
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday June 25, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm **Immediately Following the EDC Meeting**

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/85921428104>

Webinar ID: 859 2142 8104

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 28, 2026
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$4,221.25**– Fisbeck Invoice 466416 (W.O. 2026-1 Gen. Env.)
 - ii. **\$80.00** – Bluetree Webdesign Invoice 2605271620 (*Website Updates*)
 - b. **From Local Brownfield Revolving Fund:**
 - i. **\$3,000.00** – Fishbeck Invoice 466494 (W.O. 2026-3 MRC Ind.)
 7. Discussion and/or Action Calendar
 - a. **Action:** 436 Willard Street EGLE Grant Draft Application
 - b. **Action:** Varnum Consent Waiver for Allen Edwin Home Projects: Michigan Housing Partnership, LLC & City of Portage 1706 W. Center Ave Brownfield Plan
 - c. **Discussion/Action:** West Main 1, LLC H-TIF Brownfield Plan – Oshtemo TWN
 - i. Plante Moran Realpoint Financial Analysis Services Discussion
 - d. **Action:** 1706 W. Center Ave Brownfield Plan – City of Portage
 - i. Loan Repayment Agreement Language Discussion
 - e. **Action:** KCBRA Fund 242 & 243 Fiscal Year 2026 Budget Amendment Proposal
 - f. **Discussion:** Fishbeck
 - i. General Environmental Memo & Billing Summary
-

- ii. Work Order 2026-1: General Environmental Consulting Amendment No. 1
- iii. Work Order 2026-4: Hope THRU Navigation Amendment No. 1
- iv. Work Order 2026-5: Kalamazoo Nonprofit Advocacy Coalition (KNAC)

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. Michigan Housing Partnership, LLC BFP approved by KCBOC on 6/2/26
- b. Staff Attended Regional Housing Partnership Housing Summit (Virtually) 6/12/26
- c. Michigan Housing Partnership, LLC Development Agreement Pending
- d. City of Portage Ali Family Home Loan Repayment Agreement Pending
- e. City of Portage Ali Family Home Development Agreement Pending
- f. 555 Eliza Street LBRF Loan Repayment Agreement Pending

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, July 23, 2026, 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 MACY.WALTERS@KALCOUNTY.GOV
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, MPA
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, May 28, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

DRAFT – MINUTES

Present: Christopher Carew, Lana Escamilla, Chad Goodwill, Chas Hammond, Jodi Milks, Kenneth Peregon and Andrew Wenzel

Members Excused: Jared Lutz and Commissioner Morales

Vacancies: none

Kalamazoo Township: Craig Sherwood

Oshtemo Township: Jodi Stefforia (virtual)

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

Community: 4

1. Call to Order: **Chair Peregon called the meeting to order at 3:33 p.m.**
 2. Roll Call and Members Excused: **Jared Lutz and Commissioner Morales were excused. Jodi Milks joined at 3:48 p.m. Seven (7) voting members of nine (9) board of directors were present.**
 3. Approval of the Agenda:

Director Wenzel moved to approve item 3 as presented, the agenda, Director Carew seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of April 23, 2026

Director Escamilla moved to approve Item 4, as presented, Director Goodwill seconded. None opposed, motion carried.
 5. Public Comments: (4 minutes each)
 6. Consent Agenda:
 - a. **From General Fund:**
 - i. **\$1,500.00** – Fisbeck Invoice 464954 (W.O. 2026-1 Gen. Env.)
 - ii. **\$1,955.74** – Fishbeck Invoice 464957 (W.O. 2026-1 Gen. Env.)
 - iii. **\$10,000.00** – Reimbursement to KNAC for Hazardous Materials Inspection (Site Study Fund; Approved 3/26/2026 Item 7 a ii)
 - b. **From Local Brownfield Revolving Fund:**
-

- i. **\$1,500.00** – Fishbeck Invoice 464953 (W.O. 2026-2 Flowers Automotive)
 - ii. **\$3,000.00** – Fishbeck Invoice 464956 (W.O. 2025-4 Kzoo Curling Club)
- c. **Project Business:**
- i. **Developer Reimbursements from Tax Increment Revenue**
 - 1. **\$4,163.31** - 9008 Portage Road 5th TIF Payment (2025 Local)
 - 2. **\$5,853.37** - 232 LLC 8th TIF Payment (2025 Local)
 - 3. **\$51,088.95** – Schupan (Midlink BFP) 2nd TIF Payment (2025 Local)
 - 4. **\$335,232.36** – IPUSA 2nd TIF Payment (2025 Local)
 - 5. **\$14,099.50** – KALSEE 3rd TIF Payment (2025 Local)
 - ii. **Transfers into the Local Brownfield Revolving Fund**
 - 1. **9008 Portage Road Brownfield Plan**
 - i. **\$4,850.38** – 3rd Transfer 3rd Party Reimbursement to LBRF
 - ii. **\$2,985.45** – 4th Transfer 2024 Local TIR
 - iii. **\$2,691.88** – 5th Transfer 2025 Local TIR

Director Goodwill moved to approve Item 6 as presented, Director Wenzel seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

- a. **Action:** Kalamazoo Nonprofit Advocacy Coalition (KNAC) LBRF Grant Request Asbestos Abatement (Application reviewed on March 26, 2026)
Director Escamilla moved to approve item 7a, selecting the first bid option with a 15% contingency, a total of \$224,521.40, Director Wenzel seconded. A Roll Call Vote was taken, the motion carried with Five (5) Yes, and One (1) abstained. Director Goodwill disclosed a conflict of interest, as a board member for KNAC, and abstained from voting and discussion.
- b. **Action:** Helping Other People Exceed H.O.P.E Thru Navigation Tiny Homes Project
 - i. Part I & Part II Project Applications
Director Goodwill moved to approve item 7bi as presented, waiving the application fee, Director Escamilla seconded. None opposed, motion carried.
 - ii. Fishbeck Work Order 2026-4: H.O.P.E Thru Navigation
Director Carew moved to approve item 7bii as presented, Director Goodwill seconded. None opposed, motion carried.
- c. **Action:** 555 Eliza Street Brownfield Plan Updated LBRF Loan Request

Discussion ensued related to the memo prepared by staff and the differences between the previous approved loan request and the updated loan request, as well as why the previous loan request was not fully executed. Staff and the Development team discussed that the previous loan repayment agreement had not been fully executed and an industrial facilities tax (IFT) exemption that was placed on the property. Staff discussed that the development team did not complete their revisions of the draft Loan Repayment Agreement, and when the IFT was approved it was unknown how much revenue would be available to capture. Before fully executing the previous Loan Repayment Agreement, Staff recommended the board review the updated tax increment financing (TIF) tables to ensure repayment obligations would be met. The development team decided to update their loan request once the TIF tables were updated. The board requested the minutes reflect the discussion about why, now that the project is completed and the previous loan repayment agreement was not finalized, the board would consider loaning the funds to the developer. The reasonings were that the brownfield plan had always planned on an expansion and even though the expansion is completed, there are likely still project expenses that could be reimbursed to the developer. The developer has not submitted any invoice packets for reimbursement on the project to date and has an existing loan with the Department of Environment, Great Lakes, and Energy (EGLE) which will need to be repaid with available tax increment revenue (TIR). Now that the expansion is completed, and the properties have been reassessed to their current taxable values, there is sufficient tax revenue to reimburse the developer up to the brownfield plan maximum eligible activity total. The updated TIF tables revealed the project will fully reimburse the EGLE loan, the developer, and deposit into the Local Brownfield Revolving Fund (LBRF). The board discussed the previous loan request as having an interest calculation, and whether the updated request would include one. The board authorized Staff to begin working on an updated Loan Repayment Agreement, which would include the requested amount by the developer, less an annual 2% interest calculation on remaining principal balance, to be repaid with TIR to the Authority within a three-year payback timeline, the time remaining on the brownfield plan. The board also requested the developer provide a letter of credit to accompany the loan request, as the developer would be obligated to repay the loan, with interest, back to the Authority in the event there was not sufficient TIR to repay the loan.

