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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, May 23, 2024  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**AGENDA**

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**Link to join Webinar**

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

Webinar ID: 826 6120 3045

1. Call to Order: 3:00
  2. Roll Call and Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of **April 25, 2024**
  5. Public Comments (*4 minutes each*)
  6. Consent Agenda
    - a. **From General Fund**
      - i. **\$922.50** – Fishbeck Invoice 436931 (Gen. Env. W.O. 2024-1)
    - b. **From EPA Grant Fund**
      - i. **\$30.39** – Fishbeck Invoice 436933 (W.O.#13 YWCA)
      - ii. **\$91.16** – Fishbeck Invoice 436940 (W.O.#11 Redman Ventures)
      - iii. **\$273.21** – Fishbeck Invoice 436950 (W.O.#12 Legacy Senior Living)
      - iv. **\$1,402.35** – Fishbeck Invoice 436949 (W.O. #15 UEI)
      - v. **\$307.97** – Fishbeck Invoice 43634 (W.O.#17 Teresa’s Kitchen)
      - vi. **\$59.39** – Fishbeck Invoice 436942 (W.O. #1 QAPP)
      - vii. **\$1,053.23** – Fishbeck Invoice 436929 (W.O. #2 Outreach & Programmatic)
    - c. **Project Business:**
      - i. **The Vicksburg Mill, Paper City Development, LLC**
        1. **\$975.00** - Reimbursement to Paper City, LLC, EGLE Loan FY23Q4 (KCBRA approved 10/26/23 & EGLE approved 5/8/24)
  7. Discussion and/or Action Calendar
    - a. **Action:** Comstock Center Redevelopment Project Additional Funding Request
    - b. **Discussion:** Fishbeck
      - i. General Environmental Memo & Billing Summary
      - ii. EPA Grant Memo & Billing Summary
    - c. **Action:** KCBRA Fund 242 & 243 Fiscal Year 2025 Budget Proposal
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8. Financial Reports

- a. **Discussion:** Fund 243 Report
- b. **Discussion:** Fund 242 Report

9. Staff Report/Updates

- a. Staff Attended Parchment Historic Mill Project Kick-Off Partners Event on 4/26/24

10. Committees - times dates and places

- a. Kalamazoo Land Bank Regular Meeting - Thursday, June 13<sup>th</sup>, 2023, at 8:30 a.m.
- b. KCBRA Committee of the Whole – Thursday June 13<sup>th</sup>, 2024, at 3:00 p.m.

11. Other

12. Board Member Comments

13. Adjournment

***Next Regular Meeting: Thursday, June 27, 2024, at 3:00 p.m.***

***Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at [www.kalcountybrownfield.com](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

BOARD MEMBERS:

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

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

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

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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

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**DRAFT - MINUTES**

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**Present:** Christopher Carew, Connie Ferguson, Chad Goodwill, Jared Lutz, Jodi Milks, Monteze Morales, Kenneth Peregon, David (Wei) Wang and Andrew Wenzel

**Members Excused:** none

**Vacancies:** 1

**Kalamazoo Township:** none

**Oshtemo Township:** none

**Staff:** Rachael Grover, Macy Rose Walters

**Consultant:** Jeff Hawkins, Fishbeck

**Recording Secretary:** Macy Rose Walters

**County Commissioners:** Monteze Morales

**County Admin:** none

**Community:** 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:03 p.m.**
2. Roll Call and Members Excused: **Commissioner Morales attended the meeting virtually in accordance with ADA accommodations consistent with 2022 OAG 7318 nine (9) of nine (9) voting were present. Director Peregon was excused at 4:00 p.m. The board welcomed Director Chad Goodwill, appointed for the vacancy for term 11/1/18 to 10/31/2024.**

3. Approval of the Agenda:

There was a correction to Item 6 d ii, the final payment to Paper City amount was transposed, it should read as \$43,119.44.

**Director Lutz moved to approve item 3, as amended, Director Wang seconded. None opposed, motion carried.**

4. Approval of Minutes: BRA Minutes of **March 28, 2024**

Director Ferguson noted Item 6 b ii should be invoice number 434698 and the motion for Item 8 should read as a money market account and not "money markey".

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

5. Public Comments (4 minutes each)
-

6. Consent Agenda – Invoices

a. **From General Fund**

- i. **\$ 23,318.42**- FY24Q1 Reimbursement to Planning Department
- ii. **\$ 192.86** - BRA Admin Expense invoice for EGLE Loan
- iii. **\$ 1,120.00** – Fishbeck Invoice 435834 (W.O. 2024-1 Gen. Env.)

b. **From EPA Grant Fund**

- i. **\$30.39** – Fishbeck invoice 435835 (W.O.#13 YWCA)
- ii. **\$112.80** – Fishbeck invoice 435838 (W.O.#11 Redman Ventures)
- iii. **\$552.35** – Fishbeck invoice 435841 (W.O.#12 Legacy Senior Living)
- iv. **\$255.96** – Fishbeck invoice 435840 (W.O. #15 UEI)
- v. **\$237.54** – Fishbeck invoice 435839 (W.O. #2 Outreach & Programmatic)
- vi. **\$286.50** – Fishbeck invoice 435833 (W.O. #2 Outreach & Programmatic)

c. **From LBRF 242 Fund**

- i. **\$ 1,384.65** – Fishbeck invoice 435842 (W.O. 2023-2 YWCA)
- ii. **\$ 10,292.07** – Fishbeck invoice 435843 (W.O. 2023-3 436. W. Willard St.)

d. **Project Business:**

- i. Authorization to Submit Vicksburg Mill FY24 Q2 Loan Report to EGLE
- ii. **~~\$34,119.44~~ \$43,119.44** - Final Reimbursement to Paper City EGLE Grant (retention amount held from past quarters approved by KCBRA & EGLE)

e. **KCBRA Business:**

- i. KCBRA 2024 Fund 243 Budget Amendment

**Director Carew motioned to approve Item 6, the Consent Agenda, Director Milks seconded. None opposed, motion carried.**

7. Discussion and/or Action Calendar

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

- i. Fishbeck EPA Grant Work Order #14

**Director Milks moved to approve both Item 7a as presented, waiving the payment of the application fee and Item 7ai, as amended to only include the budgets for Phase 1 Environmental Assessments and EPA Grant Eligibility. Director Wenzel seconded, none opposed, motion carried.**

b. **Discussion:** Fishbeck

- i. General Environmental Memo & Billing Summary
- ii. EPA Grant Memo & Billing Summary
  - 1. EPA Grant Budget Reallocation Memo

