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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, June 22, 2023  
**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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Hybrid option available, please click the link below to join the webinar:

<https://us02web.zoom.us/j/83422805228>

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

Webinar ID: 834 2280 5228

1. Call to Order: 3:00
  2. Roll Call and Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of **May 25, 2023**
  5. Public Comments (*4 minutes each*)
  6. Disclosure of Interest Statement(s)
  7. Consent Agenda – Invoices
    - a. **From General 243 Fund**
      - i. **\$ 341.00** – Varnum Invoice 1304417 (100 Island Ave, LLC)
      - ii. **\$ 2,226.61** - Fishbeck Invoice 424170 (General Environmental)
    - b. **From EPA Grant**
      - i. **\$ 480.25** - Fishbeck Invoice 424164 (Midlink Expansion)
      - ii. **\$ 730.55** - Fishbeck Invoice 424168 (555 Eliza Street Expansion)
      - iii. **\$ 334.25** - Fishbeck Invoice 424176 (Outreach & Programmatic)
      - iv. **\$ 1,696.79** – Fishbeck Invoice 424166 (Comstock Center)
    - c. **Project Business**
      - i. **\$ 1,437.50** - Fishbeck Invoice 424171 (EGLE Grant)
  8. Discussion and/or Action Calendar
    - a. **Discussion/Action**: Developer Reimbursements 2022 Tax Increment Revenue
      - i. **\$5,137.46** - 232 LLC 5<sup>th</sup> TIF Reimbursement (Local TIR)
      - ii. **\$20,856.32** – 383 S. Pitcher Street 5<sup>th</sup> TIR Reimbursement  
 (\$7,732.71 State & \$13,123.61 Local)
-

- iii. **\$1,640.98** – Blackbird Billiards 7<sup>th</sup> TIF Reimbursement  
(\$675.15 State & \$965.83 Local)
- iv. **\$4,890.06** – Metal Mechanics 7<sup>th</sup> TIF Reimbursement (Local TIR)

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

- i. **\$292.50** - Reimbursement to Paper City for 2<sup>nd</sup> Quarter FY 23 Loan  
(Pending Proof of Payment and Waiver of Lien; EGLE Approved 5/31/2023)

c. **Discussion/Action:** Fishbeck

- i. EPA Grant Contract Memo & Summary
  - 1. **\$548.40** - Fishbeck Invoice 424169 (Watershed Project Kalamazoo, LLC)
- ii. General Environmental Contract Memo & Summary

9. Financial Reports

- a. Fund 243 (247) and 242 (643)

10. Staff Report/Updates

- a. Midlink Expansion LBRF Funding Request
- b. 555 Eliza Street Expansion LBRF Funding Request
- c. KCBRA Board Retreat (Summary & Next Steps)
- d. KCBRA LBRF Policy Draft II
- e. National Brownfields Conference (Board Member Attendance)

11. Committees - times dates and places

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

12. Other

13. Board Member Comments

14. Adjournment

***Next Meeting: Thursday, July 27, 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](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

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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, May 25, 2023  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**DRAFT - MINUTES**

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**Present:** Kenneth Peregon, Gary Barton, Christopher Carew, Connie Ferguson, Jared Lutz, Jodi Milks, and Andrew Wenzel

**Members Excused:** Monteze Morales and Wei Wang

**Vacancies:** none

**Kalamazoo Township:** Sherine Miller

**Oshtemo Township:** none

**Staff:** Rachael Grover

**Consultant:** Therese Searles & Logan Mulholland, Fishbeck

**Recording Secretary:** Rachael Grover

**County Commissioners:** none

**County Admin:** none

**Community:** 1

1. Call to Order: **Chair Peregon called the meeting to order at 3:12 p.m. and noted that the meeting is being recorded.**
2. Roll Call and Members Excused: **Wei Wang and Commissioner Morales were excused.**
3. Approval of the Agenda: **Wenzel motioned to approve item 3, the Agenda. Carew seconded. None opposed, motion carried.**
4. Approval of Minutes: **BRA Minutes of April 27, 2023**

Ferguson noted the following errors:

- a. Item 7.d.ii should note "Wang moved to approve item 7.d.ii" instead of 7ciii
- b. Item 7.e.ii. should note "Ferguson moved to approve 7.e.ii." instead of 7ciii
- c. Item 7.e.i. typo – please add the word "developer" to sentence 3 to read "The board noted that the **developer** has paid an application fee to the existing project"

**Ferguson moved to approve item 4, Minutes, as amended and Milks seconded the motion. None opposed, motion carried.**

5. Public Comments (4 minutes each) **None**
  6. Disclosure of Interest: Prior to the consent agenda, Wenzel noted that he is now employed by Fishbeck. The professional services contract was awarded to Enviorlogic, which was acquired by Fishbeck at the start of 2023, and prior to his employment with Fishbeck. Carew
-

also noted his employment with Fishbeck.

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)

**Milks motioned to approve item 7, the Consent Agenda, Lutz seconded. None opposed, motion carried.**

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)

**Lutz moved to approve item 8.a.ii, with the full contingency amount approved as noted in the Fishbeck memo in the packet. Wenzel seconded. Motion carried via roll call vote with 7 Yes.**

- ii. **\$15,000.00** – 440 NC, LLC Invoice Packet (440 North Church Street request approved 12/15/2022)

**Milks moved to approve reimbursement to 440 NC, LLC for up to \$15,000 per the approved work order from 12/15/2022. Carew seconded. Motion carried via roll call vote with 6 Yes and Wenzel abstained.**

b. **Discussion/Action:** Developer Reimbursements from 2022 TIR

- i. **\$4,220.87** – Kalamazoo West 8<sup>th</sup> TIF Reimbursement (Local TIR)

Staff provided an update of the reimbursement and as included in the meeting packet.

**Ferguson moved to approve item 8bi as presented and Milks seconded. Motion carried via roll call vote with 7 Yes.**

c. **Discussion/Action:** Fishbeck updates and summaries

- i. EPA Grant Contract Memo & Summary
- ii. General Environmental Contract Memo & Summary
- iii. EPA Grant Work Order #2, Community Outreach & Programmatic, Amendment 1 – increase request of additional \$2,500. This puts the total for this line item at \$5,000, which is within the EPA grant budget of \$6,300 for this line item.
-

**Milks moved to approve item 8.c.iii, and Barton seconded, none opposed, motion carried.**

iv. **\$625.56** – Fishbeck Invoice 423211 (EPA Grant, WO#2)

**Milks moved to approve item 8.c.iv and Ferguson seconded. None opposed, motion carried.**

9. Financial Reports:

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

**Staff presented the financial reports.**

10. Staff Report/Updates:

- a. KCBRA Board Retreat, Anna Whitten Hall (KVCC) on June 7<sup>th</sup> 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:

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

Committee meetings may be cancelled due to the retreat the same week.