Director Wenzel moved to authorize Staff to begin drafting a loan repayment agreement, for the requested amount of \$425,995.00, less 2% annual interest on the remaining principal balance, to be repaid to the Authority in three years, the remaining time available in the brownfield plan, and requests staff receive a letter of credit from the developer. Director Milks seconded. None opposed, motion carried.

d. **Action:** 436 Willard Street (Clark Willard) EGLE Grant Proposal

Discussion ensued related to updates on the 436 Willard Street property, the Authority had previously supported the project using local brownfield revolving fund (LBRF) dollars to design a vapor mitigation system. The proposal is to apply for a grant to install a vapor mitigation system, awarded by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) which would be administered by the

Authority. The item for discussion is the grant proposal, which if accepted by EGLE, would allow the Authority to apply on behalf of the developer. If invited to apply, the grant application would be written by Fishbeck and reviewed by the Authority at the next regular meeting.

Director Wenzel moved to approve item 7d as presented, Director Goodwill seconded, none opposed, motion carried.

- e. **Action:** West Main 1, LLC Housing TIF Brownfield Plan Project Update (Application reviewed on April 24, 2025)

i. Updated Project Applications Part I & Part II

Staff provided a memo on the project updates since the KCBRA last review the project in 2025.

ii. Assemble Ad-Hoc Committee to review Brownfield Plan

Staff presented a recommendation by Fishbeck to consider using Plante Moran to review the financials of the project, to understand the “but if for” side of the development, to provide a 3rd party review of whether the project would be successful with or without tax increment financing.

Director Milks moved to assemble an Ad-Hoc Committee to review the West Main 1, LLC Housing TIF Plan, and nominated Director Wenzel, Chair Peregón, Director Goodwill, and Director Hammond as committee members. With Director Escamilla as an alternate in the event one of the members is unable to attend any of the meetings. Director Hammond seconded, none opposed, motion carried.

- f. **Action:** KCBRA Fund 242 & 243 Fiscal Year 2027 Budget Proposal

Director Hammond moved to approve item 7f as presented, and Director Carew seconded. None opposed, motion carried.

- g. **Discussion:** Fishbeck General Environmental Memo & Billing Summary

Consultant Searles presented the memos.

8. Financial Reports: **Staff Presented the Financial Reports.**

a. **Discussion:** KCBRA General Fund 243 Report

b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates: **Staff Presented Updates.**

a. Staff Attended Virtual Community Land Trusts: Reclaiming Brownfields for Community Benefit by the National Brownfields Coalition Community Development Committee on 5/6/2026

- b. City of Galesburg City Council adopted a Resolution in Support of the Michigan Housing Partnership, LLC Brownfield Plan on 5/11/2026
- c. Staff Attended CityLead – Local Leaders in Business Roundtable 5/14/2026
- d. Staff Attended DEI Training Assessing Interpretation Services 5/27/2026
- e. Resolution to Adopt Michigan Housing Partnership, LLC to be considered by Kalamazoo County Board of Commissioners on 6/2/2026 with Public Hearing at 6:30 p.m.
- f. Michigan Housing Partnership, LLC Development Agreement Draft Pending
- g. City of Portage Ali Family Home Loan Repayment Agreement Draft Pending (Developer & KCBRA)
- h. City of Portage Ali Family Home Development Agreement Draft Pending (City of Portage & KCBRA)
- i. Kalamazoo County Land Bank Scattered Site Housing TIF Plan Update
- j. KCBRA Board Retreat Update

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Wenzel moved to adjourn, the meeting adjourned at 5:34 p.m.**

Next meeting: Thursday, June 25, 2026, 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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Macy Rose Walters, MPA
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

**Payment Options**

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

Kalamazoo County Brownfield Redevelopment
 Authority
 201 West Kalamazoo Avenue
 Kalamazoo
 Kalamazoo, MI 49008

June 11, 2026

Project No: 2304540.03
 Invoice No: 000000466416

Invoice Total	4,221.25
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Project 2304540.03 KCBRA/W.O. 2026-1 General Environmental Consulting
For Professional Services through May 29, 2026

Phase General Review 2026

Labor

	Hours	Rate	Amount	
Staff Environmental Specialist	19.75	135.00	2,666.25	
Senior Geologist	10.75	140.00	1,505.00	
Production Support	.50	100.00	50.00	
Totals	31.00		4,221.25	
Total Labor				4,221.25

Billing Limits

	Current	Prior	To-Date	
Total Billings	4,221.25	13,789.63	18,010.88	
Limit			30,000.00	
Remaining			11,989.12	
		Total this Phase		4,221.25

Billings to Date

	Current	Prior	Total	
Labor	4,221.25	13,775.65	17,996.90	
Expense	0.00	13.98	13.98	
Totals	4,221.25	13,789.63	18,010.88	
		Total this Invoice		<u>4,221.25</u>

Outstanding Invoices

Number	Date	Balance
000000464957	5/6/2026	1,955.74
Total		1,955.74

Billings to Date

	Current	Prior	Total
Labor	4,221.25	13,775.65	17,996.90
Expense	0.00	13.98	13.98
Totals	4,221.25	13,789.63	18,010.88

INVOICE

Blue Tree Web Design, LLC
43021 County Road 653
Paw Paw, MI 49079

ben@bluetreewebdesign.com
269-978-2571



Item 6aii

Bill to

Kalamazoo Brownfield Redevelopment Auth

Invoice details

Invoice no.: 2605271620

Terms: Net 30

Invoice date: 05/27/2026

Due date: 06/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Web Changes	Apply system updates to fix security vulnerability	1	\$80.00	\$80.00
					Total	\$80.00



Payment Options

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

Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo
 Kalamazoo, MI 49008

June 15, 2026

Project No: 2600523.00
 Invoice No: 000000466494

Invoice Total 3,000.00

Project 2600523.00 KCBRA/W.O. 2026-3 REV 1, MRC Industries, Inc.
 W.O. 2026-3 REV 1

For Professional Services through May 29, 2026

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Phase I ESA	3,000.00	100.00	3,000.00	0.00	3,000.00
Phase II ESA	19,000.00	0.00	0.00	0.00	0.00
BEA/DDCCR	5,500.00	0.00	0.00	0.00	0.00
Asbestos Survey	13,000.00	0.00	0.00	0.00	0.00
Total Fee	40,500.00		3,000.00	0.00	3,000.00
Total Fee					3,000.00
				Total this Invoice	3,000.00

Billings to Date

	Current	Prior	Total
Fee	3,000.00	0.00	3,000.00
Totals	3,000.00	0.00	3,000.00

VARNUM

211 East Water Street | Suite 400
Kalamazoo, Michigan 49007

Telephone 269 / 382-2300 | Fax 269 / 382-2009 | www.varnumlaw.com

Elliott M. Berlin

Admitted in Michigan, Illinois and Pennsylvania

Direct 269 / 553-3519

emberlin@varnumlaw.com

June 17, 2026

Kalamazoo County Brownfield Redevelopment Authority
Attention: Macy Walters; Ken Peregon
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Re: Conflict Consent

Dear Macy and Ken:

You have asked this firm to represent ("KCBRA" or "you") in connection with reviewing brownfield plans and related development agreements, loan repayment agreements, reimbursement agreements, and other related agreements with WFH MIDWAY CENTER, LLC and Allen Edwin Residential Builders, LLC. We have advised you that this firm has in the past, and may in the future, provide legal services to WFH MIDWAY CENTER, LLC and Allen Edwin Residential Builders, LLC's parent company, Allen Edwin Homes, and its affiliates (individually and collectively, the "Developer").

Conditioned upon your consent, Developer has consented to our representation of you in this matter.

In addition, we request your express consent after you have given consideration to the fact that we represent Developer on other matters. As we have discussed with you in some detail, you should consider that someone might suppose that our representation of you might be less vigorous in order to curry favor with Developer, that we might advise you in a manner which would avoid putting us in a bad light with Developer, or that our representation of Developer might otherwise cause us to alter our advice to you. There is also the possibility that, at some point in the representation, this firm would have to withdraw from advising you, if the negotiations were to reach a level of hostility such that it would adversely affect our relationship with Developer.

We do not believe that those possibilities are likely in connection with this representation. In our opinion, our relationship with Developer will not adversely affect our representation of KCBRA in this matter. If, however, you have any doubts, you should be represented by other counsel.

Please feel free to discuss this with us at greater length or to consult with another attorney for advice as to whether to consent to our representation of KRBCA in these circumstances. Thereafter, if you still desire that we represent KRBCA in this matter, please sign the enclosed copy of this letter and return the signed copy to me.

