
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, April 27, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83067831644>

Or One tap mobile :

US: +16465588656,,83067831644# or +16469313860,,83067831644#

Webinar ID: 830 678 31644

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 23, 2023**
 5. Public Comments: (4 minutes each)
 6. Consent Agenda: – Invoices
 - a. **From General 243 Fund**:
 - i. **\$23,755.38** – FY23Q1 Admin invoice for Planning Department
 - ii. **\$31.50** – J.B. Printing Invoice 55221 (Walters Business Cards)
 - iii. **\$24.56** – Walters Travel Invoice to The Mill at Vicksburg (4/7/2023)
 - iv. **\$1,174.00** – Varnum Invoice #1191267 (KALSEE)
 - b. **From EPA Grant Fund**:
 - i. **\$945.75** – Fishbeck invoice 422260 (WO#6 Parchment Mill Site #2)
 - c. **Project Business**:
 - i. Vicksburg Mill – Paper City Development, LLC
 1. **\$1,057.43** – FY23Q2 (state FY) EGLE Admin invoice (\$890.15 Grant & \$167.28 Loan)
 2. **\$28.75** – Fishbeck invoice 422268 (EGLE Loan)
 3. Authorization to submit FY23Q2 (state FY) EGLE Grant & Loan Quarterly Reports
 7. Discussion and/or Action Calendar:
 - a. **Discussion/Action**: 615 W Kalamazoo Ave Invoice Packet to City BRA
 - b. **Discussion/Action**: Watershed Project, LLC Project Applications
 - i. Project Application Part I
-

- ii. Project Application Part II
 - iii. Fishbeck Work Order #7 EPA Grant – Watershed Project, LLC
 - c. **Discussion/Action:** Comstock Township Project Applications
 - i. Project Application Part I
 - ii. Project Application Part II
 - iii. Fishbeck Work Order #8 EPA Grant – Comstock Center Redevelopment
 - d. **Discussion/Action:** Midlink Expansion
 - i. Project Application Part II
 - ii. Fishbeck Work Order #10 EPA Grant – Midlink Expansion
 - e. **Discussion/Action:** Clarklogic 555 Eliza St. Expansion
 - i. Project Application Part II
 - ii. Fishbeck Work Order #9 EPA Grant – 555 Eliza Street Expansion
 - f. **Discussion/Action:** KCBRA Board Retreat
 - g. **Discussion/Action:** 2023 National Brownfields Conference – Detroit, MI
 - i. \$1,400.00 - Walters Registration & Fees
 - ii. \$1,400.00 – Grover Registration & Fees
 - iii. \$500 for KCBRA Board Members (up to 3 members)
 - h. **Discussion/Action:** Fishbeck
 - i. General Environmental Contract Memo & Summary
 - ii. EPA Grant Contract Memo & Summary
 - 8. Financial Reports:
 - a. **Discussion:** Fund 243 (247), 242 (643), and FY23Q1 Report
 - 9. Staff Report/Updates:
 - a. Brownfields 101 for Southwest Michigan First Virtual Legislation Event 3/27/2023
 - b. National Brownfields Conference – Fishbeck Parchment Mill Presentation 8/10/2023
 - c. 2023 Outreach & Marketing (Update)
 - 10. Committees - times dates and places:
 - b. Land Bank Report – next meeting, May 11, 2023, 8:30 a.m.
 - c. Project/Finance Committee – Thursday, May 11, 2023, 4:00 p.m.
 - d. Executive Committee – Friday, May 12, 2023, 9:15 a.m.
 - 11. Other:
 - 12. Board Member Comments:
-

13. Adjournment:

Next Meeting: on Thursday, May 25, 2023 at 3:00 p.m.

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

BOARD MEMBERS:

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

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 23, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Gary Barton, Connie Ferguson, Jodi Milks, Jared Lutz, Monteze Morales, and Andrew Wenzel

Members Excused: Kenneth Peregon, Christopher Carew, and Wei Wang

Vacancies: none

Kalamazoo Township: Steven Leuty

Oshtemo Township: Iris Lubbert

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: Lyndi Warner, Deputy County Administrator for External Services

Community: 2

1. Call to Order: **Vice Chair Barton called the meeting to order at 3:07 p.m. and noted that the meeting is being recorded.**
 2. Roll Call and Members Excused **Kenneth Peregon, Christopher Carew, and Wei Wang were excused. Jodi Milks was excused at 4:15 p.m.**
 3. Approval of the Agenda **Vice Chair Barton removed item 7ji2 Fishbeck invoice 420294 and added item 7ji4 Fishbeck invoice 421464 to the Agenda. Milks motioned to approve the agenda as amended, Wenzel seconded. A roll call vote was taken, the motion carried with 6 Yes and none opposed.**
 4. Approval of Minutes: BRA Minutes of **January 26, 2023**

Ferguson stated the correct year within the minutes and to suggested replacing the word continent in item 7aiii to contingent. Ferguson motioned to approve the minutes as amended, Milks seconded. None opposed, motion carried.
 5. Public Comments (4 minutes each) **None**
 6. Consent Agenda – Invoices
 - a. **From General 242 Fund:**
 - i. **\$ 160.00** – Fishbeck Invoice 420292 (WO 2023-1 Gen. Environmental)
 - ii. **\$ 630.00** – Fishbeck Invoice 421238 (WO 2023-1 Gen. Environmental)
-

b. From EPA Grant Fund:

- i. **\$115.95** – Fishbeck Invoice 420293 (WO#6 Parchment Mill Site #2)
- ii. **\$ 189.15** – Fishbeck Invoice 420295 (WO#2 Outreach & Programmatic)
- iii. **\$ 573.53** – Fishbeck Invoice 421241 (WO#6 Parchment Mill Site #2)
- iv. **\$ 66.05** – Fishbeck Invoice 421240 (WO#2 Outreach & Programmatic)

Wenzel motioned to approve item 6, the Consent Agenda, as presented, Lutz seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. Discussion/Action: KALSEE Credit Union Development Agreement

Lutz motioned to approve item 7a, as presented, authorizing the Chair to sign and execute the Agreement. Ferguson seconded. A roll call vote was taken, the motion carried with 5 Yes and Milks Abstained.

b. Discussion/Action: 2023 Budget Adjustment

Wenzel motioned to approve item 7b as presented, Milks seconded. None opposed, motion carried.

c. Discussion/Action: Admin Invoices from KCBRA to Developers

- i. **\$ 5,480.00** IPUSA 2022 Admin Charges (Legal Fees)

Lutz motioned to approve item 7c, authorizing staff to invoice the IPUSA project for 2022 admin costs, accrued prior to brownfield plan completion. Wenzel seconded. None opposed, motion carried.

d. Discussion/Action: Admin Charges to Reimbursement Analyses

- i. **\$ 5,212.50** 100 Island Ave (2021)
- ii. **\$ 992.00** Vicksburg Mill (2021)
- iii. **\$ 3,581.50** Vicksburg Mill (2022)

Milks motioned to approve item 7d, authorizing staff to invoice project accounts for administrative & legal fees accrued during 2021 and 2022. Ferguson seconded. None opposed, motion carried.

e. **Discussion/Action:** 2022 Administrative Cost Allocations

Wenzel motioned to approve item 7e as presented, Milks seconded. None opposed, motion carried.

f. **Discussion/Action:** Updated KCBRA Project Application

Ferguson motioned to approve item 7f as presented, Lutz seconded. None opposed, motion carried.

g. **Discussion/Action:** LBRF Investment Discussion **(No action)**

h. **Discussion/Action:** Vicksburg Mill – Paper City Development, LLC

i. **\$ 28.75** – Fishbeck Invoice 421239 (EGLE Grant)

ii. **\$ 747.50** – Reimbursement to Paper City for 1st Quarter FY 23 Loan (Pending Proof of Payment and Lien, EGLE Approved 1/30/23)

Milks motioned to approve item(s) 7hi as presented and approve item 7hii pending proof of payment and lien waiver. Wenzel seconded. None opposed, motion carried.

i. **Discussion/Action:** Selection Committees (April 27, 2023 Annual Meeting)

i. Volunteers for Nomination Committee **(no action)**

j. **Discussion/Action:** Fishbeck

i. EPA Grant Contract

1. Work Order No. 5, Amendment No. 2 – NACD Ransom & North

Lutz motioned to approve item 7ji1 as presented, milks seconded. A roll call vote was taken, the motion carried with 6 Yes and None opposed.

~~2. **\$ 25,009.52** – Fishbeck Invoice 420294 (WO#5 NACD)~~

3. EPA Grant Memo & Summary

4. **\$ 25,002.47** – Fishbeck invoice 421464 (WO#5 NACD)

Milks motioned to approve item 7ji4 as presented, Wenzel seconded. None opposed, motion carried.

ii. General Environmental Contract Memo & Summary

8. Financial Reports

a. **Discussion:** Fund 243 (247), 242 (643), and 2022 Q4 Report

Staff presented the financial reports.

9. Staff Report/Updates

- a. KALSEE Credit Union Brownfield Plan (Update)
- b. KCBRA Board Retreat for LBRF
- c. 2023 National Brownfields Conference (Presentation Submittals)
- d. 2023 Marketing & Outreach Events (Update)
- e. KCBRA Feature in BOC Newsletter
- f. 3800 Wynn Rd (Update)

10. Committees - times dates and places

- a. Land Bank Report – April 13, 2023 at 8:30 a.m.
- b. Project/Finance Committee – Thursday, April 13, 2023, 4:00 p.m.
- c. Executive Committee – Friday, April 14, 2023 9:15 a.m.

11. Other

12. Board Member Comments

13. Adjournment **Lutz motioned to adjourn; Wenzel seconded. None opposed, meeting adjourned at 4:45 p.m.**

Next Meeting(s): Three meetings on Thursday, April 27, 2023 at 3:00 p.m.

KCBRA Annual Meeting, then Annual Meeting of EDC, immediately after Regular Meeting of KCBRA

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

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

DRAFT





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

INTER-OFFICE INVOICE

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

Invoice

Invoice No	BRA-1-2023
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DATE	DUE DATE
04/27/23	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
04/27/23	2023 BRA administration hours - Q1 County Pay Periods 1-6 12/17/2022 to 03/24/2023 Macy Walters (243-700-20-70300-70500 Salaries, Others) (508 hrs - 10 hrs for EGLE G/L= 498)	16,314.48	1	16,314.48
	Fringe Benefits 42.9% (243-000-710.00)	6,998.91	1	6,998.91
	Rachael Grover (243-700-20-70300-70400 Salary Director) (14 hours -8 EGLE G/L = 6)	309.30	1	309.30
	Fringe Benefits 42.9% (243-000-710.00)	132.69	1	132.69
THANK YOU! 😊		TOTAL --->		23,755.38



INVOICE

Invoice Number: **55221**
 Invoice Date: Apr 7, 2023
 Page: 1

Voice: (269) 349-9601
 Fax: (269) 349-5314
 donnao@jbprinting.com

Macy Walters

Bill To:
<p>County of Kalamazoo 201 W. Kalamazoo Ave. Kalamazoo, MI 49007</p>

Ship to:
<p>V</p> <p>Macy Walters BRA-Planning Dept. 201 W. Kalamazoo Ave. Kalamazoo, MI 49007</p>

Customer ID	Customer PO	Payment Terms	
county		Net 20 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/27/23

Quantity	Item	Description	Unit Price	Amount
1.00		250 BC M Walters	31.5000	31.50

Subtotal	31.50
Sales Tax	
Freight	
Total Invoice Amount	31.50
Payment/Credit Applied	
TOTAL	31.50

Check/Credit Memo No:



Thank you for your business!



KALAMAZOO COUNTY GOVERNMENT

Finance Department

Travel Expense Form – 2023 Mileage Only

Employee Name Macy Rose Walters	Vendor #	Date Submitted 4/28/2023	
Street Address 201 w kalamazoo ave	Department 2000 BROWNFIELD REDEVELOPMENT AUTH <input style="float: right;" type="text"/>		
City, State, Zip Code Kalamazoo, MI, 49007	Period Covered From: 4/7/2023	Period Covered To: 4/7/2023	
Date	Description (Include point to point traveled and purpose of trip)	Mileage	
		Travel	Training
4/7/2023	Traveled from Kalamazoo County Administration Building to The Mill at Vicksburg, then back to the County Administration Building	37.5	
	The purpose of the trip was to tour a project site with state representatives and the county commission		

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	37.5	0.0
Travel Account #: 243-700-20-70300-86001-	\$ 24.56	
Training Account #:		\$ 0.00
Total Due:	\$ 24.56	

mrwalt

Digitally signed by mrwalt
 DN: dc=com, dc=kalcounty, dc=ad, ou=KAL_CNTY, ou=ADM,
 ou=PLN, cn=mrwalt
 Date: 2023.04.12 16:35:42 -04'00'

4/12/2023

Employee Signature

Date

Department Authorized Approver Signature

Date

VARNUM

ATTORNEYS AT LAW

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

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

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

RE: KALSEE CREDIT UNION BROWNFIELD PLAN
Matter Number: 382231
Invoice Number: 1191267
Invoice Date: March 25, 2023

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
02/14/23	Review brownfield plan and revise development agreement. Elliott M. Berlin	1.30	403.00
02/15/23	Review brownfield plan and revise development agreement. Elliott M. Berlin	2.00	620.00
02/16/23	Review brownfield plan and revise development agreement. Elliott M. Berlin	0.40	124.00

TOTAL FEES FOR SERVICES	\$1,147.00
TOTAL THIS INVOICE	\$1,147.00
TOTAL PAYMENT DUE	\$1,147.00

=====

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	310.00	3.70	1,147.00
TOTALS		3.70	1,147.00



Payment Options

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

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

Invoice : 422260
Invoice Date : 4/13/2023
Project : E220154
Project Name : KCBRA/Parchment Mill Site (WO #6)
Bill Term : BT1

For Professional Services Rendered Through 3/31/2023

	Fee	Available	Billings		
			To Date	Previous	Current
E220154 - KCBRA/Parchment Mill Site (WO #6)	20,000.00				945.75
<i>Rate Labor</i>		945.75			
				Current Billings	945.75
				Amount Due This Bill	<u>945.75</u>

Project: E220154 - KCBRA/Parchment Mill Site (WO #6)

Invoice: 422260

CPA - Cleanup Planning Activities

Rate Labor

Class / Employee

Senior Environmental Specialist

David Stegink

Staff Environmental Specialist

Logan Mulholland

Total Rate Labor

Total Bill Task: CPA - Cleanup Planning Activities

Total Project: E220154 - KCBRA/Parchment Mill Site (WO #6)

945.75



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

INTER-OFFICE INVOICE

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

Invoice

Invoice No.	BRA-EGLE GL Q2 2023
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DATE	DUE DATE
04/27/23	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
04/27/23	2023 BRA EGLE Mill Grant and Loan admin. hours County Pay Periods 1-6 12/17/2022 to 03/24/2023			
	BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (2 hours)	65.52	1	65.52
	Fringe Benefits 42.9%	28.11	1	28.11
	Rachael Grover Loan (1 hours)	51.55	1	51.55
	Fringe Benefits 42.9%	22.11	1	22.11
	BRA (BRA70391-G-99200-00001 Grant Admin Expense)			
	Macy Walters Grant (8 hours)	262.08	1	262.08
	Fringe Benefits 42.9%	112.43	1	112.43
	Rachael Grover Grant (7 hours)	360.85	1	360.85
	Fringe Benefits 42.9%	154.80	1	154.80
THANK YOU! 😊		TOTAL --->		\$ 1,057.43



Payment Options

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

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

Invoice : 422268
Invoice Date : 4/17/2023
Project : E190148
Project Name : KCBRA/Paper City Development
 LLC EGLE Loan Oversight -Task #4
 - Vicksburg
Bill Term : BT1

For Professional Services Rendered Through 3/31/2023

	Fee	Available	Billings		
			To Date	Previous	Current
E190148 - KCBRA/Paper City Development LLC EGLE Loan Oversight -Task #4 - Vicksburg	40,000.00			0.00	28.75
Rate Labor		28.75			
			Current Billings		28.75
			Amount Due This Bill		28.75

Project: E190148 - KCBRA/Paper City Development LLC EGLE Loan Oversight -Task #4 - Vicksburg Invoice: 422268

EGLE - EGLE Loan Oversight W.O. 2019-4

Rate Labor

Class / Employee	Date	Hours	Rate	Amount
Senior Geologist				
Therese Searles	3/14/2023	0.25	115.0000	28.75
Update meeting with EGLE, KCBRA, Lisa Phillips and Paper City				
Total Rate Labor				28.75

Total Project: E190148 - KCBRA/Paper City Development LLC EGLE Loan Oversight -Task #4 - Vicksburg 28.75

**MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM**

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

517-284-5169, DEQBrownfields@Michigan.gov

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

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>\$890.17</i>	<i>Pending</i>
<i>2234</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>
TOTAL:				\$10,246.42	

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</i>
<i>2. Due Care</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>None</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	
6D. Well Abandonment for Due Care	\$20,700.00	\$1,137.50	\$14,713.27	Summary Preparation of Well Abandonment and Investigation Activities.
TOTALS:	\$450,000.00	\$10,246.42	\$441,798.62	

Describe proposed activity next quarter including proposed date to complete.

