
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, May 25, 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/89481705901>

Or One tap mobile :

US: +16465588656,,84937934446# or +13017158592,,84937934446#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 894 8170 5901

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 27, 2023**
 5. Public Comments (*4 minutes each*)
 6. Disclosure of Interest Statement(s)
 7. Consent Agenda: Invoices
 - a. **From General 243 Fund**:
 - i. **\$2,436.50** – Fishbeck Invoice 423214 (WO 2023-1 Gen. Environmental & Admin)
 - b. **From EPA Grant Fund**:
 - i. **\$1,214.35** – Fishbeck Invoice 423212 (WO#6 Parchment Mill Site #2)
 - c. **Project Business**:
 - i. **\$86.25** – Fishbeck Invoice 423213 (EGLE Loan, Vicksburg Mill, Task #6)
 8. Discussion and/or Action Calendar
 - a. **Discussion/Action**: Project Business
 - i. **\$524,657.60** - Midlink Business Park 5200 East Cork Street Investors (Midlink Invoice Packet #2)
 - ii. **\$15,000.00** – 440 NC, LLC Invoice Packet (440 North Church Street request approved 12/15/2022)
 - b. **Discussion/Action**: Developer Reimbursements from 2022 TIR
 - i. **\$4,220.87** – Kalamazoo West 8th TIF Reimbursement (Local TIR)
-

c. **Discussion/Action:** Fishbeck

- i. General Environmental Contract Memo & Summary
- ii. EPA Grant Contract Memo & Summary
- iii. EPA Grant Work Order #2, Community Outreach & Programmatic, Amendment 1
- iv. **\$625.56** – Fishbeck Invoice 423211 (EPA Grant, WO#2)

9. Financial Reports

- a. **Discussion:** Fund 243 (247) and 242 (643)

10. Staff Report/Updates

- a. KCBRA Board Retreat, Anna Whitten Hall (KVCC) on June 7th 12:00 p.m. – 3:00 p.m.
- b. LBRF Funding Requests from April 27, 2023, postponed until next KCBRA Regular Meeting (Midlink Expansion & 555 Eliza Street Expansion)

11. Committees - times dates and places

- b. Land Bank Report – next meeting, June 8th, 2023, at 8:30 a.m.
- c. Project/Finance Committee – Thursday, June 8th, 2023, 4:00 p.m.
- d. Executive Committee – Friday, June 9th, 2023, 9:15 a.m.

12. Other

13. Board Member Comments

14. Adjournment

Next Meeting(s): Three meetings on Thursday, June 22, 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, April 27, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Kenneth Peregon, Gary Barton, Christopher Carew, Connie Ferguson, Jared Lutz, Monteze Morales, Wei Wang, and Andrew Wenzel

Members Excused: Jodi Milks

Vacancies: none

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins & Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 10

1. Call to Order: **Chair Peregon called the meeting to order at 3:00 p.m. and noted that the meeting is being recorded.**
 2. Roll Call and Members Excused **Jodi Milks was excused. Wei Wang joined the meeting at 3:01 p.m. and left at 4:25 p.m. Andrew Wenzel joined the meeting at 3:12 p.m. and Commissioner Morales joined at 3:15 p.m.**
 3. Approval of the Agenda **Lutz motioned to approve item 3, the Agenda. Ferguson seconded. None opposed, motion carried.**
 4. Approval of Minutes: **BRA Minutes of March 23, 2023**

Lutz moved to approve item 4, Wang seconded. None opposed, motion carried.
 5. Public Comments **(4 minutes each) None**
 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
 - 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 Report

Carew motioned to approve item 6, the Consent Agenda, Ferguson seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. **Discussion/Action:** 615 W Kalamazoo Ave Invoice Packet to City BRA

Lutz moved to authorize the Chair to sign the certification page for item 7a, and authorizing staff to submit the item to the City of Kalamazoo Brownfield Redevelopment Authority, for reimbursement. Barton seconded, none opposed, motion carried.

b. **Discussion/Action:** Watershed Project, LLC Project Applications

- i. Project Application Part I
- ii. Project Application Part II

Discussion ensued over the applicant's request for waiving the application fee. Director Wang reminded the board of past reduced application fees, for EPA Grant funds, of 10% of the total funding request.

Wenzel moved to approve items 7bi and 7bii, the project applications for Watershed, LLC, pending payment with a reduced application fee of \$800, Wang seconded. None opposed, motion carried.

iii. Fishbeck Work Order #7 EPA Grant – Watershed Project, LLC

Wenzel moved to approve item 7biii, Lutz seconded. The motion carried with six (6) Yes, and Directors Carew and Wenzel abstaining.

c. **Discussion/Action:** Comstock Township Project Applications

- i. Project Application Part I
- ii. Project Application Part II

Carew moved to approve items 7ci and 7cii, the project applications for Comstock Charter Township, Comstock Corner, waiving the application fee, Lutz seconded. None opposed, motion carried.

iii. Fishbeck Work Order #8 EPA Grant – Comstock Center Redevelopment

Lutz moved to approve item 7ciii, Barton seconded. The motion carried with six (6) Yes, and Directors Carew and Wenzel abstaining.

d. Discussion/Action: Midlink Expansion

i. Project Application Part II

Discussion ensued over the applicant's request to waive the application fee. Staff reminded the board that the application fee helps cover admin fees incurred during the application process. The board noted that Midlink has paid an application fee for the existing project, and the project has an existing brownfield plan that covers admin fees annually.

Lutz moved to partially approve item 7di, the project application for the Midlink Expansion, postponing the funding request from the Local Brownfield Redevelopment Fund to the next KCBRA regular meeting, and waiving the application fee. Barton seconded, none opposed, motion carried.

ii. Fishbeck Work Order #10 EPA Grant – Midlink Expansion

Wang moved to approve item 7ciii, Barton seconded. The motion carried with six (6) Yes, and Directors Carew and Wenzel abstaining.

