEVELOPMENT PROGRAM</p>	<p style="margin: 0;"><b>BROWNFIELD REDEVELOPMENT PROGRAM</b> <b>GRANT AND LOAN QUARTERLY REPORT</b> <b>AND PAYMENT REQUEST FORM</b></p> <p style="margin: 0; font-size: small;">517-284-5169, <a href="mailto:DEQBrownfields@Michigan.gov">DEQBrownfields@Michigan.gov</a></p>
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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 / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input checked="" type="radio"/> Grant Report		<input type="radio"/> Loan Report	
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>		Request #: <i>24</i>	
Purchase Order Number: <i></i>		Location Code: <i>6705</i>			
Dates of Reporting: Begin: <i>Oct 1, 2023</i>		End: <i>Dec 31, 2023</i>		Quarter: <i>1 (Oct-Dec)</i> Fiscal Year: <i>2024</i>	
Name of Contact Person: <i>Ken Peregón</i>			Contract Expires On: <i>Oct 8, 2023</i>		
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>			
Remittance Address: <i>201 West Kalamazoo Avenue</i>					
City: <i>Kalamazoo</i>		State: <i>Michigan</i>		Zip Code: <i>49007</i>	

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>2266</i>	<i>Jan 10, 2024</i>	<i>Phillips Environmental Consulting</i>	<i>Task 6E</i>	<i>\$65.00</i>	<i>Pending</i>
<i>BRA-EGLE-Q1G2024</i>	<i>Jan 10, 2024</i>	<i>Kalamazoo County Planning Dept</i>	<i>Task 6E</i>	<i>\$167.29</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$232.29</b>	

**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)
<i>1. Assessment and Investigation</i>	<i>\$387,891.94</i>	<i>\$0.00</i>	<i>\$387,891.94</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>3. Demolition</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>5. Grant Administration</i>	<i>\$11,000.00</i>	<i>\$0.00</i>	<i>\$11,000.00</i>	<i>N/A</i>
<i>6A. 3rd party Oversight</i>	<i>\$13,208.06</i>	<i>\$0.00</i>	<i>\$13,107.50</i>	<i>N/A</i>

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

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

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.
<b>TOTALS:</b>	<b>\$450,000.00</b>	<b>\$232.29</b>	<b>\$446,417.68</b>	

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:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto: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.



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
1/10/2024	2266

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

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/1/2023	Prepare 4Q2023 grant quarterly report and send to County.	0.5	130.00	65.00
10/10/2023	Monthly call with County and EGLE. Review grant closeout status.	0.25	130.00	32.50
11/8/2023	Prepare and send grant associated lien waivers to the County.	0.5	130.00	65.00
11/14/2023	Monthly update call with County and EGLE. Review grant closeout status.	0.25	130.00	32.50
11/15/2023	Call with Douglas Koop regarding Direct Contact Investigation.	0.25	130.00	32.50
12/12/2023	Monthly call with County and EGLE. Review Grant Closeout status.	0.5	130.00	65.00
12/19/2023	Review approval of grant 4Q 2023 report and updated spreadsheet. Review and provide comments on the grant quarterly report.	2.75	130.00	357.50
Grant Contingency - Administration		<b>Total</b>		\$650.00

Phone #
269-501-5079

<b>Balance Due</b>	\$650.00
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**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

Expenses - 243 accounts		2024 Revised	2024 Proposed	2023 Budget
1	Postage	\$ 100	\$ 100	\$ 100
2	Copy Charges	\$ 200	\$ 100	\$ 100
3	Contractual Services	\$ 20,000	\$ 14,000	\$ 107,400
4	Contractual Operations	\$ 10,000	\$ 6,000	\$ 14,000
5	Site Study	\$ 15,000	\$ 6,000	\$ 10,000
6	Contractual Other (legal)	\$ 12,000	\$ 9,000	\$ 9,000
7	Communication Expense	\$ 1,000	\$ 700	\$ 1,700
8	Internal Communication	\$ 2,700	\$ 2,400	\$ -
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	\$ -
18	Salaries Other (RC)	\$ 4,000	\$ -	\$ -
19				
20				
21				
22				
23				
24				
25	<b>Total</b>	<b>\$ 200,000</b>		<b>\$ 153,000</b>
28				

Revenues

Revenues - 243	2024 Revised	2023 Budget
Previous Fund trfr	\$ -	\$ -
Service Fees	\$ 10,000	\$ 10,000
<b>TIR Collection</b>	<b>Prop. ADMIN</b>	<b>Prop. ADMIN</b>
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	\$ -	\$ -
<b>Subtotal Admin</b>	<b>\$ 200,000</b>	<b>\$ 142,500</b>
	<b>\$ 210,000</b>	<b>\$ 152,500</b>



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-Teresa Hernandez

3 Business Address:

821 Fulton Street Kalamazoo, MI 49001

4 Business Telephone Number:

(269) 254-4079

5 Contact Person(s) & Title:

Maria-Teresa Hernandez (Owner)

6 Contact Person(s) Telephone Number:

(269) 254 - 4079

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

teresaskitchenkzoo@gmail.com

9 Entity Type:

Proprietorship

Partnership

Corporation

Other (specify)

10 Describe nature and history of business:

Teresa's Kitchen, started their business 16 years ago selling tamales, in 2020 they started a food truck business and acquired a second truck. They sell authentic mexican food, they need a commecial kitchen to keep their business growing.

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

n/a

### Proposed Project Site Information

12 Address(es) (if known):

1222 S burdick Street

13 Tax IDs:

06-91-052-720

14 Present Owner(s):

Richard and Sarah Miline

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

16 Does applicant have land control:

No

Yes

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

17 Any currently known environmental issues?

n/a

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

No

Yes

19 Is access to site permitted?

No

Yes

20 Project Type:

New

Relocation

Expansion

Rehabilitation

Food truck business to open into a restaurant

21 Project Size:

Parcel Size (acres):

.26 acres (11,326 sq ft)

Existing building area (sq ft):

4,987 sq ft

New building area (sq ft):

n/a

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

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

Business Plan

Market Analysis

Architectural/Site Plans

Financial Commitments

Environmental Information/Reports

**Tax Base Information**

24 Total Investment Anticipated:

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

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

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

Signature	<input type="text"/>	Date	<input type="text" value="4-1-2024"/>
Title	<input type="text" value="Owner"/>		
Direct office or cell number	<input type="text" value="269 254-4079"/>		
Fax number	<input type="text"/>		
Email address	<input type="text" value="teresaskitchenkzoo@gmail.com"/>		

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

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

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

1 Date of Application:

**Business Information**

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

**Proposed Project Site Information**

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):  
 Start date:  Completion Date:

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

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

**Project Team**

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:	<input type="text" value="\$ 350,000"/>	-
Land:		<input type="text" value="\$260,000"/>
New Construction/Site Improvements:		<input type="text" value="90,000"/>
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
<input type="text"/>		
Total Capital Investment:		<input type="text" value="\$ 350,000 -"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

\$40,000 estimated

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:


Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:


Total Brownfield Funding Requested:

\$ 40,000 -
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*\*amount requested is estimated amount based on current costs of environmental surveys, it is not known if a Phase 2 assessment would be needed on site. - Macy Walters BRA Administrator*

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

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

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

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

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

Signature	<input type="text"/>	Date	<input type="text" value="4-1-2024"/>
Title	<input type="text"/>	Owner	<input type="text"/>
Direct office or cell number	<input type="text" value="269-254-4079"/>		
Fax number	<input type="text"/>		
Email address	<input type="text" value="teresaskitchenzoo@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











## 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) .....	\$ 15,000
Hazardous Materials Inspection .....	\$ 4,800
BEA/Due Care .....	\$ 4,000
Brownfield Plan.....	<u>\$ 6,000</u>
<b>Total Estimated Budget – Work Order #16 .....</b>	<b>\$ 32,800</b>

## **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

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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

Table with columns: Number, Project, W.O., Site/Phase, Budget Estimates (Total, County Funding), Invoice #, Invoice Date, Actual (Invoice Amount, Task Budget Remaining, Total Budget Remaining). Contains multiple project entries like 230454, 230454, 190048, 190148, 210178, 231417, 240058.