Very truly yours,

VARNUM



Elliott M. Berlin

June 17, 2026

Page 2

Kalamazoo County Brownfield Redevelopment Authority hereby consents to be represented by Varnum LLP in connection with brownfield plans and related development agreements, loan repayment agreements, reimbursement agreements, and related agreements for WFH MIDWAY CENTER, LLC and Allen Edwin Residential Builders, LLC despite the potential conflicts of interest which have been discussed with KCBRA and/or described above.

Dated: _____

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

By: _____
Ken Peregon, Chairperson

Expenditures			
Expenses - 243 accounts	2026 Proposed	2026 YTD	
1 Postage	\$ 500	\$ -	-
2 Copy Charges	\$ 500	\$ -	-
3 Contractual Services	\$ 50,000	\$ 14,938	-
4 Contractual Operations	\$ -	\$ -	-
5 Site Study	\$ 30,000	\$ 10,000	-
6 Contractual Other (legal)	\$ 12,000	\$ 9,582	-
7 Communication Expense	\$ 1,000	\$ -	-
8 Internal Communication	\$ -	\$ -	-
9 Travel	\$ 3,000	\$ -	-
10 Marketing program	\$ 1,000	\$ -	-
11 Employee Training	\$ 4,000	\$ 805	-
12 Miscellaneous	\$ 1,000	\$ -	-
13 Indirect Costs (2024 allocation)	\$ 11,000	\$ -	-
14 Office Supply	\$ 1,000	\$ -	-
15 Salary Director (RG)	\$ -	\$ -	-
16 Salaries Other (MW)	\$ 92,000	\$ 16,774	-
17 Fringe Benefits	\$ 43,000	\$ 6,710	-
18 Salaries Other (RC)	\$ -	\$ -	-
19			
20			
21 KCBRA budget adjustment			
22			
23			
24			
25			
26 Total	\$ 250,000	\$ 58,809	

Revenues		
Revenues - 243	2026 Proposed	2026 YTD
Previous Fund trfr	\$ -	-
Service Fees	\$ -	-
TIR Collection	Prop. ADMIN 2026	2026 YTD
100 Island LLC	\$ -	-
232 LLC	\$ 1,000	-
381/383 Pitcher	\$ 5,000	-
9008 Portage Rd	\$ 1,000	-
Blackbird	\$ 1,000	-
555 Eliza Street	\$ 5,000	-
General Mills	\$ 30,000	-
Graphic Packaging	\$ 30,000	-
Holiday Lanes (Delta Conf. Ctr)	\$ 5,000	-
IPUSA	\$ 25,000	-
Kalamazoo West	\$ 1,000	-
KALSEE	\$ 1,000	-
Kartar #6	\$ -	-
Metal Mechanics	\$ 5,000	-
Midlink	\$ 60,000	-
Parchment Mill/City BRA	\$ -	-
Scannell/FedEx	\$ 25,000	-
Stadium Park Way	\$ 10,000	-
Schupan	\$ 20,000	-
Vicksburg Mill	\$ 25,000	-
Pavilion Investors, LLC	\$ -	-
Subtotal Admin	\$ 250,000	\$ -
	\$ 250,000	\$ -

Per MI PA 381 of 1996 - The Kalamazoo County Brownfield Redevelopment Authority now has 21 active plans, which allows the Authority to spend up to \$250,000 annually in administrative expenses.

The previous budget was \$225,000, the proposed amended budget is to incorporate the additional \$25,000 into the 2026 budget. The highlighted areas show the updated line items. \$20,000 to the Contractual Services expense line to account for the 3rd party review of the West Main 1, LLC Housing TIF financial materials by Plante Moran and \$5,000 to the Staff Other expense line to account for the reclassification of the Brownfield Redevelopment Administrator position in September 2026, pending County Board of Commissioners approval.

In Fund 243, the revenue account must balance the expense account. The Vicksburg Mill administration fee revenue line was updated to incorporate the additional \$25,000.00. That project has started capturing tax increment revenue as of 2026 and did not previously have a fee amount listed in the original 2026 budget.

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: June 25, 2026

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, W.O. 2024-1, W.O. 2025-1, Amend. No. 1, and W.O. 2026-1

Update:

Fishbeck continues to respond to general environmental consulting needs as directed by the board and/or the Brownfield Redevelopment Administrator. ***Fishbeck has prepared Work Order 2026-1, Amendment No. 1 for the board's consideration this month to increase the annual general consulting budget. This budget increase would allow Fishbeck to engage with Plante Moran Realpoint to conduct real estate consulting services regarding the West Main 1, LLC proposed brownfield plan project. This level of financial analysis will allow the KCBRA to make a more informed decision regarding the potential of support in line with the scale of the reimbursement request. This month's invoice for consideration includes review of a AEH reimbursement request, Midlink Plan Amendment efforts, 383 S. Pitcher, West Main Villages review of TIF projections, review of Eliza Street capture, review of 1706 W. Centre income certification, Stadium Drive reimbursement review, preparation of KNAC bid tab, communication with KCBRA staff, and preparation of meeting materials.***

2. MRC Industries, Inc., 407 Ransom Street, Kalamazoo, Michigan Project No: 2600523 -W.O. 2026-3 Revision 1

Update:

The KCBRA approved a project application in February 2026 from MRC Industries, Inc. (MRC), a nonprofit organization in Kalamazoo County that provides vocational training, employment support, and life skills services to individuals with intellectual and development disabilities, traumatic brain injuries, and persistent mental illness. MRC's current headquarters no longer meets its needs so is negotiating a purchase agreement to acquire the 1.467-acre site with approximately 33,500 square footage of existing office and warehouse space. In support of

acquisition, MRC is requesting support from the KCBRA to complete due diligence assessment activities to support redevelopment decision-making. Specifically, MRC has requested completion of a Phase I Environmental Site Assessment (ESA), a Baseline Environmental Assessment (BEA), and evaluation and installation of a vapor mitigation system (VMS), as necessary. In communication with the Kalamazoo County Brownfield Administrator, Fishbeck initially prepared a work order for the board's consideration concurrent with the project application in February, to complete a Phase I ESA, and if applicable, a BEA and due care documentation, proposing that additional sampling could be conducted after completion of the Phase I ESA, which would inform scope of proposed sampling. During the KCBRA regular meeting on February 26, 2026, the board authorized additional scope to include a Phase II ESA and Asbestos Survey and also authorized a total project budget of \$45,000. Therefore, Revision 1 of Work Order 2026-3 was approved March 26, 2026 to include the scope and budget to complete a Phase I ESA, Limited Phase II ESA (inclusive of soil, groundwater, and soil-gas sampling), preparation of a BEA and Documentation of Due Care Compliance Report (DDCCR), and completion of an Asbestos Survey. The purchase agreement has since been finalized. The current property owner requested that any scope of work involving physical sampling wait to be coordinated until after the completion of the Phase I ESA. ***The Phase I ESA is complete and identified two Recognized Environmental Conditions (RECs): the possibility of soil and groundwater impacts at the Subject Property associated with long-term commercial/industrial use, inferred presence of urban fill, and historical railroad operations; and the possibility that groundwater contamination from one or more adjacent sites may have migrated on to the Subject Property at concentrations which would represent an unacceptable exposure risk. Phase II ESA activities were recommended as result of the Phase I ESA findings and field work was conducted on June 17, 2026. At the time of completion of this memo, exact scope completed on site is not known. Fishbeck anticipated the completion of up to five soil borings and installation of up to two temporary monitoring wells at the Subject Property to address potential RECs resulting from the Phase I ESA. One soil sample and/or one groundwater sample will be collected from each soil boring and/or temporary monitoring well. Samples will be analyzed for some combination of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), Michigan 10 Metals, organochlorine pesticides, and/or per- and polyfluoroalkyl substances (PFAS). Up to three sub-slab soil gas samples were budgeted in the approved work order to provide initial data regarding soil gas conditions beneath the structures at the Subject Property, as needed. Sub-slab soil gas samples were collected in accordance with EGLE procedures/guidance. These samples will be placed on hold at the lab pending the results of soil and groundwater analysis (up to 30-day hold time). Upon receipt of soil and groundwater results, if results indicate that sub-slab soil gas data should be analyzed (e.g., exceedance of applicable soil/groundwater screening levels), Fishbeck will authorize the analysis of the on-hold soil gas samples. In the event additional soil gas evaluation is required in accordance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) sampling density guidance, those efforts are not included in the approved work order and the KCBRA will need to evaluate if they wish to support additional efforts and, if so, an amended work order could be prepared for consideration. The Asbestos Survey will be conducted after MRC takes possession of the building, anticipated to be conducted in***

August or September. This month's invoice for consideration includes preparation of the Phase I ESA.