Director Wang left the meeting at 4:25 p.m.

e. Discussion/Action: Clarklogic 555 Eliza St. Expansion

i. Project Application Part II

Discussion ensued over the applicant's request to waive the application fee. Staff reminded the board that the application fee helps cover admin fees incurred during the application process. The board noted that the has paid an application fee to the existing project, and the project has an existing brownfield plan that covers admin fees annually.

Lutz moved to partially approve item 7ei, the project application for the 555 Eliza Street Expansion, postponing the funding request from the Local Brownfield Redevelopment Fund to the next KCBRA regular meeting, and waiving the application fee. Ferguson seconded, none opposed, motion carried.

ii. Fishbeck Work Order #9 EPA Grant – 555 Eliza Street Expansion

Ferguson moved to approve item 7ciii, Lutz seconded. The motion carried with four (4) Yes, and Directors Carew and Wenzel abstaining.

f. Discussion/Action: KCBRA Board Retreat

No action was needed on the item, Chair Peregon called a KCBRA Board Retreat for June 7th from 12 p.m. to 3 p.m. location to be determined.

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)

Ferguson moved to approve item 7gi, granting up to \$1,400 for staff member Walters' attendance at the 2023 National Brownfields Conference, and postponing discussion on items 7gii and 7giii until there is a total estimated attendance for board members. Wenzel seconded, none opposed, motion carried.

h. Discussion/Action: Fishbeck

- i. General Environmental Contract Memo & Summary
- ii. EPA Grant Contract Memo & Summary

Consultant Hawkins presented items 7hi & 7hii, General Consulting & EPA Grant budget summaries and reports.

8. Financial Reports:

- a. **Discussion:** Fund 243 (247), 242 (643), and FY23Q1 Report

Staff presented the financial reports.

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: Ferguson moved to adjourn, Wenzel seconded; adjourned at 5:12 p.m.

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

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Brownfield Redevelopment Administrator
Kalamazoo County Government
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Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

DRAFT



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 : 423214
Invoice Date : 5/10/2023
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

	Fee	Available	Billings		
			To Date	Previous	Current
GR - General Review	14,000.00	13,525.00	2,622.75	475.00	2,147.75
Rate Labor		2,147.75			
CAS - Contractual Administrative Support	6,000.00	5,685.00	603.75	315.00	288.75
Rate Labor		288.75			
Total Fee :	20,000.00				
To Date Billings :	3,226.50				
Total Remaining :	16,773.50				
			Current Billings		2,436.50
			Amount Due This Bill		2,436.50

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

Invoice: 423214

GR - General Review

Rate Labor

Class / Employee	Hours	Rate	Amount
Senior Environmental Specialist			
David Stegink	2.00	140.0000	280.00
Senior Geologist			
Therese Searles	1.50	105.0000	157.50
Senior Hydrogeologist			
Derrick Lingle	1.75	115.0000	201.25
Jeffrey Hawkins	2.75	150.0000	412.50
Total Senior Hydrogeologist	4.50		613.75
Staff Architect			
Donovan Vitale	6.75	68.0000	459.00
Staff Environmental Specialist			
Logan Mulholland	5.50	85.0000	467.50
Technician			
Donovan Vitale	2.50	68.0000	170.00
Total Rate Labor			2,147.75

Total Bill Task: GR - General Review

2,147.75

CAS - Contractual Administrative Support

Rate Labor

Class / Employee	Hours	Rate	Amount
Senior Geologist			
Therese Searles	2.75	105.0000	288.75
Total Rate Labor			288.75

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

2,436.50

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

Invoice : 423212
Invoice Date : 5/10/2023
Project : E220154
Project Name : KCBRA/Parchment Mill Site (WO #6)
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

	Fee	Available	Billings		
			To Date	Previous	Current
E220154 - KCBRA/Parchment Mill Site (WO #6)	20,000.00	2,323.35	18,891.00	17,676.65	1,214.35
Rate Labor		1,214.35			

Current Billings 1,214.35
Amount Due This Bill 1,214.35

Total Fee : 20,000.00
To Date Billings : 18,891.00
Total Remaining : 1,109.00

Project: E220154 - KCBRA/Parchment Mill Site (WO #6)**Invoice: 423212****CPA - Cleanup Planning Activities**

Rate Labor		Hours	Rate	Amount
Class / Employee				
Senior Environmental Specialist				
David Stegink		3.50	122.1000	427.35
Susan Wenzlick		0.50	110.0000	55.00
Total Senior Environmental Specialist		4.00		482.35
Staff Environmental Specialist				
Logan Mulholland		10.00	73.2000	732.00
Total Rate Labor				1,214.35
Total Bill Task: CPA - Cleanup Planning Activities				1,214.35

Total Project: E220154 - KCBRA/Parchment Mill Site (WO #6)**1,214.35**



Payment Options

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

Invoice : 423213
Invoice Date : 5/10/2023
Project : E190048
Project Name : KCBRA/Paper City Development - EGLE Grant Oversight - Task #6
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

E190048 - KCBRA/Paper City Development - EGLE Grant Oversight - Task #6

Rate Labor 86.25

Current Billings
 86.25

Current Billings 86.25
Amount Due This Bill 86.25

Project: E190048 - KCBRA/Paper City Development - EGLE Grant Oversight - Task #6

Invoice: 423213

EGLE - W.O. 2019-2 EGLE Grant Oversight

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	4/11/2023	0.50	115.0000	57.50
	update meeting and emails with RG and MW			
	4/20/2023	0.25	115.0000	28.75
	review of grant budget			
Total Therese Searles		0.75		86.25
Total Senior Geologist		0.75		86.25

Total Rate Labor 86.25

Total Bill Task: EGLE - W.O. 2019-2 EGLE Grant Oversight 86.25

Total Project: E190048 - KCBRA/Paper City Development - EGLE Grant Oversight - Task #6 86.25

Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Logan Mulholland

DATE: May 4, 2023 **PROJECT NO.:** 230454

RE: Review of Reimbursement Request #2, Midlink Business Park

Fishbeck was requested to review the 5200 East Cork Street Investors Reimbursement Request #2 pertaining to the 5200 E. Cork Street development included in Kalamazoo County Brownfield Redevelopment Authority's (KCBRA) Midlink Business Park Brownfield Plan.