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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

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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**

**Update:**

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. 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.

## 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 Budget	Recommended to return	Recommended to 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 [tsearles@fishbeck.com](mailto:tsearles@fishbeck.com).



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

4/25/2024  
Page 1 of 4

Number Project	Grant W.O.	Task	Activity Site/Phase	Budget Estimates		Actual			Project Budget Remaining		
				Total		Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete	
			Initial Grant Award	\$	300,000.00						
			Task 1 - Phase I ESAs	\$	45,000.00			\$	18,209.99	\$	26,790.01
			Task 2 - Phase II ESAs and BEA/DC	\$	204,000.00			\$	129,256.39	\$	74,743.61
			Task 3 - Brownfield Plans	\$	36,000.00			\$	61,793.06	\$	(25,793.06)
			Task 4 - Community Outreach, Programmatic, Travel	\$	15,000.00			\$	12,923.39	\$	2,076.61
				\$				\$	222,182.83	\$	77,817.17
County		4	Personnel	\$	1,200.00			\$	-		
County		4	Travel	\$	6,000.00		KCBRA Travel	\$	4,997.56	\$	1,002.44
County		4	Supplies	\$	1,500.00			\$	-		
County		4	Other	\$	-			\$	-		
			County Subtotal	\$	8,700.00	County Subtotal		\$	4,997.56	County Subtotal	
			Contractual - Envirologic Technologies, Inc.	\$	291,300.00			\$	-	\$	-
210220	1	2	QAPP Preparation	\$	5,000.00	Invoice Total	08272	11/10/2021	\$	118.50	
							08354	12/7/2021	\$	1,440.75	
							08471	1/6/2022	\$	444.75	
							435839*	4/10/2024	\$	237.50	
						Project Subtotal			\$	2,241.50	Project Subtotal \$ 2,241.50
											Budget Returned \$ 2,400.00
											\$ 358.50
			Invoice Breakdown								
							08272	11/10/2021	\$	118.50	
							08354	12/7/2021	\$	1,440.75	
							08471	1/6/2022	\$	444.75	
			Phase Subtotal	\$	2,004.00	Phase Subtotal			\$	-	
210220	1	2	QAPP - ANNUAL UPDATES	\$	596.00	Invoice Total	435839*	4/12/2024	\$	237.54	
						Project Subtotal			\$	237.54	Phase Subtotal \$ 358.46
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$	2,500.00	Invoice Total	08661	2/18/2022	\$	132.02	
			Amendment #2 (approved 11-16-23)	\$	4,300.00	Invoice Total	08841	4/8/2022	\$	104.56	
				\$	9,300.00	Invoice Total	08977	5/10/2022	\$	359.38	
						Invoice Total	09127	6/13/2022	\$	341.14	
						Invoice Total	09389	8/18/2022	\$	209.13	
						Invoice Total	09619	10/12/2022	\$	41.83	
						Invoice Total	09745	11/9/2022	\$	352.93	
						Invoice Total	09857	12/12/2022	\$	345.06	
						Invoice Total	09921	1/5/2023	\$	73.20	
						Invoice Total	420295	2/16/2023	\$	189.15	
						Invoice Total	421240	3/16/2023	\$	66.05	
						Invoice Total	423211	5/10/2023	\$	625.56	
						Invoice Total	424176	6/8/2023	\$	334.25	
						Invoice Total	425337	7/12/2023	\$	286.50	
						Invoice Total	426222	8/7/2023	\$	1,093.13	
						Invoice Total	427546	9/7/2023	\$	334.25	
						Invoice Total	429749	11/2/2023	\$	1,024.11	
						Invoice Total	431429	12/7/2023	\$	209.58	
						Invoice Total	432665	1/8/2024	\$	334.25	
						Invoice Total	433683	2/13/2024	\$	801.25	
						Invoice Total	434891	3/12/2024	\$	382.00	
						Invoice Total	435833*	4/10/2024	\$	286.50	
						Project Subtotal			\$	7,925.83	Project Subtotal \$ 1,374.17
210265	3	2	1001 2nd Street, Kalamazoo	\$	17,695.01	Invoice Total	08771	3/14/2022	\$	10,823.90	
						Invoice Total	08842	4/8/2022	\$	3,021.18	
						Invoice Total	08978	5/10/2022	\$	156.15	
						Invoice Total	09513	9/16/2022	\$	1,016.80	
						Project Subtotal			\$	15,018.03	Project Subtotal \$ 2,676.98
											Budget Returned \$ 2,676.98
											Budget Remaining \$ -
220128	5	2	NACD - Ransom and North St.	\$	52,850.00	Invoice Total	09243	7/12/2022	\$	614.29	
						Invoice Total	09296	8/4/2022	\$	12,499.46	
						Invoice Total	09409	9/7/2022	\$	2,778.21	
						Invoice Total	09636	10/21/2022	\$	4,152.64	
						Invoice Total	09663	11/3/2022	\$	875.04	
						Invoice Total	09859	12/12/2022	\$	3,599.99	
						Invoice Total	09924	1/5/2023	\$	2,881.90	
						Invoice Total	421464	3/23/2023	\$	25,002.47	
						Project Subtotal			\$	52,404.00	Project Subtotal \$ 446.00
			Invoice Breakdown								
							09243	7/12/2022	\$	324.13	
							09296	8/4/2022	\$	5,677.51	
							09409	9/7/2022	\$	151.63	
							09636	10/21/2022	\$	3,480.86	
							09663	11/3/2022	\$	216.34	
			Phase Subtotal	\$	9,850.47	Phase Subtotal			\$	1,149.53	
			2 604 N. Westnedge (Phase II, UST Site Assessment) Amendment #1	\$	29,350.00						
			Amendment #2	\$	7,000.00		09243	7/12/2022	\$	290.16	
				\$	5,500.00		09296	8/4/2022	\$	6,821.95	
				\$	41,850.00		09409	9/7/2022	\$	2,626.58	
							09636	10/21/2022	\$	671.78	
							09663	11/3/2022	\$	658.70	
							09859	12/12/2022	\$	3,599.99	
							09924	1/5/2023	\$	2,881.90	
							421464	3/23/2023	\$	25,002.47	
						Phase Subtotal			\$	42,553.53	Phase Subtotal \$ (703.53)
220129	4	1,2	NACD - Church and Frank Street Parcels	\$	25,000.00	Invoice Total	09245	7/12/2022	\$	2,597.81	
						Invoice Total	09295	8/4/2022	\$	11,669.06	
						Invoice Total	09410	9/7/2022	\$	1,959.60	
						Invoice Total	09637	10/21/2022	\$	460.06	
						Invoice Total	429755	11/2/2023	\$	71.63	
						Project Subtotal			\$	16,758.16	Project Subtotal \$ 8,241.84
			Invoice Breakdown								
							09245	7/12/2022	\$	2,443.58	
							09295	8/4/2022	\$	2,358.48	
							09410	9/7/2022	\$	1,959.60	
							09637	10/21/2022	\$	248.33	
			Phase Subtotal	\$	7,009.99	Phase Subtotal			\$	(1,009.99)	