12. Other: **None**

13. Board Member Comments: None

14. Adjournment: Meeting **adjourned at 4:20 p.m.**

***Next Meeting: 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](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

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

# VARNUM

BRIDGEWATER PLACE | POST OFFICE BOX 352  
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 FLSCHUBKEGEL@VARNUMLAW.COM

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514



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

RE: 100 ISLAND, LLC DEVELOPMENT AGREEMENT  
 Matter Number: 372745  
 Invoice Number: 1304417  
 Invoice Date: June 8, 2023

**LEGAL SERVICES RENDERED**

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
04/11/23	1.10	Review Development Agreement and Brownfield Act. Correspondence with M. Walters re invoice submissions. Elliott M. Berlin	341.00

TOTAL LEGAL SERVICES \$ **341.00**

TOTAL THIS INVOICE \$ 341.00  
 Previous Balance as of 06/08/23 \$ 0.00

TOTAL PAYMENT DUE \$ **341.00**

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	310.00	1.10	\$341.00
TOTALS		1.10	\$341.00

**Payment Options**

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

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

**Invoice :** 424170  
**Invoice Date :** 6/8/2023  
**Project :** 230454  
**Project Name :** KCBRA/W.O. 2023-1 Gen Environmental Review  
**Bill Term :** BT1

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
GR - General Review		14,000.00	11,377.25	4,849.36	2,622.75	2,226.61
<i>Rate Labor</i>	2,220.00					
<i>Expenses</i>	6.61					
CAS - Contractual Administrative Support		6,000.00	5,396.25	603.75	603.75	0.00
					<b>Current Billings</b>	<b>2,226.61</b>
<b>Total Fee :</b>					<b>Amount Due This Bill</b>	<b>2,226.61</b>
	20,000.00					
<b>To Date Billings :</b>	5,453.11					
<b>Total Remaining :</b>	14,546.89					

**Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review** **Invoice: 424170**

**GR - General Review**

**Rate Labor**

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Environmental Specialist</b>			
David Stegink	3.75	140.0000	525.00
<b>Senior Geologist</b>			
Therese Searles	1.00	105.0000	105.00
<b>Senior Hydrogeologist</b>			
Jeffrey Hawkins	2.75	150.0000	412.50
Paul French	5.25	115.0000	603.75
<b>Total Senior Hydrogeologist</b>	8.00		1,016.25
<b>Staff Environmental Specialist</b>			
Logan Mulholland	6.75	85.0000	573.75
<b>Total Rate Labor</b>			<b>2,220.00</b>

**Expenses**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Miscellaneous</b>			
Logan Mulholland	3.00	1.15	3.45
<b>Travel/Lodging</b>			
Logan Mulholland	2.75	1.15	3.16
<b>Total Expenses</b>			<b>6.61</b>

**Total Bill Task: GR - General Review** **2,226.61**

**Total Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review** **2,226.61**



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 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008  
 United States

**Invoice :** 424164  
**Invoice Date :** 6/8/2023  
**Project :** 230923  
**Project Name :** KCBRA /Midlink Business Park Expansion  
**Bill Term :** BT1

For Professional Services Rendered Through 5/31/2023

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

230923 - KCBRA /Midlink Business Park Expansion

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
<i>Rate Labor</i>	480.25	6,500.00	6,500.00	480.25	0.00	480.25
<b>Total Fee :</b>	6,500.00					
<b>To Date Billings :</b>	480.25					<b>480.25</b>
<b>Total Remaining :</b>	6,019.75					<b>480.25</b>

**Current Billings** 480.25  
**Amount Due This Bill** 480.25

**Project: 230923 - KCBRA /Midlink Business Park Expansion**

**Invoice: 424164**

**230923 - KCBRA /Midlink Business Park Expansion**

<b>Rate Labor</b>					
<i>Class / Employee</i>		<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Geologist</b>					
Therese Searles		5/5/2023	0.25	95.5000	23.88
	eligibility review	5/10/2023	0.25	95.5000	23.88
	communication with Rob re: fire pump costs	5/11/2023	0.50	95.5000	47.75
	review memo and reimbursement costs	5/12/2023	0.50	95.5000	47.75
	project discussion breakdown on cost needed	5/24/2023	0.50	95.5000	47.75
	cost breakdown discussion	5/25/2023	0.50	95.5000	47.75
			2.50		238.76
<b>Total Therese Searles</b>			2.50		238.76
<b>Staff Environmental Specialist</b>					
Logan Mulholland		5/3/2023	1.75	74.3000	130.03
	Eligibility, summary of current plan	5/12/2023	0.75	74.3000	55.73
	Rob Email for Amendment and LBRF ask	5/30/2023	0.75	74.3000	55.73
	Review midlink costs from Camille, communication with rob		3.25		241.49
<b>Total Logan Mulholland</b>			3.25		241.49
<b>Total Staff Environmental Specialist</b>			3.25		241.49

**Total Rate Labor 480.25**

**Total Bill Task: 230923 - KCBRA /Midlink Business Park Expansion 480.25**

**Total Project: 230923 - KCBRA /Midlink Business Park Expansion 480.25**

**Payment Options**

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 616.575.3824  
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**Attention:** Macy Walters  
**Kalamazoo County Brownfield Redevelopment Authority**  
 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008  
 United States

**Invoice :** 424168  
**Invoice Date :** 6/8/2023  
**Project :** 230914  
**Project Name :** KCBRA/Eliza Street, Schoolcraft/MI  
**Bill Term :** BT1

**For Professional Services Rendered Through 5/31/2023**

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

WO #9

	Fee	Available	Billings		
			To Date	Previous	Current
PH II - Phase II ESA	15,000.00	15,000.00	0.00	0.00	0.00
BPE - Brownfield Plan Evaluation	8,000.00	8,000.00	730.55	0.00	730.55
<i>Rate Labor</i> 730.55					
BPA - Brownfield Plan Amendment	7,000.00	7,000.00	0.00	0.00	0.00
<b>Current Billings</b>					<b>730.55</b>
<b>Amount Due This Bill</b>					<b>730.55</b>