**3. Kalamazoo Nonprofit Advocacy Coalition (KNAC), 315 W. Michigan Avenue, Kalamazoo, Michigan
Project No: 2600547 -W.O. 2026-5**

Update:

The 30,000 square foot Former First Baptist Church is located at 315 W. Michigan Avenue and is Kalamazoo's oldest public building, completed in 1855. In 2017, the 501(c) organization KNAC was formed to preserve the building and transform it into a community arts and innovation center. KNAC is investing almost \$10 million in the proposed renovations to make the building more accessible, sustainable, and functional, leveraging multiple funding sources. At the March 2026 regular KCBRA meeting, the board accepted the Part 1 project application, waiving the application fee, and voted to approve a \$10,000 reimbursement of the asbestos survey pending a lien waiver furnished by Fishbeck. Prior to making a determination on additional support, the board requested additional financial information from KNAC and directed Fishbeck to gather quotes for a more accurate cost estimate to complete the necessary asbestos abatement and associated air monitoring and oversight. Fishbeck reached out to three asbestos abatement companies and completed site visits with each of them and KNAC to inform level of effort needed to complete the requested scope of work. Fishbeck also gathered pricing for air monitoring and determined level of oversight needed based on projected timeline received from the contractors. ***Fishbeck has furnished a lien waiver for the survey costs to KCBRA staff and it is Fishbeck's understanding that reimbursement has been issued to KNAC. Board action during the May KCBRA meeting approved KNAC's LBRF grant request, up to \$224,521.40 based on the bid tabulation sheet, to cover the abatement and needed air monitoring and oversight services, inclusive of a 15% flexible contingency budget. Fishbeck has prepared work order 2026-5 to detail the scope and budget to conduct the necessary abatement oversight services during the abatement portion of the redevelopment. Abatement work is targeted for September or October 2026 and anticipated to take 4 weeks. There is no invoice for consideration this month.***

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
	BT1				421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$2,147.75		
					424170	6/8/2023	\$2,226.61		
					425333	7/12/2023	\$2,294.95		
					426213	8/7/2023	\$806.25		
					427541	9/7/2023	\$1,420.00		
					429022	10/9/2023	\$963.75		
					429750	11/2/2023	\$652.50		
					431430	12/7/2023	\$585.00		
					432686	1/9/2024	\$365.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81		\$2,063.19
		Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$288.75		
					432686	1/9/2024	\$679.50		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25		\$4,716.75
		2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06		\$6,779.94
230454	2024-1	General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50		
	BT2				434692	3/12/2024	\$627.50		
					435834	4/10/2024	\$1,120.00		
					436931	5/13/2024	\$922.50		
					438958	6/18/2024	\$1,772.00		
					439225	7/9/2024	\$800.00		
					441203	8/13/2024	\$1,138.00		
					442374	9/12/2024	\$2,024.75		
					443527	10/11/2024	\$1,690.00		
					444673	11/7/2024	\$1,205.00		
					445828	12/4/2024	\$212.50		
					447349	1/14/2025	\$683.24		
					449918	3/3/2025	\$63.75		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$13,401.74		\$598.26
		Contractual Administrative (2024)	\$ 3,000.00	\$ 3,000.00					
					441203	8/13/2024	\$210.00		
					442374	9/12/2024	\$273.00		
					443527	10/11/2024	\$220.50		
					444673	11/7/2024	\$351.05		
					445828	12/4/2024	\$375.00		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$1,429.55		\$1,570.45

**General Environmental Review
Budget and Cost Summary**

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Grant App - EPA Grant Applications	\$ 3,000.00	\$ 3,000.00					
					444673	11/7/2024	\$717.50		
					445828	12/4/2024	\$2,205.00		
					449918	3/3/2025	\$63.75		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$2,986.25		\$13.75
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$17,817.54		\$2,182.46
230454	2025-1	General Environmental Review (2025)	\$ 20,000.00	\$ 20,000.00	448686	2/14/2025	\$1,802.50		
	BT3	Amendment #1	\$ 5,000.00	\$ 5,000.00	449919	3/3/2025	\$5,232.75		
					451612	6/9/2025	\$4,050.36		
					453354	7/15/2025	\$1,620.00		
					454221	8/6/2025	\$1,927.50		
					455826	9/19/2025	\$1,840.00		
					457242	10/17/2025	\$2,640.28		
					457500	11/5/2025	\$1,759.05		
					459321	12/11/2025	\$2,003.75		
					460422	1/12/2026	\$851.25		
		Phase Subtotal	\$ 25,000.00	\$ 25,000.00			\$23,727.44		\$1,272.56
		Contractual Administrative (2025)	\$ 1,000.00	\$ 1,000.00	448686	2/14/2025	\$220.22		
		Admendment #1	\$ 4,000.00	\$ 4,000.00	449919	3/3/2025	\$78.33		
					451612	6/9/2025	\$301.50		
					457226	10/17/2025	\$400.00		
					459321	12/11/2025	\$350.00		
					460422	1/12/2026	\$1,283.75		
		Phase Subtotal	\$ 5,000.00	\$ 5,000.00			\$2,633.80		\$2,366.20
		2025 Project Total	\$30,000.00	\$30,000.00			\$26,361.24		\$3,638.76
230454	2026-1	General Environmental Review (2026)	\$ 30,000.00	\$ 30,000.00	460419	1/12/2026	\$351.25		
.03					461597	2/11/2026	\$1,015.00		
					462727	3/11/2026	\$2,478.75		
					463885	4/7/2026	\$7,988.89		
					464957	5/6/2026	\$1,955.74		
		Invoice 464954 re: KNAC/Abatement Oversight (contractor estimating services)			464954	5/6/2026	\$1,500.00		
					466416*	6/11/2026	\$4,221.25		
		Phase Subtotal	\$ 30,000.00	\$ 30,000.00		Project Subtotal	\$19,510.88		\$10,489.12

General Environmental Review

Budget and Cost Summary
Budget Estimates

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
190048	2019-2	Paper City Development - EGLE Grant Oversight							
		W.O. Approved							
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$10,565.50	\$10,565.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00
		Budget adjustment to bring approved budget current 5-19-23	\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	\$6,829.25
					06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00
					06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75
					06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75
					06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00
					06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50
					06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50
					06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75
					06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25
					06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00
					07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75
					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						Project Subtotal	\$13,100.00		\$108.00
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight			05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					'06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93		
		LBRF Funding			435843	4/10/2024	\$10,292.07		
						Project Subtotal	\$24,000.00		\$0.00
2500252	2025-2	Habitat for Humanity - Cooper Twp.	\$ 5,100.00	\$ 5,100.00	448692	2/14/2025	\$285.25	\$4,814.75	\$4,814.75
					449934	3/3/2025	\$2,323.25	\$2,491.50	\$2,491.50
					451038	5/14/2025	\$2,477.50	\$14.00	\$14.00
						Project Subtotal	\$5,086.00		\$14.00
		Phase I ESA	\$ 3,000.00	\$3,000.00	448692	2/14/2025	\$218.25	\$2,781.75	
					449934	3/3/2025	\$2,222.75	\$559.00	
					451038	5/14/2025	\$314.75	\$244.25	
							\$2,755.75		\$244.25
		GPR Survey	\$ 2,100.00	\$2,100.00	448692	2/14/2025	\$67.00	\$2,033.00	
					449934	3/3/2025	\$100.50	\$1,932.50	
					451038	5/14/2025	\$2,162.75	-\$230.25	
							\$2,330.25		-\$230.25
2500502	2025-3	Rooney's Soul Food Wagon -5928 E. Michigan Avenue, Comstock Township	\$ 14,000.00	\$14,000.00	451050	5/14/2025	\$4,633.16	\$19,066.84	\$19,066.84
		Admendment #1	\$ 9,700.00	\$9,700.00	451637	6/9/2025	\$7,366.50	\$11,700.34	\$11,700.34
			\$ 23,700.00	\$23,700.00	453355	7/15/2025	\$1,587.50	\$10,112.84	\$10,112.84
					454528	8/13/2025	\$70.00	\$10,042.84	\$10,042.84
					455825	9/19/2025	\$35.00		
						Project Subtotal	\$13,692.16		\$10,007.84
		Phase I ESA	\$ 3,000.00	\$3,000.00	451050	5/14/2025	\$2,985.66	\$14.34	\$14.34
							\$2,985.66		\$14.34
		Hazardous Materials Inspection	\$ 6,000.00	\$6,000.00	451050	5/14/2025	\$546.00	\$5,454.00	\$5,454.00
					451637	6/9/2025	\$81.50	\$5,372.50	\$5,372.50
					453355	7/15/2025	\$48.00	\$5,324.50	\$5,324.50
					455825	9/19/2025	\$35.00		
							\$710.50		\$5,289.50
		BEA/Due Care	\$ 5,000.00	\$5,000.00	451637	6/9/2025	\$848.00	\$4,152.00	\$4,152.00
					453355	7/15/2025	\$147.50	\$4,004.50	\$4,004.50
					454528	8/13/2025	\$70.00	\$3,934.50	\$3,934.50
							\$1,065.50		\$3,934.50