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

Project ID	Phase	Activity	Budget	Invoice #	Date	Amount	Subtotal	Budget Returned	Budget Remaining				
2	GPR Surveys		\$ 19,000.00										
				09245	7/12/2022	\$ 154.23							
				09295	8/4/2022	\$ 9,310.58							
				09637	10/21/2022	\$ 211.73							
				429755	11/2/2023	\$ 71.63							
		Phase Subtotal				\$ 9,748.17	Phase Subtotal	\$ 9,251.83					
220154	6	3	Parchment Mill Site Amendment #1			\$ 20,000.00							
								\$ 2,000.00					
								\$ 22,000.00					
						Invoice Total	09391	8/22/2022	\$ 4,442.58				
						Invoice Total	09515	9/16/2022	\$ 3,183.01				
						Invoice Total	09629	10/17/2022	\$ 1,806.40				
						Invoice Total	09673	11/4/2022	\$ 2,343.59				
						Invoice Total	09860	12/12/2022	\$ 3,865.38				
						Invoice Total	09922	1/5/2023	\$ 400.46				
						Invoice Total	420293	2/16/2023	\$ 115.95				
						Invoice Total	421347	3/16/2023	\$ 573.53				
						Invoice Total	422260	4/13/2023	\$ 945.75				
		Invoice Total	423212	5/10/2023	\$ 1,214.35								
		Invoice Total	426223	8/7/2023	\$ 3,109.00								
		Project Subtotal				\$ 22,000.00	Project Subtotal	\$ -					
230922	7	2,3	Watershed LLC - 6667 Stadium Drive, Oshtemo Township			\$ 8,000.00							
						424169	6/8/2023	\$ 548.40					
						Project Subtotal			\$ 548.40	Project Subtotal	\$ 7,451.60		
										Budget Returned	\$ 7,451.60		
										Budget Remaining	\$ -		
		Invoice Breakdown											
2	Eligibility and Asbestos Survey		\$ 5,000.00										
				424169	6/8/2023	\$ 548.40							
		Phase Subtotal			\$ 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			\$ 30,000.00							
						Invoice Total	424166	6/8/2023	\$ 1,696.79				
						Invoice Total	426125	7/19/2023	\$ 2,303.21				
						Invoice Total	426220	8/7/2023	\$ 597.55				
						Invoice Total	427544	9/7/2023	\$ 818.33				
						Invoice Total	429028	10/9/2023	\$ 1,322.63				
						Invoice Total	429757	11/2/2023	\$ 10,523.93				
						Invoice Total	431498	12/12/2023	\$ 1,064.25				
						Invoice Total	432687	1/9/2024	\$ 7,673.31				
						Project Subtotal			\$ 26,000.00	Project Subtotal	\$ 4,000.00		
						Invoice Breakdown							
				1	Eligibility and Phase I		\$ 4,000.00						
		424166	6/8/2023			\$ 1,696.79							
		Phase Subtotal			\$ 2,303.21	Phase Subtotal	\$ -						
2	Phase II Budget Adjustment (approved 1-18-2024)		\$ 18,000.00										
						\$ 4,000.00							
						\$ 22,000.00							
				426220	8/7/2023	\$ 597.55							
				427544	9/7/2023	\$ 818.33							
				429028	10/9/2023	\$ 1,322.63							
		429757	11/2/2023	\$ 10,523.93									
		431498	12/12/2023	\$ 1,064.25									
		432687	1/9/2024	\$ 7,673.31									
		Phase Subtotal			\$ 22,000.00	Phase Subtotal	\$ -						
2	Bea/Due Care		\$ 4,000.00										
		Phase Subtotal			\$ -	Phase Subtotal	\$ 4,000.00						
3	Brownfield Plan Budget Adjustment to support expanded scope of PII (1-18-24)		\$ 4,000.00										
						\$ (4,000.00)							
		Phase Subtotal			\$ -	Phase Subtotal	\$ -						
230914	9	3	555 Eliza Street Schoolcraft Expansion			\$ 15,000.00							
						Invoice Total	424168	6/8/2023	\$ 730.55				
						Invoice Total	425256	7/10/2023	\$ 731.87				
						Invoice Total	426224	8/7/2023	\$ 1,036.37				
						Invoice Total	427444	9/7/2023	\$ 1,058.96				
						Invoice Total	429203	10/10/2023	\$ 546.65				
						Invoice Total	430075	11/6/2023	\$ 1,487.00				
						Invoice Total	431026	12/4/2023	\$ 549.45				
						Project Subtotal			\$ 6,140.85	Project Subtotal	\$ 1,859.15		
						Invoice Breakdown							
				3	Brownfield Plan Evaluation		\$ 8,000.00						
								424168	6/8/2023	\$ 730.55			
		425256	7/10/2023			\$ 731.87							
		426224	8/7/2023			\$ 1,036.37							
		427444	9/7/2023			\$ 1,058.96							
		429203	10/9/2023			\$ 546.65							
		430075	11/6/2023	\$ 1,487.00									
		431026	12/4/2023	\$ 549.45									
		Phase Subtotal			\$ 6,140.85	Phase Subtotal	\$ 1,859.15						
3	Brownfield Plan Amendment		\$ 7,000.00										
		Phase Subtotal			\$ -	Phase Subtotal	\$ 7,000.00						
							Phase Budget Returned	\$ 7,000.00					
							Phase Budget Remaining	\$ -					
230923	10,14	3	Midlink Business Park Expansion			\$ 12,500.00							
						Invoice Total	424164	6/8/2023	\$ 480.25				
						Invoice Total	426124	7/19/2023	\$ 1,525.78				
						Invoice Total	426219	8/7/2023	\$ 862.34				
						Invoice Total	427542	9/7/2023	\$ 488.16				
						Invoice Total	429024	10/9/2023	\$ 2,733.55				
						Invoice Total	429753	11/2/2023	\$ 375.49				
						Invoice Total	431433	12/7/2023	\$ 71.63				
						Project Subtotal			\$ 6,537.20	Project Subtotal	\$ 2,819.33		
						Invoice Breakdown							
				10	3	Project Planning Associated with Plan Amendment			\$ 6,500.00				
									424164	6/8/2023	\$ 480.25		
		426124	7/19/2023				\$ 1,525.78						
		426219	8/7/2023				\$ 862.34						
		427542	9/7/2023	\$ 488.16									
		Phase Subtotal			\$ 3,356.53	Phase Subtotal	\$ 3,143.47						

