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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, July 24, 2025  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**AGENDA**

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**Link to join Webinar**

<https://us02web.zoom.us/j/86081189885>

Webinar ID: 860 8118 9885

1. Call to Order: 3:00
2. Roll Call and Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of June 26, 2025
5. Public Comments (*4 minutes each*)
6. Consent Agenda
  - a. **From General Fund:**
    - i. **\$350.00** – Staff Reimbursement for MEDA Membership Fee Invoice 6392
    - ii. **\$45.00** – Staff Reimbursement for MAP Pro-Housing Workshop Invoice 6049
    - iii. **\$21,609.38** - FY25Q2 Reimbursement to Planning Dept
    - iv. **\$645.00** - MEDA Basic Course Registration Fee Invoice 6430
    - v. **\$1,620.00** – Fishbeck Invoice 453354 (W.O. 2025-1 Gen. Env.)
  - b. **Project Business:**
    - i. **Developer Reimbursements for 2024 Tax Increment Revenue**
      1. **\$1,841.15** – Blackbird Billiards 9<sup>th</sup> TIF Payment (\$767.73 State & \$1,073.42 Local)
      2. **\$101,797.02** – General Mills 12<sup>th</sup> TIR Payment (Local)
      3. **\$5,519.22** – D&D Realty 9<sup>th</sup> TIF Payment - Metal Mechanics (Local)
    - ii. **The Mill at Vicksburg – Paper City Development, LLC**
      1. **\$255.43** - FY25Q3 Admin Invoice for EGLE Loan (State Fiscal Year)
      2. Authorization of Staff to Submit EGLE Loan Report FY25Q3
    - iii. **555 Eliza Street** – Authorization for 2025 EGLE Loan Payment of \$10,000.00
  - c. **From EPA Grant Fund:**
    - i. **\$127.36** – Fishbeck Invoice 453138 (WO#18 J. Smith Ent.)
  - d. **From LBRF Fund:**
    - i. **\$1,587.50** – Fishbeck Invoice 453355 (W.O. 2025-3 RSFW – 5928 E. MI)

7. Discussion and/or Action Calendar

- a. **Action:** Kalamazoo County Land Bank Eastside Condo Project LBRF Grant Request
  - i. Part I & Part II Project Applications
- b. **Action/Discussion:** KCBRA Operational Policy Discussion
  - i. Housing TIF Updates – Potential Development Loss & Interest Accrual
  - ii. Fishbeck Review of KCBRA Operational Policy Pending in August
  - iii. County Housing TIF Policy Pending for September 2025
- c. **Action:** Green Development Ventures, LLC
  - i. BRA Staff Memo & Fishbeck 3<sup>rd</sup> Party Review
  - ii. Green Development Ventures, LLC Brownfield Plan
- d. **Action/Discussion:** Fishbeck
  - i. General Environmental Memo & Billing Summary
  - ii. EPA Grant Memo & Billing Summary
    - 1. EPA Grant Project Budget Amendment of Encumbered Dollars

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 FY25Q2 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. Site Tour of River's Edge & Roundtable w/EGLE Director Phil Roos 7/10/25
- b. Summer Tax Increment Financing Statements sent to LUGs on 7/15/25
- c. BRA Staff attended a pro-housing workshop from Mi Association of Planners 7/16/25
- d. Green Development Ventures, LLC Development Agreement Draft Pending
- e. KCBRA 2024 Annual Report Draft Pending
- f. 555 Eliza Street/200 Lee Street LBRF Loan Request Update
- g. Flowers Automotive Project Application from 6/26/25 Agenda Update

10. Other

11. Board Member Comments

12. Adjournment

***Next Regular Meeting: Thursday, August 28, 2025, at 3:00 p.m.***  
***MEETING HELD ON THE FOURTH THURSDAY OF THE MONTH***

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

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

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

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

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


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**MEETING DATE:** Thursday, June 26, 2025  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**DRAFT - MINUTES**

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**Present:** Christopher Carew, Chad Goodwill, Kyle Gulau, Kenneth Peregon, Jared Lutz, Jodi Milks, and Andrew Wenzel

**Members Excused:** Lana Escamilla and Commissioner Monteze Morales

**Vacancies:** none

**Kalamazoo Township:** Craig Sherwood, Township Trustee

**Oshtemo Township:** Jodi Stefforia, Township Planning Director

**Staff:** Macy Rose Walters, Brownfield Redevelopment Administrator and Rachael Grover, Planning Director

**Consultant:** Therese Searles, Fishbeck

**Recording Secretary:** Macy Rose Walters

**County Commissioners:** none

**Community:** 1

1. Call to Order: **Chair Peregon called the meeting to order at 3:04 p.m.**
2. Roll Call and Members Excused: **Lana Escamilla and Monteze Morales were excused. Seven (7) voting members of nine (9) board of directors were present. Director Lutz was excused from the meeting at 4:22 p.m.**

3. Approval of the Agenda:

Chair Peregon requested to table Item 7ai-7aii.

**Director Wenzel moved to approve Item 3 as amended, and Director Gulau seconded. All in favor, none opposed, motion carried.**

4. Approval of Minutes: BRA Minutes of April 24, 2025 (May 22<sup>nd</sup> Meeting Canceled)

Chair Peregon noted the minutes should be changed to reflect there is one (1) vacancy.

**Director Lutz moved to approve Item 4 as amended, the Minutes of April 24, 2025, Director Wenzel seconded. None opposed, motion carried.**

5. Public Comments (4 minutes each) **none**

6. Consent Agenda

**a. From General Fund:**

- i. **\$2,550.00** - Varum Invoice 1374594 (Pavilion Investors, LLC BFP)



- ii. **\$153.50** – Staff Reimbursement for MEDA Emerging Leaders Training 5/8/25
- iii. **\$97.20** – Staff Reimbursement for EGLE Stakeholders Workshop 4/16/25
- iv. **\$4,351.86** – Fishbeck Invoice 451612 (W.O. 2025-1 Gen. Env.)

**b. Project Business:**

**i. Developer Reimbursements for 2024 Tax Increment Revenue**

- 1. **\$4,246.08** – 9008 Portage Road 4<sup>th</sup> TIF Payment (Local)
- 2. **\$6,891.21** – 232 LLC 6<sup>th</sup> TIF Payment (Local)
- 3. **\$23,466.28** – 383 S. Pitcher Street 7<sup>th</sup> (\$8,940.90 State & \$14,525.38 Local)
- 4. **\$11,906.53** – KALSEE Credit Union 2<sup>nd</sup> TIF Payment (Local)
- 5. **\$4,946.16** – Kalamazoo West 10<sup>th</sup> TIR Payment (Local)

**ii. Transfers into LBRF**

- 1. **\$7,426.54** – KALSEE 2024 State TIR

**iii. Return of Tax Increment Revenue to Taxing Jurisdictions**

- 1. **\$3,362.05** – KALSEE 2024 State TIR (\$2,516.03 school operating & \$846.02 State Education Tax)

**c. From EPA Grant Fund:**

- i. **\$793.26** – Fishbeck Invoice 451035 (WO#18 J. Smith Ent.)
- ii. **\$1,125.90** – Fishbeck Invoice 451690 (WO#2 Outreach and Programmatic)
- iii. **\$334.31** - Fishbeck Invoice 451617 (WO#18 J. Smith Ent.)

**d. From LBRF Fund:**

- i. **\$4,633.16** – Fishbeck Invoice 451050 (W.O. 2025-3 RSFW - 5928 E. MI)
- ii. **\$7,366.50** – Fishbeck Invoice 451637 (W.O. 2025-3 RSFW – 5928 E. MI)

**Director Milks moved to approve Item 6 as presented, Director Carew seconded. None opposed, motion carried.**

**7. Discussion and/or Action Calendar**

**a. Action:** Flowers Automotive Recycling

- i. Part I & Part II Applications
- ii. Fishbeck Work Order 2025-4 Flowers Automotive

**This item was tabled until the July 24, 2025, regular meeting and was not discussed.**

**b. Action:** Maple Hill Leaseholds, LLC

i. Subaru Project Brownfield Plan

Chair Peregon noted the wording of “housing activities” should be removed from the memo that describes eligible activities for reimbursement, as this is not a housing TIF plan. The eligible activities for reimbursement should read as “baseline environmental assessment activities, lead and asbestos abatement, building and site demolition, contingencies, and brownfield plan preparation and implementation costs”.

**Director Goodwill moved to approve Item 7bi as presented, Director Wenzel seconded. A Roll Call Vote was taken, seven (7) yes and zero (0) no. Motion carried.**

ii. Subaru Project Development Agreement

BRA staff presented proposed changes by the KCBRA legal counsel and Developer’s counsel:

- (section 3.2) changed to 19 years and not 20
- Added (Section 3.3) delay in capture (5 years allowable by statute)
- Added (section 14) of force majeure
- (Section 19) minor changes to the indemnification language
- and formatting changes.