The Plan amendment allows for the capture of up to \$6,067,254 of eligible expenses, with an additional \$1,842,151 of interest (3%). Approximately \$2,024,028.44 eligible activities have been approved in relation to the General Mills and Zeigler Motorsports developments included in the Midlink Brownfield Plan. 5200 East Cork Street Investors has a previously approved reimbursement request of \$1,476,968.48, with an additional \$290,426.51 of interest. The 5200 East Cork Street Investors reimbursement request #2, as submitted, totals \$523,352.15, which is well within the limits of the Brownfield Plan.

Fishbeck finds that all the requested reimbursements are for eligible costs included in the Brownfield Plan. Further, the costs incurred and sought for reimbursement are within estimates of eligible costs identified in the Plan, with the following exceptions and alterations:

- The Brownfield Plan estimated environmental insurance as \$570,000, with an associated 15% contingency of \$85,500. In Midlink's Reimbursement Request #1, \$627,481 of eligible environmental insurance costs were approved, which utilized \$57,480.53 of the total contingency budget. The current reimbursement request includes an additional \$195,400.63 of environmental insurance. Fishbeck views contingencies as flexible amongst the eligible activities, however, it is ultimately the Board's decision of what they see as a reasonable environmental insurance amount to be reimbursed; either utilizing the remaining \$28,019.47 of environmental insurance attributable contingency budget or covering the full environmental insurance amount, thereby utilizing part of the total contingency budget.
- A few invoices were located in the documentation which were inadvertently missed in the reimbursement request #2, as submitted. These invoices have been deemed as eligible Due Care activities under the Act 381 Statute and have been added to the reimbursement request. The invoices include #38108, FTC&H for \$1,795.45, #1126, Dustin Ordway for \$1,610, and #1218, Dustin Ordway for \$2,660. Invoice #2063, Dustin Ordway has also been updated to \$10,540 to match the correct total eligible activities amount, which is an increase of \$40. In total, the reimbursement request increased by \$6,105.45.
- Please note that one of the contractors, American Hydrogeology Corporation, completing a \$2,500 environmental investigation, has been unresponsive to the developer's request for proof of payment. At this time the invoice is not included in the recommended amount for reimbursement, but if proof of payment is provided at a later date the KCBRA can reconsider the invoice for approval.

Fishbeck finds that documentation of the reimbursement request included invoices with appropriate level of details such as dates and descriptions of the eligible activity and lien waivers or other forms of proof of payment. Other proof of payment included a wire transfer confirmation, and a client invoice & receipt register.

Based on our review, Fishbeck finds a total of \$526,957.60 to be eligible for reimbursement inclusive of the changes mentioned above. If the KCBRA Board finds the environmental insurance is not a reasonable cost and wishes to only use the remaining environmental insurance contingency (15%), then the total eligible activities would be \$359,576.44. This does not include any additional interest expenses as the KCBRA will calculate a new interest amount based on the annual remaining principal.

A spreadsheet detailing the reimbursement request, inclusive of the changes and additions mentioned above, is included as Attachment 1.