**Director Milks moved to approve Item 7bii1, as presented, Director Ferguson seconded. None opposed, motion carried.**

- iii. Urban Exposure Initiative BFP Evaluation Memo

**No action, KCBRA staff will send the memo to the City of Kalamazoo BRA for review.**

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8. Financial Reports **Staff presented financial reports.**
  - a. **Discussion:** General Fund 243 Report FY24 Q1 Report
  - b. **Discussion:** Local Brownfield Revolving Fund 242 Report
9. Staff Report/Updates **Staff presented updates.**
  - a. Vicksburg Mill EGLE Grant Closed and approved by EGLE on 3/15/2024
  - b. LBRF invested with Michigan Class by County Treasury Dept. on 4/15/2024
10. Committees - times dates and places
  - a. Kalamazoo Land Bank Regular Meeting - Thursday, May 9<sup>th</sup>, 2023, at 8:30 a.m.
  - b. KCBRA Committee of the Whole – Thursday May 9<sup>th</sup>, 2024, at 3:00 p.m.
11. Other
12. Board Member Comments
13. Adjournment **Director Lutz moved to adjourn at 4:10 p.m. Director Milks seconded, none opposed, motion carried.**

***Next Regular Meeting: Thursday, May 23, 2024, at 3:00 p.m.***

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

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

**Invoice :** 436931  
**Invoice Date :** 5/13/2024  
**Project :** 230454  
**Project Name :** KCBRA/W.O. 2023-1 Gen  
Environmental Review  
**Bill Term :** BT2

For Professional Services Rendered Through 4/30/2024

WO #2024-1

			Billings		
	Fee	Available	To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	11,110.00	3,812.50	2,890.00	922.50
<i>Rate Labor</i>		922.50			
CAS 2024 - Contractual Administrative Support 2024	6,000.00	6,000.00	0.00	0.00	0.00
				<b>Current Billings</b>	922.50
				<b>Amount Due This Bill</b>	922.50

**Total Fee :** 20,000.00  
**To Date Billings :** 3,812.50  
**Total Remaining :** 16,187.50

GR 2024 - General Review 2024

Rate Labor					
Class / Employee		Date	Hours	Rate	Amount
Senior Environmental Specialist					
David Stegink		2/5/2024	0.75	140.0000	105.00
	Eliza St. LBRF LRA review				
Senior Geologist					
Therese Searles		4/9/2024	0.50	105.0000	52.50
	call with Steve Diesler, Comstock				
		4/10/2024	0.50	105.0000	52.50
	comstock project scope evaluation				
		4/24/2024	1.00	105.0000	105.00
	overall project debrief and update discussion with JCH				
		4/29/2024	0.50	105.0000	52.50
	KCBRA general update discussion with JCH				
Total Therese Searles			2.50		262.50
Total Senior Geologist			2.50		262.50
Senior Hydrogeologist					
Jeffrey Hawkins		4/11/2024	0.50	150.0000	75.00
	prep for and attended cow meeting				
		4/16/2024	0.25	150.0000	37.50
	notes to TMS from COW meeting				
		4/23/2024	1.00	150.0000	150.00
	prep for KCBRA meeting, meeting with TMS				
		4/29/2024	0.25	150.0000	37.50
	debrief with TMS re: BRA meeting				
Total Jeffrey Hawkins			2.00		300.00
Total Senior Hydrogeologist			2.00		300.00
Staff Environmental Specialist					
Logan Mulholland		4/1/2024	0.25	85.0000	21.25
	Styker Followup				
		4/19/2024	2.50	85.0000	212.50
	100 Island Ave TIF Tracking				
		4/22/2024	0.25	85.0000	21.25
	Follow up on 100 Island Ave Agreement				
Total Logan Mulholland			3.00		255.00
Total Staff Environmental Specialist			3.00		255.00
Total Rate Labor					922.50
Total Bill Task: GR 2024 - General Review 2024					922.50



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Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546  
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616.575.3824  
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**Kalamazoo, MI 49008**  
**United States**

**Invoice :** 436933  
**Invoice Date :** 5/13/2024  
**Project :** 231417  
**Project Name :** KCBRA/YWCA, 550 S. Riverview Dr.  
City of Parchment  
**Bill Term :** BT1

For Professional Services Rendered Through 4/30/2024

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

			Billings		
	Fee	Available	To Date	Previous	Current
HASP/SAP/PM - Eligibility / HASP /SAP /Project Management	882.23	0.00	882.23	882.23	0.00
PFE - PFE Testing	5,139.70	0.00	5,139.70	5,139.70	0.00
VMS Design - VMS Design	8,362.76	250.00	8,143.15	8,112.76	30.39
Rate Labor		30.39			
Current Billings					30.39
Amount Due This Bill					30.39

**Total Fee :** 14,384.69  
**To Date Billings :** 14,165.08  
**Total Remaining :** 219.61

VMS Design - VMS Design				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Geologist				
Therese Searles	4/1/2024	0.25	121.5400	30.39
EPA documents discussion				
Total Rate Labor				30.39
Total Project: 231417 - KCBRA/YWCA, 550 S. Riverview Dr. City of Parchment				30.39



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**Invoice :** 436940  
**Invoice Date :** 5/13/2024  
**Project :** 231418  
**Project Name :** KCBRA/Redman Ventures, LLC-  
6667 Stadium Dr. Oshtemo  
**Bill Term :** BT1

For Professional Services Rendered Through 4/30/2024

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

6667 Stadium Dr, Oshtemo

			Billings		
	Fee	Available	To Date	Previous	Current
231418 - KCBRA/Redman Ventures, LLC- 6667 Stadium Dr. Oshtemo					
Elig-PH1 - Eligibility Update & Phase I ESA	3,200.00	0.00	3,200.00	3,200.00	0.00
ASB - Asbestos Survey	2,956.90	0.00	2,956.90	2,956.90	0.00
BP Eval - Brownfield Plan Evaluation	3,000.00	2,197.67	893.49	802.33	91.16
Rate Labor		91.16			
Current Billings					91.16
Amount Due This Bill					91.16

**Total Fee :** 9,156.90  
**To Date Billings :** 7,050.39  
**Total Remaining :** 2,106.51

BP Eval - Brownfield Plan Evaluation				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Geologist				
Therese Searles	4/8/2024	0.25	121.5400	30.39
	re: updated form for assessor			
	4/17/2024	0.50	121.5400	60.77
	BF evaluation communication	-----		-----
Total Therese Searles		0.75		91.16
Total Senior Geologist		0.75		91.16
Total Rate Labor				91.16
Total Bill Task: BP Eval - Brownfield Plan Evaluation				91.16
Total Project: 231418 - KCBRA/Redman Ventures, LLC-6667 Stadium Dr. Oshtemo				91.16



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**Invoice :** 436950  
**Invoice Date :** 5/13/2024  
**Project :** 231419  
**Project Name :** KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo  
**Bill Term :** BT1

**For Professional Services Rendered Through 4/30/2024**

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

WO #12

	Fee	Available	Billings		
			To Date	Previous	Current
<b>231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo</b>					
RAP - Response Activity Plan /Conceptual Site Model	7,599.68	0.00	7,599.68	7,599.68	0.00
Clean - Brownfield Cleanup Planning	5,000.00	1,171.54	4,101.67	3,828.46	273.21
Rate Labor		273.21			
<b>Current Billings</b>					273.21
<b>Amount Due This Bill</b>					<u>273.21</u>