**Director Lutz moved to approve Item 7bii as amended, Director Gulau seconded. A Roll Call Vote was taken, seven (7) yes and zero (0) no. Motion carried.**

c. **Action/Discussion:** Fishbeck

i. General Environmental Memo & Billing Summary

BRA Staff asked the KCBRA board to consider a past project, 234-238 EM LLC, the former Heimstra Optical project, to be an brownfield plan administered by the City Brownfield Redevelopment Authority (BRA). The KCBRA administered EPA grant and Local Brownfield Revolving Fund dollars for the project and has requested BRA staff submit a memo of understanding (MOU) to the City BRA regarding the KCBRA’s intention to be reimbursed before the developer in the plan. In addition to that MOU, the board also requests staff make an MOU that acts as a standard template for City and County BRA funded projects, which details the KCBRA’s policy on being reimbursed before the developer, to be considered for all projects going forward.

**There was no formal motion to accompany this request.**

ii. EPA Grant Memo & Billing Summary

- iii. **\$2,477.50** – Fishbeck Invoice 451038 (W.O. 2025-2 KVHH; \$391.50 from Site Study & \$2,086 from LBRF)

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

- d. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans  
1. IPUSA Invoice Packet #2 total \$2,008,423.90

BRA staff explained this is not a full payment to the developer, but an invoice packet for consideration of total eligible activities related to the brownfield plan and actual costs incurred for the redevelopment to date. It is likely there will be more invoice packets submitted in the future for this plan.

**Director Milks moved to approve Item 7d1 as presented, Director Wenzel seconded. A Roll Call Vote was taken, six (6) yes, zero (0) no, and one (1) abstained, Director Lutz abstained from discussion and voting. Motion carried.**

- e. **Action:** EGLE Loan Extension Request from Vicksburg Mill Paper City Development

BRA staff discussed the current version has been reviewed by the Department of Environment, Great Lakes, and Energy, and the region coordinator's suggested changes will be applied to the final document. Staff will post the final memo as staff updates at the July 24, 2025, KCBRA regular meeting.

**Director Carew moved to approve item 7e, as amended by EGLE, Director Lutz seconded. None opposed, motion carried.**

- f. **Action/Discussion:** KCBRA Fund 242 & 243 Budget 2025 & 2026 Budgets  
i. KCBRA Fiscal Year 2026 Budget Proposal  
ii. KCBRA Fiscal Year 2025 Budget Amendment (2026 Proposal Metrics)

Director Carew requested a breakdown of what is included in the Indirect Costs charged by the County. BRA staff will ask County Admin for a description of costs applied to this fee.

**Director Goodwill moved to approve item 7fi-7fii as presented, Director Milks seconded. None opposed, motion carried.**

- iii. KCBRA Application Fee Amount (Finance Deadline 7/7/25)

Discussion ensued about the new proposed fee schedule for the Part II KCBRA project application. the KCBRA still reserves the right to assess fees on a case-by-case basis and may waive or reduce the fee at their discretion.

The new schedule is below:

- Fee of \$500 for \$0-\$500,000 project investment
- Fee of \$2,000 for \$501,000 - \$999,999 project investment
- Fee of \$3,000 for \$1,000,000 or greater project investment

- Fee of \$5,000 for all Housing Projects

**Director Goodwill moved to approve item 7aiii, the proposed new fee schedule as discussed, Director Carew seconded. None opposed, motion carried.**

***Director Lutz was excused from the meeting at 4:22 p.m.***

- g. **Action:** 2025 National Brownfields Conference August 4<sup>th</sup>-8<sup>th</sup> Chicago, IL
  - i. \$2,000 Budget for Brownfield Redevelopment Administrator (BRA Staff)

**Director Wenzel moved to approve item 7gi as presented, Director Gulau seconded. None opposed, motion carried.**

- h. **Action/Discussion:** Funding BRA Staff for Certified Economic Developer Certificate
  - i. **\$325.00** – MEDA Active Membership Fee
  - ii. **\$645.00** – 2025 Michigan's Economic Development Basic Course Fee (nonmembers \$870) September 9<sup>th</sup> - 11<sup>th</sup>, 2025, in Lansing, MI

Discussion ensued about the value of having skilled staff and continued education in economic development. The KCBRA board asked Planning Director Grover to consider whether the Planning Department would be able to contribute to the training budget. Director Grover will look into funding considerations for a portion of the scheduled training.

**Director Carew moved to approve item 7hi-7hii as presented, Director Wenzel seconded. None opposed, motion carried.**

## 8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report
  - i. Emerging Developer & Predevelopment Fund Ad-hoc Committee Update

**BRA staff presented updates and added Emerging Developer Fund totals on the Fund 242 Report.**

## 9. Staff Report/Updates **BRA staff provided updates.**

- a. BRA Staff attended MEDA 2025 Emerging Leaders Spring Training 5/8/25
- b. Lana Escamilla appointed to KCBRA/EDC Board on 5/20/25 & KCBRA 101 6/16/25
- c. KCBRA Website Updates and New Project Profiles Added
- d. BRA Staff interviewed with Center for Community Progress Team for Kalamazoo County Land Bank Strategic Planning on 6/10/25

10. Other

11. Board Member Comments

Director Carew brought up the Act 381 statute and the responsibilities of reducing sprawl and posed the question of which entities should be responsible for considering a reduction in sprawl as it relates to the addition of the new housing brownfield projects. Planning Director Grover shared information about the County's Corridor Study, and insight related to a reduction of sprawl that communities could consider in future planning of underutilized areas for infill development. The study has not been finalized at this time.

12. Adjournment **Director Wenzel moved to adjourn at 5:00 p.m. Director Milks seconded, none opposed, motion carried.**

***Next meeting: Thursday, July 24, 2025, at 3:00 p.m.***

***NOTE: KCBRA MEETINGS ARE HELD ON THE FOURTH THURSDAY OF THE MONTH.***

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



Invoice #6392  
Due 6/27/2025

Macy Walters

Invoice Has been paid in full. Thank you!

Invoices	Scheduled Payment	Total	Balance
<input type="checkbox"/> #6392 6/27/2025 • 350.00 x 1 - Active Membership Dues		350.00	0.00
<input type="checkbox"/> #6430 7/8/2025 • 645.00 x 1 - Macy Walters - 2025 Michigan's Economic Development Basic Course - 2025 Lansing Basic Course Member Registration   September 10-12 - Lansing, Michigan		645.00	645.00
Totals		995.00	645.00

Payment Amount

0.00

Saved Payment method

New Payment Method

Payment Information

link

mrw\*\*\*@kalcounty.com

Use \*\*\*\* 3310

Pay another way

Use for existing scheduled payments

☐

Securely and conveniently store card

☐ for future use by Macy Walters



# American Planning Association **Michigan Chapter**

*Creating Great Communities for All*

## RECEIPT

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

Invoice #: 6049  
Date: 07/14/2025  
Charges: \$45.00  
Payments: \$45.00  
Balance: \$0.00

### Charges

07/14/2025 - Pro-Housing Webinar Series	\$45.00
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### Payments

07/14/2025 - Online payment via Authorize.net - Transaction #121130820899 Discover: XXXX3310	\$45.00
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## Registration Details

Macy R Walters / Administrator  
Kalamazoo County Brownfield Redevelopment  
Authority

Community Engagement for Housing: Changing Hearts and  
Minds | July 16, 2025 \$45.00

- Email: [mrwalt@kalcounty.com](mailto:mrwalt@kalcounty.com)

Non-Member Total \$45.00

Date Received: 07/14/2025

TOTAL \$45.00

©2025 Michigan Association of Planning  
1919 West Stadium Boulevard, Suite 4  
Ann Arbor, MI 48103  
Tel: 734.913.2000 | Email: [info@planningmi.org](mailto:info@planningmi.org)





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

### INTER-OFFICE INVOICE

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

### Invoice

Invoice No.	BRA-2-2025
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DATE	DUE DATE
06/30/25	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
06/30/25	2025 BRA administration hours - Q2 County Pay Periods 7-12 (3/24/25 - 6/29/25 ) Macy Walters (Salaries, Others)			
	428 BRA hrs Billed to Planning Dept.	15,617.72	1	15,617.72
	Fringe Benefits Rate of 40%	6,247.09	1	6,247.09
	(5 hrs at \$36.49 w/40% fringe rate Billed to EGLE)	(255.43)	1	-255.43
	Rachael Grover (243-700-20-70300-70400 Salary Director)			
	0 hour recorded BRA Billed from Planning Dept.	-	1	0.00
	Fringe Benefits Rate 40%	-	1	0.00
	(0 hrs at \$55.22 w/40% fringe rate Billed to EGLE)	0.00	1	0.00
THANK YOU! ☺		<b>TOTAL ----&gt;</b>		<b>21,609.38</b>

COST BASED ON ACTUAL TOTAL ON BRA HOURS RECORDED FROM COUNTY PAYROLL

Michigan Economic Developers Association  
P.O. Box 15096  
Lansing, MI 48901-5096  
**Tel** 517-241-0011  
**E-Mail** [cjorae@medaweb.org](mailto:cjorae@medaweb.org)



INVOICE 6430

7/8/2025

## BILL TO

## MESSAGE

Macy Walters  
Macy Walters  
201 W Kalamazoo Ave  
Kalamazoo , MI 49007

ITEMS	QUANTITY	UNIT PRICE	PAID
Macy Walters - 2025 Michigan's Economic Development Basic Course - 2025 Lansing Basic Course Member Registration   September 10-12 - Lansing, Michigan	1	645.00	0.00

**TOTAL****645.00**

PAYMENT/CREDIT/WRITE OFF/DISCOUNTS APPLIED

(0.00)

**TOTAL DUE BY 7/8/2025****645.00**

Thank you for your business!