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

By email

Attachment 1

5200 East Cork Street Investors, LLC
Eligible Activity Summary
Reimbursement Request #2

Contractor	TIF Activity Cost	Invoice Date*	Invoice No.*	Contractor	Activity Description	Invoice Amount	Reimbursement Request	Proof of Payment
Fishbeck, Thompson, Carr and Huber, Inc. (FTC&H)	\$ 169,500	12/6/2010	235727	FTC&H	Due Care Activities (Environmental)	\$ 4,527.50	\$ 4,527.50	
		2/28/2011	239819	FTC&H	Due Care Activities (Environmental)	\$ 158.00	\$ 158.00	
		4/25/2011	242775	FTC&H	Due Care Activities (Environmental)	\$ 346.50	\$ 346.50	
		1/31/2011	238414	FTC&H	Due Care Activities (Environmental)	\$ 5,157.50	\$ 5,157.50	
		3/28/2011	241255	FTC&H	Due Care Activities (Environmental)	\$ 2,179.00	\$ 2,179.00	
		1/3/2011	237047	FTC&H	Due Care Activities (Environmental)	\$ 5,244.50	\$ 5,244.50	
		6/20/2011	245766	FTC&H	Due Care Activities (Environmental)	\$ 316.50	\$ 316.50	
		6/18/2012	266619	FTC&H	Due Care Activities (Environmental)	\$ 1,920.00	\$ 1,920.00	
		7/16/2012	268268	FTC&H	Due Care Activities (Environmental)	\$ 2,781.00	\$ 2,781.00	
		8/13/2012	269954	FTC&H	Due Care Activities (Environmental)	\$ 1,229.00	\$ 1,229.00	
		12/31/2012	278238	FTC&H	Due Care Activities (Environmental)	\$ 975.00	\$ 975.00	
		11/4/2013	296210	FTC&H	Due Care Activities (Environmental)	\$ 1,552.50	\$ 1,552.50	
		12/2/2013	297807	FTC&H	Due Care Activities (Environmental)	\$ 532.30	\$ 532.30	
		8/12/2013	291299	FTC&H	Due Care Activities (Environmental)	\$ 4,289.00	\$ 4,289.00	
		9/28/2014	314763	FTC&H	Due Care Activities (Environmental)	\$ 2,261.75	\$ 2,261.75	
		10/6/2014	316510	FTC&H	Due Care Activities (Environmental)	\$ 2,776.50	\$ 2,776.50	
		11/3/2014	318201	FTC&H	Due Care Activities (Environmental)	\$ 3,193.20	\$ 3,193.20	
		3/23/2015	326396	FTC&H	Due Care Activities (Environmental)	\$ 3,429.50	\$ 3,429.50	
		4/18/2016	349475	FTC&H	Due Care Activities (Environmental)	\$ 6,624.50	\$ 6,624.50	
		5/16/2016	350928	FTC&H	Due Care Activities (Environmental)	\$ 1,042.50	\$ 1,042.50	
		6/13/2016	352517	FTC&H	Due Care Activities (Environmental)	\$ 147.30	\$ 147.30	
		9/5/2016	357152	FTC&H	Due Care Activities (Environmental)	\$ 2,929.50	\$ 2,929.50	
		10/3/2016	358669	FTC&H	Due Care Activities (Environmental)	\$ 1,984.50	\$ 1,984.50	
		10/31/2016	360196	FTC&H	Due Care Activities (Environmental)	\$ 788.80	\$ 788.80	
		11/29/2016	361703	FTC&H	Due Care Activities (Environmental)	\$ 2,433.00	\$ 2,433.00	
		7/11/2016	354109	FTC&H	Due Care Activities (Environmental)	\$ 37.89	\$ 37.89	
		2/6/2017	364528	FTC&H	Due Care Activities (Environmental)	\$ 11,914.61	\$ 11,914.61	
		2/28/2017	365843	FTC&H	Due Care Activities (Environmental)	\$ 1,570.50	\$ 1,570.50	
		4/3/2017	366217	FTC&H	Due Care Activities (Environmental)	\$ 6,999.50	\$ 6,999.50	
		5/3/2017	367127	FTC&H	Due Care Activities (Environmental)	\$ 967.00	\$ 967.00	
		8/22/2017	369512	FTC&H	Due Care Activities (Environmental)	\$ 878.50	\$ 878.50	
		9/19/2017	370108	FTC&H	Due Care Activities (Environmental)	\$ 9,460.00	\$ 9,460.00	
		10/16/2017	370709	FTC&H	Due Care Activities (Environmental)	\$ 6,682.50	\$ 6,682.50	
		11/13/2017	371331	FTC&H	Due Care Activities (Environmental)	\$ 1,451.50	\$ 1,451.50	
		1/9/2017	363114	FTC&H	Due Care Activities (Environmental)	\$ 19,285.05	\$ 19,285.05	
		7/23/2018	376662	FTC&H	Due Care Activities (Environmental)	\$ 466.00	\$ 466.00	
		10/15/2018	378581	FTC&H	Due Care Activities (Environmental)	\$ 480.00	\$ 480.00	
		12/10/2018	379907	FTC&H	Due Care Activities (Environmental)	\$ 1,520.00	\$ 1,520.00	
		4/30/2018	374730	FTC&H	Due Care Activities (Environmental)	\$ 76.50	\$ 76.50	
		12/9/2019	388384	FTC&H	Due Care Activities (Environmental)	\$ 2,330.50	\$ 2,330.50	
		12/31/2019	388610	FTC&H	Due Care Activities (Environmental)	\$ 1,067.00	\$ 1,067.00	
		12/31/2019	388611	FTC&H	Due Care Activities (Environmental)	\$ 12,000.00	\$ 12,000.00	
		2/4/2019	381088	FTC&H	Due Care Activities (Environmental)	\$ 1,795.45	\$ 1,795.45	
		4/29/2019	382884	FTC&H	Due Care Activities (Environmental)	\$ 3,464.20	\$ 3,464.20	
		8/19/2019	385668	FTC&H	Due Care Activities (Environmental)	\$ 3,475.50	\$ 3,475.50	
		9/16/2019	386256	FTC&H	Due Care Activities (Environmental)	\$ 971.58	\$ 971.58	
		10/14/2019	387040	FTC&H	Due Care Activities (Environmental)	\$ 1,594.90	\$ 1,594.90	
11/11/2019	387767	FTC&H	Due Care Activities (Environmental)	\$ 1,503.70	\$ 1,503.70			
1/7/2019	380543	FTC&H	Due Care Activities (Environmental)	\$ 4,962.00	\$ 4,962.00			
11/5/2020	396209	FTC&H	Due Care Activities (Environmental)	\$ 2,300.00	\$ 2,300.00			
3/1/2021	399451	FTC&H	Due Care Activities (Environmental)	\$ 3,896.00	\$ 3,896.00			
11/8/2021	406300	FTC&H	Due Care Activities (Environmental)	\$ 9,530.43	\$ 9,530.43			
			Subtotal		\$	169,500.16	Lien Waiver for \$169,500.16	
Prein & Newhof	\$ 37,912	4/1/2015	29580	Prein & Newhof	Engineering	\$ 325.20	\$ 325.20	
		6/8/2015	30374	Prein & Newhof	Parcel/Legal Descriptions	\$ 3,645.95	\$ 3,645.95	
		3/4/2016	33489	Prein & Newhof	Engineering	\$ 1,238.00	\$ 1,238.00	
		4/20/2018	44271	Prein & Newhof	Engineering	\$ 152.50	\$ 152.50	
		12/7/2018	47433	Prein & Newhof	Topographic	\$ 1,250.00	\$ 1,250.00	
		1/17/2019	48180	Prein & Newhof	Geotechnical	\$ 7,300.00	\$ 7,300.00	
		3/1/2019	48590	Prein & Newhof	Test Pit Investigation	\$ 3,000.00	\$ 3,000.00	
		1/7/2020	53317	Prein & Newhof	Geotechnical	\$ 75.00	\$ 75.00	
		8/12/2021	62795	Prein & Newhof	Topographic/ Geotechnical	\$ 6,800.00	\$ 6,800.00	
		9/9/2021	63348	Prein & Newhof	Topographic/ Geotechnical	\$ 3,125.00	\$ 3,125.00	
		9/9/2021	63349	Prein & Newhof	Topographic/ Geotechnical	\$ 11,000.00	\$ 11,000.00	
			Subtotal		\$	37,911.65	Lien Waiver for \$37,911.65	
American Hydrogeology Corp.	\$ 2,500	2/12/2013	15290	American Hydro	Professional Services	\$ 2,500.00	\$ 2,500.00	No proof of payment at this time.
			Subtotal		\$	2,500.00		
Ordway - Technical and Regulatory Guidance	\$ 142,579	7/1/2010	1115	Dustin Ordway	technical & regulatory guidance - RCRA	\$ 1,085.00	\$ 1,085.00	
		8/1/2010	1126	Dustin Ordway	technical & regulatory guidance - RCRA	\$ 1,610.00	\$ 1,610.00	