**Total Fee :** 12,599.68  
**To Date Billings :** 11,701.35  
**Total Remaining :** 898.33

Clean - Brownfield Cleanup Planning				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Senior Engineer				
Alisa Lindsay	4/5/2024	1.00	169.9500	169.95
	Planning, design, and contruction team mtg.			
	4/9/2024	0.25	169.9500	42.49
	SIR tech review coord			
		-----		-----
		1.25		212.44
		-----		-----
		1.25		212.44
Total Alisa Lindsay				
Total Senior Engineer				
Senior Geologist				
Therese Searles	4/10/2024	0.50	121.5400	60.77
	project update discussion with AL, scope and budget			
Total Rate Labor				273.21
Total Bill Task: Clean - Brownfield Cleanup Planning				273.21
Total Project: 231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo				273.21

**Payment Options**

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**Invoice :** 436949  
**Invoice Date :** 5/13/2024  
**Project :** 231768  
**Project Name :** KCBRA/WO 15 -Urban Exposure Initiative, 1116 Lake Street  
**Bill Term :** BT1

**For Professional Services Rendered Through 4/30/2024**

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

	Fee	Available	Billings		
			To Date	Previous	Current
Elg/HASP/SAP - Eligibility, HASP, SAP	680.40	0.02	680.38	680.38	0.00
HM Inspect - Hazardous Materials Inspection	2,435.83	0.00	2,435.83	2,435.83	0.00
BF Plan - Brownfield Plan Preparation	6,000.00	6,000.00	0.00	0.00	0.00
BF Eval - Brownfield Evaluation	3,000.00	2,250.15	2,152.20	749.85	1,402.35
Rate Labor		1,402.35			
<b>Current Billings</b>					1,402.35
<b>Amount Due This Bill</b>					<u>1,402.35</u>

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

**Invoice: 436949**

**BF Eval - Brownfield Evaluation**

**Rate Labor**

Class	Hours	Rate	Amount
Senior Geologist	5.75	121.5400	698.86
Staff Environmental Specialist	7.75	82.4000	638.60
	0.75	86.5200	64.89
<b>Total Staff Environmental Specialist</b>	8.50		703.49
<b>Total Rate Labor</b>			<b>1,402.35</b>
<b>Total Bill Task: BF Eval - Brownfield Evaluation</b>			<b>1,402.35</b>

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

**1,402.35**



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**Invoice :** 436934  
**Invoice Date :** 5/13/2024  
**Project :** 240812  
**Project Name :** KCBRA/WO 17 - 1222 S, Burdick, Kalamazoo  
**Bill Term :** BT1

For Professional Services Rendered Through 4/30/2024

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

WO #16

		Billings				
		Fee	Available	To Date	Previous	Current
Elg / PH 1 - Eligibility and Phase I ESA		3,000.00	3,000.00	307.97	0.00	307.97
Rate Labor	307.97					
Current Billings						307.97
Amount Due This Bill						307.97

Project: 240812 - KCBRA/WO 17 - 1222 S, Burdick, Kalamazoo			Invoice: 436934	
Elg / PH 1 - Eligibility and Phase I ESA				
Rate Labor				
Class		Hours	Rate	Amount
Hydrogeologist		1.00	121.5400	121.54
Production Support		0.25	86.5200	21.63
Staff Environmental Specialist		2.00	82.4000	164.80
Total Rate Labor				307.97
Total Bill Task: Elg / PH 1 - Eligibility and Phase I ESA				307.97
Total Project: 240812 - KCBRA/WO 17 - 1222 S, Burdick, Kalamazoo				307.97

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 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546  
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**201 West Kalamazoo Avenue**  
**Kalamazoo, MI 49008**  
**United States**

**Invoice :** 436942  
**Invoice Date :** 5/13/2024  
**Project :** E210220  
**Project Name :** Kalamazoo County Brownfield Redevelopment Authority/WO-1 QAPP  
**Bill Term :** BT1

**For Professional Services Rendered Through 4/30/2024**

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

WO-1

	Fee	Available	Billings		
			To Date	Previous	Current
<b>E210220 - Kalamazoo County Brownfield Redevelopment Authority/WO-1 QAPP</b>					
QAPP - QAPP	2,004.00	2,004.00	0.00	0.00	0.00
QAPP-AU - QAPP -Annual Updates	596.00	358.46	296.93	237.54	59.39
Rate Labor		59.39			
			<b>Current Billings</b>		59.39
			<b>Amount Due This Bill</b>		<u>59.39</u>

**Total Fee :** 2,600.00  
**To Date Billings :** 296.93  
**Total Remaining :** 2,303.07

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

**Invoice: 436942**

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

**Rate Labor**

*Class / Employee*

*Hours*

*Rate*

*Amount*

**Staff Engineer**

Mahta Naziri Saeed

0.75

79.1800

59.39

**Total Rate Labor**

**59.39**

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

**59.39**

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**Kalamazoo, MI 49008**  
**United States**

**Invoice :** 436929  
**Invoice Date :** 5/13/2024  
**Project :** E210229  
**Project Name :** KCBRA/FY21 EPA Assessment Grant  
 -W.O. 2 Community Outreach and Programmatic  
**Bill Term :** BT1

**For Professional Services Rendered Through 4/30/2024**

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

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	9,300.00	1,374.17	8,979.06	7,925.83	1,053.23
Rate Labor		1,053.23			
<b>Current Billings</b>					1,053.23
<b>Amount Due This Bill</b>					<u>1,053.23</u>

**Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** **Invoice: 436929**

**COMM - Community Outreach & Programmatic****Rate Labor**

Class / Employee	Hours	Rate	Amount
<b>Senior Geologist</b>			
Therese Searles	8.50	95.5000	811.75
<b>Staff Environmental Specialist</b>			
Logan Mulholland	3.25	74.3000	241.48
<b>Total Rate Labor</b>			<b>1,053.23</b>
<b>Total Bill Task: COMM - Community Outreach &amp; Programmatic</b>			<b>1,053.23</b>

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

**1,053.23**

**MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM**

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

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

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

**PROJECT DETAILS**

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Jul 1, 2023</i>	End: <i>Sep 30, 2023</i>	Quarter: <i>4 (July-Sep)</i>	Fiscal Year: <i>2023</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>	Phone Number: <i>+1 (269) 384-8305</i>		
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q4 2023</i>	<i>Oct 26, 2023</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$234.15</i>	<i>Pending</i>
<i>2257</i>	<i>Sep 29, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2C</i>	<i>\$260.00</i>	<i>Pending</i>
<i>2256</i>	<i>Sep 29, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$715.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$1,209.15</b>	

**PROGRESS REPORT**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$975.00</i>	<i>\$376,954.97</i>	<i>N/A</i>
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$234.15</i>	<i>\$10,336.84</i>	<i>N/A</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: **4 (July-Sep)**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<b>TOTALS:</b>	<b>\$1,240,707.00</b>	<b>\$1,209.15</b>	<b>\$789,460.03</b>	

Describe proposed activity next quarter including proposed date to complete.