CURRENT	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	TOTAL OPEN INVOICE
645.00	0.00	0.00	0.00	645.00

[Submit payment online here](#)

**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  
 Macy Walters  
 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008

July 15, 2025

Project No: 2304540.02

Invoice No: 000000453354

Project 2304540.02 KCBRA/W.O. 2025-1 Gen Environmental Review

**For Professional Services through June 27, 2025**

Phase General Review 2025

**Labor**

	Hours	Rate	Amount	
Staff Environmental Specialist	9.50	100.00	950.00	
Senior Geologist	5.00	134.00	670.00	
Totals	14.50		1,620.00	
<b>Total Labor</b>				<b>1,620.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	1,620.00	11,085.61	12,705.61
Limit			21,000.00
Remaining			8,294.39

**Total this Phase 1,620.00****Billings to Date**

	Current	Prior	Total
Fee	0.00	7,035.25	7,035.25
Labor	1,620.00	3,820.50	5,440.50
Expense	0.00	213.71	213.71
Unit	0.00	16.15	16.15
<b>Totals</b>	<b>1,620.00</b>	<b>11,085.61</b>	<b>12,705.61</b>

**Total this Invoice 1,620.00****Billings to Date**

	Current	Prior	Total
Fee	0.00	7,333.80	7,333.80
Labor	1,620.00	4,122.00	5,742.00
Expense	0.00	213.71	213.71
Unit	0.00	16.15	16.15
<b>Totals</b>	<b>1,620.00</b>	<b>11,685.66</b>	<b>13,305.66</b>

# Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

3912 Douglas Avenue (Blackbird Billiards), Kalamazoo Township

July 24, 2025

KCBRA			State	Local	Total
Expenditures	Estimate	Invoiced			
<b>Brownfield Plan</b>				\$ 2,500.00	\$ 2,500.00
Administrative					
2016 Administrative		12/31/2016	\$ 44.27	\$ 44.27	
2017 Administrative		12/31/2017	\$ 48.28	\$ 48.28	
2018 Administrative		12/31/2018	\$ 60.07	\$ 60.07	
2019 Administrative		12/31/2019	\$ 26.64	\$ 26.64	
2020 Administrative		12/31/2020	\$ 47.24	\$ 47.24	
2021 Administrative		12/31/2021	\$ 30.06	\$ 30.06	
2022 Administrative		12/31/2022	\$ 41.31	\$ 41.31	
2023 Administrative		12/31/2023	\$ 70.58	\$ 70.58	
2024 Administrative		12/31/2024	\$ 81.52	\$ 81.52	
<b>Subtotal KCBRA</b>	\$ -	\$ 42,735.00	\$ -	\$ 2,949.97	\$ 2,949.97
<b>Payments</b>					
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	
KCBRA from 2023 TIR			\$ 70.58	\$ 70.58	
KCBRA from 2024 TIR			\$ 81.52	\$ 81.52	
<b>Subtotal KCBRA</b>		\$ -	\$ 2,949.97	\$ 2,949.97	
<b>Remaining Balances after Payments</b>					
<b>Subtotal KCBRA Remaining</b>		\$ -	\$ -	\$ -	\$ -

State Brownfield Fund	Paid to MEDC			
State of Michigan Payment				
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	\$ 93.00	12/31/2022	\$ 93.00	
2022 50% SET	\$ 96.00	12/31/2023	\$ 96.00	
2023 50% SET	\$ 103.18	12/31/2024	\$ 103.18	
<b>2024 50% SET</b>	<b>\$ 110.00</b>	<b>pending</b>	<b>\$ 110.00</b>	
<b>Total</b>			<b>\$ 624.18</b>	

Developer			State	Local	Total
Expenditures	Estimate	Approved			
Eligible Developer Expense					
Phase I, Phase II, BEA	\$ 7,800.00	\$ 7,575.00		\$ -	
Due care Planning	\$ 3,600.00	\$ 3,478.75		\$ -	
Due Care Plan				\$ -	
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		11/15/18	\$ 298.71	\$ 298.71	
To Developer 2018 School		11/15/18	\$ 306.69	\$ 306.69	
To Developer 2019 School		12/31/19	\$ 311.80	\$ 311.80	
To Developer 2020 School		12/17/20	\$ 639.63	\$ 639.63	
To Developer 2021 Summer School		3/24/22	\$ 647.96	\$ 647.96	
To Developer Remain. '21 TIR		4/28/22	\$ 3.86	\$ 295.38	\$ 299.24
To Developer 2022 TIR			\$ 675.15	\$ 965.83	\$ 1,640.98
To Developer 2023 TIR		7/25/24	\$ 718.50	\$ 1,015.19	\$ 1,733.69
<b>To Developer 2024 TIR</b>		<b>pending</b>	<b>\$ 767.73</b>	<b>\$ 1,073.42</b>	<b>\$ 1,841.15</b>
<b>Subtotal Payments to Developer</b>			\$ 4,370.03	\$ 3,349.82	\$ 7,719.85
<b>Developer Remaining Balances after Payments</b>			\$ 825.23	\$ 4,177.75	\$ 5,002.98
<b>Total Remaining Balances of all Entities</b>			\$ 825.23	\$ 4,177.75	\$ 5,002.98