5200 East Cork Street Investors, LLC
Eligible Activity Summary
Reimbursement Request #2

	10/1/2010	1151	Dustin Ordway	technical & regulatory guidance - RCRA	\$	700.00	\$	700.00		
	11/1/2010	1168	Dustin Ordway	technical & regulatory guidance - RCRA	\$	4,130.00	\$	4,130.00		
	12/7/2010	1190	Dustin Ordway	technical & regulatory guidance - RCRA	\$	787.25	\$	787.25		
	1/2/2011	1206	Dustin Ordway	technical & regulatory guidance - RCRA	\$	665.00	\$	665.00		
	2/2/2011	1218	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,660.00	\$	2,660.00		
	3/31/2011	1296	Dustin Ordway	technical & regulatory guidance - RCRA	\$	405.00	\$	405.00		
	5/1/2011	1316	Dustin Ordway	technical & regulatory guidance - RCRA	\$	3,675.00	\$	3,675.00		
	6/1/2011	1326	Dustin Ordway	technical & regulatory guidance - RCRA	\$	3,000.00	\$	3,000.00		
	6/1/2011	1344	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,212.50	\$	2,212.50		
	8/1/2011	1355	Dustin Ordway	technical & regulatory guidance - RCRA	\$	135.09	\$	135.09		
	10/2/2011	1374	Dustin Ordway	technical & regulatory guidance - RCRA	\$	262.50	\$	262.50		
	1/1/2012	1403	Dustin Ordway	technical & regulatory guidance - RCRA	\$	750.00	\$	750.00		
	2/1/2012	1414	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,062.50	\$	2,062.50		
	2/29/2012	1436	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,050.00	\$	1,050.00		
	6/1/2012	1482	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,612.50	\$	1,612.50		
	8/1/2012	1499	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,762.50	\$	1,762.50		
	9/3/2012	1517	Dustin Ordway	technical & regulatory guidance - RCRA	\$	3,112.50	\$	3,112.50		
	10/1/2012	1533	Dustin Ordway	technical & regulatory guidance - RCRA	\$	187.50	\$	187.50		
	11/1/2012	1557	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,287.50	\$	2,287.50		
	12/2/2012	1564	Dustin Ordway	technical & regulatory guidance - RCRA	\$	900.00	\$	900.00		
	1/6/2013	1587	Dustin Ordway	technical & regulatory guidance - RCRA	\$	802.50	\$	802.50		
	2/1/2013	1596	Dustin Ordway	technical & regulatory guidance - RCRA	\$	900.00	\$	900.00		
	3/1/2013	1613	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,237.50	\$	1,237.50		
	5/1/2013	1637	Dustin Ordway	technical & regulatory guidance - RCRA	\$	600.00	\$	600.00		
	6/2/2013	1648	Dustin Ordway	technical & regulatory guidance - RCRA	\$	187.50	\$	187.50		
	7/1/2013	1666	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,475.00	\$	2,475.00		
	8/1/2013	1679	Dustin Ordway	technical & regulatory guidance - RCRA	\$	712.50	\$	712.50		
	10/1/2013	1726	Dustin Ordway	technical & regulatory guidance - RCRA	\$	450.00	\$	450.00		
	11/3/2013	1739	Dustin Ordway	technical & regulatory guidance - General Environmental	\$	412.50	\$	412.50		
	11/3/2013	1740	Dustin Ordway	technical & regulatory guidance - RCRA	\$	4,883.66	\$	4,883.66		
	12/3/2013	1753	Dustin Ordway	technical & regulatory guidance - RCRA	\$	187.50	\$	187.50		
	2/2/2014	1788	Dustin Ordway	technical & regulatory guidance - RCRA	\$	525.00	\$	525.00		
	10/1/2014	1896	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,812.50	\$	2,812.50		
	11/2/2014	1915	Dustin Ordway	technical & regulatory guidance - RCRA	\$	3,525.00	\$	3,525.00		
	12/2/2014	1926	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,775.00	\$	1,775.00		
	1/4/2015	1933	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,837.50	\$	1,837.50		
	2/1/2015	1952	Dustin Ordway	technical & regulatory guidance - RCRA	\$	825.00	\$	825.00		
	3/1/2015	1959	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,825.00	\$	2,825.00		
	4/3/2015	1983	Dustin Ordway	technical & regulatory guidance - RCRA	\$	975.00	\$	975.00		
	5/3/2015	2001	Dustin Ordway	technical & regulatory guidance - RCRA	\$	2,350.00	\$	2,350.00		
	7/1/2015	2030	Dustin Ordway	technical & regulatory guidance - RCRA	\$	750.00	\$	750.00		
	8/3/2015	2036	Dustin Ordway	technical & regulatory guidance - RCRA	\$	7,300.00	\$	7,300.00		
	9/1/2015	2053	Dustin Ordway	technical & regulatory guidance - General Environmental	\$	2,950.00	\$	2,950.00		
	9/1/2015	2054	Dustin Ordway	technical & regulatory guidance - RCRA	\$	10,605.00	\$	10,605.00		
	10/2/2015	2062	Dustin Ordway	technical & regulatory guidance - General Environmental	\$	150.00	\$	150.00		
	10/2/2015	2063	Dustin Ordway	technical & regulatory guidance - RCRA	\$	10,540.00	\$	10,540.00		
	11/1/2015	2090	Dustin Ordway	technical & regulatory guidance - RCRA	\$	6,310.00	\$	6,310.00		
	12/1/2015	2100	Dustin Ordway	technical & regulatory guidance - RCRA	\$	790.00	\$	790.00		
	1/3/2016	2113	Dustin Ordway	technical & regulatory guidance - RCRA	\$	1,650.00	\$	1,650.00		
	2/1/2016	2123	Dustin Ordway	technical & regulatory guidance - RCRA	\$	3,150.00	\$	3,150.00		
	3/1/2016	2137	Dustin Ordway	technical & regulatory guidance - RCRA	\$	13,239.16	\$	13,239.16		
	4/26/2016	2155	Dustin Ordway	technical & regulatory guidance - RCRA	\$	150.00	\$	150.00		
				Subtotal	\$		\$	122,935.16	Lien Waiver for \$122,935.16	
Envirologic	\$	1,210	8/9/2021	7964	Envirologic	Limited Phase II	\$	895.00	\$	895.00
			11/10/2021	8276	Envirologic	Limited Phase II	\$	315.00	\$	315.00
					Subtotal	\$		\$	1,210.00	Account Statement for \$1,210
					Total Environmental	\$		\$	334,056.97	
Environmental Insurance	\$	195,401								
Variance Management			2/14/2022	400-1127	Variance Management	Environmental Insurance	\$	195,400.63	\$	195,400.63
					Total Environmental Insurance	\$		\$	195,400.63	Wire Confirmation for \$195,400.63