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Ground Penetrating Radar (GPR) Geophysical Survey	\$ 2,700.00	\$2,700.00	451050	5/14/2025	\$422.00	\$2,278.00	\$2,278.00
					451637	6/9/2025	\$2,260.00	\$18.00	\$18.00
							\$2,682.00		\$18.00
		Sub-Slab Soil Gas Sampling	\$ 7,000.00	\$7,000.00	451050	5/14/2025	\$679.50	\$6,320.50	\$6,320.50
					451637	6/9/2025	\$4,177.00	\$2,143.50	\$2,143.50
					453355	7/15/2025	\$1,392.00	\$751.50	\$751.50
							\$6,248.50		\$751.50
2501481	2025-4	Kalamazoo Curling Club- Island Avenue and Belleisle Boulevard Amendment No. 1	\$ 8,000.00	\$ 8,000.00	457231	10/17/2025	\$3,600.00		
			\$ 5,500.00	\$5,500.00	457486	11/4/2025	\$4,400.00		
			\$ 13,500.00	\$ 13,500.00	463892	4/7/2026	\$2,500.00		
					464956	5/6/2026	\$3,000.00		
						Project Subtotal	\$13,500.00		\$0.00
.00	2025-4	Phase I ESA	\$ 4,000.00	\$4,000.00	457231	10/17/2025	\$3,600.00		
					457486	11/4/2025	\$400.00		
							\$4,000.00		\$0.00
.00	2025-4	BEA	\$ 4,000.00	\$4,000.00	457486	11/4/2025	\$4,000.00		
.01	Am. #1	Phase I ESA update & BEA	\$ 2,500.00	\$ 2,500.00	463892	4/7/2026	\$2,500.00		
.01	Am. #1	DDCCR	\$ 3,000.00	\$ 3,000.00	464956	5/6/2026	\$3,000.00		
							\$5,500.00		\$0.00
2600187	2026-2	Flowers Automotive, Crosstown Parkway & 4th Street, Kalamazoo, MI	\$ 25,500.00	\$25,500.00	462642	3/10/2026	\$17,500.00		
					463888	4/7/2026	\$6,500.00		
					464953	5/6/2026	\$1,500.00		
						Project Subtotal	\$25,500.00		\$0.00
		Phase II ESA	\$ 15,000.00	\$15,000.00	462642	3/10/2026	\$15,000.00		
		BEA/DDCCR	\$ 5,000.00	\$5,000.00	463888	4/7/2026	\$5,000.00		
		Due Care Planning	\$ 3,000.00	\$3,000.00	463888	4/7/2026	\$1,500.00		
					464953	5/6/2026	\$1,500.00		
		Phase I ESA	\$ 2,500.00	\$2,500.00	462642	3/10/2026	\$2,500.00		

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 4 and assigned to FISHBECK
Work Order No. 2026-1, Amendment No. 1 Dated June 25, 2026

Between

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

And

FISHBECK
750 TRADE CENTRE WAY, SUITE 200
KALAMAZOO, MICHIGAN 49002

Subject Matter: General Environmental Consulting Services
Funding Source: 247-000-808.00 – Brownfield EA and Admin and LBRF

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 4, and as assigned, 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:”

David A. Stegink (269) 375-3824
Name (FISHBECK) Phone

Ken Peregon, Chair 269-384-8112 (County phone #)
Name (CLIENT) Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By David A. Stegink
Title Vice President/Brownfield Program Manager

Signature _____
Date _____

Signature _____
Date _____

1. Scope of Services

The KCBRA has entered into a contract with FISHBECK for general environmental consulting services to support the KCBRA and its staff, as directed, on an as needed basis. Work performed under this Amended Work Order shall include, but not be limited to the following activities:

- Duties as listed in the Invitation for Bid and Envirologic’s Proposal, as assigned to and honored by FISHBECK, as part of the General Environmental Consulting Services Contract dated March 7, 2022 which include:
 - General Environmental and Project Specific:
 - Prepare all status and financial reports required by the KCBRA.
 - Provide 3rd party oversight when developer uses their own consultant for environmental work.
 - Prepare and maintain schedules and timelines.
 - Conduct assessment activities on non-EPA grant brownfield sites.
 - Prepare Brownfield Plans and Act 381 Work Plans for qualified sites.
 - Coordinate with local municipalities, townships, and the County Land Bank to secure site access and approve Brownfield Plans.
 - As requested by KCBRA attend meetings of Kalamazoo County Board of Commissioners, local municipal and township boards and commissions to facilitate coordination and approval. This may include evening meetings.
 - Prepare and make presentations to such boards and commissions as requested by KCBRA.
- Use the work order system established by the Authority to mutually approve and monitor the environmental assessment, project management and other services.
- Actively participate in, and regularly attend the Authority meetings at no charge.
- Maintain regular communications with the Authority.
- Assist staff with various Authority administrative activities as needed and directed.
- As directed by the KCBRA, engage with subcontractors to conduct authorized scope of work.

11. Compensation

2026 General Environmental Consulting

Work Order 2026-1 Budget (approved 11-20-2025)- FISHBECK staff time and expenses.....	\$ 30,000
<u>Total Estimated Budget-Amend. No. 1 -subcontracted financial analysis services.....</u>	<u>\$ 20,000</u>
Total Estimated 2026 GEC Budget -W.O. 2026-1 and Amendment No. 1.....	\$ 50,000

Compensation for services provided under this Amended 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 and not to exceed the budget of \$50,000 without prior authorization.

111. Schedule

Continued review activities, meetings and support activities will occur on an as needed basis from January 1, 2026 through December 31, 2026.

Z:\Envirologic\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\Work Orders and Contracts\Fishbeck General Environmental Consulting -Work Order 2026 - 1, Amendment No. 1.docx/

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 4 and assigned to FISHBECK
Work Order No. 2026-4, Amendment No. 1 Dated June 25, 2026**

Between

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

And

**FISHBECK
750 TRADE CENTRE WAY, SUITE 200
KALAMAZOO, MICHIGAN 49002**

**Subject Matter: HOPE Thru Navigation -707 N. Westnedge Avenue – Phase II ESA, BEA, and DDCCR
Funding Source: Local Brownfield Revolving Fund**

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 4, and as assigned, 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:"

David A. Stegink (269) 375-3824
Name (FISHBECK) Phone

Ken Peregon, Chair 269-384-8112 (County phone #)
Name (CLIENT) Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By David A. Stegink
Title Vice President/Brownfield Program Manager

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

The KCBRA accepted a project application from Helping Other People Exceed HOPE Thru Navigation seeking funding support in support of acquisition of the property located at 707 N. Westnedge Avenue. HOPE Thru Navigation have indicated they have entered into a purchase agreement with the City of Kalamazoo Brownfield Redevelopment Authority, the current property owner. It is HOPE Thru Navigation’s intent to develop three tiny home units, each approximately 410 square-feet in size, on the property. This proposed development is similar to the Tiny Homes Phase 1 development that HOPE Thru Navigation completed across the street.