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

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

LOAN AWARDS INTEREST EARNED

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

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

STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT 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

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.

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

517-284-5169, DEQBrownfields@Michigan.gov

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

PROJECT DETAILS

Grantee / Borrower Name: *Kalamazoo County Brownfield Redevelopment Authority* Grant Report Loan Report

Project Name: *Paper City Development, LLC* Tracking Code: *2018-1323* Request #: *N/A*

Purchase Order Number: Location Code: *6705*

Dates of Reporting: Begin: *Jan 1, 2023* End: *Mar 31, 2023* Quarter: *2 (Jan-Mar)* Fiscal Year: *2023*

Name of Contact Person: *Ken Peregón* Contract Expires On: *Oct 8, 2025*

Title of Contact Person: *Chairperson, KCBRA* Phone Number: *+1 (269) 384-8305*

Remittance Address: *201 West Kalamazoo Avenue*

City: *Kalamazoo* State: *Michigan* Zip Code: *49007*

EXPENDITURES

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q2 2023</i>	<i>Apr 27, 2023</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$167.28</i>	<i>Pending</i>
<i>422268</i>	<i>Apr 13, 2023</i>	<i>Fishbeck</i>	<i>Task 4</i>	<i>\$28.75</i>	<i>Pending</i>
<i>2239</i>	<i>Apr 20, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$390.00</i>	<i>Pending</i>
TOTAL:				\$586.03	

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>\$390.00</i>	<i>\$374,972.47</i>	<i>Due care planning for Phase 1 project buildings</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>\$28.75</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$167.28</i>	<i>\$9,694.30</i>	<i>Admin and Budget Summary</i>
<i>6. Contingency</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 #: **N/A** 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)
TOTALS:	\$1,240,707.00	\$586.03	\$786,834.99	

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.

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

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.

February 7, 2023
Project No. E220108

Jamie McCarthy
City of Kalamazoo Brownfield Redevelopment Authority
245 N. Rose Street, Suite 100
Kalamazoo, MI 49007

Request for Reimbursement
Westgate Apartments, 615 West Kalamazoo Avenue, Kalamazoo, Michigan

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

All activities described in the reimbursement request have been completed as described in the Brownfield Plan adopted by the City of Kalamazoo on October 1, 2018. The project involved the construction of two new mixed-use buildings.

In February–March 2018, the Kalamazoo County Brownfield Redevelopment Authority funded the completion of Phase I and II Environmental Site Assessments and a Hazardous Building Materials Inspection. The total amount being requested is \$22,630.17. A description of the work activities completed is shown on the enclosed table. Invoices for the eligible activities detailing the work completed are provided. Proof of payment for each invoice is also enclosed.

Reimbursements should be forwarded to:

Macy R. Walters, MPA
Brownfield Redevelopment Coordinator
Planning & Development Department
Kalamazoo County Government
201 W Kalamazoo Ave | Kalamazoo, MI 49007

If you have any questions or require additional information, please contact me at 269.544.6977 or dstegink@fishbeck.com.

Sincerely,



David Stegink
Vice President/Brownfield Program Manager

Attachments
By email

**Brownfield Request for Cost Reimbursement
for Eligible Activities**

Page 1 of 2

Site Name: Westgate Apartments

Site Address(es): 615 W. Kalamazoo
Kalamazoo, MI

Date: 2/7/2023

[Faint signature and stamp]

List below the total eligible cost(s) by category being submitted for reimbursement. Allowable project-specific eligible activity categories are listed in the executed Development Agreement. Eligible activity categories are defined in Michigan's Brownfield Redevelopment Financing Act (Public Act No. 381 of 1996), as amended.

Eligible Activity Category	Description of Activity	Total Eligible Cost
BEA Activities	Phase I+II ESA/BEA	\$19,305
	Hazardous Materials Survey	\$ 3,325
Total		\$ 22,630

**Brownfield Request for Cost Reimbursement
for Eligible Activities
Page 2 of 2**

I certify that the information submitted on and with this Request for Cost Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the Kalamazoo City Commission.

Developer: Kalamazoo County
Brownfield Redevelopment Auth.

Signature: _____

Notary Public

Title: _____

Address: _____

Each reimbursement cost item must have documentation that is attached to this request form. This documentation shall include proof of payment, detailed invoices, and unconditional lien waivers.

PROJECT TITLE: 615 W Kalamazoo Development (Westgate Apartments)
 PROJECT ADDRESS: 615 W. Kalamazoo, Kalamazoo, MI
 DATE OF BROWNFIELD PLAN: 10/1/2019
 PREPARED BY: City of Kalamazoo
 DATE PREPARED: 10/1/2018 (6th Amendment)
 CONTINGENCY: 15% (not to exceed 15%)

Brownfield Plan Approved Estimated Costs

Units	Quantity	\$/Unit	Category Total	Total	Comments
1.00 Baseline Environmental Assessment (BEA) - Statutorily Approved					
1.01	Phase I and II Environmental Site Assessments/BEA		\$19,305.00	\$19,305.00	\$19,305 from Kalamazoo County BRA
1.04	Pre-Demolition Survey		\$3,325.00	\$3,325.00	\$3,325 from Kalamazoo County BRA
Sub-Total			\$22,630.00	\$22,630.00	
2.00 Due Care					
2.01	Investigation and Assessments		\$0.00	\$0.00	
2.02	Development of a Plan for Response Activities or Due Care Documentation		\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
Contingency 0%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
3.00 Additional Response Activities					
Sub-Total			\$0.00	\$0.00	
Contingency 0%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
5.00 Public Infrastructure Improvements					
5.21	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
Contingency 15%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
6.00 Lead and Asbestos Abatement					
Sub-Total			\$0.00	\$0.00	
Contingency 15%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
7.00 Building Demolition					
Sub-Total			\$0.00	\$0.00	
Contingency 15%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
9.00 Site Preparation					
Sub-Total			\$0.00	\$0.00	
Contingency 15%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
10.00 Development of Brownfield Plan and/or Work Plan					
Sub-Total			\$0.00	\$0.00	
Contingency 0%			\$0.00	\$0.00	
Sub-Total			\$0.00	\$0.00	
Total Potential Brownfield Plan Eligible Costs				\$22,630.00	

Actual Costs Incurred

Brownfield Plan \$	Date of BF Plan	Max School Tax \$	Date of WP Approval	Sum of breakdown	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
\$19,305.00	10/1/2018	\$19,305.00	N/A		\$12,080.65	4283	Envirologic	The three invoices were for combined work on Phase I and II ESA, BEA and Asbestos Survey			Yes
					\$9,647.26	4370	Envirologic				Yes
\$3,325.00	10/1/2018	3325	N/A		\$902.26	4432	Envirologic				Yes
					\$22,630.17						
2.00 Due Care											
Sub-Total											
Contingency 0%											
Sub-Total											
Contingency 0%											
Sub-Total											
5.00 Public Infrastructure Improvements											
Sub-Total											
Contingency 15%											
Sub-Total											
6.00 Lead and Asbestos Abatement											
Sub-Total											
Contingency 15%											
Sub-Total											
7.00 Building Demolition											
Sub-Total											
Contingency 15%											
Sub-Total											
9.00 Site Preparation											
Sub-Total											
Contingency 15%											
Sub-Total											
10.00 Development of Brownfield Plan and/or Work Plan											
Sub-Total											
Contingency 0%											
Sub-Total											
					\$0.00						
Total Approved:					\$22,630.17						



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority
 Rachael Grover
 Department of Planning and Community Development
 201 West Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Invoice number 04283
 Date 02/13/2018
 Project **170397 615 W. Kalamazoo, Kalamazoo, MI**

INVOICE: Through Jan 31, 2018

PHASE I ESA (WORK ORDER 16 - PETROLEUM)

Professional Fees

	Hours	Rate	Billed Amount
Principal Jeffrey C. Hawkins Professional Services	0.50	140.00	70.00
Senior Project Manager David A. Stegink Professional Services	1.50	115.00	172.50
Project Scientist Bradford J. Yocum Professional Services	21.75	85.00	1,848.75
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor Historical Information Gatherers	1.00	287.50	287.50
Phase subtotal			2,378.75

PHASE II ESA, BEA, DUE CARE (PETROLEUM, WORK ORDER 16 AMENDMENT 1)

Professional Fees

	Hours	Rate	Billed Amount
Project Scientist Bradford J. Yocum Professional Services	18.25	85.00	1,551.25
Zachary N. Curry Professional Services	14.75	85.00	1,253.75
Expense			
	Units	Rate	Billed Amount
Core Machine - Day	1.00	150.00	150.00
GeoProbe 66-DT	1.00	1,200.00	1,200.00
PVC 1"x5' Riser	12.00	25.00	300.00
PVC 1"x5' Screen	4.00	42.00	168.00



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
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Kalamazoo County Brownfield Redevelopment Authority
 Project 170397 615 W. Kalamazoo, Kalamazoo, MI

Invoice number 04283
 Date 02/13/2018

PHASE II ESA, BEA, DUE CARE (PETROLEUM, WORK ORDER 16 AMENDMENT 1)

Subcontractor

	Units	Rate	Billed Amount
Subcontractor			
Facility Management Consultants International	1.00	1,753.75	1,753.75
Phase subtotal			6,376.75

ASBESTOS SURVEY (WORK ORDER 16 - HAZARD SUBSTANCES)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant			
Shelbey N. Senkewitz			
Professional Services	2.25	50.00	112.50
Senior Project Manager			
David A. Stegink			
Professional Services	1.00	115.00	115.00
Project Scientist			
Bradford J. Yocum			
Professional Services	26.50	85.00	2,252.50
Robert L. Webster			
Professional Services	5.00	85.00	425.00

Expense

	Units	Rate	Billed Amount
Field Supplies	0.50	35.00	17.50
Field Truck	0.50	75.00	37.50
Camera	0.50	35.00	17.50
Mileage	13.00	0.48	6.24

Subcontractor

	Units	Rate	Billed Amount
Subcontractor			
Fibertec Environmental Services	1.00	331.20	331.20
United Parcel Service	1.00	10.212	10.21
Phase subtotal			3,325.15

Invoice total **12,080.65**

We accept Check, ETF, Visa, MC Discover & Amex as payment options



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority
 Rachael Grover
 Department of Planning and Community Development
 201 West Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Invoice number 04370
 Date 03/14/2018
 Project **170397 615 W. Kalamazoo, Kalamazoo, MI**

INVOICE: Through Feb 28, 2018

PHASE II ESA, BEA, DUE CARE (PETROLEUM, WORK ORDER 16 AMENDMENT 1)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	6.00	50.00	300.00
CAD Designer/Drafter Michelle A. Bell Professional Services	8.50	65.00	552.50
Principal Jeffrey C. Hawkins Professional Services	1.50	140.00	210.00
Senior Project Manager David A. Stegink Professional Services	2.50	115.00	287.50
Project Scientist Bradford J. Yocum Professional Services	25.50	85.00	2,167.50
Zachary N. Curry Professional Services	12.50	85.00	1,062.50
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor Fibertec Environmental Services	1.00	5,056.849	5,056.85
United Parcel Service	1.00	10.4075	10.41
Phase subtotal			9,647.26
Invoice total			9,647.26



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority
Project **170397 615 W. Kalamazoo, Kalamazoo, MI**

Invoice number 04370
Date 03/14/2018

We accept Check, ETF, Visa, MC Discover & Amex as payment options

Kalamazoo County Brownfield Redevelopment Authority
Rachael Grover
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 04432
Date 04/10/2018
Project **170397 615 W. Kalamazoo, Kalamazoo, MI**

INVOICE: Through Mar 31, 2018

PHASE II ESA, BEA, DUE CARE (PETROLEUM, WORK ORDER 16 AMENDMENT 1)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	3.50	50.00	175.00
Senior Project Manager David A. Stegink Professional Services	3.00	115.00	345.00
Project Scientist Bradford J. Yocum Professional Services	3.50	85.00	297.50
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor United Parcel Service	1.00	10.3845	10.38
	1.00	74.382	74.38
Phase subtotal			902.26
		Invoice total	902.26

We accept Check, ETF, Visa, MC Discover & Amex as payment options

Client Receipt Register

Envirologic

Sort Order: Client
Include: Client Receipts
Exclude: Voided and NSF receipts

Tuesday, February 7, 2023

Page 1 of 2

Period date range: 4/1/2018 to 6/9/2018

Kalamazoo County Brownfield Redevelopment Authority

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date						
4/4/2018	Client Receipt	EFT		18,907.27		4/4/2018						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
150366 555 E. Eliza Street, Work Order #21		04256	2/12/2018	6,245.37	4,370.09	268.73	1,606.55					
160361 Kalamazoo County BRA - Outreach / Programmatic		04282	2/13/2018	490.00	490.00							
170397 615 W. Kalamazoo, Kalamazoo, MI		04283	2/13/2018	12,080.65	7,801.25	1,896.74	2,382.66					
170247 703 N. Burdick St., Kalamazoo, MI - W.O. 14 & 15		04281	2/13/2018	91.25	91.25							
			Receipt Total	18,907.27	12,752.59	2,165.47	3,989.21	0.00	0.00			
4/18/2018	Client Receipt	EFT		16,579.01		4/18/2018						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
150366 555 E. Eliza Street, Work Order #21		04348	3/8/2018	5,261.25	5,215.00	46.25						
180001 KCBRA - W.O. 2018-1 General Environmental Review		04367	3/14/2018	1,200.00	1,200.00							
170247 703 N. Burdick St., Kalamazoo, MI - W.O. 14 & 15		04368	3/14/2018	400.50	233.75		166.75					
160361 Kalamazoo County BRA - Outreach / Programmatic		04369	3/14/2018	70.00	70.00							
170397 615 W. Kalamazoo, Kalamazoo, MI		04370	3/14/2018	9,647.26	4,580.00		5,067.26					
			Receipt Total	16,579.01	11,298.75	46.25	5,234.01	0.00	0.00			
6/6/2018	Client Receipt	Credit Card		2,342.26		6/6/2018						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
180001 KCBRA - W.O. 2018-1 General Environmental Review		04431	4/10/2018	280.00	280.00							
170247 703 N. Burdick St., Kalamazoo, MI - W.O. 14 & 15		04433	4/10/2018	80.00	80.00							
160361 Kalamazoo County BRA - Outreach / Programmatic		04434	4/10/2018	277.50	277.50							
170397 615 W. Kalamazoo, Kalamazoo, MI		04432	4/10/2018	902.26	817.50		84.76					
180114 NACD, Mall City Ambulance Acquisition		04435	4/10/2018	802.50	802.50							