**Kalamazoo County Brownfield Redevelopment Authority  
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							Phase Budget Returned	\$ 3,143.47	
				Invoice Breakdown			Phase Budget Remaining	\$ -	
14	3	Brownfield Plan Amendment	\$ 6,000.00	429024	10/9/2023	\$ 2,733.55			
				429753	11/2/2023	\$ 375.49			
				431433	12/7/2023	\$ 71.63			
				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	\$ 1,230.54		
				Invoice Total	429320	10/12/2023	\$ 4,757.52		
				Invoice Total	429752	11/2/2023	\$ 2,693.54		
				Invoice Total	431432	12/7/2023	\$ 2,903.27		
				Invoice Total	432668	1/8/2024	\$ 1,857.40		
				Invoice Total	433688	2/13/2024	\$ 601.14		
				Invoice Total	434695	3/12/2024	\$ 60.89		
				<b>Invoice Total</b>	<b>435835*</b>	<b>4/10/2024</b>	<b>\$ 30.39</b>		
				Project Subtotal		\$ 14,134.69	Project Subtotal	\$ 6,997.54	
				Invoice Breakdown	428218	9/18/2023	\$ 882.23		
				Phase Subtotal		\$ 882.23	Phase Subtotal	\$ 2,117.77	
							Phase Budget Returned*	\$ 2,117.77	
							Phase Budget Remaining	\$ -	
				3 Eligibility / HASP/ SAP/ Project Management		\$ 3,000.00			
				Phase Subtotal		\$ 882.23			
				3 PFE Testing		\$ 5,250.00			
				428218	9/18/2023	\$ 348.31			
				429320	10/12/2023	\$ 4,150.34			
				429752	11/2/2023	\$ 122.11			
				432668	1/8/2024	\$ 518.94			
				Phase Subtotal		\$ 5,139.70	Phase Subtotal	\$ 110.30	
								recommend return	
				3 VMS Design		\$ 15,000.00			
				429320	10/12/2023	\$ 607.18			
				429752	11/2/2023	\$ 2,571.43			
				431432	12/7/2023	\$ 2,903.27			
				432668	1/8/2024	\$ 1,338.46			
				433688	2/13/2024	\$ 601.14			
				434695	3/12/2024	\$ 60.89			
				435835	4/10/2024	\$ 30.39			
				Phase Subtotal		\$ 8,112.76	Phase Subtotal	\$ 6,887.24	
							\$ 250.00	rec. hold	
							\$ 6,637.24	rec. return	
231418	11	1,2,3 Redman Ventures, LLC	\$ 11,200.00	Invoice Total	427548	9/7/2023	\$ 4,887.17		
				Invoice Total	429026	10/9/2023	\$ 1,200.18		
				Invoice Total	429756	11/2/2023	\$ 69.55		
				Invoice Total	431435	12/7/2023	\$ 191.00		
				Invoice Total	434698	3/12/2024	\$ 498.53		
				<b>Invoice Total</b>	<b>435838*</b>	<b>4/10/2024</b>	<b>\$ 112.80</b>		
				Project Subtotal		\$ 6,959.23	Project Subtotal	\$ 4,240.77	
				Invoice Breakdown	427548	9/7/2023	\$ 2,752.09		
				429026	10/9/2023	\$ 447.91			
				Phase Subtotal		\$ 3,200.00	Phase Subtotal	\$ -	
				2 ASB - Asbestos Survey		\$ 5,000.00			
				427548	9/7/2023	\$ 2,135.08			
				429026	10/9/2023	\$ 752.27			
				429756	11/2/2023	\$ 69.55			
				Phase Subtotal		\$ 2,956.90	Phase Subtotal	\$ 2,043.10	
				3 BP Eval - Brownfield Plan Evaluation		\$ 3,000.00			
				431435	12/7/2023	\$ 191.00			
				434698	3/12/2024	\$ 498.53			
				435838	4/10/2024	\$ 112.80			
				Phase Subtotal		\$ 802.33	Phase Subtotal	\$ 2,197.67	
231419	12	3 Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90		
				Invoice Total	429030	10/9/2023	\$ 479.03		
				Invoice Total	429759	11/2/2023	\$ 4,648.57		
				Invoice Total	431439	12/7/2023	\$ 4,002.89		
				Invoice Total	432673	1/8/2024	\$ 641.52		
				Invoice Total	433695	2/13/2024	\$ 61.05		
				Invoice Total	434705	3/12/2024	\$ 242.83		
				<b>Invoice Total</b>	<b>435841*</b>	<b>4/10/2024</b>	<b>\$ 552.35</b>		
				Project Subtotal		\$ 11,428.14	Project Subtotal	\$ 11,071.86	
				Invoice Breakdown	427545	9/7/2023	\$ 799.90		
				429030	10/9/2023	\$ 143.25			
				429759	11/2/2023	\$ 4,529.19			
				431439	12/7/2023	\$ 1,577.81			
				432673	1/8/2024	\$ 276.04			
				433695	2/13/2024	\$ 61.05			
				434705	3/12/2024	\$ 212.44			
				Phase Subtotal		\$ 7,599.68	Phase Subtotal	\$ 9,900.32	
								recommend return	
				3 Response Activity Plan/Conceptual Site Model		\$ 17,500.00			
				429030	10/9/2023	\$ 335.78			
				429759	11/2/2023	\$ 119.38			
				431439	12/7/2023	\$ 2,425.08			
				432673	1/8/2024	\$ 365.48			
				434705	3/12/2024	\$ 30.39			
				435841	4/10/2024	\$ 552.35			
				Phase Subtotal		\$ 3,828.46	Phase Subtotal	\$ 1,171.54	
								recommend hold	
231768	15	2,3 Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total	429758	11/2/2023	\$ 337.40		
				Invoice Total	431438	12/7/2023	\$ 1,551.79		
				Invoice Total	432672	1/8/2024	\$ 1,072.13		