**Total Fee :** 30,000.00  
**To Date Billings :** 730.55  
**Total Remaining :** 29,269.45

**Project: 230914 - KCBRA/Eliza Street, Schoolcraft/MI**

**Invoice: 424168**

**BPE - Brownfield Plan Evaluation**

**Rate Labor**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Environmental Specialist</b>				
David Stegink	5/2/2023	2.50	122.1000	305.25
	5/3/2023	0.25	122.1000	30.53
	5/5/2023	2.50	122.1000	305.25
	review report, meeting on site	.....		.....
		5.25		641.03
		.....		.....
<b>Total David Stegink</b>		5.25		641.03
<b>Total Senior Environmental Specialist</b>				
		5.25		641.03
<b>Staff Environmental Specialist</b>				
Logan Mulholland	5/3/2023	1.00	74.3000	74.30
	project review, reach out to assessor			
<b>Staff Technician</b>				
Shelbey Senkewitz	5/2/2023	0.25	60.8900	15.22
	Edit Clark Logic eligibility letter			
<b>Total Rate Labor</b>				<b>730.55</b>

**Total Bill Task: BPE - Brownfield Plan Evaluation**

**730.55**

**Total Project: 230914 - KCBRA/Eliza Street, Schoolcraft/MI**

**730.55**

**Payment Options**

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 Kalamazoo, MI 49008  
 United States

**Invoice :** 424176  
**Invoice Date :** 6/8/2023  
**Project :** E210229  
**Project Name :** KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic  
**Bill Term :** BT1

**For Professional Services Rendered Through 5/31/2023**

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

	<u>Billings</u>				
	<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	5,000.00	2,159.99	3,174.26	2,840.01	334.25
<i>Rate Labor</i>		334.25			

**Current Billings** **334.25**  
**Amount Due This Bill** **334.25**

**Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** **Invoice: 424176**

**COMM - Community Outreach & Programmatic**

**Rate Labor**

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Geologist</b>			
Therese Searles	3.50	95.5000	334.25
<b>Total Rate Labor</b>			<b>334.25</b>

**Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** **334.25**

**Payment Options**

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**Attention:** Macy Walters  
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 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008  
 United States

**Invoice :** 424166  
**Invoice Date :** 6/8/2023  
**Project :** 230924  
**Project Name :** KCBRA /Comstock Center Redevelopment  
**Bill Term :** BT1

**For Professional Services Rendered Through 5/31/2023**

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

	Fee	Available	Billings		
			To Date	Previous	Current
<b>230924 - KCBRA /Comstock Center Redevelopment</b>					
Elg & PH1 - Eligibility & Phase I ESA	4,000.00	4,000.00	1,696.79	0.00	1,696.79
Rate Labor		1,346.79			
Expenses		350.00			
PH2 ESA - Phase II ESA	18,000.00	18,000.00	0.00	0.00	0.00
<b>Total Fee :</b>	22,000.00				
<b>To Date Billings :</b>					<b>1,696.79</b>
<b>Total Remaining :</b>	20,303.21				
			<b>Current Billings</b>		<b>1,696.79</b>
			<b>Amount Due This Bill</b>		<b>1,696.79</b>

**Elg & PH1 - Eligibility & Phase I ESA**

**Rate Labor**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Hydrogeologist</b>				
Courtney Dunaj	5/4/2023	1.00	95.5000	95.50
	Eligibility Determination			
	5/15/2023	0.25	95.5000	23.88
	Kick off Phase I ESA			
		-----		-----
		1.25		119.38
		-----		-----
		1.25		119.38

**Production Support**

Ariane Savoy	5/17/2023	1.00	75.0000	75.00
	project setup, local FOIAs			
	5/18/2023	2.00	75.0000	150.00
	EGLE/LARA FOIAs, save EH recs and denials			
	5/23/2023	1.00	75.0000	75.00
	save FOIA recs/denials			
		-----		-----
		4.00		300.00
		-----		-----
		4.00		300.00

**Scientist**

Aaron Bigler	5/16/2023	1.50	84.9000	127.35
	Project Start-Up			
	5/17/2023	4.00	84.9000	339.60
	Phase I ESA			
	5/25/2023	4.00	84.9000	339.60
	Phase I ESA			
		-----		-----
		9.50		806.55
		-----		-----
		9.50		806.55

**Senior Geologist**

Therese Searles	5/4/2023	0.25	95.5000	23.88
	project communication with CD			
	5/5/2023	0.25	95.5000	23.88
	eligibility review			
	5/12/2023	0.25	95.5000	23.88
	project coordination re: elig.			
		-----		-----
		0.75		71.64
		-----		-----
		0.75		71.64

**Staff Engineering Specialist**

Audrey Havens	5/18/2023	0.50	68.0000	34.00
	Graphic support			

**Staff Technician**

Shelbey Senkewitz	5/5/2023	0.25	60.8900	15.22
	Edit eligibility letter			

**Total Rate Labor 1,346.79**

**Expenses**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Subconsultant</b>			
EDR	350.00	1.00	350.00
<b>Total Expenses</b>			<b>350.00</b>

**Total Bill Task: Elg & PH1 - Eligibility & Phase I ESA 1,696.79**

**Total Project: 230924 - KCBRA /Comstock Center Redevelopment 1,696.79**

**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 :** 424171  
**Invoice Date :** 6/8/2023  
**Project :** E190048  
**Project Name :** KCBRA/Paper City Development -  
 EGLE Grant Oversight - Task #6  
**Bill Term :** BT1

**For Professional Services Rendered Through 5/31/2023**

E190048 - KCBRA/Paper City Development -  
 EGLE Grant Oversight - Task #6  
*Rate Labor* 1,437.50

**Current**  
**Billings**  
 1,437.50

**Current Billings** 1,437.50  
**Amount Due This Bill** 1,437.50

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

**Invoice: 424171**

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

<b>Rate Labor</b>		<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Hydrogeologist</b>					
Derrick Lingle		5/8/2023	1.00	115.0000	115.00
	Review and comment on PFAS section.				
Paul French		5/4/2023	6.00	115.0000	690.00
	Review Final Grant Report and Appendices B-E				
		5/10/2023	3.50	115.0000	402.50
		5/16/2023	1.00	115.0000	115.00
	Review latest correspondence				
		5/22/2023	1.00	115.0000	115.00
	Final Review of Close Out Report				
<b>Total Paul French</b>			11.50		1,322.50
<b>Total Senior Hydrogeologist</b>			12.50		1,437.50
	<b>Total Rate Labor</b>				<b>1,437.50</b>