Client Receipt Register

Envirologic

Sort Order: Client
 Include: Client Receipts
 Exclude: Voided and NSF receipts

Tuesday, February 7, 2023

Page 2 of 2

Period date range: 4/1/2018 to 6/9/2018

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date			
			Receipt Total	2,342.26	2,257.50	0.00	84.76	0.00	0.00
			Checking - FNB of MI Total	37,828.54					
			Kalamazoo County Brownfield Redevelopment Authority Total	37,828.54					
			Labor Total	26,308.84					
			Expense Total	2,211.72					
			Consultant Total	9,307.98					
			Report Total	37,828.54					

April 13, 2023

To The Kalamazoo County Brownfield Authority:

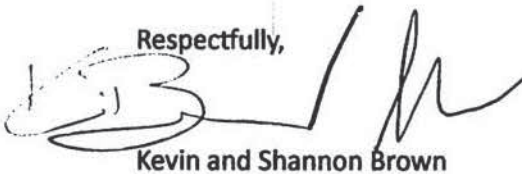
Our names are Kevin and Shannon Brown. We have been residents of the Kalamazoo area for 7 years. We have two boys ages 11 and 14 and both currently own and operate two businesses in Kalamazoo. We have been married for 19 years and in that time have lived in 5 different homes. We love renovation! We have renovated in every single home we have lived in and find great satisfaction in the transformation that happens when we put our heart and minds together for design and construction. We love living on this side of the state and serving this community!

In February, we made the decision to pursue and purchase the historical schoolhouse building in Oshtemo. We have considered purchasing it in the past but the timing wasn't right for us. Yet, it remained a property that we were drawn to and continued to watch! We noticed that it was steadily declining and so pursued the owner in January and he just so happened to be willing to consider an offer! It took some time, but we were so happy to secure it when we did. We didn't want the building to continue to suffer to the point of demolition. Rather, our desire was to renovate it to become a multi-use building, both commercial (with space for 2 businesses on the main level) and residential (with space for 2 apartments on the upper level) and potentially create a sports facility in the bus garage for local baseball teams to use for practices. We currently have 2 potential tenants for the commercial spaces and know that housing is a shortage, so we are excited to open the residential spaces as well.

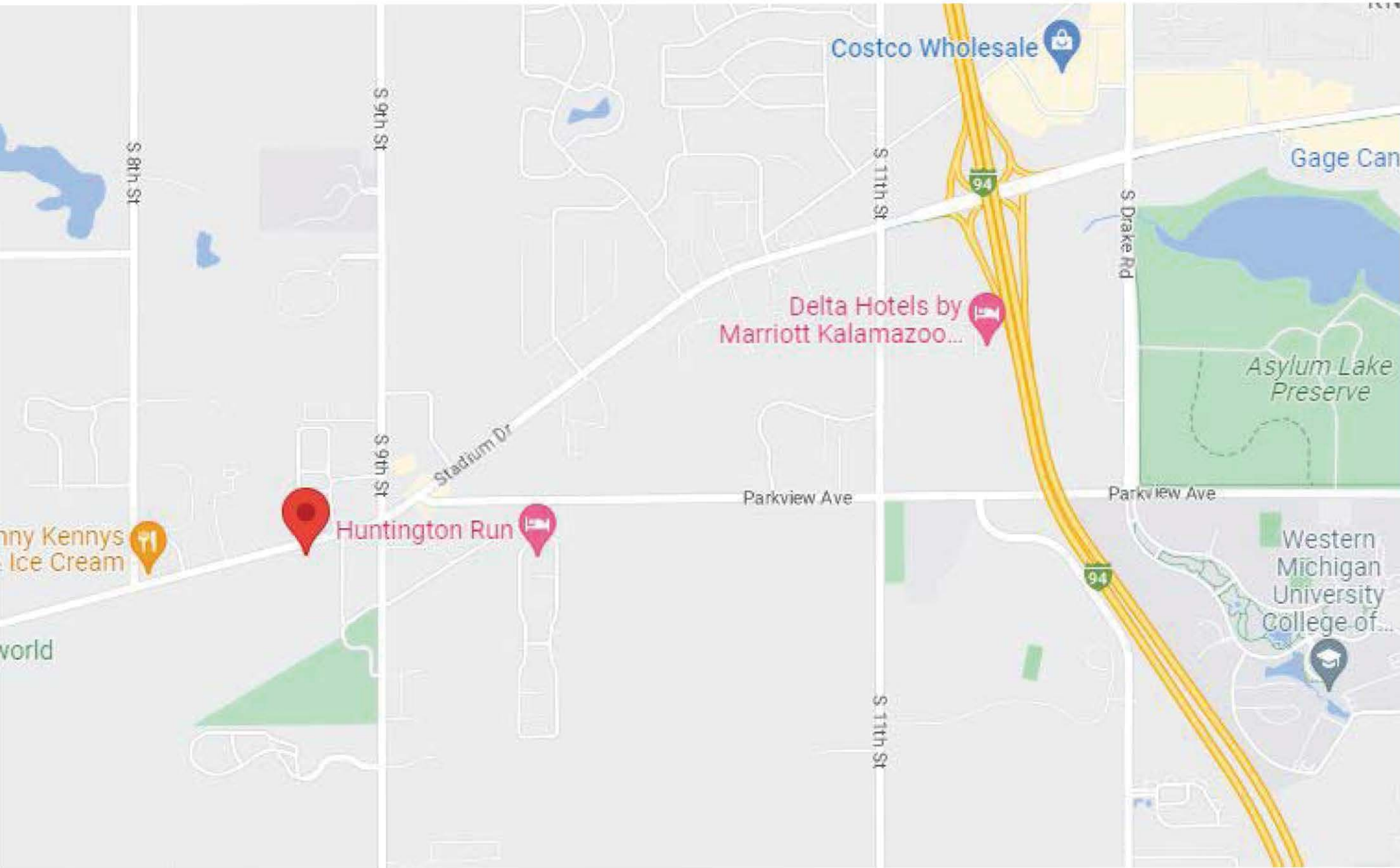
We have found that many people in our community love this building! It is at 6667 Stadium drive and although it is not a core community, it is on a very active commercial corridor so we know that it will have so much potential for business and betterment to our community once it is complete. We hope that you are as excited about this small but meaningful project as we are and would love to partner with you to make this dream a reality! More specifically, we are requesting the Kalamazoo County Brownfield Authority to consider supporting this redevelopment project with the use of EPA grant funding for Brownfield plan implementation and asbestos assessment.

We look forward to having the opportunity to work together on making this a place that will enhance and serve the Kalamazoo Community. Thank you so much for your consideration!

Respectfully,

A handwritten signature in black ink, appearing to be a stylized 'KB' followed by a flourish, positioned above the printed name 'Kevin and Shannon Brown'.

Kevin and Shannon Brown



Costco Wholesale

Delta Hotels by Marriott Kalamazoo...

Huntington Run

Gage Canal

Asylum Lake Preserve

Western Michigan University College of...

S 8th St

S 9th St

S 11th St

S Drake Rd

S 9th St

Stadium Dr

Parkview Ave

Parkview Ave

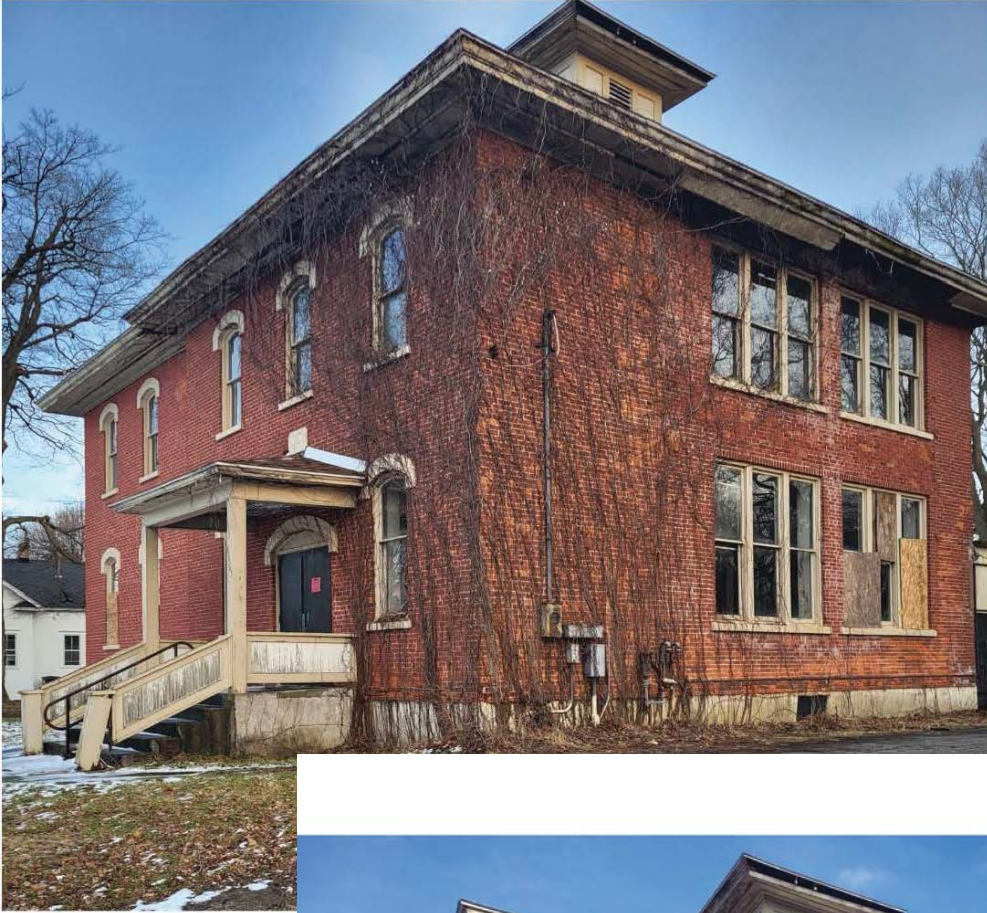
S 11th St

ny Kennys Ice Cream

world

6667 Stadium Drive





KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

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

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: Spring 2023

Completion Date: 2026 or before

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: \$600,000-\$800,000

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: apx. 220,000

27 Estimated State Equalized Value after Project Completion: \$450,000


28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: n/a

FTE Jobs Created: 2 commercial spaces so maybe 15-20?

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 

Title owners

Direct office or cell number 269-303-2895 or 734-883-3721

Fax number n/a

Email address kmibrown@fishwindowclearing.com or sealehan@hotmail.com

Date 4/13/2023

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kcalcounty.com

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

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

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$600,000- \$800,000"/>	-
Land:		200,000
New Construction/Site Improvements:		525,000
Eligible Brownfield Activities (Specify):		75,000
Other (Specify below):	<input type="text"/>	
Total Capital Investment:		\$800,000 -

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):

8,000 EPA Grant

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:

\$ 8,000 -

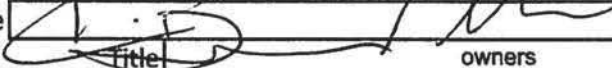
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

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

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

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

Signature		Date	4/13/2023
Title	owners		
Direct office or cell number	269-303-2895 and 734-883-3721		
Fax number	n/a		
Email address	tmbrown@fishwindowcleaning.com, seathang@hotmail.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



2960 Interstate Parkway
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 7 Dated April 19, 2023

Between

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

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Watershed LLC – 6667 Stadium Drive, Oshtemo Township
Funding Source: U.S. EPA Brownfield Assessment Grant FY21

Task 2 – Phase II Assessments

Task 3 – Brownfield Plan

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

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

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

Jeffrey C. Hawkins
Name (FISHBECK)

269.342.1100
Phone

Ken Peregon, Chair
Name (CLIENT)

269.384.8112
Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title CEO

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

The property that is the subject of this Work Order is a former schoolhouse building located at 6667 Stadium Drive in Oshtemo Township. The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. The subject property is not currently operating for any specific purpose. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. Significant investment will be needed in order to safely reuse the site. Shannon and Kevin Brown, the property owners and doing business as Watershed LLC, have plans to redevelop the structures into a mixed-use redevelopment. The main building (former schoolhouse) will be converted into three commercial spaces on the first floor, and the second floor will be renovated into two residential apartments. As a second stage of redevelopment, the former bus garage is intended to be renovated into an indoor recreational space for baseball practice. The Browns have submitted a project application to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County’s U.S. EPA Assessment Grant.

Proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility and performing an asbestos survey to determine if asbestos-containing materials exist that will require abatement prior to renovation. The former bus garage is also included in the scope of the asbestos survey. However, based on information provided to Fishbeck, it is not presumed that the former bus garage will contain significant quantities, if any, of asbestos-containing materials. If conditions on site are different than presented, scope and budget may increase. Fishbeck will not conduct any activities that would result in an increase in the budget as presented without first contacting KCBRA staff. Brownfield Plan evaluation activities are also included in this work order to work with the township assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. After the evaluation is complete, the KCBRA may consider preparation of a Brownfield Plan to allow for the reimbursement of eligible activities needed to redevelop the property. If desired, preparation of a Brownfield Plan would be covered in a subsequent work order.

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 Asbestos Survey	\$ 5,000
Brownfield Plan Evaluation.....	\$ 3,000
Total Estimated Budget – Work Order #7	\$ 8,000

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determination, a Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) will also be prepared and submitted to the U.S. EPA with an approximate timeline of two weeks. Once the HASP is accepted and SAP approved, the asbestos survey can be scheduled with field work occurring within one to two weeks from SAP approval, one week for laboratory turnaround, and an additional week to prepare the report. Meanwhile, Fishbeck will work with the developers to determine eligible costs and the local assessor to determine brownfield eligibility and potential tax increment. Results of the asbestos survey will inform the conversation on determining eligible costs. Therefore, TIF modeling will be conducted after receiving results of the asbestos survey, and it is anticipated that the planning evaluation process will take an additional week after the asbestos survey is complete.

Randy Thompson, Supervisor
Nicole Beauchamp, Clerk
Bret Padgett, Treasurer



Jerry Amos, Trustee
Jason Knight, Trustee
Terry McIver, Trustee
Bub Sherwood, Trustee

March 3, 2023

Macy R. Walters, MPA
Kalamazoo County Brownfield Redevelopment Administrator
201 West Kalamazoo Avenue
Kalamazoo MI 49007

Re: King Street @ River Street Brownfield Redevelopment Project

Dear Macy,

As you know from our meeting last year, the Township is very interested in the potential for a group of properties in the southeast corner of King Highway and River Street to redevelop toward a mixed use vision. The area is referred to as Comstock Center and has historically been the community's downtown.