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

July 24, 2025

KCBRA		State		Local		Total
Expenditures	Estimate*	Actual				
Phase I	\$ 3,000.00	\$ 3,008.75	\$ 3,008.75	\$ -	\$ 3,008.75	
Phase II	\$ 15,900.00	\$ 15,909.01	\$ 15,909.01	\$ -	\$ 15,909.01	
BEA/Due Care Plan	\$ 5,000.00	\$ 4,991.25	\$ 4,991.25	\$ -	\$ 4,991.25	
Act 381 Work Plan	\$ 4,000.00	\$ 4,533.75	\$ 4,533.75	\$ -	\$ 4,533.75	
Addl Assessment/Plan	\$ 3,000.00	\$ 2,872.60	\$ 2,872.60	\$ -	\$ 2,872.60	
		\$ 700.00	\$ 700.00	\$ -	\$ 700.00	
<b>Administrative</b>						
2014 Administrative Expenses				\$ 14,272.45	\$ 14,272.45	
2015 Administrative Expenses				\$ 17,500.39	\$ 17,500.39	
2016 Administrative Expenses				\$ 11,186.12	\$ 11,186.12	
2016 legal bill - State school tax	(Varnum bill of \$1353.74 split w/Midlink)			\$ 676.88	\$ 676.88	
2017 Administrative Expenses	\$ 21,918.87			\$ 21,918.87	\$ 21,918.87	
2018 Administrative Expenses	\$ 29,228.77			\$ 29,228.77	\$ 29,228.77	
2019 Administrative Expenses	\$ 13,370.76			\$ 13,370.76	\$ 13,370.76	
2020 Administrative Expenses	\$ 13,994.83			\$ 13,994.83	\$ 13,994.83	
2021 Administrative Expenses				\$ 7,312.88	\$ 7,312.88	
2022 Administrative Expense				\$ 4,093.89	\$ 4,093.89	
2023 Administrative Expense				\$ 7,510.74	\$ 7,510.74	
2024 Administrative Expense				\$ 7,038.16	\$ 7,038.16	
Subtotal KCBRA	\$ 30,900.00	\$ 32,015.36	\$ 32,015.36	\$ 148,104.74	\$ 180,120.10	
<b>Payments</b>						
KCBRA	Approved	Distributed				
KCBRA		December 2015	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81	
KCBRA		12/15/2016		\$ 17,500.39	\$ 17,500.39	
KCBRA	8/24/17	8/24/2017		\$ 11,863.00	\$ 11,863.00	
KCBRA	5/26/2018			\$ 21,918.87	\$ 21,918.87	
KCBRA	3/28/19	12/31/2018		\$ 29,228.77	\$ 29,228.77	
KCBRA	2/27/20	12/31/2019		\$ 13,370.76	\$ 13,370.76	
KCBRA	2/25/21	12/31/2020		\$ 13,994.83	\$ 13,994.83	
KCBRA	2/25/22	12/31/2021		\$ 7,312.88	\$ 7,312.88	
KCBRA	3/23/23	12/31/2022		\$ 4,093.89	\$ 4,093.89	
KCBRA	3/28/24	12/31/2023		\$ 7,510.74	\$ 7,510.74	
KCBRA	2/27/25	12/31/2024		\$ 7,038.16	\$ 7,038.16	
Subtotal KCBRA			\$ 32,015.36	\$ 148,104.74	\$ 180,120.10	
<b>Remaining Balances after Payments</b>						
Subtotal KCBRA Balance Remaining			\$0.00	\$0.00	\$0.00	
<b>Developer</b>						
Expenditures	Approved		State	Local	Total	
Eligible Developer Expense	\$ 2,014,435.00					
**Eligible Expense Cap amount	\$ 1,800,000.00		\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00	
Total			\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00	
Subtotal Developer			\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00	
<b>Developer Payments</b>						
GM 1st Payment 2014 TIR	12/17/15	12/28/15	\$ 61,594.40	\$ 20,346.49	\$ 81,940.89	
GM 2nd Payment 2015 TIR	6/23/16	7/5/16		\$ 9,037.73	\$ 9,037.73	
GM 3rd Payment 2016 TIR	12/15/16	12/29/16	\$ 110,974.93	\$ 34,814.27	\$ 145,789.20	
Midlink School tax	12/15/16	9/18/17	\$ 17,423.36	\$ 23,310.66	\$ 40,734.02	
GM 5th Payment 2017 TIR	8/24/17	12/31/17	\$ 235,469.22	\$ 41,793.37	\$ 277,262.59	
GM 6th Payment 2018 TIR	8/24/17	9/1/18		\$ 12,588.60	\$ 12,588.60	
GM 7th Payment 2018 TIR		12/30/18	\$ 261,703.11	\$ 33,036.27	\$ 294,739.38	
GM 8th Payment 2019 TIR		3/12/20	\$ 187,075.68	\$ 29,012.04	\$ 216,087.72	
GM 9th TIR Payment 2020	8/27/20	12/31/20	\$ 93,300.12	\$ -	\$ 93,300.12	
GM 10th Payment rem. TIR 2020	2/25/22	3/2/22	\$ 80,959.18	\$ 81,424.15	\$ 162,383.33	
GM 11th TIR 2021	11/17/22			\$ 65,434.36	\$ 65,434.36	
GM 12th TIR 2022	7/27/23			\$ 86,385.74	\$ 86,385.74	
GM 13th TIR 2023	8/22/24			\$ 102,031.24	\$ 102,031.24	
GM 12th TIR 2024	6/26/25			\$ 101,797.02	\$ 101,797.02	
Subtotal Developer			\$ 1,048,500.00	\$ 641,011.94	\$ 1,689,511.94	
<b>Remaining Balances after Payments</b>						
Subtotal remaining balance			\$ -	\$ 110,488.06	\$ 110,488.06	
GM overcollected SET			\$ 97,602.60			
GM Return of SET overpayment Pending			\$ (97,602.60)			
Subtotal Developer remaining balance			\$ -	\$ 110,488.06	\$ 110,488.06	

# Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

400 S. 14th Street (Metal Mechanics), Schoolcraft (243-011)

July 24, 2025

KCBRA			State	Local	Total
Expenditures	Estimate	Invoiced			
Phase I - for Metal Mechanics WO#6	\$ 2,000.00		\$ 2,000.00	\$ -	\$ 2,000.00
BEA and Doc. Of Due Care Compliance for MM	\$ 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 Plan	\$ 4,000.00	together		\$ -	\$ -
Administrative				\$ -	\$ -
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
2023 General Administrative			\$ -	\$ 178.32	\$ 178.32
2024 General Administrative			\$ -	\$ 283.26	\$ 283.26
Subtotal KCBRA	\$ 15,000.00	\$ -	\$ 5,993.00	\$ 12,150.17	\$ 18,143.17
Payments	Approved	Distributed			
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
KCBRA Administrative	3/28/24	12/31/23		\$ 178.32	\$ 178.32
KCBRA Administrative	2/28/25	12/31/24		\$ 283.26	\$ 283.26
Subtotal KCBRA			\$ 5,993.00	\$ 12,150.17	\$ 18,143.17
Remaining Balances after Payments					
Subtotal due to KCBRA			\$0.00	\$0.00	\$0.00

State Brownfield Fund					
State of Michigan Payment					
2017 reporting to MEDC- State BF Fund Payment	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
	Total	\$	3,273.00	\$	3,273.00

state capture complete

Developer			State	Local	Total
Expenditures - Eligible Developer Expense		Date approved			
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
Total			\$ -	34,301.60	\$ 34,301.60
Subtotal of eligible costs capped to Developer			\$ -	34,301.60	\$ 34,301.60
Non-Interest Payments		Approved	Distributed		
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	6/24/22		\$36.28	\$ 36.28
D&D Realty 7th TIR payment 2022 TIF	6/22/23	6/28/23		\$4,890.06	\$ 4,890.06
D&D Realty 8th TIR payment 2023 TIF	8/22/24	9/4/24		\$ 5,224.57	\$ 5,224.57
D&D Realty 9th TIR payment 2024 TIF	pending			\$ 5,519.22	\$ 5,519.22
Subtotal Developer			\$ 561.39	\$ 28,853.85	\$ 29,415.24
Developer Remaining Balances after Payments					
Subtotal due to Developer			\$ -	\$ 5,447.75	\$ 5,447.75



## Planning & Development Department

201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007

Phone: (269) 384-8112 • Email: RAGROV@kalcounty.com

### INTER-OFFICE INVOICE

#### BILL TO

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

#### Invoice

Invoice No.	BRA-EGLE GL Q3 2025
-------------	------------------------

DATE	DUE DATE
06/30/25	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
06/30/25	2025 BRA EGLE Mill Loan admin. hours County Pay Periods 7-12 (3/24/2025 - 6/29/2025) BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (5 hours)	182.45	1	182.45
	Fringe Benefits 40%	72.98	1	72.98
	Rachael Grover Loan 0 hours)	-	1	-
	Fringe Benefits 40%	-	1	-
THANK YOU! ☺		TOTAL --->		\$ 255.43

**MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM**

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

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

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

**PROJECT DETAILS**

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number:		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Apr 1, 2025</i>	End: <i>Jun 30, 2025</i>	Quarter: <i>3 (Apr-June)</i>	Fiscal Year: <i>2025</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>	Phone Number: <i>+1 (269) 384-8305</i>		
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q3 2025</i>	<i>6/30/2025</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$255.43</i>	<i>Pending</i>
<i>2303</i>	<i>7/12/2025</i>	<i>Phillips Environmental</i>	<i>Task 2C</i>	<i>\$1,260.00</i>	<i>Pending</i>
<i>2304</i>	<i>7/12/2025</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$2,240.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$3,755.43</b>	

**PROGRESS REPORT**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$770,771.28</i>	<i>\$1,260.00</i>	<i>\$400,306.93</i>	<i>Planning for next phase of development, including soil transportation and disposal.</i>
<i>3. Demolition</i>	<i>\$392,435.72</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$2,495.20</i>	<i>\$14,864.64</i>	<i>Administration</i>



## Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **N/A** Fiscal Year: **2025** Quarter: **3 (Apr-June)**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
6. Contingency	\$0.00	\$0.00	\$0.00	N/A
<b>TOTALS:</b>	<b>\$1,240,707.00</b>	<b>\$3,755.20</b>	<b>\$817,339.79</b>	

Describe proposed activity next quarter including proposed date to complete.

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

*Continue Due Care Planning and Documentation for next phase of redevelopment, including soil transportation and disposal. Transportation and disposal of soils from the courtyard area is scheduled for August/September.*

### LOAN AWARDS INTEREST EARNED

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

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

### STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

- ☒ By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement: **Rachael Grover, Planning and Development Director**

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

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

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

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



Phillips Environmental  
Consulting Services, Inc.