**Kalamazoo County Brownfield Redevelopment Authority  
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				Invoice Total	433694	2/13/2024	\$	154.89				
				Invoice Total	434704	3/12/2024	\$	493.89				
				<b>Invoice Total</b>	<b>435840*</b>	<b>4/10/2024</b>	<b>\$</b>	<b>255.96</b>				
				Project Subtotal			\$	3,866.06	Project Subtotal	\$	12,333.94	proposed breakdown by task
				Invoice Breakdown								
2		Eligibility/HASP/SAP/HMI	\$	7,200.00								
					429758	11/2/2023	\$	337.40				
					431438	12/7/2023	\$	1,551.79				
					432672	1/8/2024	\$	1,072.13				
					433694	2/13/2024	\$	154.89				
					Phase Subtotal		\$	3,116.21	Phase Subtotal	\$	4,083.79	return
3		Brownfield Plan Evaluation	\$	3,000.00								
					434704	3/12/2024	\$	493.89				
					435840	4/10/2024	\$	255.96				
					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
<b>231766</b>	<b>16</b>	<b>1, 2, 3</b>	<b>702 W. Michigan Avenue, Kalamazoo</b>	<b>\$</b>	<b>44,000.00</b>							
					Invoice Total	429751	11/2/2023	\$	709.55			
					Invoice Total	431431	12/7/2023	\$	14,104.00			
					Invoice Total	432667	1/8/2024	\$	9,832.64			
					Invoice Total	433687	2/13/2024	\$	576.99			
					Project Subtotal		\$	25,223.18	Project Subtotal	\$	18,776.82	
					Invoice Breakdown							
1		Eligibility/Phase I ESA	\$	4,000.00								
					429751	11/2/2023	\$	661.80				
					431431	12/7/2023	\$	2,540.41				
					432667	1/8/2024	\$	797.79				
					Phase Subtotal		\$	4,000.00	Phase Subtotal	\$	-	
2		Phase II ESA/HASP/SAP	\$	18,500.00								
					431431	12/7/2023	\$	8,117.24				
					432667	1/8/2024	\$	7,970.09				
					433687	2/13/2024	\$	576.99				
					Phase Subtotal		\$	16,664.32	Phase Subtotal	\$	1,835.68	
2		Hazardous Materials Inspection	\$	7,000.00								
					429751	11/2/2023	\$	47.75				
					431431	12/7/2023	\$	3,446.35				
					432667	1/8/2024	\$	1,064.76				
					Phase Subtotal		\$	4,558.86	Phase Subtotal	\$	2,441.14	
2		BEA/Due Care	\$	5,500.00								
					Phase Subtotal		\$	-	Phase Subtotal	\$	5,500.00	
3		Brownfield Plan Evaluation	\$	3,000.00								
					Phase Subtotal		\$	-	Phase Subtotal	\$	3,000.00	
3		Brownfield Plan Preparation	\$	6,000.00								
					Phase Subtotal		\$	-	Phase Subtotal	\$	6,000.00	
					Approved Project Budgets Subtotal		\$	314,495.01	Invoice Total	\$	217,185.27	Budgets Remaining \$ 72,519.92
					Estimated Contractual Budget Remaining		\$	(23,195.01)	Actual Contractual Budget Remaining and un-invoiced	\$	74,114.73	Check \$ 291,300.00
					Project Budgets Returned							
210265	3	2	1001 2nd Street, Kalamazoo	\$	2,676.98							
230922	7	2	Watershed LLC - 6667 Stadum Drive, Oshtemo Township	\$	7,451.60							
210220	1	2	QAPP Preparation	\$	2,400.00							
230923	10	3	Midlink Business Park Expansion	\$	3,143.47							
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$	7,000.00							
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment*	\$	2,117.77							
			Available Contractual Budget Remaining	\$	1,594.81							
			Notes:									
			*Pending									
			project/task complete/not moving forward =automatic return of budget	\$	30,028.19							
			evaluate if budget/portion of budget should be returned	\$	26,319.55							
			currently being held	\$	16,172.18							
			Total Budget remaining	\$	72,519.92							
			plus available contractual budget remaining (unencumbered)	\$	1,594.81							
			Total	\$	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

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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](mailto:tsearles@fishbeck.com).