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

**1,437.50**

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

**1,437.50**

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

232 LLC - 232 W. Michigan Ave., City of Kalamazoo

June 22, 2023

<b>KCBRA</b>		<u>Local</u>	<u>Total</u>
<b>Expenditures</b>	<i>Estimate</i>	<i>Invoiced</i>	
Phase I			
Phase II		\$	-
BEA/Due Care Plan		\$	-
Brownfield Plan		\$	-
Brownfield Plan		\$	-
Legal expenses		\$	-
<i>Administrative</i>		\$	-
<b>2015 BRA Admin. Expenses</b>		\$ 39.58	\$ 39.58
<b>2016 BRA Admin. Expenses</b>		\$ 292.96	\$ 292.96
<b>2017 BRA Admin. Expenses</b>		\$ 290.22	\$ 290.22
<b>2018 BRA Admin. Expenses</b>		\$ 353.08	\$ 353.08
<b>2019 BRA Admin. Expenses</b>	<b>approved 2/28/2020</b>	\$ 156.52	\$ 156.52
<b>2020 BRA Admin. Expenses</b>	<b>approved 2/25/2021</b>	\$ 138.47	\$ 138.47
<b>2021 BRA Admin. Expenses</b>	<b>approved 2/24/2022</b>	\$ 82.67	\$ 82.67
<b>2022 BRA Admin. Expenses</b>	<b>approved 3/23/2023</b>	\$ 122.34	\$ 122.34
<b>Subtotal KCBRA</b>	\$ -	\$ -	\$ 1,475.84
<b>Payments</b>		<i>Distributed</i>	
From 2017 TIF		2018	\$ -
From 2018 TIF		12/31/2018	\$ 353.08
From 2019		2/28/2019	\$ 156.52
From 2020		12/31/2020	\$ 138.47
From 2021		12/31/2021	\$ 82.67
From 2022		12/31/2022	\$ 122.34
<b>Subtotal KCBRA</b>		\$ -	\$ 1,475.84
<b>Remaining Balances after Payments</b>			\$ -
<b>Subtotal KCBRA</b>			\$ -
<b>Developer</b>		<u>Local</u>	<u>Total</u>
<b>Expenditures</b>	<i>Approved</i>		
<i>Interest Eligible Developer Expense</i>			
Phase I ESA		\$	-
Demolition Permits		\$	-
Asbestos Survey	<b>7/25/2019</b>	\$ 120.00	\$ 120.00
Asbestos Abatement	<b>7/25/2019</b>	\$ 1,000.00	\$ 1,000.00
Demolition	<b>7/25/2019</b>	\$ 76,312.50	\$ 76,312.50
Disposal	<b>7/25/2019</b>	\$ 1,713.76	\$ 1,713.76
Brownfield Plan	<b>7/25/2019</b>	\$ 5,000.00	\$ 5,000.00
BRA Application	<b>7/25/2019</b>	\$ 2,500.00	\$ 2,500.00
<b>Total</b>		\$ 86,646.26	\$ 86,646.26
			\$ -
<b>Subtotal Developer</b>			\$ 86,646.26
<b>Payments to Developer)</b>		<i>Disbursed</i>	
Approved 8/22/2019	9/12/2019	\$ 7,819.97	\$ 7,819.97
Approved 5/28/2020	6/4/2020	\$ 4,330.26	\$ 4,330.26
Approved 4/22/2021	5/26/2021	\$ 4,590.00	\$ 4,590.00
Approved 4/28/2022	5/9/2022	\$ 4,758.43	\$ 4,758.43
<i>Pending 6/22/2023</i>	<i>pending</i>	\$ 5,137.46	\$ 5,137.46
<b>Subtotal Payments to Developer</b>			\$ 26,636.12
			\$ 60,010.14
			\$ -
<b>Subtotal Developer</b>			\$ 60,010.14
<b>Total Remaining Balances of all Entities</b>			\$ 60,010.14