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

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

### LOAN AWARDS INTEREST EARNED

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

- ☒ Our interest statement is attached. **under review**
- ☐ 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: **Rachael Grover, Planning and Development Director**

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

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

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

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



**Phillips Environmental  
Consulting Services, Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
9/29/2023	2256

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/25/2023	Monthly conference call with EGLE and County.	0.5	130.00	65.00
7/26/2023	Update Steve S. on conference call and walkover request.	0.25	130.00	32.50
8/14/2023	Monthly Status call with EGLE and County.	0.5	130.00	65.00
9/12/2023	Monthly Status call with EGLE and County.	0.5	130.00	65.00
9/20/2023	Learn of MLive article and review and send questions to client.	1.25	130.00	162.50
9/21/2023	Review revised article and comment. discuss giving state heads up as it is still not accurate. Call State and County upon approval.	2.5	130.00	325.00
Loan Task 2G - Due Care M&P		<b>Total</b>		\$715.00
Phone #				
269-501-5079		<b>Balance Due</b>		\$715.00



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
9/29/2023	2257

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/14/2023	Complete Waste Management Profile Renewal Form.	1.25	130.00	162.50
9/20/2023	Review Waste management Questions and Revise Renewal request to answer.	0.75	130.00	97.50
Loan Task 2C - Soil Management		<b>Total</b>		\$260.00

Phone #
269-501-5079

<b>Balance Due</b>	\$260.00
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**PARTIAL UNCONDITIONAL  
WAIVER OF LIEN**

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

DATE: November 8, 2023

SIGNATURE: *Lisa K J Phillips*

PHONE: (269) 501-5079

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

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com

Randy L. Thompson, Supervisor  
Nicole Beauchamp, Clerk  
Clyde (Bub) Sherwood, Treasurer



Jerry T. Amos, Trustee  
Terrance G. McIver, Trustee  
Jason Knight, Trustee  
Robert Pratt, Trustee

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

Dear Macy,

On behalf of Comstock Township and Comstock Center Downtown Development Authority we are requesting financial assistance for continued environmental assessment activities from the Kalamazoo County Brownfield Redevelopment Authority for the Proposed Comstock Center Riverfront Redevelopment Project. Significant progress has been made over the last year including property owner meetings, environmental assessments, market studies (underway), revised site planning (underway) and further investigations into project funding sources.

We are aware the EPA grant has technically been fully encumbered and any amount that would be needed more than the \$4,000, will need to be requested from the LBRF. Our new request includes additional funds to conduct an asbestos survey and PCB sampling of mastics, glazing, and caulks within three existing structures. The total for all 3 HMIs would be \$16,400.

We thank KCBRA for the initial funding for the Phase I and II assessment work in 2023 and with your additional support we can continue to reach our goal to redevelop this key parcel in downtown Comstock.

Sincerely,

Randy Thompson  
Comstock Charter Supervisor

c. Scott Hess, Superintendent  
Steve Deisler, DDA Executive Director  
Sandra Katje, Comstock Center DDA Chair

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## Memo

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

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

**DATE:** May 23, 2024

**RE:** General/LBRF Funding Updates

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This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

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

Update:

*General Review:* This month's invoice for consideration includes preparing Disbursement memos, and associated meetings, for Stryker/City of Portage and the 100 Island Avenue projects. General discussions were also had with Comstock Township and Brownfield staff, outside of approved grant scope and budgets, regarding their downtown revitalization project and potential forthcoming requests to the KCBRA.

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

Update:

The first quarter of post-installation performance monitoring is complete, and the system is functioning properly. In addition to the quarterly monitoring, the performance metrics can be accessed online through telemetry readings with essentially real-time data (within 10 minutes). Periodic checks of the online system indicate that required pressure differential (minimum 0.02 inches of water column) continues to be met.

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

Update:

The Conceptual Vapor Mitigation System Design document has been finalized and furnished to Clarklogic.



General Environmental Review  
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
					421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$2,147.75		
					424170	6/8/2023	\$2,226.61		
					425333	7/12/2023	\$2,294.95		
					426213	8/7/2023	\$806.25		
					427541	9/7/2023	\$1,420.00		
					429022	10/9/2023	\$963.75		
					429750	11/2/2023	\$652.50		
					431430	12/7/2023	\$585.00		
					432686	1/9/2024	\$365.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81		\$2,063.19
		Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$288.75		
					432686	1/9/2024	\$679.50		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25		\$4,716.75
		2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06		\$6,779.94
230454	2024-1	General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50		
					434692	3/12/2021	\$627.50		
					435834	4/10/2024	\$1,120.00		
					436931*	5/13/2024	\$922.50		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$3,812.50		\$10,187.50
		Contractual Administrative (2024)	\$ 6,000.00	\$ 6,000.00					
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$0.00		\$6,000.00
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$3,812.50		\$16,187.50
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	\$10,565.50	\$10,565.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23	\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						Project Subtotal	\$13,100.00		\$108.00
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight			05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
					06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
					06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
					06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
					06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
					07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
					07162	12/7/202	\$78.75	\$32,590.00	\$32,590.00
					07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
					07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
					07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
					07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
					07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
					08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
					08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
					08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
					08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
					08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
					09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
					422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
						Project Subtotal	\$9,653.75		\$30,346.25
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					
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98
		LBRF funding -Amendment March 2024	\$10,000.00	\$10,000.00	231417	4/10/2024	\$1,384.65	\$20,718.33	\$20,718.33
			\$110,000	\$110,000.00		Project Subtotal	\$89,281.67		\$20,718.33
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93		
		LBRF Funding			435843	4/10/2024	\$10,292.07		
						Project Subtotal	\$24,000.00		\$0.00
		530 S Rose Street, Kalamazoo, MI	\$ 86,896.74	\$ 86,896.74					
		LBRF Funding							

## Memo

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

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

**DATE:** May23, 2024

**RE:** FY21 EPA Grant Updates and Invoices

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to the FY21 EPA Brownfield Assessment Grant. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

### 1. Community Outreach and Programmatic Project No: E210229 -W.O. 2

#### Update:

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

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

#### Update:

In 2022, NACD reached out for funding support with plans to redevelop 21 tax foreclosed parcels being held by the County Land Bank, into 18 affordable residential properties. A Phase I ESA was completed on all 21 parcels plus selective ground penetrating radar on parcels that may have remaining foundations. The GPR survey identified several parcels with suspect buried demolition debris. There are four parcels that warrant further assessment. Following grant funded assessment to date, NACD indicated that timing for additional assessment in relation to plans for construction of future houses was being evaluated and the budget was held. Brownfield staff and Fishbeck have met with the new Executive Director of NACD to inform on the remaining budget and gauge whether further assessment will occur prior to the end of the grant term. The Executive Director will be meeting with her Board of Directors and will respond back to Fishbeck and the Brownfield Administrator. It should also be noted that due to the timing since the Phase I ESA was completed (over one year), a new Phase I ESA would need to be completed. Further, the remaining budget is not sufficient to complete all recommended assessment. Feedback from NACD will inform recommendations on utilizing the remaining grant budget allocated to this project. At this point in time, the budget has been held.