In 2018, the Township commissioned a Place Plan for Comstock Center. Through the visioning and public input processes, this corner was identified as a top priority for its potential to be a catalyst project lifting the entire Comstock Center area and spurring more redevelopment. A sketch reflecting a potential mixed-use development on the eastern three properties was prepared. Now that potentially 10 parcels could be included, the vision and potential for redevelopment of this corner has grown. At this time, neither a specific plan nor a developer have been identified, however.

The owners of the properties have each granted access to allow Phase 2 investigation of their properties. The Township is now researching various grants and programs that may help move redevelopment forward. We look to the Kalamazoo County Brownfield Authority for guidance and assistance. To that end, we have submitted the Part 1 Project Application. We look forward to the series of meetings scheduled this month to talk about Comstock Center and redevelopment of this corner with members of the Kalamazoo County Brownfield Authority.

Sincerely,

Jodi Stefforia
Community Development Director

Comstock Township Priority Redevelopment Sites

King Highway *at* River Street

December 2022





ERI
COMSTOCK PLACE
MIXED-USE DEVELOPMENT
COMSTOCK, MI 7.23.18

KING'S HIGHWAY



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input type="checkbox"/>
Other (specify)	<input type="text" value="Twp gov't"/>

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: 2024 proposed

Completion Date: 2026 proposed

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: unknown

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 checked="" type="checkbox"/>	
Lead and Asbestos Abatement	<input checked="" type="checkbox"/>		Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>	
Infrastructure Improvements	<input checked="" type="checkbox"/>				

26 Current State Equalized Value: \$115,100; \$56,900; \$35,100; \$79,200; \$42,600; \$39,600; \$70; \$1,100; \$26,000

27 Estimated State Equalized Value after Project Completion: unknown

28 Full Time Equivalent (FTE) Employees:
FTE Jobs Retained: undetermined

FTE Jobs Created: undetermined

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 **Scott Hess** Digitally signed by Scott Hess
Date: 2023.04.27 09:08:09 -04'00' Date **4/27/2023**

Title _____

Direct office or cell number _____

Fax number _____

Email address _____

If you have questions regarding the application, please contact:

Kalamazoo County Government

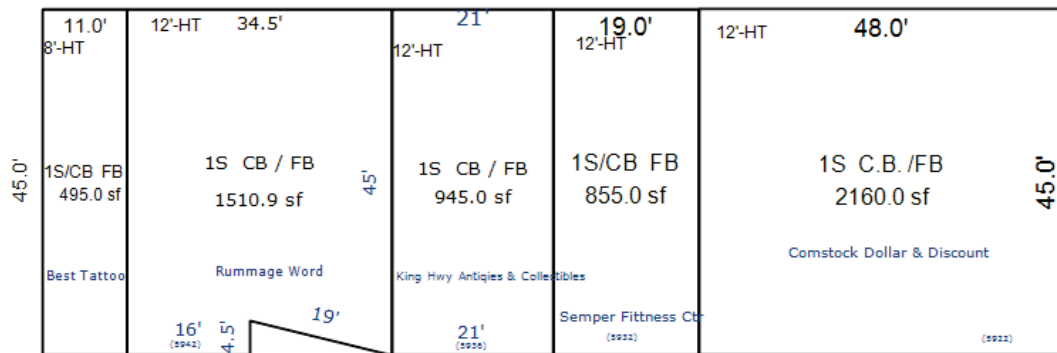
Macy Rose Walters, Brownfield Redevelopment Coordinator

Email: mrwalt@kalcounty.com

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

5922 King Highway

Owner: Kerney Tax ID 3907-19-234-045) 0.33 acres



(not current list of tenants)

**Built in 1943, 1960 addition on east end
5,966 square feet with basement**

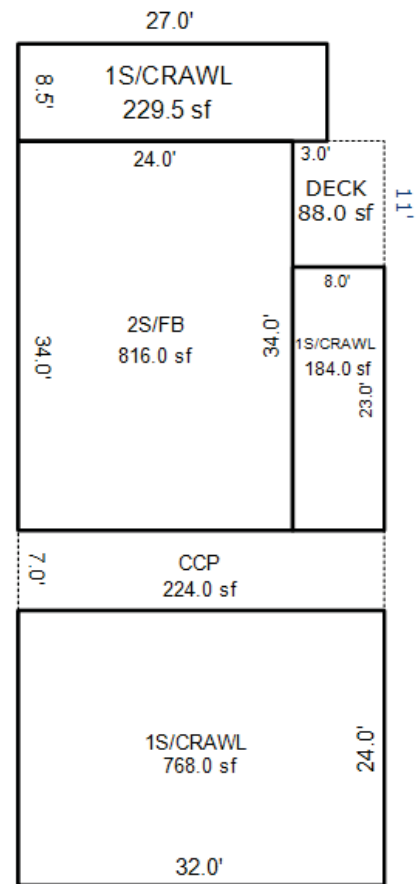
**Current Owner Acquired in 2005
SEV \$115,100**

Past and current tenants and/or uses:

- Braemer's Drugstore
- Action Auto Parts
- Woodall's Laundromat
- E&J Carpets
- Bubba's Bait
- Comstock Laundry
- Semper Fitness
- Rabbit Hutch

- LuAnn's Beauty Shop
- Russ & Doc's Barber Shop
- AK's One Stop
- Comstock Corner Store
- Hair Plus
- Comstock Dollar & Discount
- Pizza Stop
- Tattoo shop

211 River Street Owner: Kerney (Tax ID 3907-19-234-060) 0.49 acres



Residence built in 1900; commercial end built in 1964
SEV \$56,99

Current owner acquired in 2005

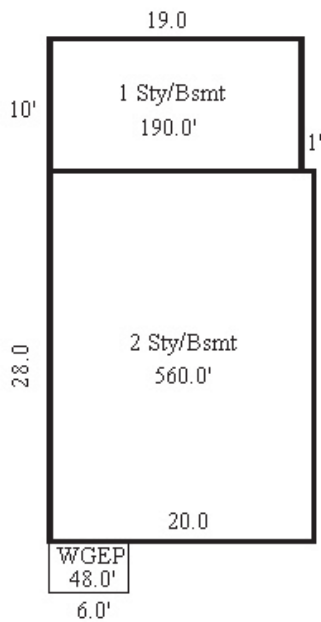
Sir Roy's Salon (768 square feet)

House has 4 apartments per Assessing records (2,045 square feet)

5958 King Highway

Owner: Kerney

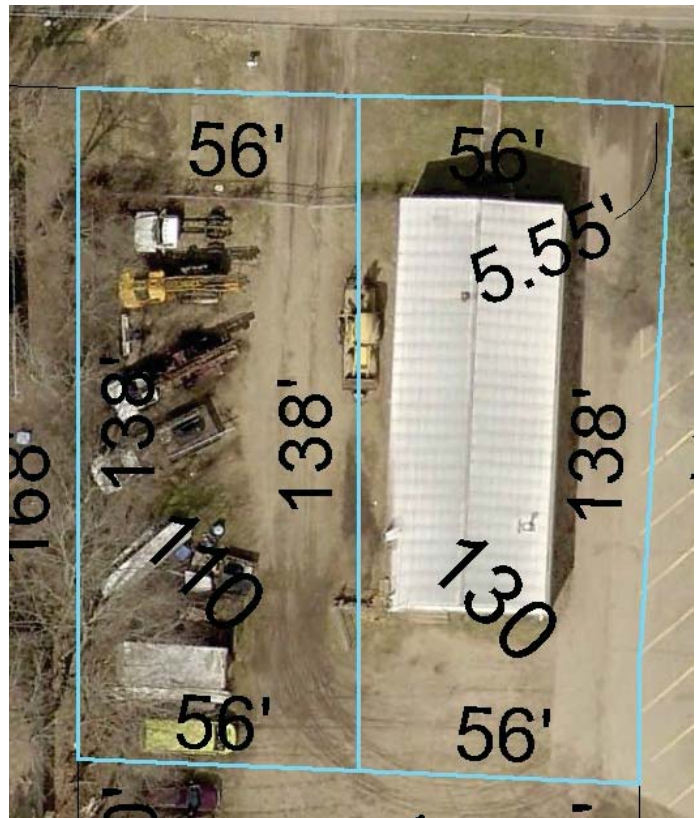
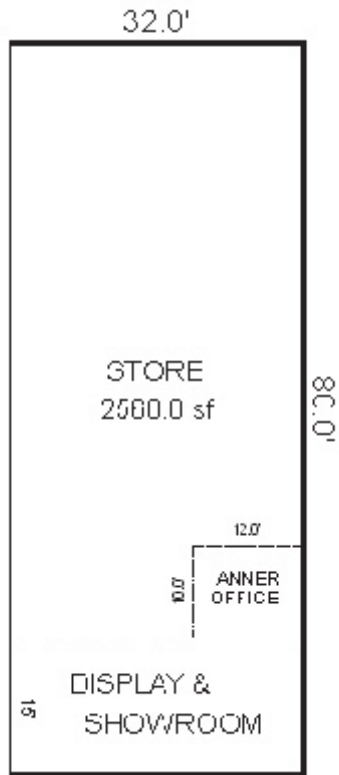
(Tax ID 3907-19-234-070) 0.12 acres



Built in 1910 **Current Owner Acquired: 2005**
SEV \$35,100
1,310 square foot, three-bedroom, 1 bathroom house.
Presently a rental home.

6014 King Highway (Tax IDs 3907-19-234-110 & 3907-19-234-130) 0.37 acre

Owner: Henson

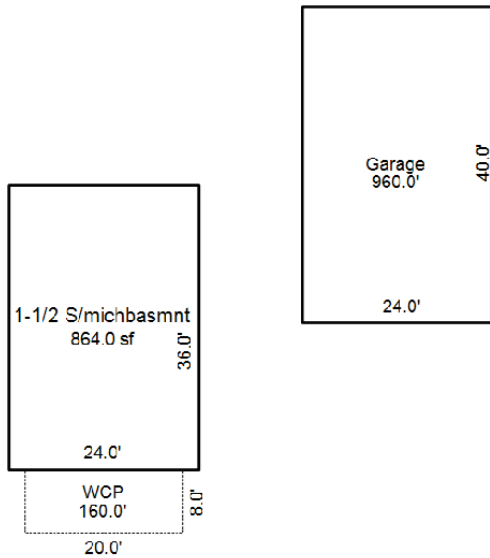


Built in 1956 for Dopp Pump Company **Current Owner acquired: 1995**
SEV \$79,200
Past uses: retail, showroom for pump company.

5972 King Highway

Owner: Dopp

(Tax ID 3907-19-234-100) 0.19 acres



House Built in 1915 (1,296 sf); Barn built in 1986 (960 sf)
SEV \$42,600

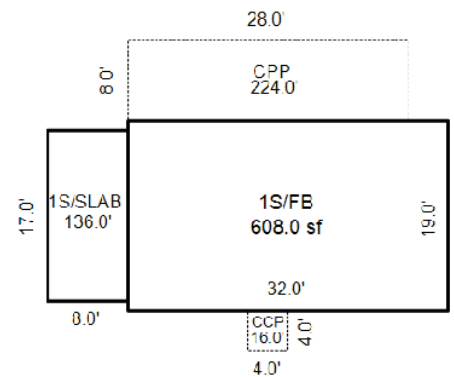
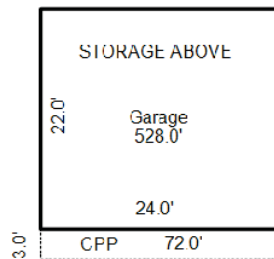
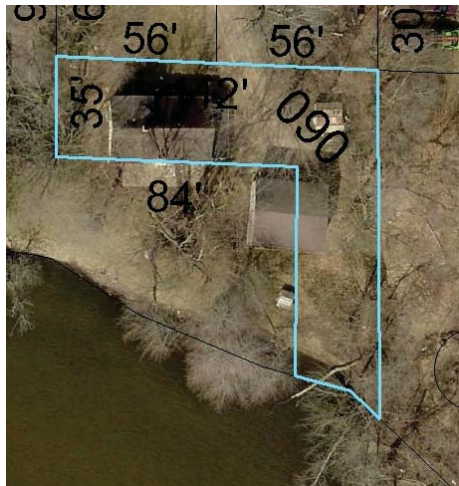
Current Owner Acquired: 1995

1,296 square foot house with basement. House is presently a rental.

5964 King Highway

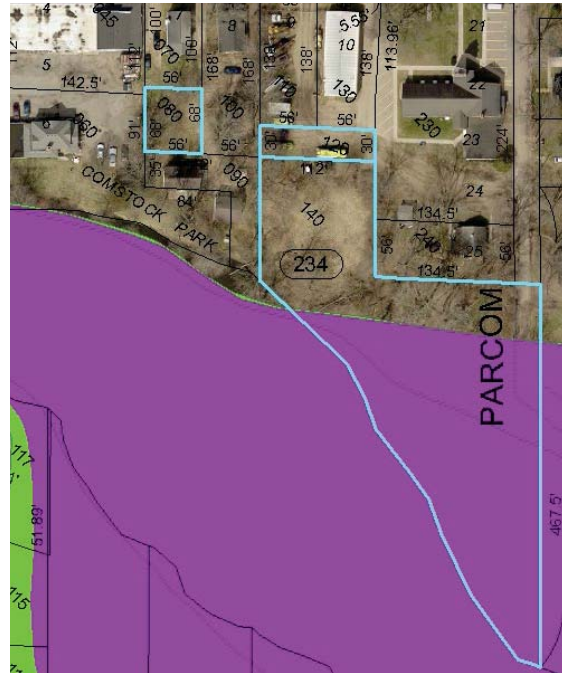
Owner: Dopp

(Tax ID 3907-19-234-090) 0.14 acres



House Built in 1920 (1,048 sf); Barn built in 1986 (528 sf) Current Owner Acquired: 2001
SEV \$39,600

1,048 square foot house. House is presently a rental.



FEMA Flood Hazard Area

0.20% Annual Chance Flood Hazard (500 Yr. Flood)

Zone A (100 Yr. Flood)

Zone AE (100 Yr. Flood)

Zone X (That part of Township not included in above)

080/3907-19-234-120/3907-19-234-140)

**5994 King Highway Owner:
Dopp**

1.6 acres

(Tax IDs 3907-19-234-

**Building demolished in 2009
SEV \$700; \$1,100 and \$26,000**

Current Owner Acquired: 2001

Approximately 8,500 square foot warehouse/office demolished in 2009; built in 1967/1968.

Formerly occupied by Kalamazoo Amusements (used for storage of vending machines per Assessing records).