*Invoices added, altered, or removed from the Reimbursement Request #2 Recommendation, per memo dated 5/4/2023



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: Andy Wenzel
440 NC, LLC
200 West Michigan Avenue, No. 201
Kalamazoo, MI 49007
United States

Invoice : 422250
Invoice Date : 4/11/2023
Project : E220190
Project Name : 440 NC LLC/440 North Church St
 Sampling
Bill Term : BT1

For Professional Services Rendered Through 3/17/2023

	Fee	Available	Billings		
			To Date	Previous	Current
UST - Found UST Removal	28,100.00	24,440.62	20,524.30	3,659.38	16,864.92
<i>Rate Labor</i>	242.50				
<i>Expenses</i>	16,622.42				
				Current Billings	16,864.92
				Amount Due This Bill	<u>16,864.92</u>

Project: E220190 - 440 NC LLC/440 North Church St Sampling Invoice: 422250

UST - Found UST Removal			
Rate Labor			
<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist			
David Stegink	1.25	140.0000	175.00
Staff Engineer			
Mahta Naziri Saeed	0.75	90.0000	67.50
	Total Rate Labor		242.50
Expenses			
<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Subconsultant			
Green for Life Environmental	14,454.28	1.15	16,622.42
	Total Expenses		16,622.42
Total Bill Task: UST - Found UST Removal			16,864.92

Total Project: E220190 - 440 NC LLC/440 North Church St Sampling 16,864.92

WAIVER OF LIEN

My/our contract with: 440 NC, LLC

to provide Underground Storage Tank Removal

for the improvement to: 440 N Church St, Kalamazoo, MI

FULL UNCONDITIONAL

Having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released. I further hereby certify that all my suppliers, material men and laborers have been paid in full. I agree to indemnify the general contractor and the insured lender regarding any lien rights for the above referenced property.

DATE: 5/10/2023

SIGNATURE: 

PHONE: 269.544.6977

COMPANY: Fishbeck

ADDRESS: 2960 INTERSTATE PKWY; KALAMAZOO, MI 49048

E-MAIL ADDRESS: dstegink@fishbeck.com

DO NOT SIGN BLANK FORM

Please send to:

PlazaCorp Realty Advisors, Inc.

Attn: LBrouse@plazacorp.net

DATE:05/05/2023 CK#:12180 TOTAL:\$16,864.92** BANK:326wk - HNB Checking(326wkck)
PAYEE:Fishbeck(v0000853)

Property Address - Code	Invoice - Date	Description	Amount
326 West Kalamazoo, LLC - 326wk	422250 - 04/11/2023	UST Find/Removal	16,864.92
			<hr/> 16,864.92

326 West Kalamazoo, LLC
200 W Michigan Ave, Suite 201
Kalamazoo, MI 49007

Huntington Bank
155 W Michigan Ave, Suite 101
Kalamazoo, MI 49007-5806
072403473

12180

05/05/2023

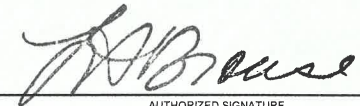
PAY

**** SIXTEEN THOUSAND EIGHT HUNDRED SIXTY FOUR AND 92/100 DOLLARS

\$16,864.92**

TO
THE
ORDER
OF

Fishbeck
1515 Arboretum Drive SE
Grand Rapids, MI 49546



AUTHORIZED SIGNATURE

⑈012180⑈ ⑆072403473⑆ 01158439182⑈



Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Kalamazoo West Professional Center - Oshtemo Twp bra010