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

Brownfield evaluation activities have been underway. Mr. Redman returned additional documentation that was requested from the Oshtemo Township Assessor including square footages and expense breakdowns. This updated information has been provided to the assessor, however, the assessor has now requested a formal pro forma be filled out by the developer before establishing an estimated future taxable value. Fishbeck is continuing to engage with both the developer and the assessor.

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

**Update:**

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. The Phase I and Phase II ESAs are complete. The \$4,000 budget for the BEA/Due Care is being held, pending redevelopment decisions. Discussions are underway with Comstock Township and a request to complete Hazardous Materials Inspections on some of the buildings may be forthcoming.

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

**Update:**

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood. EGLE funding has been secured for pre-investigation (preparation of HASP and SAP), field investigation, and reporting (Investigation report, ResAP, and DDCC). EPA grant cleanup planning funds may still be needed for general project planning meetings that are not covered under the EGLE funding. Therefore, the KCBRA Board voted to hold the cleanup planning remaining budget of \$1,171 for these purposes. The remaining ResAP/CSM budget of \$9,900 has been reallocated to support other projects.

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

**Update:**

The EPA grant-supported design activities are complete. Remaining VMS installation activities cannot be supported with the use of USEPA assessment grant funds. Therefore, a small budget has been retained for general cleanup planning activities that may remain, as voted on by the KCBRA Board in April of 2024; however, a majority of the remaining almost \$7,000 budget has been reallocated to support other projects.

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

**Update:**

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

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

Based on the definition of a "brownfield" according to Michigan Public Act 381, the Brownfield Redevelopment Financing Act, as amended, this property could be considered eligible for a Brownfield Plan based on the component of housing, as this property contains at least one residential unit. The KCBRA, City of Kalamazoo City Commission and the Kalamazoo County Board of Commissioners would need to determine if this project helps meet the needs of housing and is a public benefit. KCBRA staff will be meeting with City representatives to determine if the merits of this potential Brownfield Plan are likely to receive local support of addressing the housing need and being a public benefit.

## **8. 702 W. Michigan Avenue, Kalamazoo, Michigan**

### **Project No: 231766 – W.O. 16**

#### **Update:**

At the March KCBRA regular meeting, since it was the seller that did not accept a new purchase agreement and not the developer backing out of redevelopment, the Board voted to waive the \$4,000 expense that would have been a developer responsibility since this project did not move forward. At the April 2024 KCBRA regular meeting, the Board voted to reallocate the remaining project budget (\$18,776.82) to support other projects.

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Number	Grant	Activity	Budget Estimates	Actual			Project Budget Remaining		
Project	W.O.	Task	Site/Phase	Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete	
			Initial Grant Award						
			Task 1 - Phase I ESAs			\$ 18,209.99	\$ 26,790.01		
			Task 2 - Phase II ESAs and BEA/DC			\$ 129,315.78	\$ 74,684.22		
			Task 3 - Brownfield Plans			\$ 63,590.17	\$ (27,590.17)		
			Task 4 - Community Outreach, Programmatic, Travel			\$ 13,976.62	\$ 1,023.38		
						\$ 225,092.56	\$ 74,907.44		
County		4	Personnel			\$ -			
County		4	Travel	KCBRA Travel		\$ 4,997.56	\$ 1,002.44		
County		4	Supplies			\$ -			
County		4	Other			\$ -			
			County Subtotal	County Subtotal		\$ 4,997.56	County Subtotal		
			Contractual - Envirologic Technologies, Inc.			\$ -	\$ -		
210220	1	2	QAPP Preparation						
				Invoice Total	08272 11/10/2021	\$ 118.50			
					08354 12/7/2021	\$ 1,440.75			
					08471 1/6/2022	\$ 444.75			
					435839 4/10/2024	\$ 237.50			
					436942* 5/13/2024	\$ 59.39			
				Project Subtotal		\$ 2,300.89	Project Subtotal	\$ 2,300.89	
							Budget Returned	\$ 2,400.00	
								\$ 299.11	
	1	2	Initial Preparation						
				Invoice Breakdown					
					08272 11/10/2021	\$ 118.50			
					08354 12/7/2021	\$ 1,440.75			
					08471 1/6/2022	\$ 444.75			
				Phase Subtotal		\$ 2,004.00	Phase Subtotal	\$ -	
210220	1	2	QAPP - ANNUAL UPDATES						
				Invoice Total	435839 4/12/2024	\$ 237.54			
				Invoice Total	4/20/3096 5/13/2024	\$ 59.39			
				Project Subtotal		\$ 296.93	Phase Subtotal	\$ 299.07	
210229	2	4	Community Outreach and Programmatic						
			Amendment #1 (approved 5-25-23)	Invoice Total	08661 2/18/2022	\$ 132.02			
			Amendment #2 (approved 11-16-23)	Invoice Total	08841 4/8/2022	\$ 104.56			
				Invoice Total	08977 5/10/2022	\$ 359.38			
				Invoice Total	09127 6/13/2022	\$ 341.14			
				Invoice Total	09389 8/18/2022	\$ 209.13			
				Invoice Total	09619 10/12/2022	\$ 41.83			
				Invoice Total	09745 11/9/2022	\$ 352.93			
				Invoice Total	09857 12/12/2022	\$ 345.06			
				Invoice Total	09921 1/5/2023	\$ 73.20			
				Invoice Total	420295 2/16/2023	\$ 189.15			
				Invoice Total	421240 3/16/2023	\$ 66.05			
				Invoice Total	423211 5/10/2023	\$ 625.56			
				Invoice Total	424176 6/8/2023	\$ 334.25			
				Invoice Total	425337 7/12/2023	\$ 286.50			
				Invoice Total	426222 8/7/2023	\$ 1,093.13			
				Invoice Total	427546 9/7/2023	\$ 334.25			
				Invoice Total	429749 11/2/2023	\$ 1,024.11			
				Invoice Total	431429 12/7/2023	\$ 209.58			
				Invoice Total	432665 1/8/2024	\$ 334.25			
				Invoice Total	433883 2/13/2024	\$ 801.25			
				Invoice Total	434691 3/12/2024	\$ 382.00			
				Invoice Total	435833 4/10/2024	\$ 286.50			
				Invoice Total	436929* 5/13/2024	\$ 1,053.23			
				Project Subtotal		\$ 8,979.06	Project Subtotal	\$ 320.94	
210265	3	2	1001 2nd Street, Kalamazoo						
				Invoice Total	08771 3/14/2022	\$ 10,823.90			
				Invoice Total	08842 4/8/2022	\$ 3,021.18			
				Invoice Total	08978 5/10/2022	\$ 156.15			
				Invoice Total	09513 9/16/2022	\$ 1,016.80			
				Project Subtotal		\$ 15,018.03	Project Subtotal	\$ 2,676.98	
							Budget Returned	\$ 2,676.98	
							Budget Remaining	\$ -	
220128	5	2	NACD - Ransom and North St.						
				Invoice Total	09243 7/12/2022	\$ 614.29			
				Invoice Total	09296 8/4/2022	\$ 12,499.46			
				Invoice Total	09409 9/7/2022	\$ 2,778.21			
				Invoice Total	09636 10/21/2022	\$ 4,152.64			
				Invoice Total	09663 11/3/2022	\$ 875.04			
				Invoice Total	09859 12/12/2022	\$ 3,599.99			
				Invoice Total	09924 1/5/2023	\$ 2,881.90			
				Invoice Total	421464 3/23/2023	\$ 25,002.47			
				Project Subtotal		\$ 52,404.00	Project Subtotal	\$ 446.00	
				Invoice Breakdown			Budget Returned	\$ 446.00	
								\$ -	
					09243 7/12/2022	\$ 324.13			
					09296 8/4/2022	\$ 5,677.51			
					09409 9/7/2022	\$ 151.63			
					09636 10/21/2022	\$ 3,480.86			
					09663 11/3/2022	\$ 216.34			
				Phase Subtotal		\$ 9,850.47	Phase Subtotal	\$ 1,149.53	