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
7/12/2025	2303

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
4/16/2025	Plan for soil excavation. Including specifications and budget, including laboratory update of costs and client input.	6.75	140.00	945.00
4/23/2025	Attend Pre-Bid Meeting, including preparation of materials.	1.5	140.00	210.00
6/4/2025	Review EGLE approval and comments on planned soil removal and transmit approval to Paper City.	0.75	140.00	105.00
Loan Task 2C - Soil Management		<b>Total</b>		\$1,260.00

Phone #
269-501-5079

<b>Balance Due</b>	\$1,260.00
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**Phillips Environmental  
Consulting Services, Inc.**

201 North Michigan Avenue  
Vicksburg, MI 49097

# Invoice

DATE	INVOICE #
7/12/2025	2304

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
5/16/2025	Review budget spreadsheets and suggest reallocations in preparation for next phase of soil removal.	2.25	140.00	315.00
5/20/2025	Meeting with EGLE and Kalamazoo County Representatives, Including preparation.	1	140.00	140.00
5/27/2025	Administration to reclassify invoices to subtask items.	4.75	140.00	665.00
5/28/2025	Administration to reclassify invoices to subtask items.	1.5	140.00	210.00
5/28/2025	Prepare e-mail request to reclassify items to allow for more project management and VSR Sampling during planned excavation/grading activities this summer. Include bid for loading and transportation, as well as request for price increase for laboratory analytical.	2.25	140.00	315.00
6/7/2025	Respond to Steve S. re prior request for information to support loan extension request.	0.5	140.00	70.00
6/10/2025	Request and review information from Paper City to support EGLE Brownfield Loan extension. Request additional data.	1.25	140.00	175.00
6/11/2025	Receive data from Frederick Construction to support loan extension request. Send to County to include in its letter request.	0.75	140.00	105.00
6/16/2025	Review EGLE Budget Document.	0.5	140.00	70.00
6/17/2025	Meeting with County and EGLE.	0.5	140.00	70.00
6/25/2025	Review and comment on Letter from County requesting one year extension.	0.5	140.00	70.00
7/8/2025	Monthly call with EGLE and County..	0.25	140.00	35.00
Task 5 - Loan Administration		<b>Total</b>		
		\$2,240.00		
Phone #				
269-501-5079				
		<b>Balance Due</b>		
		\$2,240.00		

The Mill @ Vicksburg Loan Administration Project # 2018-1323							
Date	Time (hours)	Quarter 3 (State FY2025) Description	Staff (#)	Rate (\$)	Fringe (%)	Total Cost	Fiscal Quarter
4/1/2025	1	FY25Q2 Loan Report Prep - Walters	1	36.49	40	\$ 51.09	2
4/8/2025	1	Meeting with EGLE - walters	1	36.49	40	\$ 51.09	2
5/20/2025	1	Meeting with EGLE - walters	1	36.49	40	\$ 51.09	2
6/17/2025	1	Meeting with EGLE - walters	1	36.49	40	\$ 51.09	2
6/25/2025	1	Mill Extension Request Draft - walters	1	36.49	40	\$ 51.09	2
Total hours		5	Total Q3 Loan Admin costs			\$255.43	

## Account Detail History



2025 Period 1 to 13  
Entry Date On or After: 1/1/1900  
Include Entries: No Selection

Year	Per	Journal	Src	Eff Date	Reference 1	Reference 2	Reference 3	Check #	OB	Debits	Credits	Net Change
<u>24370390 66600</u>					DIVIDENDS					0.00	8,589.16	(8,589.16)
2025	6	<a href="#">2706</a>	GNI	6/30/2025	RECORD						1,420.23	-1,420.23
2025	5	<a href="#">2779</a>	GNI	5/31/2025	RECORD						1,462.61	-2,882.84
2025	4	<a href="#">2787</a>	GNI	4/30/2025	RECORD						1,417.78	-4,300.62
2025	3	<a href="#">2903</a>	GNI	3/31/2025	RECORD						1,466.01	-5,766.63
2025	2	<a href="#">2560</a>	GNI	2/28/2025	RECORD						1,335.62	-7,102.25
2025	1	<a href="#">2179</a>	GNI	1/31/2025	RECORD						1,486.91	-8,589.16
<u>24370390 70500</u>					SALARIES- OTHER					145.96	0.00	145.96
2025	4	<a href="#">2755</a>	GEN	4/30/2025		1ST QTR	BRA ADMIN TRF		B	145.96		145.96
<u>24370390 71000</u>					FRINGE BENEFITS					58.38	0.00	58.38
2025	4	<a href="#">2755</a>	GEN	4/30/2025		1ST QTR	BRA ADMIN TRF		B	58.38		58.38
										<b>204.34</b>	<b>8,589.16</b>	<b>(8,384.82)</b>

BRA FYQ2 Admin Invoice Proof of Payment - Transfer date 4/30/25

Total Interest from FY25Q3 \$4,300.62

**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  
 Macy Walters  
 201 West Kalamazoo Avenue  
 Kalamazoo, MI 49008

July 10, 2025  
 Project No: 2411710.00  
 Invoice No: 000000453138

Project 2411710.00 KCBRA/VO 18-J. Smith Apts-802 N. Westnedge, 438 & 442 W. Frank, Kalamazoo

**For Professional Services through June 27, 2025**

Phase Brownfield Plan  
 Due Diligence  
 Labor

	Hours	Rate	Amount	
Brownfield Project Analyst	.75	74.30	55.73	
Senior Brownfield Specialist	.75	95.50	71.63	
Totals	1.50		127.36	
<b>Total Labor</b>				<b>127.36</b>
		<b>Total this Task</b>		<b>127.36</b>
		<b>Total this Phase</b>		<b>127.36</b>

**Billings to Date**

	Current	Prior	Total
Fee	0.00	1,489.13	1,489.13
Labor	127.36	1,127.60	1,254.96
<b>Totals</b>	<b>127.36</b>	<b>2,616.73</b>	<b>2,744.09</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	127.36	22,173.67	22,301.03
Limit			34,495.00
Remaining			12,193.97

**Total this Invoice** **127.36**

**Billings to Date**

	Current	Prior	Total
Fee	0.00	21,046.07	21,046.07
Labor	127.36	1,127.60	1,254.96
<b>Totals</b>	<b>127.36</b>	<b>22,173.67</b>	<b>22,301.03</b>

**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, MI 49008

July 15, 2025  
 Project No: 2500502.00  
 Invoice No: 000000453355

Project 2500502.00 KCBRA/W.O. 2025-3 –5928 E. Michigan Avenue, Kalamazoo, MI  
 W.O. 2025-3, Amendment No. 1

**For Professional Services through June 27, 2025**

Phase	Phase I ESA			
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	0.00	2,985.66	2,985.66	
Limit			3,000.00	
Remaining			14.34	

**Total this Phase****Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	0.00	2,962.50	2,962.50
Expense	0.00	23.16	23.16
<b>Totals</b>	<b>0.00</b>	<b>2,985.66</b>	<b>2,985.66</b>

Phase Hazardous Materials Inspection  
**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Staff Environmental Specialist	.50	96.00	48.00	
Totals	.50		48.00	
<b>Total Labor</b>				<b>48.00</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	48.00	627.50	675.50
Limit			6,000.00
Remaining			5,324.50

**Total this Phase 48.00****Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	48.00	627.50	675.50
<b>Totals</b>	<b>48.00</b>	<b>627.50</b>	<b>675.50</b>

Phase BEA/Due Care

**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Staff Hydrogeologist	1.25	118.00	147.50	
Totals	1.25		147.50	
<b>Total Labor</b>				<b>147.50</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	147.50	848.00	995.50	
Limit			5,000.00	
Remaining			4,004.50	
<b>Total this Phase</b>				<b>147.50</b>

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	147.50	848.00	995.50
<b>Totals</b>	<b>147.50</b>	<b>848.00</b>	<b>995.50</b>

Phase GPR Survey

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	0.00	2,682.00	2,682.00	
Limit			2,700.00	
Remaining			18.00	
<b>Total this Phase</b>				

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	0.00	1,322.00	1,322.00
Consultant	0.00	1,360.00	1,360.00
<b>Totals</b>	<b>0.00</b>	<b>2,682.00</b>	<b>2,682.00</b>

Phase Sub-Slab Soil Gas Sampling

**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Scientist	.50	106.00	53.00	
Senior Hydrogeologist	8.25	150.00	1,237.50	
Production Support	.75	96.00	72.00	
Engineering Specialist	.25	118.00	29.50	
Totals	9.75		1,392.00	
<b>Total Labor</b>				<b>1,392.00</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	1,392.00	4,856.50	6,248.50	
Limit			7,000.00	
Remaining			751.50	
<b>Total this Phase</b>				<b>1,392.00</b>

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	1,392.00	3,004.25	4,396.25
Consultant	0.00	1,300.00	1,300.00



Unit	0.00	552.25	552.25
<b>Totals</b>	<b>1,392.00</b>	<b>4,856.50</b>	<b>6,248.50</b>

<b>Total this Invoice</b>	<b>1,587.50</b>
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**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Labor	1,587.50	8,764.25	10,351.75
Expense	0.00	23.16	23.16
Consultant	0.00	2,660.00	2,660.00
Unit	0.00	552.25	552.25
<b>Totals</b>	<b>1,587.50</b>	<b>11,999.66</b>	<b>13,587.16</b>

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**To:** Kalamazoo County Brownfield Redevelopment Authority Board of Directors

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**From:** Samantha Mariuz, Economic Development Manager

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**Cc:** Macy Rose Walters, Brownfield Redevelopment Administrator

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**Date:** June 23, 2025

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**RE:** **Support for Local Brownfield Revolving Fund Grant - Kalamazoo County Land Bank Authority Eastside Square Eligible Activity Reimbursement**

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### **Purpose**

This memorandum requests support from the Kalamazoo County Brownfield Redevelopment Authority for a Local Brownfield Revolving Fund (LBRF) grant to reimburse eligible activity costs incurred in the development of the Eastside Square Condos. This mixed-use, mixed-income housing development is a key component of the broader Eastside redevelopment effort led by the Kalamazoo County Land Bank Authority to revitalize long-blighted parcels along East Main Street.