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

383 S. Pitcher Street Redevelopment, City of Kalamazoo

June 22, 2023

<b>KCBRA</b>			<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>	<i>Estimate</i>	<i>Invoiced/Approved</i>			
<i>Administrative</i>					
2018 Administrative			\$	-	\$ -
2019 Administrative		2/28/2020 approved	\$	697.74	\$ 697.74
2020 Administrative		2/25/2021 approved	\$	536.61	\$ 536.61
2021 Administrative		2/7/2022 approved	\$	420.88	\$ 420.88
2022 Administrative		3/23/2023 approved	\$	520.38	\$ 520.38
<b>Subtotal KCBRA</b>	\$ -	\$ -	\$ -	\$ 2,175.61	\$ 2,175.61
<b>Payments</b>	<i>Approved</i>	<i>Distributed</i>			
KCBRA	2/28/20	2/28/2020	\$	697.74	\$ 697.74
KCBRA	2/22/21	12/31/2020	\$	536.61	\$ 536.61
KCBRA	2/7/22	12/31/2021	\$	420.88	\$ 420.88
KCBRA	3/23/23	12/31/2022	\$	520.38	\$ 520.38
<b>Subtotal KCBRA</b>			\$ -	\$ 2,175.61	\$ 2,175.61
<b>Remaining Balances after Payments</b>					
<b>Subtotal KCBRA</b>			\$ -	\$ -	\$ -
<b>State Brownfield Fund</b>					
	<i>Distributed</i>		<i>State</i>	<i>local</i>	<i>Total</i>
State of Michigan Payment(2019 1/2 of SET)		11/17/2020	\$ 916.50		\$ 916.50
State of Michigan (2020 1/2 of SET)		12/31/2021	\$ 1,041.00		\$ 1,041.00
State of Michigan (2021 1/2 SET)		12/31/2022	\$ 1,058.50		\$ 1,058.50
State of Michigan (2022 1/2 SET)		<i>pending</i>	\$ 1,122.00		\$ 1,122.00
<b>Total</b>					<b>\$ 4,138.00</b>
<b>Developer</b>					
<b>Expenditures</b>	<b>WP Approved</b>	<b>BRA</b>	<u>State</u>	<u>Local</u>	<u>Total</u>
<i>Eligible Developer Expense</i>	<i>Estimate</i>	<i>Approved</i>			
Site Assessment and BEA	\$ 16,741.00	\$ 16,741.00	\$ 6,927.43	\$ 9,813.57	\$ 16,741.00
Combined BF Plan and 381 WP	\$ 6,500.00	\$ 6,500.00	\$ 2,689.70	\$ 3,810.30	\$ 6,500.00
Due Care	\$ 85,700.00	\$ 27,968.13	\$ 11,573.21	\$ 16,394.92	\$ 27,968.13
Demolition	\$ 92,300.00	\$ 130,109.64	\$ 43,922.80	\$ 86,186.84	\$ 130,109.64
Asbestos Abatement	\$ 10,680.00	\$ 7,187.62	\$ 2,974.24	\$ 4,213.38	\$ 7,187.62
Site Prep	\$ 9,500.00	\$ 61,666.61	\$ 4,520.77	\$ 57,145.85	\$ 61,666.61
15% contingency	\$ 28,752.00				
<b>Total</b>	\$ 250,173.00	\$ 250,173.00	\$ 72,608.14	\$ 177,564.86	\$ 250,173.00
<b>Subtotal Developer</b>			\$ 72,608.14	\$ 177,564.86	\$ 250,173.00
<b>Non-Interest Payments</b>	<i>Approved</i>	<i>Distributed</i>			
5/28/2020	5/28/2020	6/22/2020		\$ 9,761.87	\$ 9,761.87
7/23/2020	7/23/2020	7/31/2020	\$ 6,375.40		\$ 6,375.40
4/22/2021	4/22/2021	5/26/2021	\$ 7,171.07	\$ 11,877.31	\$ 19,048.38
4/28/2022	<i>pending</i>		\$ 7,296.45	\$ 12,429.24	\$ 19,725.69
6/22/2023	<i>pending</i>		\$ 7,732.71	\$ 13,123.61	\$ 20,856.32
<b>Subtotal Developer Payments</b>			\$ 28,575.63	\$ 47,192.03	\$ 75,767.66
<b>Interest (3%)</b>					
1st interest from 11/21/2019 on \$243,673 allowed principal			\$ 2,693.45	\$ 3,815.62	\$ 6,509.07
2nd interest 2020 on \$227,535.73 principal remaining			\$ 1,906.29	\$ 4,919.78	\$ 6,826.07
3rd interest 2021 on \$208,487.35 principal remaining			\$ 2,588.16	\$ 3,666.46	\$ 6,254.62
4th interest on 2022 on \$195,261.66 principal remaining			\$ 3,433.87	\$ 2,423.98	\$ 5,857.85
<b>Interest Total</b>			\$ 10,621.77	\$ 14,825.84	\$ 25,447.61
<b>Developer Remaining Balances after Payments (incl. interest)</b>					
<b>Subtotal Developer</b>			\$ 54,654.28	\$ 145,198.67	\$ 199,852.95
<b>Total Remaining Balances of all Entities</b>			\$ 54,654.28	\$ 145,198.67	\$ 199,852.95



**Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review**

3912 Douglas Avenue (Blackbird Billiards), Kalamazoo Township

June 22, 2023

KCBRA			<u>State</u>	<u>Local</u>	<u>Total</u>
	<i>Estimate</i>	<i>Invoiced</i>			
<b>Expenditures</b>					
<b>Brownfield Plan</b>				\$ 2,500.00	\$ 2,500.00
<i>Administrative</i>					
2016 Administrative		12/31/2016	\$	44.27	\$ 44.27
2017 Administrative			\$	48.28	\$ 48.28
2018 Administrative			\$	60.07	\$ 60.07
2019 Administrative			\$	26.64	\$ 26.64
2020 Administrative			\$	47.24	\$ 47.24
2021 Administrative			\$	30.06	\$ 30.06
2022 Administrative			\$	41.31	\$ 41.31
<b>Subtotal KCBRA</b>	\$ -	\$ 42,735.00	\$ -	\$ 2,797.87	\$ 2,797.87
<b>Payments</b>		Distributed			
KCBRA 1/18/18			\$	385.28	\$ 385.28
KCBRA 7/9/19			\$	400.69	\$ 400.69
KCBRA from Summer 2019			\$	159.17	\$ 159.17
KCBRA from Winter 2019 local			\$	248.03	\$ 248.03
KCBRA From Summer 2020 local			\$	355.37	\$ 355.37
KCBRA from Winter 2020 local			\$	527.19	\$ 527.19
KCBRA Summer 2021 local			\$	359.61	\$ 359.61
KCBRA Winter 2021 local			\$	321.22	\$ 321.22
KCBRA from 2022 TIR			\$	41.31	\$ 41.31
<b>Subtotal KCBRA</b>			\$ -	\$ 2,797.87	\$ 2,797.87
<b>Remaining Balances after Payments</b>					
<b>Subtotal KCBRA Remaining</b>			\$ -	\$ -	\$ -

State Brownfield Fund			Paid to MEDC	
<i>State of Michigan Payment</i>				
2017 50% of SET	\$ 42.50	12/3/2018	\$	42.50
2018 50% SET	\$ 44.00	11/4/2019	\$	44.00
2019 50% SET	\$ 44.50	11/17/2020	\$	44.50
2020 50% SET	\$ 91.50	12/31/2021	\$	91.00
2021 50% SET pending	\$ 93.00	12/31/2022	\$	93.00
2022 50% SET pending	\$ 96.00		\$	96.00
<b>Total</b>			\$	<b>411.00</b>

Developer			<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>					
<i>Eligible Developer Expense</i>	<i>Estimate</i>	<i>Approved</i>			
Phase I, Phase II, BEA	\$ 7,800.00	\$ 7,575.00			\$ -
Due care Planning					\$ -
Due Care Plan	\$ 3,600.00	\$ 3,478.75			\$ -
Environmental Response	\$ 2,800.00	\$ 1,669.08			\$ -
Approved by KCBRA 10/25/18		\$ 12,722.83	\$ 5,195.26	\$ 7,527.57	\$ 12,722.83
<b>Total Developer Eligible Costs</b>			\$ 5,195.26	\$ 7,527.57	\$ 12,722.83
Max school % is 47%; Local % is 53%		Max by %allowed			
<b>Payments</b>		Approved			
To Developer 2017 School	\$ 298.71	11/15/18	\$ 298.71		\$ 298.71
To Developer 2018 School	\$ 306.69	11/15/18	\$ 306.69		\$ 306.69
To Developer 2019 School	\$ 311.80	12/31/19	\$ 311.80		\$ 311.80
To Developer 2020 School	\$ 639.63	12/17/20	\$ 639.63		\$ 639.63
To Developer 2021 Summer School	\$ 647.96	3/24/22	\$ 647.96		\$ 647.96
To Developer Remaining 2021 TIR	\$ 299.24	4/28/22	\$ 3.86	\$ 295.38	\$ 299.24
To Developer 2022 TIR	<i>pending</i>		\$ 675.15	\$ 965.83	\$ 1,640.98
<b>Subtotal Payments to Developer</b>			\$ 2,883.80	\$ 1,261.21	\$ 4,145.01
<b>Developer Remaining Balances after Payments</b>			\$ 2,311.46	\$ 6,266.36	\$ 8,577.82