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## KCBRA Fund 242 &amp; Fund 243 Fiscal Year 2025 Budget Proposal

## Expenditures

Expenses - 243 accounts	2025 Proposed	2024 Budget
1 Postage	\$ 100	\$ 100
2 Copy Charges	\$ 200	\$ 200
3 Contractual Services	\$ 20,000	\$ 20,000
4 Contractual Operations	\$ 1,000	\$ 10,000
5 Site Study	\$ 17,000	\$ 15,000
6 Contractual Other (legal)	\$ 12,000	\$ 12,000
7 Communication Expense	\$ 1,000	\$ 1,000
8 Internal Communication	\$ 3,000	\$ 2,700
9 Travel	\$ 1,000	\$ 1,000
10 Marketing program	\$ 1,500	\$ 1,500
11 Employee Training	\$ 1,500	\$ 1,500
12 Miscellaneous	\$ 1,000	\$ 1,500
13 Indirect Costs	\$ 16,000	\$ 15,000
14 Office Supply	\$ 1,000	\$ 500
15 Salary Director (RG)	\$ 2,000	\$ 6,000
16 Salaries Other (MW)	\$ 78,200	\$ 73,000
17 Fringe Benefits	\$ 38,500	\$ 35,000
18 Salaries Other (RC)	\$ 5,000	\$ 4,000
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<b>Midlink Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
31 Local TIR Payments	\$ 358,000.00	\$ 377,000
32 School TIR Payments	\$ 460,000.00	
33 Administrative	\$ 37,000.00	\$ 18,000
34		
35		
36		
<b>9008 Portage Rd Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
37 Local TIR Payments	\$ 4,000	
38 School TIR Payments	\$ 400	\$ 200
39 Transfer into LBRF	\$ 500	
40 Administrative	\$ 500	\$ 1,800
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43		
<b>General Mills Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
44 Local TIR Payments to dev.	\$ 98,000	\$ 75,500
45 School TIR Payments	\$ -	\$ 250,000
46 Administrative	\$ 12,000	\$ 29,500
47		
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49		
<b>Graphic Packaging Expense</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
50 Local TIR Payments to dev.	\$ 277,000	\$ -
51 School TIR Payments	\$ 200,000	\$ -
52 Administrative	\$ 23,000	\$ -
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<b>555 E. Eliza Street Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
56 Local TIR Payments	\$ 95,000	
57 School TIR Payments	\$ 70,000	\$ 100
58 Administrative	\$ 10,000	\$ 600
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61		
<b>232 LLC Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
62 TIR Payments	\$ 7,500	\$ 2,000
63 Administrative	\$ 500	\$ 1,000
64		
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66		
<b>Blackbird Billiards Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
67 TIR Payments	\$ 600	\$ 550
68 School TIR Payments	\$ 900	\$ 50
69 Administrative	\$ 500	\$ 400
70		
71		
72		
<b>Kalamazoo West Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
73 Local TIR Payments	\$ 7,500	\$ 4,000
74 Administrative	\$ 500	\$ 1,000
75		
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77		
<b>Metal Mechanics Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
78 Local TIR Payments	\$ 7,000	\$ 4,000
79 Administrative	\$ 1,000	\$ 1,000
80		

## Revenues

Revenues - 243	2025 Proposed	2024 Budget
Previous Fund trfr	\$ -	
Service Fees	\$ -	
21		
<b>TIR Collection</b>	<b>Prop. ADMIN</b>	<b>Prop. ADMIN</b>
100 Island LLC	\$ -	\$ -
232 LLC	\$ 500	\$ 500
381/383 Pitcher	\$ 1,500	\$ 1,500
9008 Portage Rd	\$ 500	\$ 1,000
Blackbird	\$ 500	\$ 500
555 Eliza Street	\$ 10,000	\$ 10,000
General Mills	\$ 12,000	\$ 12,000
Graphic Packaging	\$ 23,000	\$ 23,000
Holiday Lanes (Delta Conf. Ctr)	\$ 3,000	\$ 3,000
IPUSA	\$ 15,000	\$ 15,000
Kalamazoo West	\$ 500	\$ 500
KALSEE	\$ 1,500	\$ 1,500
Kartar #6	\$ -	\$ -
Metal Mechanics	\$ 500	\$ 500
Midlink	\$ 37,000	\$ 37,000
Parchment Mill/City BRA	\$ -	\$ -
Scannell/FedEx	\$ 30,000	\$ 30,000
Stadium Park Way	\$ 7,000	\$ 7,000
Schupen @ Midlink	\$ 500	
Stryker	\$ 57,000	\$ 57,000
Vicksburg Mill	\$ -	\$ -
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<b>Subtotal Admin</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>
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Midlink Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 395,000	\$ 395,000
School TIR	\$ 460,000	\$ -
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9008 Portage Rd. Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 4,500	\$ 1,000
School TIR	\$ 900	\$ 1,000
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General Mills Revenue	2025 Proposed	2024 Budget
Local TIR	\$ 110,000	\$ 105,000
School TIR	\$ -	\$ 250,000
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Graphic Packaging Revenue	2025 Proposed	2024 Budget
Local TIR	\$ 300,000	\$ -
State TIR	\$ 200,000	\$ -
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555 E. Eliza Street Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 105,000	\$ 400
School TIR	\$ 70,000	\$ 300
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232 LLC Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 8,000	\$ 3,000
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Blackbird Billiards Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 1,100	\$ 500
School TIR	\$ 900	\$ 500
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Kalamazoo West Revenues	2025 Proposed	2024 Budget
Local TIR	\$ 8,000	\$ 5,000
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## KCBRA Fund 242 &amp; Fund 243 Fiscal Year 2025 Budget Proposal