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

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

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):	30,000 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:	\$ 30,000

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

14 Do you intend on or anticipate appealing the property taxes for this project site? No
Yes

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

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

Signature	Scott Hess <small>Digitally signed by Scott Hess Date: 2023.04.27 08:54:41 -04'00'</small>	Date	04/27/2023
	Title Superintendent		
	Direct office or cell number 269-381-2360		
	Fax number		
	Email address superintendent@comstockmi.gov		

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



2960 Interstate Parkway
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 8 Dated April 21, 2023

Between

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

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Comstock Charter Township, Comstock Center Redevelopment
Funding Source: U.S. EPA Brownfield Assessment Grant FY21

Task 1 – Phase I Assessment
Task 2 – Phase II Assessment
Task 3 – Brownfield Plan

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

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

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

<u>Jeffrey C. Hawkins</u>	<u>269.342.1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269.384.8112</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title CEO

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. While formal access agreements will need to be prepared, Comstock Charter Township has engaged in communications with each property owner, who each support site access for assessment purposes. Comstock Charter Township has submitted a project application to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County's U.S. EPA Assessment Grant.

Proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility, Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan.

Task 1 – Eligibility and Phase I ESAs

Fishbeck will prepare an eligibility demonstration to the U.S. EPA for the use of grant funding on each of the 10 parcels. Upon concurrence of site eligibility from 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.

While Comstock Charter Township does not yet own the property, and an update may be needed, the intent of preparing these Phase I ESAs is not from a liability perspective but more to inform the Township on property conditions. While 10 unique parcels are associated with the property, the proximity of parcel locations and one property user (Comstock Charter Township) will facilitate some efficiencies, which is reflected in the task budget.

Task 2 – Phase II ESAs (Conceptual)

In anticipation that the Phase I ESA will identify Recognized Environmental Conditions (RECs) on one or more of the 10 parcels, a Phase II ESA is being proposed. Fishbeck will 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 two days. With smaller parcels in close proximity, there is potential for multiple parcels to be assessed within these two days on site. 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.

Task 3 – 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.

Task 4 – Brownfield Plan

Based on proposed redevelopment, there are anticipated costs that would be eligible for reimbursement through a Brownfield Plan. Fishbeck will work with the Comstock Charter Township to identify eligible activities and costs and work with local officials to ascertain reasonable estimates of future taxable value. Fishbeck will assist KCBRA staff to work with local officials regarding Township and County support for the project. Fishbeck will develop the Plan and, as necessary, attend meetings of the Township 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	\$ 4,000
Phase II ESA (Conceptual)	\$ 18,000
BEA/Due Care.....	\$ 4,000
Brownfield Plan.....	\$ 4,000
Total Estimated Budget – Work Order #8.....	\$ 30,000

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determination, 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. 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 and likely occur within two weeks from SAP approval, 7–10 business days for laboratory turnaround, and an additional 1–2 weeks to prepare the report. Following results of the Phase II ESA, a BEA and Due Care Document will be prepared, if needed. Meanwhile, Fishbeck will work with the Township 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.

Midlink Business Park

*an extraordinary place
with extraordinary space*

5200 East Cork Street
Kalamazoo, Michigan
49048

Telephone 269 384 1100
Facsimile 269 384 1677

info@midlink.com
www.midlink.com

April 6, 2023

Ms. Macy R. Walters
Administrator
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave.
Kalamazoo, MI 49007

Dear Macy:

Please find the enclosed Part I and Part II Project Applications for a proposed expansion to Midlink Business Park. The project developer, 5200 East Cork Street Investors, LLC is requesting \$660,000 from the LBRF and an amendment to the Midlink Brownfield Redevelopment Plan to include funding for eligible expenses related to constructing a new 165,000 SF speculative warehouse/light manufacturing building on 14 acres of surplus land at Midlink Business Park. The application includes the approved site plan, building drawings and master parcel plan showing the location.

This is a speculative expansion to address anticipated market demand and be ready for economic development opportunities. Midlink has a history of successful Brownfield Redevelopment Projects and would respectfully request a waiver of the application fee.

Please advise if any further information would be helpful.

Thank you for consideration of this request.

Sincerely,

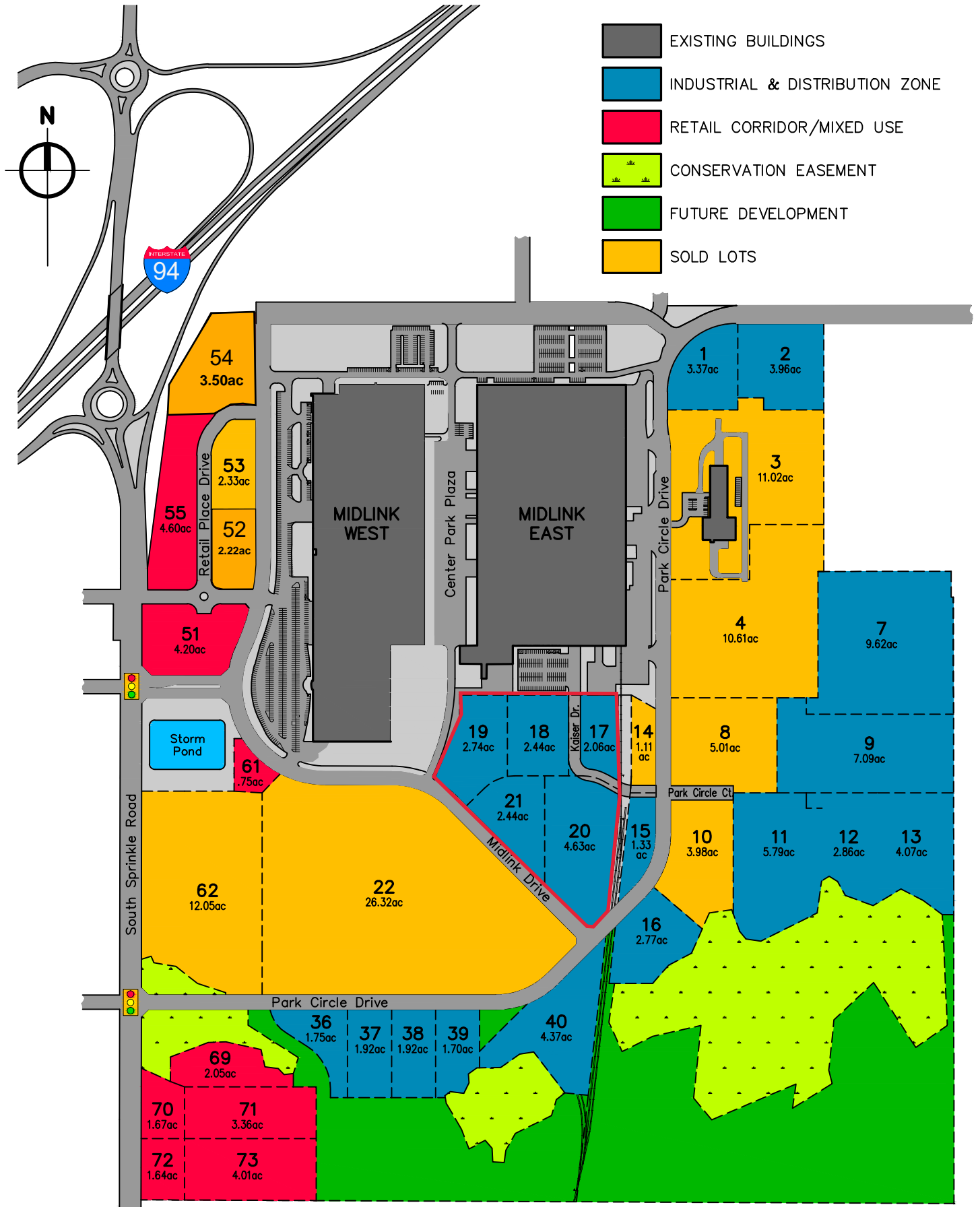
MIDLINK BUSINESS PARK

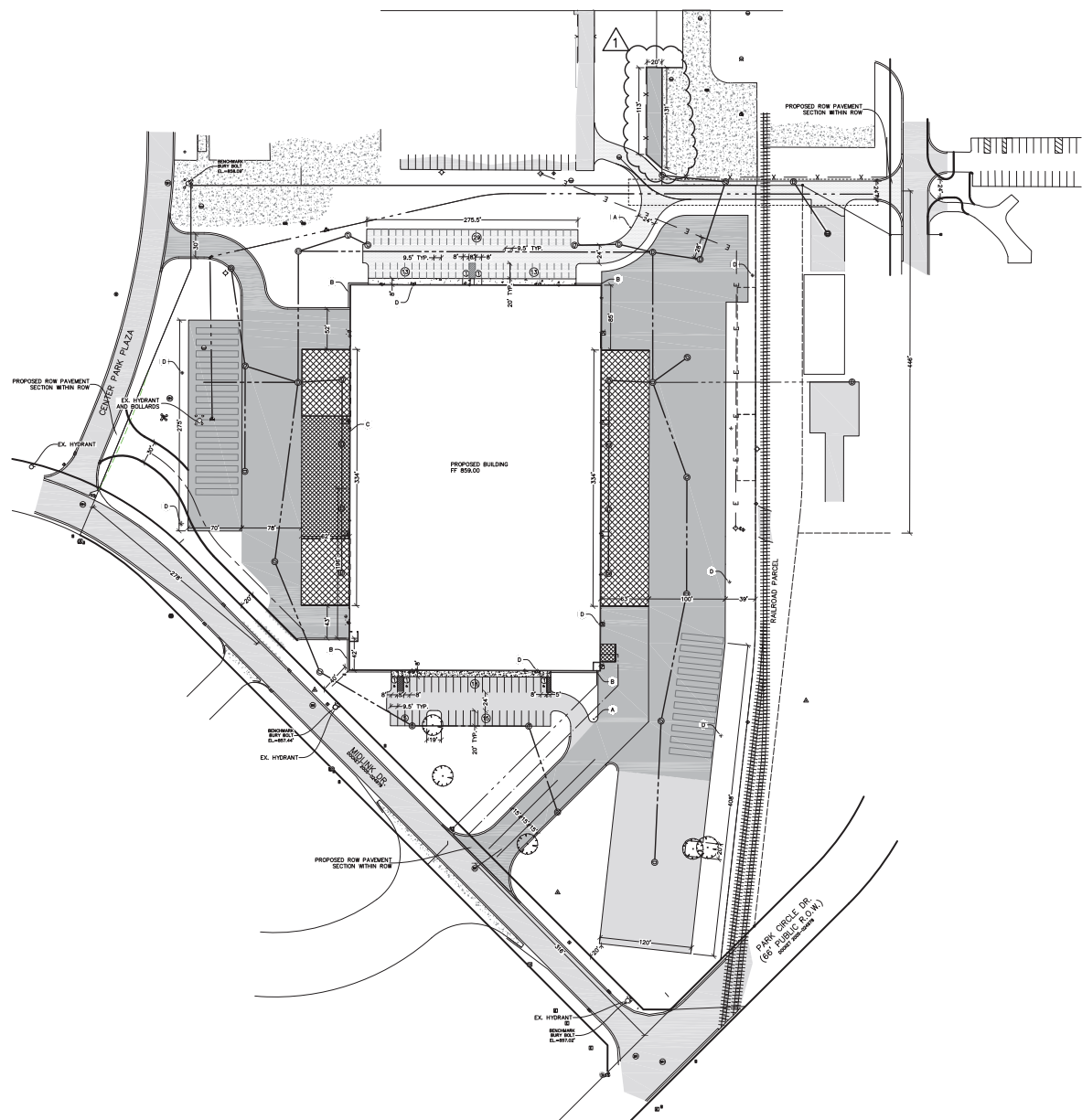
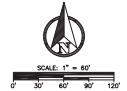


Robert D. Britigan III, CPM®
President

Enclosures







- LEGEND:**
- EXISTING PAVEMENT
 - PROPOSED LIGHT DUTY PAVEMENT
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED SIDEWALK CONCRETE
 - PROPOSED HEAVY DUTY CONCRETE

- 1) SITE LAYOUT NOTES:**
- 1) ALL WORK SHALL BE DONE TO ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS.
 - 2) ALL WORK WITHIN ROW SHALL BE DONE IN ACCORDANCE WITH LOCAL ROADWAY JURISDICTION REQUIREMENTS.
 - 3) CONTRACTOR SHALL RESTORE ALL STREET SURFACES, SIDEWALKS, COLLECTS, ROADSIDE DRAINAGE, AND OTHER INFRASTRUCTURE DISTURBED OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES TO MATCH EXISTING CONDITIONS.
 - 4) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPIPING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY OWNER.
 - 5) THE CONTRACTOR SHALL LIMIT TRUCK AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SPREAD DAMAGE IS INCURRED TO ANY OF THE SUBORDINATING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST.
 - 6) CONTRACTOR SHALL CONTACT MISS DOG THREE WORKING DAYS BEFORE YOU DOG. CALL MISS DOG AT 1-800-882-7777 OR 811.
 - 7) ALL WORK SHALL BE DONE TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
 - 8) ADA PARKING SPACES SHALL BE MARKED WITH APPROVED PAVEMENT SYMBOL, MARK ADA SPACES WITH 4\"/>

- PROJECT SITE INFORMATION:**
- 1) PARCEL NUMBER (8 PARCELS) (07-31-104-017, 018, AND 019) AND (07-31-105-017, 018, 019, 020, AND 021)
 - 2) TOTAL ADDRESS: 1316 ADAMS
 - 3) LEGAL DESCRIPTION: UNITS 17-21 OF MIDLINK INDUSTRIAL SITE CONDOMINIUM ZONING = M (PAVED)
 - 4) ZONING = M (PAVED)
 - 5) FLOODPLAIN - THIS PROJECT NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE FEMA NATIONAL FLOOD MAPS.
 - 6) WETLAND - THIS PROJECT IS NOT IN WETLANDS BASED ON THE NATIONAL WETLAND INVENTORY.
 - 7) ADJACENT ZONING = M (PAVED)
 - 8) DETRACKS BASED ON M ZONING () - FRONT 40' SIDES 20', REAR 50'
 - 9) SIGNAGE LIGHTING AND LANDSCAPING SHALL MEET MUNICIPAL REQUIREMENTS.
 - 10) PARKING REQUIRED: 1/1000 SF WAREHOUSE, 1/2000 SF OFFICE BUILDING (ISLANDS OF MANHOLES AND ISLANDS OF OFFICE BUILDINGS)
 - 11) PARKING PROVIDED = 98 STRIPS = 73 POTENTIAL IN SOUTH = 171 SPACES PROVIDED
 - 12) PERCENT OF LAND COVERED BY PAVEMENT = 46%
 - 13) PERCENT OF LAND IN OPEN SPACE = 27%
 - 14) HVAZ LOCATED ON ROOF OF PROPOSED BUILDING
 - 15) NO ADDITIONAL STORM WATER IS BEING DIRECTED TO THE RIGHT-OF-WAY (ROW)

- A. NO TRUCKS SIGN**
B. 2\"/>

ISSUED FOR	DATE
50% DD	8-24-21
75% DD	1-16-22
90% DD	5-12-22
TOWNSHIP SUBMITTAL	5-24-22
TOWNSHIP SUBMITTAL	6-16-22
RCYC SUBMITTAL	7-20-22
WATER SERVICE REVIEW	7-25-22
NE DRIVE CLARIFICATIONS	8-24-22
HABER FENCE	8-19-22
CLARIFICATIONS	8-19-22

PROJECT TITLE: MIDLINK INDUSTRIAL BUILDING

OWNER: MIDLINK

KALAMAZOO, Michigan



SHEET TITLE: SITE PLAN LAYOUT

DATE: 20157.10
 SHEET NUMBER: C 300
 20157.10

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

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

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):	<input type="text" value="14.37acres"/>
Existing building area (sq ft):	<input type="text" value="N/A"/>
New building area (sq ft):	<input type="text" value="165,000 SF"/>