May 25, 2023

KCBRA				<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate</i>	<i>Invoiced</i>			
				\$	-
Brownfield Plan	\$ 4,000.00		\$ 3,007.50	\$	3,007.50
Brownfield Plan			\$ 262.50	\$	262.50
Brownfield Invoice review			\$ 210.00	\$	210.00
<i>Administrative</i>				\$	-
2016 BRA Admin. Expenses			\$ 459.19	\$	459.19
2017 BRA Admin. Expenses		370.18	370.18		370.18
2018 BRA Admin. Expenses		419.23	419.23		419.23
2019 BRA Admin. Expenses	200.37		200.37		200.37
2020 BRA Admin. Expenses			176.42		176.42
2021 BRA Admin. Expenses			97.71		97.71
2022 BRA Admin. Expenses			99.94		99.94
Subtotal KCBRA	\$ 4,000.00	\$ -	\$ 5,303.04	\$	5,303.04
Payments to KCBRA		<i>Distributed</i>			
KCBRA			\$ -	\$	-
KCBRA Payment 1/18/2018	\$ 1,238.33			\$	1,238.33
KCBRA payment 5/25/2018	\$ 3,071.04			\$	3,071.04
KCBRA payment 6/27/2019	\$ 419.23			\$	419.23
KCBRA payment 2/27/20	\$ 200.37	12/31/2019		\$	200.37
KCBRA payment 2/28/21	\$ 176.42	12/31/2020		\$	176.42
KCBRA payment 2/24/22	\$ 97.71	12/31/2021		\$	97.71
<i>KCBRA payment pending</i>	<i>\$ 99.94</i>			<i>\$</i>	<i>99.94</i>
Subtotal KCBRA			\$ -	\$	5,303.04
Remaining Balances after Payments				\$	-
Subtotal Remaining to KCBRA				\$	-
Developer				<u>Local</u>	<u>Total</u>
Expenditures/Invoices/Eligible Costs		<i>Date of Approval</i>			
Phase I ESA		6/22/2017	\$ 2,300.00	\$	2,300.00
Interior Demolition		6/22/2017	\$ 111,500.00	\$	111,500.00
Total			\$ 113,800.00	\$	113,800.00
Payments to Developer		<i>Distributed</i>			
1st TIR reimbursement (2017 TIR)		7/26/2018	\$ 1,255.68	\$	1,255.68
2nd TIR reimbursement (2018 TIR)		7/11/2019	\$ 4,821.37	\$	4,821.37
3rd TIR reimbursement (2019 TIR)		3/11/2020	\$ 1,037.21	\$	1,037.21
4th TIR reimbursement (2020 TIR)		8/4/2020	\$ 4,704.34	\$	4,704.34
5th TIR reimbursement (2020 TIR rem)		7/26/2021	\$ 5,847.97	\$	5,847.97
6th TIR reimbursement (2021 TIR)		3/2/2022	\$ 1,031.21	\$	1,031.21
7th TIR reimbursement (2021 TIR rem)		6/23/2022	\$ 4,097.19	\$	4,097.19
8th TIR reimbursmeent (2022)		<i>pending</i>		\$	4,220.87
Subtotal Payments to Developer			\$ 22,794.97	\$	22,794.97
Subtotal Remaining to Developer			\$ 91,005.03	\$	91,005.03
Total Remaining Balances of all Entities				\$	91,005.03

Memo

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

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

DATE: May 25, 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. Fishbeck completed reviews of Midlink reimbursement documentation. Fishbeck completed data review of the Eliza Street project to support the project application.

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.

Memo

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

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

DATE: May25, 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 held discussion with Macy Walters and Southwest Michigan First on outreach event planning. Fishbeck attended the committee meetings. Preparation of the quarterly report was completed and project updates to ACRES were made. An amended work order was prepared and will be presented to the Board for consideration regarding continued programmatic needs as the grant timeline as progressed. This amendment was anticipated at this stage of the EPA grant timeline and is within the proposed budget amount for these services.

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. 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. Phase II ESA are complete. 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 Envirollogic 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 Envirollogic 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. Envirollogic 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, distributed it to various stakeholders for their review, and is setting up a meeting to discuss the document.

5. Watershed LLC – 6667 Stadium Drive, Oshtemo Township

Project No: 230922 – W.O. 7

Update:

The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870 and located at 6667 Stadium Drive in Oshtemo Township. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. 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 KCBRA requesting funding support through the use of the County's U.S. EPA Assessment Grant to perform an asbestos survey to determine if asbestos-containing materials exist that will require abatement prior to renovation. Grant

support is also sought for Brownfield Plan evaluation activities 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. U.S. EPA eligibility was received on May 12, 2023. A Health and Safety Plan and Sampling and Analysis Plan have been prepared and submitted to the EPA.

6. Midlink Business Park Expansion – Comstock Charter Township
Project No: 230923 – W.O. 10

Update:

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. The KCBRA approved a work order to conduct project planning activities associated with an anticipated Brownfield Plan Amendment. U.S. EPA eligibility was received on May 12, 2023. Brownfield evaluation discussions are underway.

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

Update:

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is underway.