81			
82	<b>Stryker Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
83	Local TIR Payments	\$ 943,000	\$ 750,000
84	Administrative	\$ 57,000	\$ 50,000
85	<b>Total</b>	<b>\$ 1,000,000</b>	<b>\$ 800,000</b>
86			
87	<b>Stadium Park Way Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
88	Local TIR Payments	\$ 53,000	\$ 48,000
89	School TIR Payments	\$ 70,000	\$ 66,500
90	Administrative	\$ 7,000	\$ 7,000
91	<b>Total</b>	<b>\$ 130,000</b>	<b>\$ 121,500</b>
92			
93	<b>381/383 S. Pitcher Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
94	Local TIR Payments to Dev.	\$ 15,500	\$ 15,500
95	School TIR Payments	\$ 12,000	\$ 10,500
96	Administrative	\$ 1,500	\$ 1,500
97	<b>Total</b>	<b>\$ 29,000</b>	<b>\$ 27,500</b>
98			
99	<b>Delta Marriott Holiday Lanes</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
100	Local TIR Payments	\$ 52,000	\$ 20,200
101	Administrative	\$ 3,000	\$ 1,800
102	<b>Total</b>	<b>\$ 55,000</b>	<b>\$ 22,000</b>
103			
104	<b>Vicksburg Mill</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
105	Local TIR Payments	\$ -	\$ 20,000
106	Administrative		
107	<b>Total</b>	<b>\$ -</b>	<b>\$ 20,000</b>
108			
109	<b>Scannell/FedEx</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
110	Local TIR Payments to Dev.	\$ 322,000	\$ -
111	Administrative	\$ 30,000	\$ -
112	<b>Total</b>	<b>\$ 352,000</b>	<b>\$ -</b>
113			
114	<b>100 Island Ave</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
115	Administrative	3,000	\$ -
116			
117	<b>Total</b>	<b>\$ 3,000</b>	<b>\$ -</b>
118			
119	<b>Packment Mill/ City BRA</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
120	Administrative	\$ -	\$ -
121	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
122	<b>IPUSA Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
123	Local TIR Payments	\$ -	\$ 48,000
124	School TIR Payments	\$ 15,000	\$ 66,500
125	Administrative	\$ 15,000	\$ 7,000
126	<b>Total</b>	<b>\$ 30,000</b>	<b>\$ 121,500</b>
127			
128	<b>KALSEE Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
129	Local TIR Payments	\$ 13,500	\$ -
130	School TIR Payments	\$ 15,000	\$ -
131	Administrative	\$ 1,500	\$ -
132	<b>Total</b>	<b>\$ 30,000</b>	<b>\$ -</b>
133			
134	<b>Schupan Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
135	Local TIR Payments	\$ 59,500	\$ -
136	School TIR Payments	\$ 70,000	\$ -
137	Administrative	\$ 500	\$ -
138	<b>Total</b>	<b>\$ 130,000</b>	<b>\$ -</b>
139			
140	<b>EGLE Loan Expenditures</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
141	Contractual	\$ 96,200.00	
142	Travel	\$ 2,000.00	
143	Salaries	\$ 600.00	
144	Fringe	\$ 200.00	
145	Supplies	\$ 500.00	
146	<b>Total</b>	<b>\$ 99,500.00</b>	
147			
148		<b>2025 Proposed</b>	<b>2024 Budget</b>
149	<b>GRAND TOTAL - 243 Expenses</b>	<b>\$3,729,900.00</b>	<b>\$1,757,700</b>

## LBRF - Fund 643 Expenses

154	<b>LBRF Account Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
155	Carry forward for future use	\$ 150,000	\$ 150,000
156	Contractual Other	\$ 50,000	\$ 25,000
157	<b>Total</b>	<b>\$ 200,000</b>	<b>\$ 175,000</b>

	<b>Stryker Revenues</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 1,000,000	\$ 800,000
	<b>Total</b>	<b>\$ 1,000,000</b>	<b>\$ 800,000</b>
	<b>Stadium Park Way Revenues</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 60,000	\$ 55,000
	School TIR	\$ 70,000	\$ 76,000
	<b>Total</b>	<b>\$ 130,000</b>	<b>\$ 131,000</b>
	<b>381/383 S. Pitcher Revenues</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 17,000	\$ 17,000
	School TIR	\$ 12,000	\$ 12,000
	<b>Total</b>	<b>\$ 29,000</b>	<b>\$ 29,000</b>
	<b>Delta Marriott/Holiday Lanes</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 55,000	\$ 22,000
	<b>Total</b>	<b>\$ 55,000</b>	<b>\$ 22,000</b>
	<b>Vicksburg Mill</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ -	\$ -
	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Scannell/FedEx</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 352,000	\$ -
	<b>Total</b>	<b>\$ 352,000</b>	<b>\$ -</b>
	<b>100 Island Ave</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ -	\$ -
	School TIR	\$ -	\$ -
	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Parchment Mill/ City BRA</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ -	\$ -
	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>IPUSA Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 15,000	\$ 55,000
	School TIR	\$ 15,000	\$ 76,000
	<b>Total</b>	<b>\$ 30,000</b>	<b>\$ 131,000</b>
	<b>KALSEE Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 15,000	\$ -
	School TIR	\$ 15,000	\$ -
	<b>Total</b>	<b>\$ 30,000</b>	<b>\$ -</b>
	<b>Schupan Expenses</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Local TIR	\$ 60,000	\$ -
	School TIR	\$ 70,000	\$ -
	<b>Total</b>	<b>\$ 130,000</b>	<b>\$ -</b>
	<b>EGLE Loan Revenues</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	Fed Grant Rev	\$ 99,500.00	
	<b>Total</b>	<b>\$ 99,500.00</b>	
		<b>2025 Proposed</b>	<b>2024 Budget</b>
	<b>GRAND TOTAL - 243 Revenues</b>	<b>\$ 3,726,900</b>	<b>\$ 1,948,700</b>

## LBRF - Fund 643 Revenues

	<b>LBRF Account Revenues</b>	<b>2025 Proposed</b>	<b>2024 Budget</b>
	9008 Portage Road	\$ 500.00	
	<b>Total</b>	<b>\$ 500.00</b>	<b>\$ 230,000.00</b>

## KCBRA Fund 243 General Fund 2024 Expense Detail

Postage		
Jan-March	\$	0.99
April-June		
July-Sept.		
Oct.-Dec.		
<b>Total</b>	<b>\$</b>	<b>0.99</b>
Printing		
Jan-March	\$	28.49
April-June		1.67
July-Sept.		
Oct.-Dec.		
<b>Total</b>	<b>\$</b>	<b>30.16</b>

Office Supplies		
<b>Total</b>	<b>\$</b>	<b>-</b>

Contractual		
Fishbeck 2/13/24	\$	1,142.50
Fishbeck 3/12/24	\$	627.50
Fishbeck 3/31/2024	\$	1,120.00
Fishbeck 5/13/2024	\$	922.50
<b>Total</b>	<b>\$</b>	<b>3,812.50</b>

Contractual Op.		
<b>Total</b>	<b>\$</b>	<b>-</b>
Site Study		
<b>Total</b>	<b>\$</b>	<b>-</b>