22 Project timeline (proposed or actual):

Start date: Q4 2023

Completion Date: Q3 2025

23

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

Business Plan	
Market Analysis	
Architectural/Site Plans	X

Financial Commitments	
Environmental Information/Reports	

Tax Base Information

24 Total Investment Anticipated: \$16,000,000.00

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$346,700.00

27 Estimated State Equalized Value after Project Completion: \$6,187,500.00

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created: Estimated 25+

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

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

Signature		Date	4/6/2023
Title	President of Midlink Business Park		
Direct office or cell number	269-217-0120		
Fax number	269-384-1677		
Email address	rbritigan@midlink.com		

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

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

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

12

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated: -

Land:	\$ 790,350.00
New Construction/Site Improvements:	\$ 13,000,000.00
Eligible Brownfield Activities (Specify):	TBD
Other (Specify below):	\$ 2,209,650.00
<input type="text" value="Tenant Improvements, soft costs, fees and commissions"/>	
Total Capital Investment:	\$ 16,000,000.00

*Tax IDs:3907-31-104-017, 3907-31-105-017, 3907-31-104-018, 3907-31-105-018, 3907-31-104-019, 3907-31-105-019, 3907-31-105-020, 3907-31-105-021

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	\$ 660,000.00
Brownfield Plan and Act 381 Work Plan(s):	eligible activities
Other Funding (example EPA Assessment grant funding):	\$ 6,500.00
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:	\$ 666,500.00 -

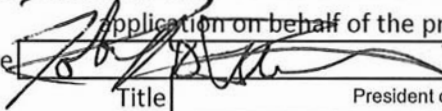
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

14 Do you intend on or anticipate appealing the property taxes for this project site? No
Yes

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

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this

application on behalf of the proposed project and requesting party

Signature		Date	4/6/2023
Title	President of Midlink Business Park		
Direct office or cell number	269-217-0120		
Fax number	269-384-1677		
Email address	rbritigan@midlink.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

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 10 Dated April 21, 2023**

Between

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

And

**FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048**

**Subject Matter: Midlink Business Park Expansion, Kalamazoo, MI
Funding Source: U.S. EPA Brownfield Assessment Grant FY21**

Task 3 – Brownfield Plan

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

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

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

<u>Jeffrey C. Hawkins</u>	<u>269.342.1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269.384.8112</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title Vice President/Senior Hydrogeologist

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

The property subject to this Work Order is located within the Midlink Business Park. The project developer (5200 East Cork Street Investors, LLC) is requesting an amendment to the Midlink Brownfield Plan to include funding for eligible expenses related to constructing a new 165,000-square-foot speculative warehouse/light manufacturing building on 14 acres of surplus land at Midlink Business Park.

It is likely that the Brownfield Plan for this project will need to be amended to accommodate additional costs related to the expansion. The new construction will result in an increase in available tax increment revenues — though at this time, the projected amount of new, additional tax increment revenues has not been determined. There is also an evaluation needed on remaining reimbursable expenses, sequencing of reimbursement, and timing. Fishbeck is proposing to conduct project planning activities associated with an anticipated Brownfield Plan Amendment.

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.

Project Planning Associated with Plan Amendment	\$ 6,500
Total Estimated Budget – Work Order #10.....	\$ 6,500

III. Schedule

Eligibility will be updated immediately upon authorization of this work order. Following the eligibility determination, Fishbeck will work with the developer to determine eligible costs, the local Assessor to determine potential tax increment, and KCBRA staff on Brownfield Plan considerations. Project planning activities are anticipated to take three to four weeks. After project planning activities are complete, if the KCBRA decides to move forward with a formal Amendment to the existing Brownfield Plan, those services and associated budget would be provided in a subsequent work order.

Memo

TO: Jamie Clark – Clarklogic
Macy Walters – Kalamazoo County BRA
Rachael Grover – Kalamazoo County BRA

FROM: David Stegink – Fishbeck

DATE: April 5, 2023

RE: New Construction at Clarklogic Eliza Street, Schoolcraft Property

Background

Jamie Clark of Clarklogic informed Fishbeck that he had started new construction of a 126,000-square-foot building located on the parcel to the south of 555 Eliza Street in Schoolcraft, Michigan. The County BRA has a history of supporting the project site by funding previous environmental assessment activities and securing an EGLE Grant and Loan to support the initial development.

Clarklogic's initial concern was the discovery of buried topsoil, concrete, tires, and stumps, etc. during site work activities. The contractor for the project (H&K Excavating) has submitted a Change Order for \$192,500 to export and replace 8,750 cubic yards of unsuitable soils. Based on previous environmental studies, this soil is presumed to be contaminated and will require landfilling.

In addition to the excess soil, Fishbeck has advised Clarklogic that groundwater contamination at the site potentially remains and represents a vapor intrusion risk to the new building. We are advising further assessment of groundwater beneath and near the building to determine the condition of groundwater in the area of new construction and determine if that risk remains valid. Remaining contamination could potentially trigger inclusion of a vapor mitigation system into the new construction and/or post-construction monitoring. Neither of these costs have been estimated.

Lastly, the new construction presents both problems and opportunities for the Brownfield Plan that is in place for this property. The new construction will create additional tax increment revenues that will help pay for previously incurred costs including initial assessment activities incurred by the County BRA, an EGLE Loan, and costs incurred by Clarklogic. However, the new construction also involves additional eligible activities that could potentially be added to the Brownfield Plan. An amendment to the Brownfield Plan will likely be required to add the cost of soil disposal to the eligible activities. An amendment to the Brownfield Plan would also be needed if vapor mitigation or monitoring is required for site development.

Next Steps

The discovery of unsuitable soils and the absence of a strategy for managing the soils has stalled the construction activities. Clarklogic is seeking to have the added cost included in the Brownfield Plan as an eligible cost and may also seek an advance from the Local Brownfield Revolving Fund (LBRF) for some or all of the cost.

The existing Brownfield Plan clearly needs to be re-evaluated to determine the effect of new tax increment revenues on existing costs. With an updated projection of annual revenues, it will be possible to project how existing costs can be managed and how new eligible activities can be accommodated by the Plan, as well as whether a Plan amendment is warranted. Once it is understood how new costs can be accommodated, the Board can begin to discuss whether an advance from the LBRF is possible. Clarklogic (and Fishbeck) is seeking a funding source to do this evaluation. We view this as an EPA grant eligible activity.

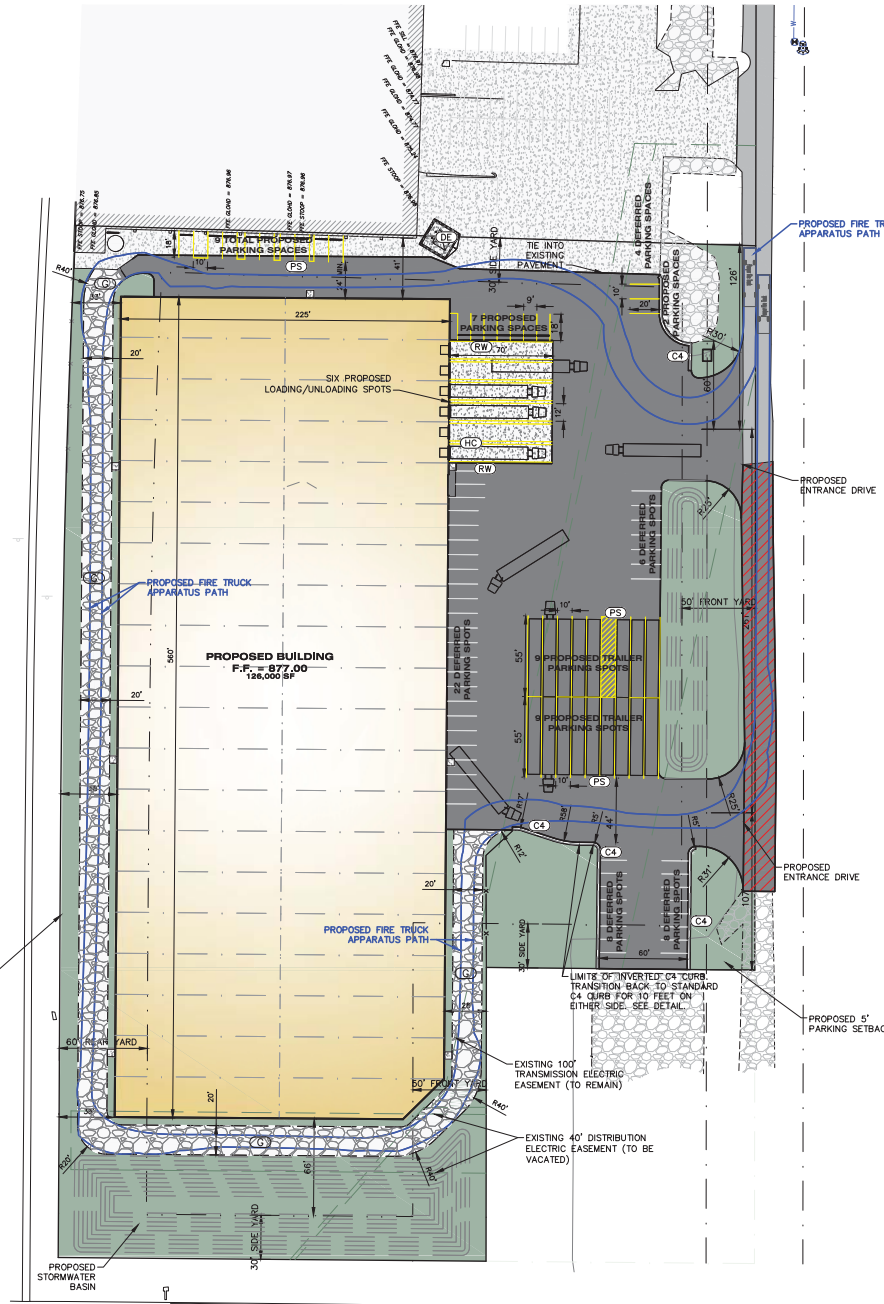
Further assessment of site conditions is recommended. Fishbeck recommends sampling groundwater beneath the proposed building footprint and along the eastern portion of the property. The assessment would determine if residual contamination remains and poses a risk to indoor air quality. We view this as an EPA grant eligible activity. Once results are provided, Clarklogic will be able to decide if additional costs related to vapor mitigation or monitoring need to be included in the evaluation of this project.

The specific request at this time would be to have Fishbeck complete an evaluation of the Brownfield Plan with consideration for the new tax increment revenues created by this new construction, as well as to have Fishbeck evaluate site conditions to ascertain whether a vapor intrusion risk exists. Both these activities should be eligible activities using the U.S. EPA Assessment Grant. Preliminary costs would be \$15,000 for environmental assessment and \$5,000 for the Brownfield Plan evaluation. Once these activities are complete, a more informed discussion is possible about a Brownfield Plan amendment and possible advance from the LBRF.

GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
2. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF SCHOOLCRAFT REQUIREMENTS.
4. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
5. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
6. ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
7. INLETS SHALL BE OF DIAMETER NOTED AND OF PRECAST CONCRETE. TYPE C CATCH BASIN AND INLET COVER TYPES SHALL BE E.J.I.W. No. 7085 W/TIRE M/ GRATE OR APPROVED EQUAL. TYPE Q SANITARY MANHOLE COVERS SHALL BE E.J.I.W. No. 1410 WITH VENTED COVER OR APPROVED EQUAL.
8. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
9. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE 355 (3500PS), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
10. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE RE-GRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
12. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THE ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
13. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
14. STORM SEWERS SHALL BE CONCRETE, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE ST. JOSEPH COUNTY ROAD COMMISSION. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
15. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
16. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
17. SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
18. SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
19. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
20. STORM DRAINAGE WILL DISCHARGE INTO THE EXISTING BASIN. SEE CALCULATIONS PROVIDED.
21. LIGHT STANDARDS TO BE LOCATED A MINIMUM OF FIVE FEET FROM BACK-OF-CURB.
22. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF STURGIS STANDARDS SPECIFICATIONS.
23. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MDOT.
24. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
25. ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE ENGINEER.
26. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (P.A. 451 OF 1994, AS AMENDED) AND AS ADMINISTERED BY THE ST. JOSEPH COUNTY DRAIN COMMISSIONER.
27. VILLAGE STAFF SHALL BE NOTIFIED BEFORE PAVING OF DRIVEWAYS TO REVIEW DRIVEWAY LOCATION AND GRADING.

APPROXIMATE LOCATION OF EXISTING WEST PROPERTY LINE. ADDITIONAL INVESTIGATION NECESSARY TO CONFIRM EXACT LOCATION.



ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED I-2 GENERAL INDUSTRIAL
SETBACKS - FRONT = 50'
 SIDE = 30'
 REAR = 60'
* VARIANCE REQUIRED
HEIGHT OF STRUCTURE = 27'

PROPOSED USE

WAREHOUSE FACILITY

PARKING

TOTAL TRUCK PARKING PROVIDED = 35 SPACES
TOTAL CAR PARKING PROVIDED = 20 SPACES
TOTAL DEFERRED PARKING PROVIDED = 43 SPACES
TYPICAL PARKING SPACE DIMENSION = 10'x55' & 10'x20'

LOADING

TOTAL LOADING SPACES: 6 SPACES
LOADING SPACE DIMENSIONS: 12'x70'
LOADING SPACE VERTICAL CLEARANCE WILL MEET MINIMUM 14' REQUIREMENT

BUILDING INFORMATION

THE PROPOSED BUILDING HAS A 126,000 SFT FIRST FLOOR.
SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

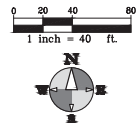
BUILDING HEIGHT = 27'

SITE LEGEND

- (PS) PARKING STRIPING (10'x55' & 10'x20')
- (RB) RETENTION BASIN
- (G) GRAVEL (COMPACTED CRUSHED CONCRETE, SEE DETAIL)
- (HD) HEAVY DUTY CONCRETE (SEE DETAIL)
- (RW) RETAINING WALL (SEE DETAIL)
- (C4) C4 CURB AND GUTTER (SEE DETAIL)
- (DE) DUMPSTER ENCLOSURE

LEGEND

- [Solid Grey Box] HEAVY DUTY HMA PAVEMENT
- [Hatched Box] HEAVY DUTY HMA PAVEMENT IN PUBLIC R.O.W.
- [Dashed Line] CONCRETE SIDEWALK



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleyandstewart.com

hurley & stewart

Job No. 22-086D	P.L.M.A.P.	DATE: MAR. 04/06: 11/4/22
ISSUED FOR PERMITS	07/29/22	
PRELIMINARY SITE PLAN	10/09/22	
SITE PLAN REVIEW	11/17/22	
VILLAGE SUBMITTAL		