The KCBRA approved Work Order 2026-4 in May 2026 to complete a Phase I Environmental Site Assessment (ESA), funded through the KCBRA’s Site Study fund. While the report is being finalized, two Recognized Environmental Conditions (RECs) were identified during the Phase I ESA, consisting of the potential for presence of impacted fill material and the potential for impact from two separate historical clothes cleaning operations formerly located on the Subject Property. The scope of this amended work order request is for the completion of a Phase II ESA, Baseline Environmental Assessment (BEA), and Documentation of Due Care Compliance (DDCCR) for the vacant commercial property located at 707 N. Westnedge Avenue in Kalamazoo. It is anticipated that services would be completed under Fishbeck’s general services contract through the KCBRA’s Local Brownfield Revolving Fund.

Phase II ESA

The proposed Phase II ESA will consist of a mobilization of a Geoprobe for the installation of soil borings and the collection of soil, groundwater, and soil gas samples. The boring locations will be distributed across the parcel to assess both the identified concerns as well as the footprint of proposed tiny homes. The collection of soil gas samples will require a second mobilization after a 48-hour stabilization period in accordance with EGLE Guidance. The soil and groundwater samples will be analyzed for a wide range of VOCs, PNAs, and Michigan 10 metals. The soil gas samples will be analyzed for a wide range of VOCs.

BEA and DDCCR

This amended Work Order includes contingency budget for the preparation of a BEA & DDCCR in the event Phase II ESA sampling results in a “facility” designation for the parcel/the identification of contaminants in excess of EGLE cleanup criteria. If applicable, a BEA must be conducted within 45 days of becoming the owner or operator of the property and submitted to EGLE within six months of becoming the owner or operator. The preparation of a DDCCR is also proposed to be completed. Michigan environmental law and regulations (Part 201) require owners and operators take due care measures to ensure that existing contamination on a property does not cause unacceptable exposure risks and is not exacerbated. A DDCCR for the Subject Property will be prepared to address the potential for exposure and/or exacerbation of existing site contaminant conditions. This plan will include the following information, as required by Rule 299.51003 of the Michigan Administrative Code:

- Background information concerning contaminants located on the property
- Identification of potential exposure pathways and receptors
- Identification of precautions necessary to prevent reasonably foreseeable exposures
- Description of any required response activities
- Property owner’s due care obligations

Other topics evaluated and addressed in the document required by Michigan environmental law

and regulations will include the following:

- Offsite migration notice to EGLE
- Abandoned containers notice to EGLE
- Mitigation of fire/explosion hazards
- Notification of exposures to easement holders

Please note that the level of assessment necessary to fully evaluate due care is often greater than the level of assessment necessary to prepare a BEA.

II. Compensation

Phase II ESA.....	<u>\$ 13,800</u>
BEA and DDCCR.....	<u>\$ 5,000</u>
Total Estimated Budget -Amendment No. 1 Scope of Work	\$ 18,800

Work Order 2026-4 Budget (approved 5-28-26).....	\$ 3,000
Total Estimated Budget – Amendment No. 1 Scope of Work.....	<u>\$ 18,800</u>
Total Estimated Project Budget -Work Order 2026-4 and Amendment No. 1.....	\$ 21,800

Compensation for services provided under this Work Order will be completed on a lump sum basis.

III. Schedule

Fishbeck anticipates that the Phase II ESA can be completed approximately five weeks from authorization to proceed; subject to subcontractor availability. If applicable based upon Phase II ESA results, a BEA and DDCCR could be completed two weeks from completion of the Phase II ESA.

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 4 and assigned to FISHBECK
Work Order No. 2026-5 Dated June 25, 2026

Between

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

And

FISHBECK
750 TRADE CENTRE WAY, SUITE 200
KALAMAZOO, MICHIGAN 49002

Subject Matter: Kalamazoo Nonprofit Advocacy Coalition (KNAC) -315 W. Michigan Avenue, Kalamazoo – Asbestos Abatement Oversight
Funding Source: LBRF

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 4, and as assigned, 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:”

David A. Stegink (269) 375-3824
Name (FISHBECK) Phone

Ken Peregon, Chair 269-384-8112 (County phone #)
Name (CLIENT) Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By David A. Stegink
Title Vice President/Brownfield Program Manager

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

The 30,000 square foot Former First Baptist Church is located at 315 W. Michigan Avenue and is Kalamazoo’s oldest public building, completed in 1855. In 2017, the 501(c) organization Kalamazoo Nonprofit Advocacy Coalition (KNAC) was formed to preserve the building and transform it into a community arts and innovation center. KNAC is investing almost \$10 million in the proposed renovations to make the building more accessible, sustainable, and functional, leveraging multiple federal, state and local funding sources . At the March 2026 regular KCBRA meeting, the board accepted the Part 1 project application, waiving the application fee, and voted to approve a \$10,000 reimbursement of the asbestos survey pending a lien waiver furnished by Fishbeck. Prior to making a determination on additional support, the board requested additional financial information from KNAC and directed Fishbeck to gather quotes for a more accurate cost estimate to complete the necessary asbestos abatement and associated air monitoring and oversight. Fishbeck reached out to three asbestos abatement companies and completed site visits with each of them and KNAC to inform level of effort needed to complete the requested scope of work. Fishbeck also gathered pricing for air monitoring and determined level of oversight needed based on projected timeline received from the contractors. The scope of this work order request is to conducted oversight services throughout the abatement phase of the project at 315 W. Michigan Avenue in Kalamazoo. It is anticipated that services would be completed under Fishbeck’s general services contract through the KCBRA’s Local Brownfield Revolving Fund (LBRF).

Abatement Oversight

Fishbeck will act as the owner’s representative throughout the abatement phase of redevelopment to conduct asbestos abatement oversight services. Fishbeck will subcontract with a Michigan-accredited asbestos abatement contractor to abate all identified asbestos-containing materials (ACMs) proposed to be impacted with planned renovations. Fishbeck will also subcontract with an independent firm to contact third-party air monitoring during abatement activities and post-abatement air clearance sampling. Fishbeck staff, holding Michigan Asbestos Contractor-Supervisor accreditation, will oversee the project, ensuring the contractor is submitting the required notifications to the State of Michigan and conducting periodic site visits during strategic portions of the abatement. Fishbeck will prepare all project documentation in a comprehensive file for the property owner’s record retention to include all notifications, air monitoring data, and disposal documentation.

II. Compensation

Abatement Oversight

Abatement (inclusive of Fishbeck contract management).....	\$ 159,236.00
Third Party Air Monitoring and Fishbeck Oversight.....	\$ 36,000.00
Project Contingency (15%).....	\$ <u>29,285.40</u>
Total Estimated Project Budget (W.O. 2026-5)	\$ 224,521.40

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 and not to exceed the budget of \$224,521.40 without prior authorization.

Board action during the May KCBRA meeting allows for a flexible contingency budget to be included in this work order. Possible uses of contingency budget, if applicable, may include abatement of some windows and fire doors as needed and directed by final redevelopment plans, abatement of any additional quantities of ACM discovered during demolition, additional air monitoring services if the abatement work takes longer than the estimated four weeks, and/or additional oversight dependent on project conditions.

III. Schedule

Project coordination efforts will begin immediately upon authorization to proceed. Abatement activities are estimated to take approximately four weeks on site. Commencement of abatement activities are anticipated to begin in September or October, as directed by KNAC's redevelopment schedule and following the 10-day waiting period subsequent to state notification of the intent to renovate/demolish. Final project documentation will be furnished within two weeks from the latter of abatement completion and Fishbeck's receipt of all subcontractor-supplied documentation.