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

Estimated Taxable Value (TV) Increase Rate: 1%

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	TOTAL	
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	\$ 36,841	\$ 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		
Incremental Difference (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		
<b>School Capture</b>																																
Millage Rate																																
State Education Tax (SET)	6.0000	\$ 180	\$ 184	\$ 188	\$ 192	\$ 196	\$ 200	\$ 205	\$ 209	\$ 213	\$ 218	\$ 222	\$ 226	\$ 231	\$ 235	\$ 240	\$ 245	\$ 249	\$ 254	\$ 259	\$ 263	\$ 268	\$ 273	\$ 278	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512
School Operating Tax	17.6757	\$ 530	\$ 542	\$ 554	\$ 566	\$ 578	\$ 591	\$ 603	\$ 615	\$ 628	\$ 641	\$ 654	\$ 667	\$ 680	\$ 693	\$ 707	\$ 720	\$ 734	\$ 748	\$ 762	\$ 776	\$ 790	\$ 805	\$ 819	\$ 834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,240
<b>School Total</b>	<b>23.6757</b>	<b>\$ 710</b>	<b>\$ 726</b>	<b>\$ 742</b>	<b>\$ 758</b>	<b>\$ 775</b>	<b>\$ 791</b>	<b>\$ 808</b>	<b>\$ 824</b>	<b>\$ 841</b>	<b>\$ 859</b>	<b>\$ 876</b>	<b>\$ 893</b>	<b>\$ 911</b>	<b>\$ 929</b>	<b>\$ 947</b>	<b>\$ 965</b>	<b>\$ 983</b>	<b>\$ 1,002</b>	<b>\$ 1,021</b>	<b>\$ 1,040</b>	<b>\$ 1,059</b>	<b>\$ 1,078</b>	<b>\$ 1,098</b>	<b>\$ 1,117</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,752</b>
<b>Local Capture</b>																																
Millage Rate																																
County PubSafety	1.4380	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 70	\$ 72	\$ 73	\$ 74	\$ 75	\$ 1,754
County 911	0.6459	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 22	\$ 22	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 31	\$ 32	\$ 32	\$ 33	\$ 33	\$ 34	\$ 788
County Housing	0.7453	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 31	\$ 32	\$ 32	\$ 33	\$ 33	\$ 34	\$ 35	\$ 35	\$ 36	\$ 36	\$ 37	\$ 38	\$ 38	\$ 39	\$ 909
County Seniors	0.3462	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 14	\$ 14	\$ 15	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18	\$ 18	\$ 422	
County Veterans	0.1000	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 122
KRESA CTE	0.9903	\$ 30	\$ 30	\$ 31	\$ 32	\$ 32	\$ 33	\$ 34	\$ 34	\$ 35	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ 40	\$ 40	\$ 41	\$ 42	\$ 43	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 1,208
KRESA Operating	3.0091	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 114	\$ 116	\$ 118	\$ 120	\$ 123	\$ 125	\$ 127	\$ 130	\$ 132	\$ 135	\$ 137	\$ 139	\$ 142	\$ 145	\$ 147	\$ 150	\$ 152	\$ 155	\$ 158	\$ 3,671
KRESA Enhancement	1.5000	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 65	\$ 66	\$ 67	\$ 68	\$ 70	\$ 71	\$ 72	\$ 73	\$ 75	\$ 76	\$ 77	\$ 79	\$ 1,830
KRESA Special ED	1.4941	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 57	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 66	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 73	\$ 74	\$ 76	\$ 77	\$ 78	\$ 1,823
City Operating	12.0000	\$ 360	\$ 368	\$ 376	\$ 384	\$ 393	\$ 401	\$ 409	\$ 418	\$ 426	\$ 435	\$ 444	\$ 453	\$ 462	\$ 471	\$ 480	\$ 489	\$ 498	\$ 508	\$ 517	\$ 527	\$ 537	\$ 546	\$ 556	\$ 566	\$ 576	\$ 587	\$ 597	\$ 607	\$ 618	\$ 628	\$ 14,638
City Solid Waste	1.8000	\$ 54	\$ 55	\$ 56	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 80	\$ 82	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 91	\$ 93	\$ 94	\$ 2,196
Cen Cnty Transit	0.8935	\$ 27	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 31	\$ 32	\$ 32	\$ 33	\$ 34	\$ 34	\$ 35	\$ 36	\$ 36	\$ 37	\$ 38	\$ 39	\$ 39	\$ 40	\$ 41	\$ 41	\$ 42	\$ 43	\$ 44	\$ 44	\$ 45	\$ 46	\$ 47	\$ 1,090
County Operating	4.6318	\$ 139	\$ 142	\$ 145	\$ 148	\$ 152	\$ 155	\$ 158	\$ 161	\$ 165	\$ 168	\$ 171	\$ 175	\$ 178	\$ 182	\$ 185	\$ 189	\$ 192	\$ 196	\$ 200	\$ 203	\$ 207	\$ 211	\$ 215	\$ 219	\$ 222	\$ 226	\$ 230	\$ 234	\$ 238	\$ 243	\$ 5,650
County Transit	0.3110	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 14	\$ 14	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 379	
Kal Valley CC	2.7802	\$ 83	\$ 85	\$ 87	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 113	\$ 115	\$ 118	\$ 120	\$ 122	\$ 124	\$ 127	\$ 129	\$ 131	\$ 134	\$ 136	\$ 138	\$ 141	\$ 143	\$ 146	\$ 3,391
Kal Pub Library	3.8999	\$ 117	\$ 120	\$ 122	\$ 125	\$ 128	\$ 130	\$ 133	\$ 136	\$ 139	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 162	\$ 165	\$ 168	\$ 171	\$ 174	\$ 178	\$ 181	\$ 184	\$ 187	\$ 191	\$ 194	\$ 197	\$ 201	\$ 204	\$ 4,757
<b>Local Total</b>	<b>36.5853</b>	<b>\$ 1,098</b>	<b>\$ 1,122</b>	<b>\$ 1,147</b>	<b>\$ 1,172</b>	<b>\$ 1,197</b>	<b>\$ 1,222</b>	<b>\$ 1,248</b>	<b>\$ 1,274</b>	<b>\$ 1,300</b>	<b>\$ 1,327</b>	<b>\$ 1,353</b>	<b>\$ 1,380</b>	<b>\$ 1,408</b>	<b>\$ 1,435</b>	<b>\$ 1,463</b>	<b>\$ 1,491</b>	<b>\$ 1,520</b>	<b>\$ 1,548</b>	<b>\$ 1,577</b>	<b>\$ 1,606</b>	<b>\$ 1,636</b>	<b>\$ 1,666</b>	<b>\$ 1,696</b>	<b>\$ 1,726</b>	<b>\$ 1,757</b>	<b>\$ 1,788</b>	<b>\$ 1,820</b>	<b>\$ 1,851</b>	<b>\$ 1,883</b>	<b>\$ 1,916</b>	<b>\$ 44,628</b>
<b>Non-Capturable Millages</b>																																
Millage Rate																																
County Debt	0.1668	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 9	\$ 9	\$ 203
Kal School Debt	8.2000	\$ 246	\$ 251	\$ 257	\$ 263	\$ 268	\$ 274	\$ 280	\$ 286	\$ 291	\$ 297	\$ 303	\$ 309	\$ 316	\$ 322	\$ 328	\$ 334	\$ 341	\$ 347	\$ 354	\$ 360	\$ 367	\$ 373	\$ 380	\$ 387	\$ 394	\$ 401	\$ 408	\$ 415	\$ 422	\$ 429	\$ 10,003
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non-Capturable Taxes</b>	<b>8.3668</b>	<b>\$ 251</b>	<b>\$ 257</b>	<b>\$ 262</b>	<b>\$ 268</b>	<b>\$ 274</b>	<b>\$ 280</b>	<b>\$ 285</b>	<b>\$ 291</b>	<b>\$ 297</b>	<b>\$ 303</b>	<b>\$ 310</b>	<b>\$ 316</b>	<b>\$ 322</b>	<b>\$ 328</b>	<b>\$ 335</b>	<b>\$ 341</b>	<b>\$ 348</b>	<b>\$ 354</b>	<b>\$ 361</b>	<b>\$ 367</b>	<b>\$ 374</b>	<b>\$ 381</b>	<b>\$ 388</b>	<b>\$ 395</b>	<b>\$ 402</b>	<b>\$ 409</b>	<b>\$ 416</b>	<b>\$ 423</b>	<b>\$ 431</b>	<b>\$ 438</b>	<b>\$ 10,206</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ 1,808</b>	<b>\$ 1,848</b>	<b>\$ 1,889</b>	<b>\$ 1,930</b>	<b>\$ 1,971</b>	<b>\$ 2,013</b>	<b>\$ 2,056</b>	<b>\$ 2,098</b>	<b>\$ 2,142</b>	<b>\$ 2,185</b>	<b>\$ 2,229</b>	<b>\$ 2,274</b>	<b>\$ 2,319</b>	<b>\$ 2,364</b>	<b>\$ 2,410</b>	<b>\$ 2,456</b>	<b>\$ 2,503</b>	<b>\$ 2,550</b>	<b>\$ 2,598</b>	<b>\$ 2,646</b>	<b>\$ 2,695</b>	<b>\$ 2,744</b>	<b>\$ 2,794</b>	<b>\$ 2,844</b>	<b>\$ 1,757</b>	<b>\$ 1,788</b>	<b>\$ 1,820</b>	<b>\$ 1,851</b>	<b>\$ 1,883</b>	<b>\$ 1,916</b>	<b>\$ 66,380</b>	

Footnotes:





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

8	<b>Printing</b>	
9	Jan-March	\$ 28.49
10	April-June	
11	July-Sept.	
12	Oct.-Dec.	
13	<b>Total</b>	<b>\$ 28.49</b>

15	<b>Office Supplies</b>	
16		
17		
18		
19	<b>Total</b>	<b>\$ -</b>

21	<b>Contractual</b>	
22	Fishbeck 2/13/24	\$ 1,142.50
23	Fishbeck 3/12/24	\$ 627.50
24	Fishbeck 3/31/2024	\$ 1,120.00
25	<b>Total</b>	<b>\$ 2,890.00</b>

27	<b>Contractual Op.</b>	
28		
29		
30	<b>Total</b>	<b>\$ -</b>

32	<b>Site Study</b>	
33		
34		
35		
36	<b>Total</b>	<b>\$ -</b>

<b>Contractual - Other</b>	
Varnum (IPUSA)	\$ 155.00
Varnum (IPUSA)	\$ 712.50
Varnum (Midlink)	\$ 522.00
<b>Total</b>	<b>\$ 1,389.50</b>
<b>Communication - Internal</b>	
Network Jan.-March	589.5
Network April-June	
Network July-Sept.	
Network Oct.-Dec.	
<b>Total</b>	<b>\$ 589.50</b>

<b>Communication</b>	
<b>Total</b>	<b>\$ -</b>

<b>Travel</b>	
Staff Q1 Travel Invoice	61.71
<b>Total</b>	<b>\$ 61.71</b>

<b>Marketing</b>	
<b>Total</b>	<b>\$ -</b>

<b>Employee Training</b>	
State of Economic Dev	\$ 99.00
<b>Total</b>	<b>\$99.00</b>