### **Project Overview**

The Eastside Square Project, located at 1601 E. Main Street, represents a transformative infill project developed on nine formerly vacant and underutilized parcels. The site has been reimagined as a mixed-use building featuring:

- Six two-bedroom mixed-income condominium units, ranging from approximately 997 to 1,211 square feet, with units set aside at ≤60%, ≤80%, and ≤120% of Area Median Income (AMI).
- Ground-floor commercial space (~1,800 square feet) designed for a community-focused tenant such as a café or gathering space.
- Public pocket plazas featuring local artwork and installations from the Eastside Voices oral history project, reinforcing the cultural identity of the neighborhood.

Construction began in December 2022, with unit occupancy and business activation occurring in phases throughout 2024. This site was previously a source of blight in the community and required significant predevelopment work including pre-development brownfield activities, site preparation, and infrastructure improvements, qualifying as eligible activities under Michigan Public Act 381 of 1996, Brownfield Redevelopment Financing Act, ("Act 381").

### **Eligible Costs Incurred & Request for LBRF Grant**

The Kalamazoo County Land Bank Authority is requesting support from the Kalamazoo County Brownfield Redevelopment Authority through an LBRF Grant for eligible activity costs incurred specific to the Eastside Square Condos, which include:

- Work Plan Exempt Activities (Pre-Approved Activities)
- Infrastructure & Safety Improvements necessary to support the redevelopment

- Site Preparation
- Soft Costs related to support the housing development

These activities enabled redevelopment of the site and laid the groundwork for its successful vertical construction. The LBRF reimbursement will help backfill early investment by the Land Bank and its partners and ensure that future phases of the Eastside Square development are financially viable and can continue its investment and redevelopment initiatives in the community.

Fleis & VandenBrink reviewed contracts, invoices, proof of payment and supporting materials for the eligible activity expenses that the Kalamazoo County Land Bank incurred related to the Eastside Condo Development. Overall, the Land Bank Authority has incurred \$950,686.54 of Brownfield Eligible Expenses. Of the \$950,686.54, the Land Bank is requesting an LBRF Grant to support \$754,005.16 of costs.

<b>Incurred Eligible Activity Expenses by Kalamazoo County Land Bank Authority - Summary</b>		
<b>Eligible Activity</b>	<b>LBRF Grant Request</b>	<b>Incurred Cost</b>
<b>EGLE Eligible Activities</b>		
Work Plan Exempt Activities	\$2,200.00	\$2,200.00
<b>MSHDA Eligible Activities</b>		
Infrastructure & Safety Improvements	\$546,646.19	\$546,646.19
Site Preparation	\$1,100.00	\$1,100.00
Soft Costs	\$204,057.97	\$400,740.35
<b>TOTAL</b>	<b><u>\$754,005.16</u></b>	<b><u>\$950,686.54</u></b>

As part of the overall request for reimbursement of soft costs associated with the housing development, the General Contractor's Requirements and Conditions have been proportionally allocated based on the share of project costs attributable to Act 381 eligible activities. The original contract amount with Glas Associates totaled \$2,869,535, while the direct costs of identified eligible activities (excluding other soft costs) total \$559,270. Accordingly, the proportional allocation of General Requirements and General Conditions attributable to eligible activities is approximately 19.48% of the total construction contract. This percentage has been applied to determine the reimbursable share of these soft costs under the LBRF request. This is further detailed in the attachments to this memorandum.

### **Rationale for Brownfield Revolving Fund Grant**

#### **1. Leveraging Brownfield Redevelopment:**

- The Eastside project exemplifies the successful transformation of previously blighted or underutilized sites into assets that provide environmental, social, and economic benefits. Funding from the brownfield revolving fund would further enable this type of sustainable redevelopment, aligning closely with goals of the Kalamazoo County Land Bank and Brownfield Redevelopment Authorities.

#### **2. Eligible Activity Costs Offset:**

- Costs incurred to repurpose and improve properties, including environmental assessment, infrastructure and safety improvements, site preparation and the professional services required to support the housing development qualify as eligible expenses under Act 381. The financial support requested would directly offset these expenditures, allowing subsequent phases to continue and accelerate neighborhood revitalization.

3. Community and Economic Impact:

- The project not only delivers affordable, energy-efficient housing, it also cultivates vibrant commercial spaces that spur the growth of local businesses and the economy. The inclusion of community art and public spaces fosters pride in the neighborhood and revitalizes local culture. These key impacts aligned with regional economic and community development priorities.

4. Sustainability and Scalability:

- The construction phases, with additional developments planned for the upcoming years, underscore the project's scalability. Support from the brownfield revolving fund will serve as a catalyst for further redevelopment efforts in Kalamazoo, generating a replicable model for addressing brownfield sites across the county, increasing attainable housing options.

**Broader Neighborhood Impact**

The Eastside Square Condos build on the momentum of the earlier Eastside Gateway phase, which constructed seven energy-efficient single-family homes and a community park. Together, these initiatives:

- Provide attainable homeownership opportunities across multiple income levels
- Eliminate blight and vacancy along a key commercial corridor
- Activate public space with art, culture, and storytelling that reflect the community's voice
- Reinforce a model of equitable development and incremental reinvestment in historically disinvested neighborhoods

The Eastside Square project is envisioned as a multi-phase redevelopment effort, with two additional condo buildings planned in the coming years. Support from the LBRF now will ensure the ongoing momentum and replicability of this work.

**Attachments**

- Eligible Activity Expenses Incurred
- Corresponding Invoices, Contracts and Proof of Payment for eligible activity expenditures
- Kalamazoo County Land Bank Authority and Glas Associates Contract

# KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

## PART I PROJECT APPLICATION

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

1 Date of Application:

3/27/2025

### Business Information

2 Name of Applicant:

Kalamazoo County Land Bank Authority

3 Business Address:

1523 Riverview Drive, Suite A, Kalamazoo, Mi 49004

4 Business Telephone Number:

269-762-6191

5 Contact Person(s) & Title:

Zac Bauer, Executive Director

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

zac.bauer@kalamazoolandbank.org

9 Entity Type:

Proprietorship

Partnership

Corporation

Other (specify)

Quasi-Governmental

10 Describe nature and history of business:

The Kalamazoo County Land Bank Authority (KCLBA) was founded in 2010 as a quasi-governmental agency. Its mission is to create vibrant communities by eliminating blighted properties, creating affordable housing opportunities, and stabilizing property values. Our vision is for all neighborhoods and County municipalities to be defined by economic stability, quality of life for residents, and an absence of blight.

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

### Proposed Project Site Information

12 Address(es) (if known):

1517 East Michigan Avenue, Kalamazoo, Mi 49048; 1519 East Michigan

13 Tax IDs:

14 Present Owner(s):

Kalamazoo County Land Bank Authority

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

11/2015

16 Does applicant have land control:

No

Yes

x

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

Owner

17 Any currently known environmental issues?

No

18 Is applicant a liable party for environmental issues at site?

No

x

Yes

19 Is access to site permitted?

No

Yes

x

20 Project Type:

New

x

Relocation

Expansion

Rehabilitation

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):



22 Project timeline (proposed or actual):

Start date: 1/2023

Completion Date: 1/2024

23

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

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

#### Tax Base Information

24 Total Investment Anticipated:

If available, please attach a detailed projection of project costs and proposed funding sources.

Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$0

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: N/A

FTE Jobs Created: 2

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

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

Signature

*Zachary Bauer*

Date

7/17/2025

Title Executive Director

Direct office or cell number 269-547-8397

Fax number

Email address zac.bauer@kalamazoolandbank.org

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

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

**Miscellaneous.** This Agreement: shall be governed by the internal laws of the State of Michigan; may be signed in one or more counterparts, each of which shall be enforceable as an original; may only be amended by further written agreement of the Authority and the Applicant; is intended to be legally binding on the parties and their successors and assigns; and constitutes the entire understanding of the parties with respect to its subject matter.

In witness of their agreement to be legally bound by the terms of this Reimbursement Agreement, the Authority and the Applicant have set forth their signatures below by their duly authorized representatives.