KCBRA Fund 243 General Fund 2026 Expense Detail

1	Postage	
2	Jan-March	
3	April-June	\$ 154.62
4	July-Sept.	
5	Oct.-Dec.	
6	Total	\$ 154.62

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

15	Office Supplies	
16		
17	Total	\$ -

19	Contractual	
20	Fishbeck invoice 2/11/26	\$ 1,015.00
21	Fishbeck invoice 3/11/26	\$ 2,478.75
22	Fishbeck invoice 3/27/26	\$ 7,988.89
23	Fishbeck invoice 4/24/26	\$ 1,500.00
24	Fishbeck invoice 4/24/26	\$ 1,955.74
25	<i>Fishbeck invoice 6/15/26</i>	<i>\$ 4,221.25</i>
26	Total	\$ 19,159.63

28	Site Study	
29	KNAC Reimbursement HMI	\$ 10,000.00
30	Total	\$ 10,000.00

Contractual - Other	
Varnum invoice (Pavilion Inv.) 1/15/26	\$ 1,237.50
Varnum invoice (100 is. & Pav. Inv.) 4/17/26	\$ 8,606.50
Varnum Credit for "B on Burdick" Invoice	\$ (262.50)
Total	\$ 9,581.50

Communication	
Total	\$ -

Travel	
Total	\$ -

Marketing	
<i>Bluetree Webdesign Invoice 5/27/26</i>	<i>\$ 80.00</i>
Total	\$ 80.00

Employee Training	
IEDC Membership Renewal - Walters '26	\$ 195.00
CEcD Exam Fee - Walters 4/2/26	\$ 610.00
Total	\$ 805.00

Miscellaneous	
Total	\$ -

Indirect Cost alloc.	
Total	\$ -

Interest Expense	
Total	\$ -

Total Expenses	\$ 63,264.69
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Salaries	
Salary R Q1	\$ -
Salary M Q1	\$ 16,774.24
Fringe Q1	\$ 6,709.70
Salary R Q2	
Salary M Q2	
Fringe Q2	
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
Total	\$ 23,483.94

KCBRA Admin Account Balance \$868,061.21

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund \$6,570,292.77
 Fund 242 LBRF \$4,143,667.00

1
2

MUNIS Actual MUNIS Actual

3	2026 MUNIS BRA TOTAL YEAR END				5,964,875.00
4	ESTIMATED TOTAL FUND BALANCE AS OF 4/17/26				\$6,581,133.14
5	2025 BRA Carry Forward Administrative Fund Balance				\$872,076.12
6	Administrative Fund Balance as of 5/21/26				\$868,061.21

7	BRA Fund 243 for 2026 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
8	County BRA (acct 24370300-)		63,264.69		-63,264.69	MUNIS Actual, Admin Expense (D6)
9	Dividends	54,249.78			54,249.78	
10	Service Fees (application fee payments)	5,000.00				
11	3rd Party Reimbursements		4,850.38			
12	Midlink local TIR tax (acct 24370301-420.00)	258,880.12	208,561.28		50,318.84	
13	Midlink school TIR tax (acct 24370301-420.01)				0	
14	Midlink Admin chg					
15	General Mills local TIR (acct 24370304-420.00)	60,098.44			60,098	
16	General Mills school TIR (acct 24370304-420.01)				0	
17	General Mills Admin chg					
18	9008 Portage Road local TIR (acct 24370303-420.00)	686.57	4,621.72		-3,935	
19	9008 Portage Road school TIR (acct 24370303-420.01)				0	
20	9008 Portage Road Admin Chg					
21	555 E. Eliza St. Local TIR (24370306-420.00)	37,317.77			37,318	
22	555 E. Eliza St. School TIR (24370306-420.01)	38,946.63			38,947	
23	555 E. Eliza St. Admin Chg				0	Prev Yrs admin JE in MUNI
24	232 LLC Local TIR (24370307-420.00)	5,853.37			5,853	
25	232 LLC Admin. Chg					
26	Blackbird Billiards local TIR (24370308-420.00)	680.41			680	
27	Blackbird Billiards School TIR (24370308-420.01)	341.91			341.91	
28	Blackbird Billiards Admin Chg					
29	Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,472.59			5,472.59	
30	Kalamazoo West Admin. Chg					
31	Metal Mechanics Local TIR (24370311-420.00)	2,489.38	8,478.70		-5,989	
32	Metal Mechanics School TIR (24370311-420.01)		6,554.39		-6,554	
33	Metal Mechanics Admin. Chg.					
34	Scanell/Project Spartan Local TIR (24370318-420.00)	98,344.31			98,344	
35	Scanell/Project Spartan Admin. Chg.					
36	Schupan Local (24370326-420.00)	33,375.35	51,088.95			
37	Schupan State (24370326-420.01)					
38	Schupan Admin. Chg					
39	Stadium Park Way Local (24370314-420.00)	80,474.32			80,474	
40	Stadium Park Way School (24370314-420.01)				0	
41	Stadium Park Way Admin Chg					
42	383 S. Pitcher St Local TIR (24370315-420.00)	16,478.82			16,479	
43	383 S. Pitcher School TIR (24370315-420.01)	10,695.41			10,695	
44	383 S. Pitcher Admin Chg					
45	Vicksburg Mill Local TIR (24370316)	10,950.20				
46	Vicksburg Mill State TIR (24370316)					
47	Vicksburg Mill Admin. Chg					
48	Delta Marriott (24370317) Local TIR	65,286.47				
49	Delta Marriott School TIR					
50	Delta Marriott Admin. Chg					
51	2 and 10 Mills St. (Environmental Work)					
52	Graphic Packaging Local TIR (24370319-420.00)	225,527.55			225,528	
53	Graphic Packaging School TIR (24370319-420.01)	138,345.48			138,345	
54	Graphic Packaging Admin Chg					
55	IPUSA Local TIR (24370320-420.00)	156,104.95	335,232.36			
56	IPUSA State TIR (24370320-420.01)					
57	IPUSA Admin. Charge					
58	KALSEE Credit Union Local TIR (24370321-420.00)	7,410.28	14,099.50			
59	KALSEE Credit Union State TIR (24370321-420.01)					
60	KALSEE Credit Union Admin. Charge					
61	Landscape Forms, Inc.					
62	City BRA Projects to Reimburse KCBRA (3rd Party Reim.)					
63	615 W. Kalamazoo Ave. (KCBRA fully reimbursed 9/25)					
64	619 Porter St. (Environmental work)					
65	Clarkwillard Trimpack Property (LBRF Loan)					
66	315 E Frank Street (Legal Fees)					
67	The "B" on Burdick					

68	BRA ACTUAL TOTAL IN 2026 AS OF 6/17/26	1,313,010.11	696,751.97	-	616,258	616,258	6,581,133
69							
70	2020-26 Pending remaining of approved Work Orders & Other Expenses						
71	General Fund						
72	WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017
73	WO#2018-1 - General Env. Consulting			20			unused in 2018
74	WO#19 - Checker Motors MDEQ SSA grant application				\$1179 + \$58 application		
75							
76	WO# 2018-2 ET Annual Report Assistance			25			unused in 2018
77	WO# 2018-3 Website Assistance -Envirologic			42.5			unused in 2018
78	Web Hosting (annual expense)			0	Remaining amount in W.O.		
79	WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019
80	WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019
81	WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020
82	WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021
83	WO#2022-1 General Environmental + admin			11,722.50			unused in 2022
84	WO#2023-1 General Environmental + Admin			6,780.44			unused in 2023
85	WO #2024-1 General Environmental + Admin			2,354.96			unused in 2024
86	WO# 2025-1 General Environmental + Admin			3,223.76			unused in 2025
87	WO# 2025-2 Habitat for Humanity			0.00	amount remaining in w.o.		
88	WO# 2026-1 General Environmental			10,840.37	amount remaining in w.o.		
89	Fund 243 (247) Work Order TOTAL			10,840.37			6,570,293
91	Local Brownfield Revolving Fund 242	Revenues	Expenses				
92	Dividends deposited to date	463,555			on Michigan CLASS \$4.6M		
93	440, LLC - Funding Request		0.00		Remaining amount in W.O.		
94	WO#2021-2 3800 Wynn Rd General Env.		0.00		\$6,832 Remaining (\$21K allocated)		4,143,667
95	WO#2023-2 YWCA VMI system (GRA)		4,949.23		Remaining (\$110k allocated)		
96	WO#2023-3 436 W. Willard Street (LRA)		0.00		Remaining amount in W.O.		
97	555 Eliza Street/ Lee Street Expansion (LRA)		425,995.00		Encumbered figure of Loan Amt.		
98	WO# 2026-3 MRC Industries		42,000.00		Remaining amount in W.O.		
99	WO# 2026-4 Hope THRU Navigation Tiny Homes		21,800.00		Remaining amount in W.O.		
	WO# 2026-5 KNAC		224,521.40		Remaining amount in W.O.		
101	City of Portage - Ali Family Home- Tornado Project		123,873.00		Remaining amount in W.O.		
102	<i>estimated work order totals LBRF</i>		843,138.63		w/ pending LBRF requests		
103	Emerging Developer Fund Work Orders & Other Expenses		500,000.00		Estimated Amt. Allocated for 2026		
104	WO# 2025-2 Habitat for Humanity		14.00		Remaining amount in W.O.		
105	WO# 2025-3 Rooney's Soul Food Wagon		0.00		\$11377.84 unused (\$25k allocated)		
106	WO# 2025-4 The Kalamazoo Curling Club		0.00		Remaining amount in W.O.		
107	WO# 2026-2 Flowers Automotive Recycling		1,500.00		Remaining amount in W.O.		
108	<i>Emerging Developer Allocation for 2026</i>		498,486.00		Remaining in 2026 Allocation		
109	Fund 242 (643) Encumbrances & Work Order Total		1,343,138.63		w/ Emerging Developer Allocation for 2025		
111	<i>total work orders & other expenses from both accounts</i>		1,353,979.00				