COPYRIGHT © of Hurley & Stewart, LLC

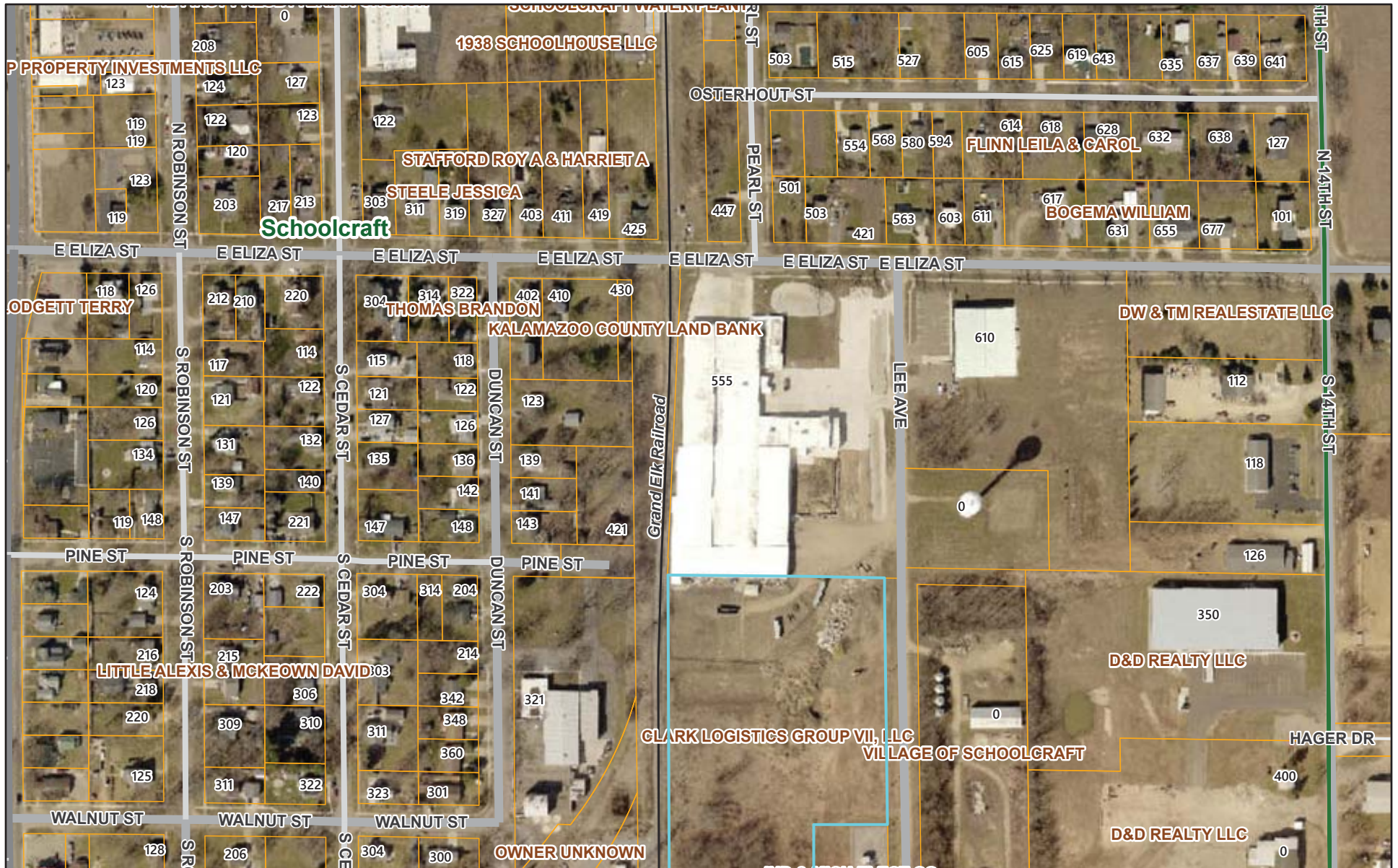
**SITE LAYOUT PLAN
CLARK LOGIC CMS SCHOOLCRAFT
CLARK LOGIC CMS**



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART

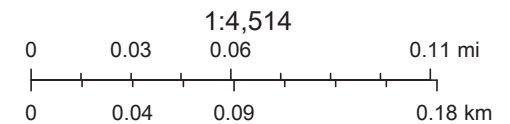
Sheet Title:
Project:
Client:
11/4/22
Sheet
C-2

Kalamazoo County GIS



3/31/2023, 3:26:01 PM

- Address Points
- Government Units
- Railroads
- Street Centerlines
- State Trunkline Highway
- County Primary Road
- City Major Street
- City Minor Street
- Private/Non-Certified Road
- Parcels 2022
- Streams
- ParcelAddresses



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Kalamazoo County

This map is for reference purposes only, and does not represent a survey or legal document. Data layers on this map are generated from individual local sources. The County makes no representation regarding the accuracy or reliability of the data contained herein.

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

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

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

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	\$200,000
Brownfield Plan and Act 381 Work Plan(s):	\$15,000
Other Funding (example EPA Assessment grant funding):	\$15,000
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	
Brownfield Redevelopment Loan:	
Brownfield Assessment:	
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	
Business Development Program Loan and/or Grant:	
Total Brownfield Funding Requested:	\$ 230,000.00


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

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

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

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

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

Signature		Date	<input type="text" value="4/25/2023"/>
Title	President		
Direct office or cell number	269-207-3081		
Fax number			
Email address	jamie@clarklogic.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



2960 Interstate Parkway
Kalamazoo, Michigan 49048
269.342.1100 | fishbeck.com

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 9 Dated April 19, 2023

Between

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

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: 555 Eliza Street Schoolcraft Expansion, Schoolcraft, MI
Funding Source: U.S. EPA Brownfield Assessment Grant FY21

Task 2 – Phase II ESA
Task 3 – Brownfield Plan

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

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

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

Jeffrey C. Hawkins 269.342.1100
Name (FISHBECK) Phone

Ken Peregon, Chair 269.384.8112
Name (CLIENT) Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title Vice President/Senior Hydrogeologist

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

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

Proposed scope of services included in this work order consists of a Phase II Environmental Site Assessment (ESA) of the property. Specifically, Fishbeck intends to collect several groundwater samples within the footprint of the proposed building and along the eastern portion of the property where groundwater contamination was historically documented. Groundwater samples will be analyzed for volatile organic compounds. Results will be compared to Screening Levels protective of indoor air to determine if a vapor intrusion risk exists.

A Brownfield Plan is in place for this site. The new construction will result in an increase in available tax increment revenues — though at this time, the projected amount of new, additional tax increment revenues has not been determined. Fishbeck is proposing to conduct a Brownfield Plan Evaluation to work with the local Assessor to estimate future tax revenues and provide the Authority with different schedules to show how the future taxes can be used to pay for costs previously incurred by the Authority, costs previously incurred by Clarklogic, loan repayment obligations the County has to EGLE, and future costs related to this development. This evaluation will also aid the Authority in considering any request for the use of Local Brownfield Revolving Funds.

It is likely that the Brownfield Plan for this project will need to be amended to accommodate additional costs related to the new development. Once a clear path is determined for how tax increment revenues will be dispensed (i.e., to whom and in what order), Fishbeck will amend the Plan as necessary, prepare new public notices, and help staff communicate with the Village of Schoolcraft on the matter. Fishbeck will also review the Development and Reimbursement Agreement and suggest any necessary changes to support agreed upon support from the Village and the BRA.

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.

Phase II ESA (staff, drilling costs, laboratory costs, report)	\$ 15,000
Brownfield Plan Evaluation.....	\$ 8,000
Brownfield Plan Amendment	\$ 7,000
Total Estimated Budget – Work Order #9.....	\$ 30,000

III. Schedule

Eligibility will be updated immediately upon authorization of this work order. Following the eligibility determination, a Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) will also be 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 with field work occurring within one to two weeks from SAP approval, one week for laboratory turnaround, and an additional week to prepare the report. Meanwhile, Fishbeck will work with the developers to determine eligible costs and the local Assessor to determine potential tax increment. The Brownfield Plan adoption process is anticipated to take three months.

KCBRA Board Retreat Discussion:

Date & Time

Location (TBD)

(Expect an agenda discussion at May KCBRA Committee meetings)

Brownfields 2023 at Huntington Place, 1 Washington Blvd, Detroit, MI 48226

Pre-Registration Fees
Register by 11:59PM ET on August 7, 2023.

	\$150	\$250	\$400
\$50	\$125	\$200	\$325
Academia/ Student (ID Required)	Community Group	Local Government	Private Sector
	Environmental Justice	State Government	
	Non-Profit	Federal Government	
		Tribal Government	

On-Site Registration Fees
Opens at 7:30AM CT, August 8, 2023, at Huntington Place in Detroit, Michigan.

\$50	\$150	\$250	\$400
Academia/ Student (ID Required)	Community Group	Local Government	Private Sector
	Environmental Justice	State Government	
	Non-Profit	Federal Government	
		Tribal Government	

Mileage: 65.5 cents/mile per diem rate (\$182.75 from County Admin for 279 miles)

Mobile Work Shops: average \$25

Lodging: \$133 per diem rate

Meals & Incidentals: \$64 a day per diem rate

Parking: \$25

Registration: \$50-\$325

STAFF – \$1,400 budget

Registration \$200

Hotel \$458.85

Per Diem Meals & incidentals \$256

Workshop \$25

Mileage \$182.75

Parking \$100

estimated total of \$1,222.60

PREVIOUSLY SPENT – in 2022 \$1,847.21 (Grover)

AMOUNT REMAINING - for 2023 \$4,152.79

PROPOSED ALLOWANCE 2023 -

- Walters up to \$1,400

- Grover up to \$1,400

(discussion will ensue about proposed amount)

- Remaining estimated for board members is contingent upon amount approved for staff. If both staff funded up to \$1,400 then three board members are covered with registration and mileage or 1 member for a full week with hotel. (\$1,500 - \$2,750 available for board members)

Memo

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

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

DATE: April 27, 2023

RE: General/LBRF Funding Updates

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects.

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

Update:

General Review: Fishbeck attended the Project and Finance and Executive Committee meetings providing updates on projects.

Contractual Administrative Support: Fishbeck attended the Kalamazoo County Land Bank Authority meeting and completed a note summary of the meeting.

**2. Paper City Development – EGLE Grant Oversight
Project No: E190048 – W.O. 2019-2**

Update:

Fishbeck attended the team meeting. The team is preparing to close out the grant.

**3. Paper City Development – EGLE Loan Oversight
Project No: E190148 – W.O. 2019-4**

Update:

Fishbeck attended the team meeting.

**4. 3800 Wynn Road, Kalamazoo Twp., MI
Project No: E210178 – W.O. 2021-2**

Update:

The KCBRA staff is attempting to communicate with property owner to understand status of project and determine timing on preparing a brownfield plan for the site to at a minimum recoup the KCBRA's costs. No activities this month.

General Environmental Review
Budget and Cost Summary

Project	W.O.	Number	Site/Phase	Budget Estimates		Invoice #	Invoice Date	Actual		
				Total	County Funding			Invoice Amount	Task Budget Remaining	Total Budget Remaining
230454	2023-1		General Environmental Review	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
						421238	3/16/2023	\$315.00		
Project Subtotal				\$ 14,000.00	\$ 14,000.00			\$475.00		\$13,525.00
Contractual Administrative				\$ 6,000.00	\$ 6,000.00	421238	\$45,001.00	\$315.00		
Project Subtotal				\$ 6,000.00	\$ 6,000.00			\$315.00		\$5,685.00
Project Total				\$20,000.00	\$20,000.00			\$790.00		\$19,210.00
190048	2019-2		Paper City Development - EGLE Grant Oversight							
W.O. Approved										
Total Approved budget of \$3,000.00				\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$16,857.50	\$16,857.50
Amendment #1 - \$5,000.00				\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$16,717.50	\$16,717.50
Amendment #2 - \$5,000.00				\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$15,055.00	\$15,055.00
Contingency Amendment #3 - \$6,500				\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$13,945.00	\$13,945.00
Project Subtotal				\$ 19,500.00	\$ 19,500.00	05723	8/14/2019	\$788.75	\$13,156.25	\$13,156.25
						05787	9/6/2019	\$35.00	\$13,121.25	\$13,121.25
						06215	1/7/2020	\$26.25	\$13,095.00	\$13,095.00
						06329	2/7/2020	\$131.25	\$12,963.75	\$12,963.75
						06442	3/19/2020	\$210.00	\$12,753.75	\$12,753.75
						06579	5/12/2020	\$113.75	\$12,640.00	\$12,640.00
						06655	6/17/2020	\$52.50	\$12,587.50	\$12,587.50
						06714	7/9/2020	\$105.00	\$12,482.50	\$12,482.50
						06806	8/11/2020	\$78.75	\$12,403.75	\$12,403.75
						06895	9/8/2020	\$52.50	\$12,351.25	\$12,351.25
						06994	10/12/2020	\$446.25	\$11,905.00	\$11,905.00
						07086	11/5/2020	\$551.25	\$11,353.75	\$11,353.75
						07163	12/7/2020	\$183.75	\$11,170.00	\$11,170.00
						07282	1/14/2021	\$645.73	\$10,524.27	\$10,524.27
						07465	3/9/2021	\$446.25	\$10,078.02	\$10,078.02
						07514	4/8/2021	\$301.77	\$9,776.25	\$9,776.25
						07669	5/21/2021	\$402.50	\$9,373.75	\$9,373.75
						07764	6/16/2021	\$26.25	\$9,347.50	\$9,347.50
						07955	8/9/2021	\$78.75	\$9,268.75	\$9,268.75
						08127	10/6/2021	\$26.25	\$9,242.50	\$9,242.50
						08559	2/18/2022	\$52.50	\$9,190.00	\$9,190.00
						08768	3/10/2022	\$26.25	\$9,163.75	\$9,163.75
						08840	4/8/2022	\$262.50	\$8,901.25	\$8,901.25
						08975	5/10/2022	\$172.50	\$8,728.75	\$8,728.75
						09125	6/13/2022	\$28.75	\$8,700.00	\$8,700.00
						09390	8/18/2022	\$57.50	\$8,642.50	\$8,642.50
						09518	10/12/2022	\$86.25	\$8,556.25	\$8,556.25
						09744	1/18/2023	\$373.75	\$8,182.50	\$8,182.50
						09856	12/12/2022	\$230.00	\$7,952.50	\$7,952.50
						421239	3/16/2023	\$28.75	\$7,923.75	\$7,923.75
							Project Subtotal	\$11,576.25		\$7,923.75
190148	2019-4		Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight							
W.O. Approved				\$ 40,000.00	\$40,000.00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
						05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
						05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
						06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
						06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
						06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
						06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
						06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
						06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
						06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
						06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
						06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
						06895	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
						06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
						07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
						07162	12/7/2020	\$78.75	\$32,590.00	\$32,590.00
						07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
						07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
						07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
						07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
						07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
						08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
						08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
						08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
						08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
						08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
						09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
						422268*	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
							Project Subtotal	\$9,653.75		\$30,346.25
210178	2021-2		3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
						08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
						08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
						08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
						08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
						09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
							Project Subtotal	\$14,167.98		\$6,832.02
Phase II ESA				\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
						08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
						08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
						08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
							\$12,049.47		\$2,950.53	
BEA/Due Care				\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
						08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
						08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
						09079	6/8/2022	\$262.50	\$843.99	\$843.99
							\$2,156.01		\$843.99	
Contingency				\$ 3,000.00	\$3,000.00					
Total Project Budgets				\$100,500.00	\$100,500.00	Total		\$36,187.98		\$64,312.02

Memo

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

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

DATE: April 27, 2023

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

Fishbeck met with the Chamber to plan for an outreach event. Fishbeck attended the committee meetings and began the quarterly reports. Additional projects and applications have been evaluated and were presented at the committee meetings and will be presented at the KCBRA meeting including the Eliza Street project expansion, former Chime Elementary School, Comstock redevelopment project, Midlink expansion.