<b>Total Remaining Balances of all Entities</b>	\$ 2,311.46	\$ 6,266.36	\$ 8,577.82
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**Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review**

400 S. 14th Street (Metal Mechanics), The Village of Schoolcraft

June 22, 2023

<b>KCBRA</b>			<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>	<i>Estimate</i>	<i>Invoiced</i>			
Phase I - for Metal Mechanics WO#6	\$ 2,000.00		\$ 2,000.00	\$ -	\$ 2,000.00
BEA and Doc. Of Due Care Compliance for	\$ 4,000.00		\$ 1,311.75	\$ -	\$ 1,311.75
			\$ 2,681.25	\$ -	\$ 2,681.25
Brownfield Plan - WO#25	\$ 5,000.00	Invoiced		\$ 8,478.70	\$ 8,478.70
Data Review of D&D Realty and for BF Plai	\$ 4,000.00	together			\$ -
<b>Administrative</b>					\$ -
2016 General Administrative			\$ -	\$ 843.96	\$ 843.96
2017 General Administrative			\$ -	\$ 797.89	\$ 797.89
2018 General Administrative			\$ -	\$ 866.26	\$ 866.26
2019 General Administrative			\$ -	\$ 324.38	\$ 324.38
2020 General Administrative			\$ -	\$ 177.81	\$ 177.81
2021 General Administrative			\$ -	\$ 82.67	\$ 82.67
2022 General Administrative				\$ 116.92	\$ 116.92
<b>Subtotal KCBRA</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 5,993.00</b>	<b>\$ 11,688.59</b>	<b>\$ 17,681.59</b>
<b>Payments</b>	<i>Approved</i>	<i>Distributed</i>			
KCBRA - 1/18/18			\$ 1,080.63	\$ 4,033.97	\$ 5,114.60
KCBRA	4/26/18	12/31/2018	\$ 3,536.27	\$ 2,275.90	\$ 5,812.17
KCBRA	7/25/19		\$ 1,376.10	\$ 4,676.94	\$ 6,053.04
KCBRA Administrative	2/27/20	12/31/2019		\$ 324.38	\$ 324.38
KCBRA Administrative	2/25/21	12/31/2020		\$ 177.81	\$ 177.81
KCBRA Administrative	2/24/22	12/31/2021		\$ 82.67	\$ 82.67
KCBRA Administrative	1/26/23	12/31/22		\$ 116.92	\$ 116.92
<b>Subtotal KCBRA</b>			<b>\$ 5,993.00</b>	<b>\$ 11,688.59</b>	<b>\$ 17,681.59</b>
<b>Remaining Balances after Payments</b>					
<b>Subtotal due to KCBRA</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

<b>State Brownfield Fund</b>					
<i>State of Michigan Payment</i>					
2017 reporting to MEDC- State BF Fund Pa Paid 11/2018			\$ 1,080.50	\$	\$ 1,080.50
MEDC payment 50% of 2018 SET	Paid 11/4/19		\$ 842.50	\$	\$ 842.50
MEDC 50% SET 2019	Paid 11/17/2020		\$ 677.50	\$	\$ 677.50
MEDC 50% SET 2020	Paid 12/31/21		\$ 672.50	\$	\$ 672.50
<i>Total</i>			<b>\$ 3,273.00</b>	<b>\$</b>	<b>\$ 3,273.00</b>

state capture complete

<b>Developer</b>			<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures - Eligible Developer Exp</b>	<i>Date approved</i>				
Soil Management	3/28/2019		\$	5,925.10	\$ 5,925.10
Sub-slab depressurization	3/28/2019		\$ -	7,994.74	\$ 7,994.74
Site Demolition	3/28/2019		\$	20,381.76	\$ 20,381.76
<b>Total</b>			<b>\$ -</b>	<b>\$ 34,301.60</b>	<b>\$ 34,301.60</b>
<b>Subtotal of eligible costs capped to Developer</b>			<b>\$ -</b>	<b>\$ 34,301.60</b>	<b>\$ 34,301.60</b>
<b>Non-Interest Payments</b>	<i>Approved</i>	<i>Distributed</i>			
D&D Realty 1st TIR payment 2018 TIF	7/25/19	8/15/19	\$ 561.39	\$ -	\$ 561.39
D&D Realty 2nd TIR payment 2019 TIF	2/27/20	3/11/20		\$ 2,427.93	\$ 2,427.93
D&D Realty 3rd TIR payment 2019 TIF	8/27/20	12/31/20		\$ 1,599.28	\$ 1,599.28
D&D Realty 4th TIR payment 2020 TIF	9/23/21	9/24/21	\$	4,468.51	\$ 4,468.51
D&D Realty 5th TIR payment 2021 TIF	3/24/22	3/25/22		\$4,688.00	\$ 4,688.00
D&D Realty 6th TIR payment 2021 TIF	6/23/22			\$36.28	\$ 36.28
<b>D&amp;D Realty 7th TIR payment 2022 TIF</b>	<b>pending</b>			<b>\$4,890.06</b>	<b>\$ 4,890.06</b>
<b>Subtotal Developer</b>			<b>\$ 561.39</b>	<b>\$ 18,110.06</b>	<b>\$ 18,671.45</b>
<b>Developer Remaining Balances after Payments</b>					
<b>Subtotal due to Developer</b>			<b>\$ -</b>	<b>\$ 16,191.54</b>	<b>\$ 16,191.54</b>
<b>Overcapture of State TIF returned to Schoolcraft Township</b>			<b>\$ 59.55</b>	<b>\$ -</b>	<b>\$ 59.55</b>
<b>Total Remaining Balances of all Entities</b>			<b>\$ -</b>	<b>\$ 16,191.54</b>	<b>\$ 16,191.54</b>