Kalamazoo County Brownfield Redevelopment Authority

By:

Its pursuant to resolution of the Authority dated:

Developer:

By:

Authorized Agent

Address of Developer

Name	Kalamazoo County Land Bank Authority
Street/Number	1523 Riverview Drive
City, State, Zip	Kalamazoo, Mi 49004
Phone	2695478397
Fax	
Email	zac.bauer@kalamazoolandbank.org

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

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

1 Date of Application: 3/27/2025

**Business Information**

2 Name of Applicant: Kalamazoo County Land Bank Authority  
3 Business Address: 1523 Riverview Drive, Suite A, Kalamazoo, MI 49004  
4 Business Telephone Number: 269-762-6191  
5 Contact Person(s) & Title: Zac Bauer, Executive Director  
6 Contact Person(s) Telephone Number:  
7 Contact Person(s) Fax Number: N/A  
8 Contact Person(s) Email Address: zac.bauer@kalamazoolandbank.org

**Proposed Project Site Information**

9 Address(es) (if known): 1517 East Michigan Avenue, Kalamazoo, Mi 49048; 1519 East Michigan Av  
10 Tax IDs:  
11 Project timeline (proposed or actual):  
Start date: January 2023 Completion Date: January 2024  
12

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

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

**Project Team**

Bank/Financing: Local Initiatives Support Coalition  
Legal Counsel: Warner, Norcross, & Judd  
Environmental Consultant: Fleis & Vandenbrink  
Architect: Inform Architecture  
Construction Management: Inform Architecture  
Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:	\$	-
Land:		0
New Construction/Site Improvements:		\$2,335,515
Eligible Brownfield Activities (Specify):		\$950,686
Other (Specify below):		440,882
Total Capital Investment:		\$,727,083 -

Revised 3/23/2023



Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

\$766,200.00

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$ \$766,200.00 -

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

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

No

x

Yes

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

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

Signature

*Zachary Bauer*

Date

7/17/2025

Title

Executive Director

Direct office or cell number

2695478397

Fax number

Email address

Zac.Bauer@Kalamazoolandbank.org

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com  
KCBRA Office: (269) 384-8305

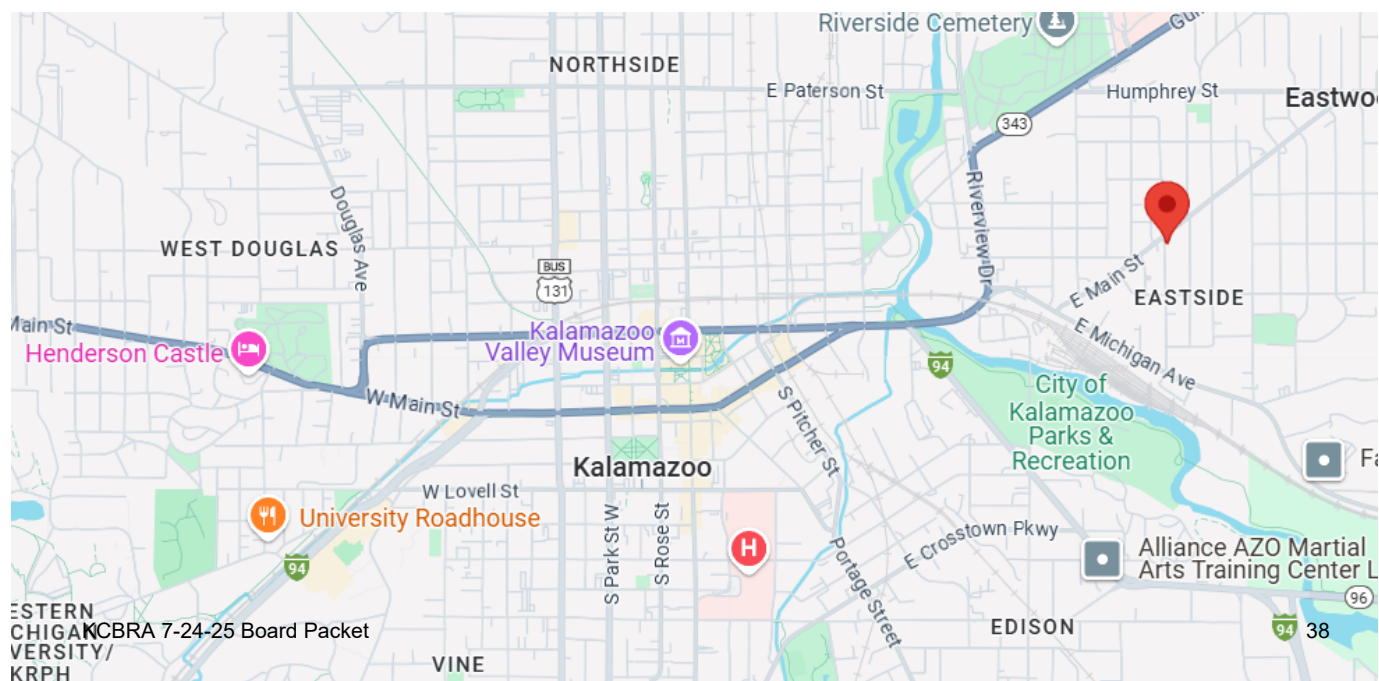
Kalamazoo County Government  
Planning and Development Department  
Kalamazoo County Brownfield Redevelopment Authority  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007  
Room 207

Revised 3/23/2023



During the Eastside Gateway Project, the Kalamazoo Land Bank board made a five-year commitment to support revitalization efforts on the Eastside of Kalamazoo. The new project, dubbed Eastside Square by residents, will involve the renewal of 9 vacant and abandoned Land Bank properties on the 1600 Block of East Main. The redevelopment concept includes a mixed-use plan of moderately priced and moderately sized condominium units for sale, commercial retail space and two pocket plazas.

The two pocket plazas will include artistic elements informed by the recent Eastside Voices project, an oral history project led by Vibrant Kalamazoo, the Eastside Neighborhood Association, and local artists Buddy Hannah and Sid Ellis connecting this space to the pocket park at Phelps and East Michigan. It is imagined that the addition of permanent neighborhood art utilizing the rich content from the Eastside Voices project will link these two developments together. This creative community-centered model is similar to the concentrated efforts in Washington Square that have produced an incredible turnaround for the key commercial corridor redevelopment in Edison. Eastside Square is another project for the community dreamed up by the community.







<b>Kalamazoo County Brownfield Redevelopment Authority LBRF Grant Request</b>  <b>Incurred Eligible Activity Expenses by</b> <b>Kalamazoo County Land Bank Authority</b> Eastside Square 1601 East Main, Kalamazoo, Michigan 49048
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ELIGIBLE ACTIVITY	LBRF GRANT REQUEST	INCURRED COST	CONTRACT or INVOICE DATE	AMOUNT (\$)	INVOICE NO.	CONTRACTOR/ CONSULTANT NAME	DESCRIPTION OF WORK PERFORMED
EGLE ELIGIBLE ACTIVITIES							
Work Plan Exempt Activities (Pre-Approved Activities)	\$ 2,200.00	\$ 2,200.00					
Phase I ESA	\$ 2,200.00	\$ 2,200.00	6/20/2023	\$ 2,200.00	859730	Fleis & VandenBrink	Kalamazoo County Land Bank Authority Phase I ESA 1601 E Main St. Kalamazoo, MI
SUBTOTAL EGLE ELIGIBLE ACTIVITIES	\$ 2,200.00	\$ 2,200.00					

MSHDA ELIGIBLE ACTIVITIES							
Infrastructure & Safety Improvements	\$ 546,646.19	\$ 546,646.19					
Sitework & Excavation	\$ 248,250.00	\$ 248,250.00	10/14/2022	\$ 248,250.00	Cost Code:02-1100	Balkema	AIA, Line No. 2.Commercial PO/Agreement between Glas Associates & Balkema Included Materials and labor to supply and install soil erosion measures, riprap, construction drive, demo of existing conditions, strip topsoil balance site, excavate footings, backfill, complete storm sewer system complete sanitary connection, structures, castings, new water service, all pipe and fabric associated with system utilities, gravel lot, spread topsoil, sweeping and clean up. Waiver
Sitework & Excavation	\$ 10,320.00	\$ 10,320.00	12/21/2022	\$ 10,320.00	Cost Code: 02-1100	Balkema	AIA, Line No. 2.Change Order No. 1. Commercial PO/Agreement between Glas Associates & Balkema Included Change Order for exvacation and renoval of building rubble, furnish and place class II fill for bad soils found during exvacation Waiver
Asphalt Paving & Surfacing	\$ 23,050.00	\$ 23,050.00	10/14/2022	\$ 23,050.00	Cost Code: 02-500	J. Allen	AIA Line No. 3 Materials & Labor to supply and install asphalt parking lot, fine grading, binder, tack, conection to the existign city street, striping, and clean up