<b>Miscellaneous</b>	
<b>Total</b>	<b>\$ -</b>

<b>Indirect Cost alloc.</b>	<b>\$ -</b>
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<b>Interest Expense</b>	
Total	0.00

<b>Total Expenses</b>	<b>\$ 28,377.61</b>
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<b>Salaries</b>	
Salary R Q1	\$ 662.64
Salary M Q1	\$ 15,655.36
Fringe Q1	\$ 7,000.42
Salary R Q2	
Salary M Q2	
Fringe Q2	
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
<b>Total</b>	<b>23,318.42</b>

*Estimated KCBRA Fund amounts with Encumbrances*  
 Fund 243 General Fund 4,789,413  
 Fund 242 LBRF 4,178,696

MUNIS Actual

2023 BRA TOTAL YEAR END	4,455,282.02		0.00	4,455,282	4,455,282	4,455,282.02	
<b>BRA MUNIS ACTUAL TOTAL AS OF 4/19/2024</b>						<b>\$4,890,115.71</b>	
<b>BRA Fund 243 for 2024 (Formerly Fund 247)</b>	Revenues	Expenses	<i>Estimated Pending reimb.</i>	REV-EXP			
County BRA (acct 24370300-)		28,377.61		-28,377.61	MUNIS Actual, Admin Expense (D6)		
Dividends	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							
General Mills local TIR (acct 24370304-420.00)	55,760.34			55,760			
General Mills school TIR (acct 24370304-420.01)				0			
General Mills Admin chg							
9008 Portage Road local TIR (acct 24370303-420.00)	2,521.53			2,522			
9008 Portage Road school TIR (acct 24370303-420.01)				0			
9008 Portage Road Admin Chg							
555 E. Eliza St. Local TIR (24370306-420.00)	438.14			438			
555 E. Eliza St. School TIR (24370306-420.01)				0			
555 E. Eliza St. Admin Chg							
232 LLC (24370307-420.00)				0			
232 LLC Admin. Chg							
Blackbird Billiards local TIR (24370308-420.00)	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 Admin. Chg							
Metal Mechanics Local TIR (24370311-420.00)	2,227.43			2,227			
Metal Mechanics School TIR (24370311-420.01)				0			
Metal Mechanics Admin. Chg.							
Scanell/Project Spartan Local TIR (24370318-420.00)	103,887.48			103,887			
Scanell/Project Spartan School TIR (24370318-420.01)				0			
Scanell/Project Spartan Admin. Chg.							
Stryker Local (24370313-420.00)	191,631.41			191,631			
Stryker School (24370313-420.01)				0			
Stryker Admin. Chg							
Stadium Park Way Local (24370314-420.00)	134,880.26			134,880			
Stadium Park Way School (24370314-420.01)				0			
Stadium Park Way Admin Chg							
383 S. Pitcher St Local TIR (24370315-420.00)				0			
383 S. Pitcher School TIR (24370315-420.01)				0			
383 S. Pitcher Admin Chg							
Vicksburg 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 Admin. Charge							
KALSEE Credit Union Local TIR (24370321-420.00)	27,336.83						
KALSEE Credit Union State TIR (24370321-420.01)							
KALSEE Credit Union Admin. Charge							
619 Porter St. (Environmental work)							
							invoice packet pending
<b>BRA ACTUAL TOTAL 2024 AS OF 4/19/2024</b>	834,802.77	28,377.61	-	806,425		806,425	4,890,116

<b>2020-24 Pending remaining of approved Work Orders &amp; Other Expenses</b>							
<b>General Fund</b>							
WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017 unused in 2018		
WO#2018-1 - General Env. Consulting			20				
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application				
WO# 2018-2 ET Annual Report Assistance			25		unused in 2018 unused in 2018		
WO# 2018-3 Website Assistance -Envirologic			42.5				
Web Hosting (annual expense)	300						
WO# 2019-1 General Environmental Consulting			1,516.25		unused in 2019 unused in 2019 unused in 2020 unused in 2021 unused in 2022 unused in 2023		
WO# 2019-3 General Env. Review 2018 Annual report			447.50				
WO# 2020-1 General Environmental Review ET			7,273.75				
WO#2021-1 General Env. + Admin. Envirologic			16,393.75				
WO#2022-1 General Environmental + admin			11,722.50				
WO#2023-1 General Environmental + Admin			6,780.44				
WO #2024-1 General Environmental + Admin		17,110.00	Remaining amount in W.O.				
<b>Fund 243 (247) Work Order TOTAL</b>		17,410.00		-17,410.00		4,873,006	Fund 243 w/ Enc.
<b>Local Brownfield Revolving Fund</b>							
440 LLC - Funding Request		0.00	Remaining amount in W.O.			-6,832.02	4,193,696
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.				
WO#2023-2 YWCA VMI system (GRA)		10,718.33	Remaining amount in W.O.				
WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.				
530 S. Rose Street Project (GRA)		86,896.74					
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00					
<b>Fund 242 (643) Work Order Total</b>		498,947.09					
<b>total work orders &amp; other expenses from both accounts</b>		516,357.09					

Pending reimbursements to Developers (with required documentation):

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

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

4,790,532.56



**2024 Q1 Year to Date Report**

62	<b>232 LLC Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
63	TIR Payments	\$ 2,000	\$ -
64	Administrative	\$ 500	\$ -
65	<b>Total</b>	<b>\$ 2,500</b>	<b>\$ -</b>
66			
67	<b>Blackbird Billiards Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
68	TIR Payments	\$ 500	\$ -
69	School TIR Payments	\$ 100	\$ -
70	Administrative	\$ 500	\$ -
71	<b>Total</b>	<b>\$ 1,100</b>	<b>\$ -</b>
72			
73			
74	<b>Kalamazoo West Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
75	Local TIR Payments	\$ 4,000	\$ -
76	Administrative	\$ 1,000	\$ -
77	<b>Total</b>	<b>\$ 5,000</b>	<b>\$ -</b>
78			
79	<b>Metal Mechanics Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
80	Local TIR Payments	\$ 4,000	\$ -
81	School TIR Payments to dev.	\$ 5,000	\$ -
82	Administrative	\$ 500	\$ -
83	<b>Total</b>	<b>\$ 9,500</b>	<b>\$ -</b>
84			
85	<b>Stryker Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
86	Local TIR Payments to Dev.	\$ 750,000	\$ -
87	School TIR Payments to dev.	\$ 535,000	\$ -
88	TIR to State BF fund	\$ 150,000	\$ -
89	Administrative	\$ 65,000	\$ -
90	<b>Total</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>
91			
92	<b>Stadium Park Way Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
93	Local TIR Payments to Dev.	\$ 48,000	\$ -
94	School TIR Payments	\$ 66,500	\$ -
95	LBRF	\$ 12,500	\$ -
96	Administrative	\$ 4,000	\$ -
97	<b>Total</b>	<b>\$ 131,000</b>	<b>\$ -</b>
98			
99	<b>381/383 S. Pitcher Expenses</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
100	Local TIR Payments to Dev.	\$ 16,500	\$ -
101	School TIR Payments	\$ 11,500	\$ -
102	Administrative	\$ 1,000	\$ -
103	<b>Total</b>	<b>\$ 29,000</b>	<b>\$ -</b>
104			
105	<b>Delta Marriott Holiday Lanes</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
106	Local TIR Payments to Dev.	\$ 19,700	\$ -
107	School TIR Payments	\$ 22,500	\$ -
108	Sch. TIR to State BF fund	\$ 3,300	\$ -
109	Administrative	\$ 2,500	\$ -
110	<b>Total</b>	<b>\$ 48,000</b>	<b>\$ -</b>
111			
112	<b>Vicksburg Mill</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
113	Contractual Other (Legal)	\$ -	\$ -
114			
115			
116	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
117			
118	<b>Scannell/FedEx</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
119	Local TIR Payments to Dev.	\$ 327,000	\$ -
120	School TIR Payments	\$ -	\$ -
121	Administrative	\$ 25,000	\$ -