<b>Transfers to Local Brownfield Revolving Fund (643)</b>			<u>State</u>	<u>Local</u>	<u>Total</u>
<b>total allowed by BF plan</b>			<b>5,993.00</b>	<b>TBD</b>	<b>5,993.00</b>
from 2018 TIR	10/14/2019		2,309.82	0.00	2,309.82
from 2019 TIR	4/16/2020		677.85	0.00	677.85
from 2020 TIR	9/27/2021		632.18	0.00	632.18
from 2021 TIR	6/23/2022		2,332.92	0.00	2,332.92
<b>Subtotal to LBRF</b>			<b>5,952.77</b>	<b>0.00</b>	<b>5,952.77</b>



**Phillips Environmental  
Consulting Services. Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
4/20/2023	2239R

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

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
2/8/2023	Due care planning for use Phase I project buildings K and G.	1	130.00	130.00
3/31/2023	Meeting to discuss wildflower plans on Mill and nearby residential properties.	1.25	130.00	162.50
Loan Task 2G - Due Care M&P		<b>Total</b>		\$292.50

Phone #
269-501-5079

<b>Balance Due</b>	\$292.50
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## Memo

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

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

**DATE: June 22, 2023**

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

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

### 1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

Fishbeck attended the May committee meetings. Project updates to ACRES were made. Work orders and meeting materials were prepared.

### 2. 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 envisioned 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 Fishbeck 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. Fishbeck 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 20<sup>th</sup>. 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. 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 15<sup>th</sup> meeting. Fishbeck has prepared the Roadmap to Redevelopment, distributed it to various stakeholders for their review, and is set up a meeting to discuss the document. EPA did notify the city that the multipurpose grant will be awarded to the City of Parchment. There are no invoices for consideration this month. Final documentation is being prepared for the scope of work funded by Kalamazoo County's EPA assessment grant.

### **3. 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. The HASP was accepted and the SAP was approved by the USEPA on June 13, 2023. However, the developers have run into significantly higher redevelopment costs than expected and have decided to halt redevelopment and list the property for sale. Unused budgets allocated to this project will be returned to support future projects.

### **4. 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. Meetings were held this past month between Fishbeck and Midlink to understand the scope of brownfield eligible activities. Further detail on cost breakdown that makes up the LBRF ask is still needed.

**5. 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.

**1. Eliza Street Expansion – Village of Schoolcraft  
Project No: 230914 – W.O. 9**

**Update:**

The property subject to this Work Order is a property where the Kalamazoo County BRA has previously had a significant role in supporting redevelopment. 555 Eliza Street is a Clarklogic-owned property. A vacant parcel to the south of Eliza Street is being redeveloped with a 126,000-square-foot warehousing building. As construction began, unsuitable soils were encountered which will require offsite disposal. There is also concern that about the environmental condition of the site and specifically if vapor mitigation controls are required for this new construction. Services related to soil management and assessing vapor intrusion considerations will not be funded through the EPA grant and will be covered under KCBRA general environmental services.

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

It is likely that the Brownfield Plan for this project will need to be amended to accommodate additional costs related to the new development. Once a clear path is determined for how tax increment revenues will be dispensed (i.e., to whom and in what order), Fishbeck will amend the Plan as necessary, prepare new public notices, and help staff communicate with the Village of Schoolcraft on the matter. Fishbeck will also review the Development and Reimbursement Agreement and suggest any necessary changes to support agreed upon support from the Village and the BRA. Fishbeck has initiated and is waiting on return communication from the Assessor for the Village of Schoolcraft. Fishbeck has worked with Clarklogic and is close to understanding their total project eligible costs. Further Brownfield Plan evaluation activities will continue next month.



**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 :** 424169  
**Invoice Date :** 6/8/2023  
**Project :** 230922  
**Project Name :** KCBRA /Watershed LLC  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/8/2023**

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

6667 Stadium Dr, Oshtemo

230922 - KCBRA /Watershed LLC

		<u>Billings</u>				
	Rate Labor	Fee	Available	To Date	Previous	Current
	548.40					
<b>Total Fee :</b>	8,000.00	8,000.00	8,000.00	548.40	0.00	548.40
<b>To Date Billings :</b>	548.40					
<b>Total Remaining :</b>	7,451.60					
				<b>Current Billings</b>		<b>548.40</b>
				<b>Amount Due This Bill</b>		<b>548.40</b>

**Project: 230922 - KCBRA /Watershed LLC**

**Invoice: 424169**

**Elig & Asbestos - Eligibility & Asbestos Survey**

<b>Rate Labor</b>					
<u>Class / Employee</u>		<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<b>Senior Geologist</b>					
Therese Searles		5/2/2023	0.25	95.5000	23.88
	project debrief with LM	5/3/2023	0.25	95.5000	23.88
	scope of work sequencing and communication with MW	5/5/2023	0.25	95.5000	23.88
	eligibility review	5/11/2023	0.50	95.5000	47.75
	review HASP, project overview	5/12/2023	0.50	95.5000	47.75
	review SAP, communication	5/23/2023	0.25	95.5000	23.88
	project coordination	5/26/2023	0.25	95.5000	23.88
	Project coordination	6/2/2023	0.75	95.5000	71.63
	project communication with Macy, ACB, JCH re: next steps ACM		3.00		286.53
			3.00		286.53
<b>Total Therese Searles</b>					
<b>Total Senior Geologist</b>					
<b>Staff Environmental Specialist</b>					
Logan Mulholland		5/3/2023	1.00	74.3000	74.30
	draft eligibility	5/5/2023	0.25	74.3000	18.58
	Finalized Eligibility	5/9/2023	1.25	74.3000	92.88
	HASP		2.50		185.76
			2.50		185.76
<b>Total Logan Mulholland</b>					
<b>Total Staff Environmental Specialist</b>					
<b>Staff Technician</b>					
Shelbey Senkewitz		5/5/2023	0.25	60.8900	15.22
	Edit eligibility letter	5/12/2023	1.00	60.8900	60.89
	Edit/build SAP and HASP reports		1.25		76.11
			1.25		76.11
<b>Total Shelbey Senkewitz</b>					
<b>Total Staff Technician</b>					

**Total Rate Labor 548.40**

**Total Bill Task: Elig & Asbestos - Eligibility & Asbestos Survey 548.40**

**Total Project: 230922 - KCBRA /Watershed LLC 548.40**



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## Memo

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

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

**DATE:** June 22, 2023

**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.

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

Update:

*General Review:* Fishbeck is completing soil investigation activities and oversight of the evaluation of a Vapor Intrusion Mitigation system for the Eliza street expansion. Fishbeck reviewed materials for the KCBRA retreat in June.