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 2, Amendment No. 1 Dated May 19, 2022**

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: Community Outreach and Programmatic

Funding Source: FY21 U.S. EPA Assessment Grant, Task 4—Community Outreach and Programmatic

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

Mr. Mr. 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 Vice President/Senior Hydrogeologist

Signature _____
Date _____

Signature _____
Date _____

I. Scope of Services

Fishbeck intends on using the Community Involvement Plan for the 2021 EPA Brownfield Assessment Grant application as a basis for outreach and engagement efforts. Fishbeck envisions that the first outreach meetings will involve a general introduction to the community regarding brownfields and the grant resources. These outreach meetings will involve a brief update to the KCBRA's site inventory list. The application anticipated conducting these meetings using Zoom due to the continued pandemic. Fishbeck will assist with these outreach sessions either remotely or in-person. Since the focus of the grant application was on the Northside neighborhoods of the City of Kalamazoo, it is anticipated that we will be coordinating with NACD and other northside organizations and businesses to educate them on the resources offered by the KCBRA and the EPA grant.

Fishbeck can assist with sharing various information pieces via print and social media. Fishbeck will assist with the development of tools, programs and events to educate, inform, and celebrate the successes of the projects. Some of these efforts may include:

- Fact sheet and brochure development informing the public about the Authority and available grant funds (multi-lingual)
- Project information fact sheets which outline the use of grant funds and the successful outcomes of projects
- Develop PowerPoint and other presentation materials
- Write and circulate Press Releases
- Present and facilitate educational presentations to various committees, community groups, boards, and business sectors
- Develop presentation materials, and attend Public and Municipal Meetings and Hearings
- Communicate and meet with Grant Partners to further educate their staff and constituents
- Community open houses and receptions
- Create re-usable project site signs to identify the project support from the U.S. EPA and BRA
- Develop Dashboards that summarize the successful implementation of the grants
- Support creation of website materials

All outreach documents and presentations can be created in a format that is easily transferable to the County's website. Our Computer Assisted Drafting (CAD) staff along with the Project Community Outreach Coordinator Pam Jackson, are available to create and generate specialty outreach materials and large-format display materials for meetings, booths, and other venues.

The Assessment Grant has several **Programmatic** requirements including quarterly and annual reports, budget reports, property profiles, etc. Fishbeck intends on assisting with preparing reporting formats and guides to effectively and efficiently manage these routine tasks. Fishbeck is prepared to provide immediate support of the Cooperative Agreement by assisting with the following activities:

- Prepare and maintain all U.S. EPA and KCBRA schedules and timelines as required and directed

- Preparation of Quarterly Reports and Property Profile Sheets through U.S.EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) for review by the KCBRA’s staff and ultimate submittal to U.S.EPA Region 5.
- Develop and maintain spreadsheets with cost accounting data for each project site
- Identification of potential Disadvantaged Business Enterprises (DBEs) in the community that can provide support services and report to U.S. EPA on the use of DBEs.
- Develop and distribute routine status reports and support materials
- Develop marketing/promotional materials for the KCBRA, and potential sites
- Other activities deemed necessary by the KCBRA
- Technical Review of Brownfield Plans, Work Plans and Report recommendations.

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.

The Grant Work Plan budget estimated \$6,300 for contractual support for these activities. Fishbeck is initially proposed to utilize \$2,500 of the budget to complete these tasks as directed by the KCBRA. As funds and activities occur which may require additional funding, Fishbeck will present amendments to this work order to the KCBRA for approval.

Community Outreach and Programmatic Activities

Subtotal	\$	2,500
Amendment #1.....	\$	2,500
ESTIMATED PROJECT COSTS.....	\$	5,000

III. Schedule

Work performed under this Work Order will be completed as directed by the KCBRA during the term of the grants. At a minimum, programmatic activities to ensure compliance with the Cooperative Agreement will be completed according to the schedules outlined by EPA.



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 : 423211
Invoice Date : 5/10/2023
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	5,000.00	2159.99	2840.00	2214.44	625.56
COMM - Community Outreach & Programmatic					
Rate Labor		625.56			
			Current Billings		625.56
			Amount Due This Bill		625.56

Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic Invoice: 423211

COMM - Community Outreach & Programmatic

Rate Labor	Class / Employee	Hours	Rate	Amount
Senior Geologist				
	Therese Searles	3.75	95.5000	358.13
Senior Hydrogeologist				
	Erik Peterson	0.50	95.5000	47.75
	Jeffrey Hawkins	0.75	122.1000	91.58
	Total Senior Hydrogeologist	1.25		139.33
Staff Environmental Specialist				
	Logan Mulholland	1.75	73.2000	128.10
	Total Rate Labor			625.56

Total Bill Task: COMM - Community Outreach & Programmatic 625.56

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic 625.56

Carry fwd 2010-2018 \$238,924

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
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BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
County BRA (acct 24370300-)		28,938.60		-28,938.60		
Interest				0.00		
Midlink local TIR tax (acct 24370301-420.00)	183,037.16			183,037.16		
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	4,006.75		-3,331		
9008 Portage Road school TIR (acct 24370303-420.01)		2,220.39		-2,220		
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	1,640.98		-1,072		
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	4,220.87		99.94		
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835		
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		
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						
Vickburg Mill (24370316)						
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)	451.10			451		
Graphic Packaging School TIR (24370319-420.01)	596.28			596		
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 05/16/2023	569,397.47	98,914.04	-	470,483	470,483	2,540,828

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		16,773.50		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		21,024.60		-21,024.60	2,512,971	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		42,856.62				

Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated)	82,473.15
City of Portage Invoices (TBD)	0.00
Midlink Invoice Packet #2	524,657.60
9008 Portage Road 2nd TIF reimbursement	6,227.14
Kalamazoo West 8th TIF reimbursement	4,220.87
Blackbird Billiards 7th TIF reimbursement	1,640.98
Metal Mechanics 7th TIF reimbursement	4,890.06
2022 Developer Reimbursements (TBD)	0.00
ESTIMATED Total Remaining (w/remaining encumbrances TBD)	1,888,861.49

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