Estimated totals for Projects w/ Pending Invoice Packets not yet submitted for Eligible Expenses to Developers (with required documentation):
projects that have held TIR but not approved invoice packet

Graphic Packaging
The Vicksburg Mill

ESTIMATED Total Remaining including TIR (w/remaining developer invoice packets encumbrances TBD)

6,570,292.77

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP
LBRF From 2014	7,416.84		7,416.84
Transferred from Brown 7/6/2015	5,659.48		5,659.48
Transferred from Brown 12/31/2015	5,299.28		5,299.28
Transferred from Brown 8/2/2016	6,479.70		6,479.70
Transfer from Brown 12/15/16	6,314.00		6,314.00
Transfer from Brown 7/27/17	6,984.90		6,984.90
Transfer from Brown 1/18/18	6,478.34		6,478.34
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02
Transfer from Brown 8/2/19	11,262.63		11,262.63
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82
Transfer from Metal Mechanics School 4/16/20	677.85		677.85
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	(2,966.13)
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	(4,516.58)
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	(7,901.92)
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	(235.00)
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00
Transfer from Metal Mechanics 9/27/21	632.18		632.18
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	(11,504.87)
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	(308.51)
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	(1,102.50)
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	(897.00)
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	(130.00)
Transfer from Midlink 2/24/22	394,228.36		394,228.36
Tansfer from General Mills 2/24/22	310,467.33		310,467.33
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	(225.00)
Transfer from Scannell 9/22/22	9,245.50		9,245.50
Transfer from General Mills 11/17/22	48,943.82		48,943.82
440 NC, LLC invoice packet 5/25/23		15,000.00	(15,000.00)
Transfer from 9008 Portage Road 8/24/23	458.41		458.41
Transfer from RAI Jets pending 8/24/23	9,033.35		9,033.35
Trasfer from Stadium Park Way 8/24/23	57,124.21		57,124.21
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		2,254,385.84
Transfer from Midlink Business Park 10/26/23	776,830.38		776,830.38
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	(13,707.93)
Fishbeck WO#2023-2 YWCA 3/13/24		87,897.02	(87,897.02)
Fishbeck WO #2023-2 YWCA 4/10/24		1,384.65	(1,384.65)
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/24		10,292.01	(10,292.01)
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65		10,865.65
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11		21,086.11
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72		20,503.72
Fishbeck WO #2023-2 YWCA 7/9/24		537.50	(537.50)
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92		21,345.92
Transfer from KALSEE Credit Union 8/22/24	2,036.46		2,036.46
Transfer from Stryker 8/22/24	245,614.16		245,614.16
Dividends from Michigan CLASS investment \$4.6 M 8/31/24	21,303.34		21,303.34
Transfer from 9008 Portage Road 9/26/23	2,834.64		2,834.64

Dividends from Michigan CLASS investment \$4.6 M 9/30/24	20,186.23		20,186.23
Fishbeck WO #2023-2 YWCA 10/10/24		437.55	(437.55)
Dividends from Michigan CLASS investment \$4.6 M 10/31/24	19,822.86		19,822.86
Transfer from Scannell 11/21/24	119,331.26		119,331.26
Dividends from Michigan CLASS investment \$4.6 M 11/30/24	18,767.70		18,767.70
Fishbeck WO #2023-2 YWCA 12/2/24		115.00	(115.00)
Dividends from Michigan CLASS investment \$4.6 M 12/31/24	18,908.38		18,908.38
Dividends from Michigan CLASS investment \$4.6 M 1/31/25	18,315.73		18,315.73
Fishbeck WO #2023-2 YWCA 2/10/25		4,534.50	(4,534.50)
Dividends from Michigan CLASS investment \$4.6 M 2/28/25	16,452.37		16,452.37
Fishbeck WO #2023-2 YWCA 3/3/25		10,144.55	(10,144.55)
Dividends from Michigan CLASS investment \$4.6 M 3/31/25	18,058.69		18,058.69
Dividends from Michigan CLASS investment \$4.6 M 4/30/25	17,464.59		17,464.59
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 5/14/25		4,633.16	(4,633.16)
Fishbeck #WO 2025-2 KV Habitat for Humanity 5/14/25		2,086.00	(2,086.00)
Transfer from KALSEE Credit Union 5/22/25	7,426.54		7,426.54
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		7,366.50	(7,366.50)
Dividends from Michigan CLASS investment \$4.6 M 5/31/25	18,016.42		18,016.42
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/15/25		1,587.50	(1,587.50)
Dividends from Michigan CLASS investment \$4.6 M 6/30/25	17,494.32		17,494.32
Dividends from Michigan CLASS investment \$4.6 M 7/31/25	18,149.75		18,149.75
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		70.00	(70.00)
Dividends from Michigan CLASS investment \$4.6 M 8/31/25	18,127.81		18,127.81
Transfer from IPUSA 9/25/25	2,300.00		2,300.00
Transfer from Delta Marriott 9/25/25	10,084.30		10,084.30
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 9/19/25		35.00	(35.00)
Dividends from Michigan CLASS investment \$4.6 M 9/30/25	17,330.95		17,330.95
Dividends from Michigan CLASS investment \$4.6 M 10/31/25	17,642.58		17,642.58
Fishbeck WO #2025-4 Kalamazoo Curling Club 11/4/25		4,000.00	(4,000.00)
Dividends from Michigan CLASS investment \$4.6 M 11/30/25	16,569.34		16,569.34
Dividends from Michigan CLASS investment \$4.6 M 12/31/25	16,676.76		16,676.76
Dividends from Michigan CLASS investment \$4.6 M 1/31/26	16,285.35		16,285.35
Dividends from Michigan CLASS investment \$4.6 M 2/28/26	14,544.31		14,544.31
Fishbeck WO #2026-2 Flowers Automotive Recycling 3/10/26		17,500.00	(17,500.00)
Fishbeck WO# 2025-4 Kalamazoo Curling Club 3/27/26		2,500.00	(2,500.00)
Dividends from Michigan CLASS investment \$4.6 M 3/31/26	15,963.96		
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/7/26		6,500.00	(6,500.00)
Dividends from Michigan CLASS investment \$4.6 M 4/30/26	16,462.25		16,462.25
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/24/26		1,500.00	(1,500.00)
Fishbeck WO# 2025-4 Kalamazoo Curling Club 4/24/26		3,000.00	(3,000.00)
Transfer from 9008 Portage Road 5/28/26	\$10,527.71		10,527.71
<i>Dividends from Michigan CLASS investment \$5.4 M 5/31/26</i>	<i>\$17,209.55</i>		
<i>Fishbeck WO#2026-3 MRC Industries 6/15/26</i>		<i>3,000.00</i>	
Subtotals	5,714,422.01	227,616.38	5,486,805.63

Fund 242 TOTAL to date \$ 5,486,805.63

Estimated amount less encumbrances 4,143,667.00 See Expense Detail 2025 for outstanding workorders

Dividends 2026 Year to Date 80,465.42
Total Dividend Deposits to Date 463,554.64

Total Project Revenues for 2026 Year to Date 10,527.71
Total Project Expenses for 2026 Year to Date 34,000.00

LBRF work order totals remaining 1,514.00
LBRF grant and loan totals remaining 472,944.23
LBRF amount less encumbrances 4,143,667.00

LBRF Emerging Developer Fund	
Encumbered Amt.	1,514.00
Total Fund Exp.	43,778.16
2026 Expenses	25,500.00
Allocated in '26	500,000.00
Remaining	472,986.00
Projects Funded	4