*Contractual Administrative Support:* No activities to report this month.

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

Update:

The team is preparing to close out the grant. Fishbeck completed a technical review of the Final Grant Report and provided feedback and communication to Lisa Phillips.

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

Update:

No activities to report this month.

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

Update:

The KCBRA staff had some communication with the 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.



<b>Postage</b>	Jan-March	\$	4.64
	April-June		
	July-Sept.		
	Oct.-Dec.		
<b>Total</b>	<b>\$</b>		<b>4.64</b>
<b>Printing</b>	Jan-March	\$	8.99
	April-June		9.98
	July-Sept.		
	Oct.-Dec.		
<b>Total</b>	<b>\$</b>		<b>18.97</b>
<b>Office Supplies</b>			
J.B. Printing (B.Cards-MW)	\$		31.50
<b>Total</b>	<b>\$</b>		<b>31.50</b>
<b>Contractual</b>			
Fishbeck 2/16/23	\$		160.00
Fishbeck 3/16/23	\$		315.00
Fishbeck 5/10/23	\$		2,147.75
Fishbeck 6/8/23	\$		2,226.61
<b>Total</b>	<b>\$</b>		<b>4,849.36</b>
<b>Contractual Op.</b>			
Fishbeck 3/16/23	\$		315.00
Fishbeck 5/10/23	\$		288.75
<b>Total</b>	<b>\$</b>		<b>603.75</b>
<b>Site Study</b>			
<b>Total</b>	<b>\$</b>		<b>-</b>

<b>Other contract</b>	
Varnum - KALSEE	\$ 1,147.00
Varnum - 100 Island Ave	\$ 341.00
<b>Total</b>	<b>\$ 1,488.00</b>
<b>Communication -internal</b>	
Network Jan.-March	533.25
Network April-June	355.00
Network July-Sept.	
Network Oct.-Dec.	
<b>Total</b>	<b>\$ 888.25</b>
<b>Communication</b>	
<b>Total</b>	<b>\$ -</b>
<b>Travel</b>	
Walters Vicks Mill Tour 11/22	23.44
Walters Vicks Mill Tour 04/23	24.56
<b>Total</b>	<b>\$ 48.00</b>
<b>Marketing</b>	
<b>Total</b>	<b>\$ -</b>
<b>Employee Training</b>	
<b>Total</b>	<b>\$0.00</b>
<b>Miscellaneous</b>	
<b>Total</b>	<b>\$ -</b>
<b>Indirect Cost alloc.</b>	<b>\$ -</b>
<b>Interest Expense</b>	
<b>Total</b>	<b>0.00</b>

<b>Salaries</b>	
Salary R Q1	\$ 309.30
Salary M Q1	\$ 16,314.48
Fringe Q1	\$ 7,131.60
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>23,755.38</b>

\*previous invoice from 2022

<b>Total Expenses</b>	<b>\$ 31,687.85</b>
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BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP
County BRA (acct 24370300-)	22,634.20	31,687.85		-9,053.65
Dividends	13,854.20			13,854.20
Service Fees	8,780.00			
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			676
9008 Portage Road school TIR (acct 24370303-420.01)				0
9008 Portage Road Admin Chg				
Corner @ Drake (24370305-420.00)		2,602.89		-2,603
Corner @ Drake Admin Chg				
555 E. Eliza St. Local TIR (24370306-420.00)	179.41			179
555 E. Eliza St. School TIR (24370306-420.01)	228.96			229
555 E. Eliza St. Admin Chg				
232 LLC (24370307-420.00)		5,137.46		-5,137
232 LLC Admin. Chg				
Blackbird Billiards local TIR (24370308-420.00)	568.52	965.83		-397
Blackbird Billiards School TIR (24370308-420.01)		675.15		-675.15
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)		13,123.61		-13,124
383 S. Pitcher School TIR (24370315-420.01)		7,732.71		-7,733
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)				
<b>BRA ACTUAL TOTAL 2023 AS OF 06/16/2023</b>	<b>592,031.67</b>	<b>121,429.93</b>	<b>-</b>	<b>470,602</b>

\*2021 TIR Return

470,602 2,540,946

2020-23 Pending remaining of approved Work Orders & Other Expenses			
<b>General Fund</b>			
WO#17 - Gen Env. Consulting, Ammend. #1			85
WO#2018-1 - General Env. Consulting			20
WO#19 - Checker Motors MDEQ SSA grant application		\$1179 + \$58 application	
WO# 2018-2 ET Annual Report Assistance			25
WO# 2018-3 Website Assistance -Envirologic			42.5
Web Hosting (annual expense)	300		
WO# 2019-1 General Environmental Consulting			1,516.25
WO# 2019-3 General Env. Review 2018 Annual report			447.50
WO# 2020-1 General Environmental Review ET			7,273.75
WO#2021-1 General Env. + Admin. Envirologic			16,393.75
WO#2022-1 General Environmental + admin			11,722.50
WO#2023-1 General Environmental + Admin	14,546.89	Remaining amount in W.O.	
<b>2020 Pending TIF Payments to Developers &amp; other expenses</b>			
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37	
RAI AZO School & Interest		1,234	
<b>Fund 243 (247) Work Order TOTAL</b>		18,797.99	-18,797.99
<b>Local Brownfield Revolving Fund</b>			
440 LLC - Funding Request		15,000.00	Invoices approved 5/25/2023
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.
<b>Fund 242 (643) Work Order TOTAL</b>		21,832.02	
<b>total work orders &amp; other expenses from both accounts</b>		40,630.01	

unused in 2017  
unused in 2018

unused in 2018  
unused in 2018

unused in 2019  
unused in 2019  
unused in 2020  
unused in 2021  
unused in 2022

-18,797.99 2,515,316

-6,832.02 1,723,093

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
2022 Developer Reimbursements (TBD)	0.00
<b>ESTIMATED Total Remaining (w/remaining encumbrances TBD)</b>	<b>1,901,958.32</b>

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	
			<b>Fund 242 TOTAL to date \$ 1,723,092.60</b>	

\*see Expense Detail 2023 for outstanding workorders