<b>232 LLC Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 3,000	\$ -
<b>Total</b>	<b>\$ 3,000</b>	<b>\$ -</b>
<b>Blackbird Billiards Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 500	\$ -
School TIR	\$ 500	\$ 500
<b>Total</b>	<b>\$ 1,000</b>	<b>\$ 500</b>
<b>Kalamazoo West Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 5,000	\$ -
<b>Total</b>	<b>\$ 5,000</b>	<b>\$ -</b>
<b>Metal Mechanics Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 5,000	\$ -
School TIR	\$ 6,000	\$ -
<b>Total</b>	<b>\$ 11,000</b>	<b>\$ -</b>
<b>Stryker Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 800,000	\$ -
School TIR	\$ 700,000	\$ -
<b>Total</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>
<b>Stadium Park Way Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 55,000	\$ -
School TIR	\$ 76,000	\$ -
<b>Total</b>	<b>\$ 131,000</b>	<b>\$ -</b>
<b>381/383 S. Pitcher Revenues</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 17,000	\$ -
School TIR	\$ 12,000	\$ -
<b>Total</b>	<b>\$ 29,000</b>	<b>\$ -</b>
<b>Delta Marriott/Holiday Lanes</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 22,000	\$ -
School TIR	\$ 26,000	\$ -
<b>Total</b>	<b>\$ 48,000</b>	<b>\$ -</b>
<b>Vicksburg Mill</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ -	\$ -
School TIR	\$ -	\$ -
3rd Party Reimbursements	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Scannell/FedEx</b>	<b>2024 Proposed</b>	<b>2024 YTD</b>
Local TIR	\$ 352,000	\$ -
School TIR	\$ -	\$ -

**2024 Q1 Year to Date Report**

122	<b>Total</b>	\$	<b>352,000</b>	\$	-	
123						
124	<b>Graphic Packaging Expense</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
125	Local TIR Payments to dev.	\$	120,000	\$	-	
126	School TIR Payments	\$	120,000	\$	-	
127	Administrative	\$	5,000	\$	-	
128	<b>Total</b>	\$	<b>245,000</b>	\$	-	
129						
130	<b>IPUSA</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
131	Local TIR Payments	\$	-	\$	-	
132	School TIR Payments	\$	-	\$	-	
133	Administrative	\$	-	\$	-	
134	LBRF	\$	-	\$	-	
135	<b>Total</b>	\$	-	\$	-	
136						
137	<b>100 Island Ave</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
138	Administrative	\$	3,000	\$	-	
139						
140	<b>Total</b>	\$	<b>3,000</b>	\$	-	
141						
142	<b>Vicksburg Mill</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
143	Administrative	\$	-	\$	-	
144						
145	<b>Total</b>	\$	-	\$	-	
146						
147	<b>AJZ Sprinkle Expenses</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
148	Local TIR Payments to Dev.	\$	-	\$	-	
149	School TIR Payments to dev.	\$	-	\$	-	
150	TIR to State BF fund -N/A	\$	-	\$	-	
151	Administrative	\$	-	\$	-	
152	<b>Total</b>	\$		\$	-	
153						
154						
155	<b>Packment Mill/ City BRA</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
156	Administrative	\$	4,500	\$	-	
157						
158	<b>Total</b>	\$	<b>4,500</b>	\$	-	
159						
160	<b>EPA Grant Expenditures</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
161	Contractual	\$	97,000	\$	3,873	
162	Travel	\$	2,000			
163	Salaries	\$	600			
164	Fringe	\$	200			
165	Supplies	\$	500			
166	<b>Total</b>	\$	<b>100,300</b>			
167						
168		<b>2024 Proposed</b>		<b>2024 YTD</b>		
169	<b>GRAND TOTAL - 243 Expenses</b>	\$	<b>3,126,500.00</b>	\$	<b>28,378</b>	
170						
171						
172	<b>LBRF - Fund 643 Expenses</b>					
173	<b>LBRF Account Expenses</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
174	Carry forward for future use	\$	180,000.00			
175	Contractual Other	\$	50,000.00			
176	<b>Total</b>	\$	<b>230,000.00</b>	\$	<b>0.00</b>	

<b>Total</b>	\$	<b>352,000</b>	\$	-	
<b>Graphic Packaging Revenue</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	125,000	\$	-	
State TIR	\$	120,000	\$	-	
<b>Total</b>	\$	<b>245,000</b>	\$	-	
<b>IPUSA</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	-	\$	-	
School TIR	\$	-	\$	-	
<b>Total</b>	\$	-	\$	-	
<b>100 Island Ave</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	-	\$	-	
School TIR	\$	-	\$	-	
<b>Total</b>	\$	-	\$	-	
<b>Vicksburg Mill</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	-	\$	-	
School TIR	\$	-	\$	-	
<b>Total</b>	\$	-	\$	-	
<b>AJZ Sprinkle Revenues</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	-	\$	-	
School TIR	\$	-	\$	-	
<b>Total</b>				-	
<b>Parchment Mill/ City BRA</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Local TIR	\$	-	\$	-	
School TIR	\$	-	\$	-	
<b>Total</b>	\$			-	
<b>EPA Grant Revenues</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Fed Grant Rev	\$	99,500		-	
<b>Total</b>	\$	<b>99,500</b>			
<b>GRAND TOTAL - 242 Revenues</b>	\$	<b>3,110,100</b>	\$	<b>219,740</b>	
<b>LBRF - Fund 643 Revenues</b>					
<b>LBRF Account Revenues</b>	<b>2024 Proposed</b>		<b>2024 YTD</b>		
Stadium Parkway	\$	100,000.00			
Stryker	\$	130,000.00			
<b>Total</b>	\$	<b>230,000.00</b>			

KCBRA Fund 242 Local Brownfield Revolving Fund

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41			
Transfer from RAI Jets pending 8/24/23	9,033.35			
Trasfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84			
Transfer from Midlink Business Park 10/26/23	776,830.38			
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93		
Fishbeck WO#2023-2 YWCA 3/13/2024		87,897.02		
Fishbeck WO #2023-2 YWCA 4/10/2024		1,384.65		
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/2024		10,292.01		
Subtotals	4,850,712.30	158,069.12	4,692,643.18	
			<b>Fund 242 TOTAL to date</b>	<b>\$ 4,692,643.18</b>

\*see Expense Detail 2024 for outstanding workorders