2. NACD – Church and Frank Street Project

Project No: E220129 – W.O. 4

Update:

NACD plans to redevelop 21 tax foreclosed parcels, currently held by the County Land Bank, into 18 affordable residential properties. NACD has a Purchase Agreement with the Land Bank. The KCBRA has approved NACD's application and approved a work order funding for a Phase I ESA and selective ground penetrating radar on parcels that may have remaining foundations. Eligibility and approval of the Sampling and Analysis Plan was obtained. All field activities are complete. The GPR survey identified several parcels with suspect buried demolition debris. The Phase I ESA report has been completed and provided to NACD. There are four parcels that warrant further assessment. Timing for this assessment in relation to plans for construction of future houses is being evaluated. NACD is prioritizing the Ransom and North Street redevelopment project before moving forward on these parcels. No further actions since last month.

3. NACD – Ransom and North Street Projects

Project No: E220128 – W.O. 5

Update:

NACD owns several parcels of land that are located between North Street, Ransom Street and Westnedge Avenue in the Northside Minority Cultural Business District. Several different projects include a tiny house development, a transitional apartment housing project, 4 single-family houses and a retail building. A Phase I ESA has been

completed on several parcels in the vicinity and Phase II ESA activities were recommended including vapor intrusion assessment, soil sampling, UST removal and assessment and other activities. The KCBRA approved NACD's application and funding through a Work Order from Envirologic at the June 23, 2022, meeting. Eligibility and approval of the Sampling and Analysis Plan was received from the EPA. Field work has been completed including installation of soil gas wells and vapor pins on all three assessment parcels and some soil and groundwater sampling on 604 N. Westnedge Avenue. Phase II ESA reports have been finalized for 447 W. North and 441/445 W. North Street. All of the proposed field work for 604 N. Westnedge has been completed. The KCBRA approved an amended work order associated with the UST removal due to higher contractor estimates than initially received. Three bids were received to ensure competitive pricing. The selected contractor removed the tanks and restored the site on November 21st through the 23rd. The tanks were full of fuel and water which required removal and disposal. Samples were obtained for the site assessment, there were no signs of a release and the site assessment report and amended registration have been filed with the state. A few challenges occurred related to moving a vehicle and clearing snow at the site which led to longer times on site. We have received final costs and were prepared to present a work order amendment at the February KCBRA meeting, which was canceled. Therefore, this work order amendment will be presented for consideration at the March KCBRA meeting. All other scope items have been completed. Costs were higher than anticipated and Fishbeck/NACD is requesting an additional \$5,500 to complete the project and primarily cover the additional subcontractor costs with some Fishbeck oversight/reporting time. The KCBRA approved the additional budget. No further activities this month.

4. Parchment Mill Site

Project No: E220154 – W.O. 6

Update:

The City of Parchment has been continuously working on plans to improve the redevelopment potential for the property. After a failed attempt by a previous developer, the city regained ownership of the property in 2020. To improve and advance the City's efforts related to this site, additional cleanup planning activities are warranted and are the subject of the Work Order that was approved by the KCBRA. Specific activities that Envirologic envisions include:

1. Following up on the Resources Roundtable Discussion and with specific questions and concerns
2. Development of Development Visualizations/Concepts and environmental concerns.
3. Community Engagement Meetings
4. Development of Preliminary Cleanup and Demolition Activities and Preliminary Budgets
5. Meetings with City BRA, Planning Commission, City Commission as needed.

To-date Envirologic has developed a tri-fold brochure and banner, prepared for and staffed a booth at the Kindleberger Festival to get interested citizens to sign up for future notifications about the Mill activities so they can be informed and included in the discussions. Envirologic has had several meetings and planning sessions, continues to collect information about the site, and has met with the City Council and the Planning Commission. An initial community engagement event was held on August 23, 2022 at the Parchment District library to assess community input regarding redevelopment plans. Another community engagement event was completed at the Parchment District Library on September 20th. Based on community input, specific future land uses preferred by the community have been identified. A Site-wide project needs list has been developed. Based on the definition of the project, we drafted a project plan, preliminary budgets, potential cleanup and goals, etc. Final documentation will be prepared. Those project plans were used to craft the EPA grant request (the actual grant proposal writing will not be paid by the County BRA). Updated accomplishments were presented to the KCBRA board at their December 15th meeting. EPA did notify the city that the grant passed the Threshold Criteria and is being further evaluated. Fishbeck has prepared the Roadmap to Redevelopment and is distributing it to various stakeholders for their review.

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

4/27/2023

Project	Number	W.O.	Grant Task	Site/Phase	Activity	Budget Estimates	Actual			Project Budget Remaining	
							Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete
					Initial Grant Award	\$ 900,000.00					
County			4	Personnel		\$ 1,200.00			\$ -		
County			4	Travel		\$ 6,000.00			\$ -		
County			4	Supplies		\$ 1,500.00			\$ -		
County			4	Other		\$ -			\$ -		
					County Subtotal	\$ 8,700.00			\$ -		
					Contractual - Envirolitic 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		
					Project Subtotal				\$ 2,004.00	Project Subtotal	\$ 2,996.00
210229	2		4	Community Outreach and Programmatic		\$ 2,500.00					
					Invoice Total		08661	2/18/2022	\$ 132.02		
							08841	4/8/2022	\$ 104.56		
							08977	5/10/2022	\$ 359.38		
							09127	8/13/2022	\$ 341.14		
							09389	8/18/2022	\$ 209.13		
							09619	10/12/2022	\$ 41.83		
							09745	11/8/2022	\$ 332.93		
							09857	12/12/2022	\$ 345.06		
							09921	1/5/2023	\$ 73.20		
							420295	2/16/2023	\$ 189.15		
							421240	3/16/2023	\$ 86.05		
					Project Subtotal				\$ 2,214.45	Project Subtotal	\$ 285.55
210265	3		2	1001 2nd Street, Kalamazoo		\$ 17,695.01					
					Invoice Total		08771	3/14/2022	\$ 10,823.90		
							08842	4/8/2022	\$ 3,021.18		
							08978	5/10/2022	\$ 156.15		
							09513	9/16/2022	\$ 1,016.80		
					Project Subtotal				\$ 15,018.03	Project Subtotal	\$ 2,676.98
										Budget Returned	\$ 2,676.98
										Budget Remaining	\$ -
			2	Phase II		\$ 12,895.00					
					Invoice Breakdown		08771	3/14/2022	\$ 10,823.90		
							08842	4/8/2022	\$ 1,489.25		
					Phase Subtotal				\$ 12,313.15	Phase Subtotal	\$ 581.85
			2	BEA & Due Care		\$ 4,000.00					
							08842	4/8/2022	\$ 1,531.93		
							08978	5/10/2022	\$ 156.15		
							09513	9/16/2022	\$ 216.80		
					Phase Subtotal				\$ 1,904.88	Phase Subtotal	\$ 2,095.12
			1	Phase I ESA Update		\$ 800.00					
							09513	9/16/2022	\$ 800.00		
					Phase Subtotal				\$ 800.00	Phase Subtotal	\$ -
220128	5		2	NACD - Ransom and North St.		\$ 52,850.00					
					Invoice Total		09243	7/12/2022	\$ 614.29		
							09296	8/4/2022	\$ 12,499.46		
							09409	9/7/2022	\$ 2,178.21		
							09636	10/21/2022	\$ 4,152.64		
							09663	11/3/2022	\$ 875.04		
							09859	12/12/2022	\$ 3,599.99		
							09924	1/5/2023	\$ 2,881.90		
							421464	3/23/2023	\$ 25,002.47		
					Project Subtotal				\$ 52,404.00	Project Subtotal	\$ 446.00
			2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)		\$ 11,000.00					
					Invoice Breakdown		09243	7/12/2022	\$ 324.13		
							09296	8/4/2022	\$ 5,677.51		
							09409	9/7/2022	\$ 151.83		
							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		\$ 20,350.00					
							09243	7/12/2022	\$ 290.16		
							09296	8/4/2022	\$ 6,821.95		
							09409	9/7/2022	\$ 2,826.58		
							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)
220128	4		1	NACD - Church and Frank Street Parcels		\$ 25,000.00					
					Invoice Total		09245	7/12/2022	\$ 2,597.81		
							09296	8/4/2022	\$ 11,669.06		
							09410	9/7/2022	\$ 1,959.60		
							09637	10/21/2022	\$ 480.06		
					Project Subtotal				\$ 16,686.53	Project Subtotal	\$ 8,313.47
			1	Eligibility and Phase I ESAs		\$ 6,000.00					
					Invoice Breakdown		09245	7/12/2022	\$ 2,443.58		
							09296	8/4/2022	\$ 2,358.48		
							09410	9/7/2022	\$ 1,959.60		
							09637	10/21/2022	\$ 248.33		
					Phase Subtotal				\$ 7,009.99	Phase Subtotal	\$ (1,009.99)
			2	GPR Surveys		\$ 19,000.00					
							09245	7/12/2022	\$ 154.23		
							09296	8/4/2022	\$ 9,310.58		
							09637	10/21/2022	\$ 211.73		
					Phase Subtotal				\$ 9,676.54	Phase Subtotal	\$ 9,323.46
220154	6		3	Parchment Mill Site		\$ 20,000.00					
					Invoice Total		09391	8/22/2022	\$ 4,442.58		
							09515	9/16/2022	\$ 3,183.01		
							09629	10/17/2022	\$ 1,806.40		
							09673	11/8/2022	\$ 2,343.59		
							09860	12/12/2022	\$ 3,865.38		
							09922	1/5/2023	\$ 400.46		
							420293	2/16/2023	\$ 115.95		
							421241	3/16/2023	\$ 573.53		
							422260*	4/13/2023	\$ 945.75		
					Project Subtotal				\$ 17,676.65	Project Subtotal	\$ 2,323.35
					Approved Project Budgets Subtotal	\$ 123,045.01			\$ 106,003.66	Budgets Remaining	\$ 14,367.37
					Estimated Contractual Budget Remaining	\$ 168,255.00			\$ 185,296.34	Check	\$ 291,300.00
					Project Budgets Returned	\$ -					
210265	3		2	1001 2nd Street, Kalamazoo		\$ 2,676.98					
					Available Contractual Budget Remaining	\$ 170,931.97					
					Notes:						

1							
2			Carry fwd 2010-2018	\$238,924			
3	BRA ACTUAL TOTAL 2019 AS OF 3-12-20	2,419,002.16	587,581.34	0.00	1,831,421	1,831,421	2,070,344.48

BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
County BRA (acct 24370300-)			0.00		0.00	
Interest					0.00	
Midlink local TIR tax (acct 24370301-420.00)	179,014.06				179,014.06	
Midlink school TIR tax (acct 24370301-420.01)	8,768.16				8,768	
Midlink Admin chg						
General Mills local TIR (acct 24370304-420.00)	38,598.83				38,599	
General Mills school TIR (acct 24370304-420.01)					0	
General Mills Admin chg						
9008 Portage Road local TIR (acct 24370303-420.00)	676.24				676	
9008 Portage Road school TIR (acct 24370303-420.01)					0	
9008 Portage Road Admin Chg						
Corner @ Drake (24370305-420.00)		2,602.89			-2,603	
Corner @ Drake Admin Chg						
555 E. Eliza St. Local TIR (24370306-420.00)	179.41				179	
555 E. Eliza St. School TIR (24370306-420.01)	228.96				229	
555 E. Eliza St. Admin Chg						
232 LLC (24370307-420.00)					0	
232 LLC Admin. Chg						
Blackbird Billiards local TIR (24370308-420.00)	568.52				569	
Blackbird Billiards School TIR (24370308-420.01)					0.00	
Blackbird Billiards Admin Chg						
RAI AZO, LLC local TIR (24370309-420.00)	1,292.27				1,292.27	
RAI AZO, LLC School TIR (24370309-420.01)					0	
RAI Admin Chg						
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81				4,320.81	
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,054.93				2,055	
Metal Mechanics School TIR (24370311-420.01)					0	
Metal Mechanics Admin. Chg.						
Scanell/Project Spartan Local TIR (24370318-420.00)	103,248.09				103,248	
Scanell/Project Spartan School TIR (24370318-420.01)		50,393.50			-50,394	*2021 TIR Return
Scanell/Project Spartan Admin. Chg.						
Stryker Local (24370313-420.00)	178,553.33				178,553	
Stryker School (24370313-420.01)					0	
Stryker Admin. Chg						
Stadium Park Way Local (24370314-420.00)	37,658.61				37,659	
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)						562,441.49
Vicksburg Mill Admin. Chg						
Delta Marriott (24370317) Local TIR	9,164.77					
Delta Marriott School TIR						
Delta Marriott Admin. Chg						
2 and 10 Mills St. (Environmental Work)						
Graphic Packaging Local TIR (24370319-420.00)					0	
Graphic Packaging School TIR (24370319-420.01)					0	
Graphic Packaging Admin Chg						
IPUSA Local TIR (24370320-420.00)						
IPUSA State TIR (24370320-420.01)						
IPUSA Admin. Charge						
KALSEE Credit Union Local TIR (24370321-420.00)						
KALSEE Credit Union State TIR (24370321-420.01)						
KALSEE Credit Union Admin. Charge						
619 Porter St. (Environmental work)						
BRA ACTUAL TOTAL 2023 AS OF 04/13/2023	564,326.99	52,996.39	-	511,331	511,331	2,581,675

2020-23 Pending remaining of approved Work Orders & Other Expenses						
General Fund						
WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017
WO#2018-1 - General Env. Consulting			20			unused in 2018
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application			
WO# 2018-2 ET Annual Report Assistance			25			unused in 2018
WO# 2018-3 Website Assistance -Envirologic			42.5			unused in 2018
Web Hosting (annual expense)		300				
WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019
WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020
WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021
WO#2022-1 General Environmental + admin			11,722.50			unused in 2022
WO#2023-1 General Environmental + Admin		19,210.00	Remaining amount in W.O.			
2020 Pending TIF Payments to Developers & other expenses						
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37				
RAI AZO School & Interest		1,234				
Fund 243 (247) Work Order TOTAL		23,461.10			-23,461.10	2,551,382
						ESTIMATED General Fund Amount after encumbrances
Local Brownfield Revolving Fund						
440 LLC - Funding Request		15,000.00	awaiting invoice submittal			
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.		-6,832.02	1,723,093
						ESTIMATED LBRF Amount after encumbrances
Fund 242 (643) Work Order TOTAL		21,832.02				
total work orders & other expenses from both accounts		45,293.12				

Pending reimbursements to Developers (with required documentation):

- Delta Marriott Invoices (estimated) 82,473.15
- City of Portage Invoices (TBD) 0.00
- Midlink Invoices (estimated) 529,458.00
- 2022 Developer Reimbursements (TBD) 0.00

ESTIMATED Total Remaining (w/remaining encumbrances TBD) 1,939,450.81

Expenditures				
	2023 Proposed	2023 YTD	2022 Budget	
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Revenues				
	2023	2023 YTD	2022 Budget	
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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	
Subtotals	1,752,880.11	29,787.51	1,723,092.60	
	Fund 242 TOTAL to date \$ 1,723,092.60			

*see Expense Detail 2023 for outstanding workorders