Contractual - Other		
Varnum (IPUSA)	\$	155.00
Varnum (IPUSA)	\$	712.50
Varnum (Midlink)	\$	522.00
<b>Total</b>	<b>\$</b>	<b>1,389.50</b>
Communication - Internal		
Network Jan.-March		589.5
Network April-June		196.50
Network July-Sept.		
Network Oct.-Dec.		
<b>Total</b>	<b>\$</b>	<b>786.00</b>

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

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

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

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

Miscellaneous	
<b>Total</b>	<b>\$ -</b>
<b>Indirect Cost alloc.</b>	<b>\$ -</b>

Interest Expense	
<b>Total</b>	<b>0.00</b>

<b>Total Expenses</b>	<b>\$ 29,498.28</b>
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Salaries	
Salary R Q1	\$ 662.64
Salary M Q1	\$ 15,655.36
Fringe Q1	\$ 7,000.42
Salary R Q2	
Salary M Q2	
Fringe Q2	
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
<b>Total</b>	<b>\$ 23,318.42</b>

Estimated KCBRA Fund amounts with Encumbrances

Fund 243 General Fund 5,645,575

Fund 242 LBRF 4,204,562

BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
County BRA (acct 24370300-)		29,498.28		-29,498.28		
Dividends	52,437.60			52,437.60		
Service Fees (application fee payments)	5,000.00					
Midlink local TIR tax (acct 24370301-420.00)	209,989.74			209,989.74		
Midlink school TIR tax (acct 24370301-420.01)				0		
Midlink Admin chg						
General Mills local TIR (acct 24370304-420.00)	55,760.34			55,760		
General Mills school TIR (acct 24370304-420.01)				0		
General Mills Admin chg						
9008 Portage Road local TIR (acct 24370303-420.00)	4,411.79			4,412		
9008 Portage Road school TIR (acct 24370303-420.01)	3,247.64			3,248		
9008 Portage Road Admin Chg						
555 E. Eliza St. Local TIR (24370306-420.00)	438.14			438		
555 E. Eliza St. School TIR (24370306-420.01)				0		
555 E. Eliza St. Admin Chg						
232 LLC (24370307-420.00)	5,785.97			5,786		
232 LLC Admin. Chg						
Blackbird Billiards local TIR (24370308-420.00)	615.76			616		
Blackbird Billiards School TIR (24370308-420.01)				0.00		
Blackbird Billiards Admin Chg						
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,765.48			4,765.48		
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,227.43			2,227		
Metal Mechanics School TIR (24370311-420.01)				0		
Metal Mechanics Admin. Chg.						
Scanell/Project Spartan Local TIR (24370318-420.00)	103,887.48			103,887		
Scanell/Project Spartan School TIR (24370318-420.01)				0		
Scanell/Project Spartan Admin. Chg.						
Stryker Local (24370313-420.00)	191,631.41			191,631		
Stryker School (24370313-420.01)				0		
Stryker Admin. Chg						
Stadium Park Way Local (24370314-420.00)	134,880.26			134,880		
Stadium Park Way School (24370314-420.01)				0		
Stadium Park Way Admin Chg						
383 S. Pitcher St Local TIR (24370315-420.00)	14,718.20			14,718		
383 S. Pitcher School TIR (24370315-420.01)	9,524.73			9,525		
383 S. Pitcher Admin Chg						
Vicksburg Mill (24370316)						
Vicksburg Mill Admin. Chg						
Delta Marriott (24370317) Local TIR	54,491.94					
Delta Marriott School TIR						
Delta Marriott Admin. Chg						
2 and 10 Mills St. (Environmental Work)						
Graphic Packaging Local TIR (24370319-420.00)	270,711.15			270,711		
Graphic Packaging School TIR (24370319-420.01)	166,589.56			166,590		
Graphic Packaging Admin Chg						
IPUSA Local TIR (24370320-420.00)						
IPUSA State TIR (24370320-420.01)						
IPUSA Admin. Charge						
KALSEE Credit Union Local TIR (24370321-420.00)	27,336.83					
KALSEE Credit Union State TIR (24370321-420.01)						
KALSEE Credit Union Admin. Charge						
619 Porter St. (Environmental work)						
<b>BRA ACTUAL TOTAL 2024 AS OF 3/25/2024</b>	<b>1,318,451.45</b>	<b>29,498.28</b>	<b>-</b>	<b>1,288,953</b>	<b>1,288,953</b>	<b>5,744,235</b>

invoice packet pending with City BRA

2020-24 Pending remaining of approved Work Orders & Other Expenses						
<b>General Fund</b>						
WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017	
WO#2018-1 - General Env. Consulting			20		unused in 2018	
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application			
WO# 2018-2 ET Annual Report Assistance			25		unused in 2018	
WO# 2018-3 Website Assistance -Envirologic			42.5		unused in 2018	
Web Hosting (annual expense)		300				
WO# 2019-1 General Environmental Consulting			1,516.25		unused in 2019	
WO# 2019-3 General Env. Review 2018 Annual report			447.50		unused in 2019	
WO# 2020-1 General Environmental Review ET			7,273.75		unused in 2020	
WO#2021-1 General Env. + Admin. Envirologic			16,393.75		unused in 2021	
WO#2022-1 General Environmental + admin			11,722.50		unused in 2022	
WO#2023-1 General Environmental + Admin			6,780.44		unused in 2023	
WO #2024-1 General Environmental + Admin			16,187.50	Remaining amount in W.O.		
<b>Fund 243 (247) Work Order TOTAL</b>			<b>16,487.50</b>		<b>5,728,048</b>	Est. Fund 243 w/ Enc.
<b>Local Brownfield Revolving Fund 242</b>						
Dividends Summary	10865.65		Michigan CLASS \$4.6M			
440 LLC - Funding Request		0.00	Remaining amount in W.O.			
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.			
WO#2023-2 YWCA VMI system (GRA)		10,718.33	Remaining amount in W.O.			
WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.			
530 S. Rose Street Project (GRA)		86,896.74				
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00				
<b>Fund 242 (643) Work Order Total</b>		<b>498,947.09</b>				
<b>total work orders &amp; other expenses from both accounts</b>		<b>515,434.59</b>				

Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated)  
City of Portage Invoices for Stryker (TBD)  
IPUSA (TBD)  
KALSEE (TBD)  
100 Island Ave., LLC (TBD)

82,473.15

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

5,645,574.54

5/17/2024

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41			
Transfer from RAI Jets pending 8/24/23	9,033.35			
Trasfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84			
Transfer from Midlink Business Park 10/26/23	776,830.38			
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93		
Fishbeck WO#2023-2 YWCA 3/13/2024		87,897.02		
Fishbeck WO #2023-2 YWCA 4/10/2024		1,384.65		
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/2024		10,292.01		
Didivends from Michigan CLASS investment \$4.6 M	10,865.65			
Subtotals	4,861,577.95	158,069.12	4,703,508.83	
Fund 242 TOTAL to date \$ 4,703,508.83				

Estimated amount with encumbrances \$4,204,562

See Expense Detail 2024 for outstanding workorders