Fences, Security Enclosure & Dumpster Screen	\$ 52,998.00	\$ 52,998.00	10/14/2022	\$ 52,998.00	Cost Code: 02-9600	Justice Fence	AIA Line No. 4 Materials and Labor to supply and install fencing, dumpster screen, interior fence, security enclosure, all associated hardware, accessories and fasteners Waiver
Landscaping	\$ 40,223.19	\$ 40,223.19	10/18/2022	\$ 40,223.19	Cost Code: 02-9300	Red Truck Landscaping	AIA Line No. 5 Materials and Labor to supply and install lawn, turf, prep, seed, matting/soil erosion control, raking blending, edging, mulch, plants, trees, shrubs, irrigation, sleeving and accessories.
Concrete / Foundation	\$ 119,200.00	\$ 119,200.00	10/13/2022	\$ 119,200.00	Cost Code: 03-3454	Earley Associates	AIA Line No. 6 Materials and Labor to supply and install footings, foundation, rebar, ties, install of anchor bolts, perimeter insulation, slab on grade, curb and gutter, turndown walk, sidewalks, two sets of steps, dumpster pad, mesh, fasteners, forms and clean up of wash out. Waiver
Fire Protection	\$ 52,605.00	\$ 52,605.00	10/18/2022	\$ 52,605.00	Cost Code: 21-0000	Vanguard	AIA Line No. 30 Materials and Labor to install wet fire suppression system, FDC, pipe, pangers, connections, double check assembly backflow preventer, fasteners, brass upright sprinklers, white pendent sprinklers, delivery, fabrication and supervision
<b>Site Preparation</b>	<b>\$ 1,100.00</b>	<b>\$ 1,100.00</b>					
Soil Testing	\$ 1,100.00	\$ 1,100.00	11/16/2022	\$ 1,100.00	00034856	Driesenga & Associates, Inc.	Additional Soil Testing East Main Commercial Corridor Additional Lab
<b>Soft Costs</b>	<b>\$ 204,058.97</b>	<b>\$ 400,740.35</b>					
Soft Costs - Architecture	\$ 24,343.60	\$ 24,343.60	5/5/2022	\$ 24,343.60	1662	InForm Architecture	Construction Documents
Soft Costs - Architecture	\$ 12,171.80	\$ 12,171.80	6/6/2022	\$ 12,171.80	1681	InForm Architecture	Construction Documents
Soft Costs - Architecture	\$ 9,128.85	\$ 9,128.85	7/8/2022	\$ 9,128.85	1699	InForm Architecture	Construction Documents
Soft Costs - Architecture	\$ 2,317.25	\$ 2,317.25	9/10/2023	\$ 2,317.25	1950	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 53,222.10	\$ 53,222.10	11/18/2022	\$ 53,222.10	1790	InForm Architecture	Schematic Design, Design Development, Construction Documents and Construction Phase Services
Soft Costs - Architecture	\$ 2,317.25	\$ 2,317.25	12/8/2022	\$ 2,317.25	1795	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 2,317.25	\$ 2,317.25	1/10/2023	\$ 2,317.25	1815	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 4,634.50	\$ 4,634.50	3/3/2023	\$ 463.51	1841	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 2,317.25	\$ 2,317.25	4/4/2023	\$ 2,317.25	1861	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 9,269.00	\$ 9,269.00	8/10/2023	\$ 9,269.00	1937	InForm Architecture	Construction Phase Services
Soft Costs - Architecture	\$ 69.06	\$ 69.06	8/25/2023	\$ 69.06	1940	InForm Architecture	Expense Reimbursement for Printing and mounting of display board
Soft Costs - Architecture	\$ 4,634.50	\$ 4,634.50	10/6/2023	\$ 463.50	21003-001	InForm Architecture	Construction Administration
Soft Costs - Architecture	\$ 3,879.00	\$ 3,879.00	12/18/2023	\$ 3,879.00	21003-004	InForm Architecture	Insurance Expense increases required by mortgage lender
Soft Costs - Architecture	\$ 495.44	\$ 495.44	1/9/2024	\$ 495.44	21003-005	InForm Architecture	Construction Administration
Soft Costs - Legal	\$ 1,210.00	\$ 1,210.00	12/8/2022	\$ 1,210.00	2315763	WNJ	Legal Services - Eastside Project

Soft Costs - Legal	\$ 443.00	\$ 443.00	1/12/2022	\$ 443.00	2320092	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 1,291.00	\$ 1,291.00	4/17/2023	\$ 1,290.00	2332931	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 1,650.00	\$ 1,650.00	2/8/2023	\$ 1,650.00	2323374	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 937.50	\$ 937.50	3/13/2023	\$ 937.50	2328638	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 480.00	\$ 480.00	4/17/2023	\$ 480.00	2332929	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 510.00	\$ 510.00	6/12/2023	\$ 510.00	2340875	WNJ	Legal Services - Eastside Project
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Soft Costs - Legal	\$ 3,146.50	\$ 3,146.50	2/20/2024	\$ 3,146.50	2378088	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 3,071.00	\$ 3,071.00	3/12/2024	\$ 3,071.00	2381167	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 2,528.00	\$ 2,528.00	4/12/2024	\$ 2,528.00	2386191	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 832.50	\$ 832.50	5/16/2024	\$ 832.50	2391262	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 256.00	\$ 256.00	12/11/2024	\$ 256.00	2420774	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 3,000.00	\$ 3,000.00	2/20/2025	\$ 3,000.00	2431002	WNJ	Legal Services - Eastside Project
Soft Costs - General Requirements	\$ 14,721.31	\$ 76,244.00		\$ 76,244.00	AIA	Glas Associates	AIA Line No. 34 Glas Associated General Requirements of Contract. Portion requested pertaining to proportion of total contract amount and eligible activity costs. Total Original Contract \$2,896,535, Eligible Activities (without soft costs) \$559,270, proportion of General Requirements Requested ~19% Waiver
Soft Costs - General Conditions	\$ 32,341.31	\$ 167,500.00		\$ 167,500.00	AIA	Glas Associates	AIA Line No. 36 Glas Associated General Requirements of Contract. Portion requested pertaining to proportion of total contract amount and eligible activity costs. Total Original Contract \$2,896,535, Eligible Activities (without soft costs) \$559,270, proportion of General Conditions Requested ~19% Waiver
SUBTOTAL MSHDA ELIGIBLE ACTIVITIES	\$ 751,805.16	\$ 948,486.54					
TOTALS	\$ 754,005.16	\$ 950,686.54					

## **KCBRA Operational Policy Discussion**

- i. Housing TIF Updates – Financing Gap & Interest Accrual
- ii. Fishbeck Review of KCBRA Operational Policy Pending in August
- iii. County Housing TIF Policy Pending for September 2025



## MEMORANDUM

TO: Kalamazoo County Brownfield Redevelopment Authority (KCBRA)

FROM: Macy Walters, Brownfield Redevelopment Administrator

DATE: July 24, 2025

SUBJECT: KCBRA Project Description and Brownfield Analysis for a site consisting of one vacant parcel, totaling 20.27 acres Parcel ID: 05-15-285-010 in Kalamazoo, MI 49009, in the Charter Township of Oshtemo.

### 1. Considerations for the KCBRA

- Fishbeck consideration of whether Potential Development Loss (PDL) for renting homes to income qualified households is an eligible expense to accrue 3% simple interest.
- The application was approved for for-sale single-family income qualified homes, the brownfield plan is modeled with income qualified single-family homes for rent.

### 2. Project Background

The purpose of this Brownfield Plan is to facilitate the redevelopment of one vacant parcel, totaling 20.27 acres, Parcel ID: 05-15-285-010 in Kalamazoo, MI 49009, in the Charter Township of Oshtemo. This brownfield plan supports the development of thirty-nine (39) new single-family homes, with a total of eight (8) income-restricted units for rent at 100% of Area Median Income (20% of the total development). The affordability period of the estimated home build models of four (4) three-bedroom homes and four (4) four-bedroom homes is a duration of eleven (11) years. The remaining thirty-one (31) homes will be for-sale single-family homes sold at market rate. The development is expected to have one entrance off West Main, through a cul-de-sac drive "Ridgetop Circle" constructed in the Northern edge of the property. Another cul-de-sac on the East side of the property will be accessible from Ridgetop Circle, for the homes in the site to be named "Vertex Circle". The developer intends to deliver ten (10) units per year for the first three (3) years of the plan, and nine (9) units in year four (4) of the plan.

Overall, this project is set to serve a public purpose to Kalamazoo County by expanding the tax base and increase local housing stock by delivering thirty-nine (39) new housing units with thirty-one (31) new for-sale single-family homes, and eight (8) income-restricted single-family homes available for rent. This project is consistent with Oshtemo Township's 9th Street Subarea Plan that calls for the use of Planned Unit Development to ensure development is coordinated and consistent across large parcels, as well as protecting the integrity and quality of life of existing and future neighborhoods and surrounding residential areas through buffers, location of land uses, dedication of open/green space, and incorporation of institutional use. This project serves three of Oshtemo Township's Brownfield TIF Policy Investment Criteria related to, providing housing with 20% of the total development income restricted, provide 10% of greenspace within the development (this development includes 15.5% greenspace), and the total investment of the project increased the taxable value over \$1 million dollars. In addition to the



community benefits listed above, the Plan will also support Oshtemo Township's non-motorized path development, by reimbursing the Oshtemo Township for infrastructure costs related to the expansion of the path by connecting the development site to the existing path, build a new segment on 7<sup>th</sup> street, and installing a pedestrian crossing across West Main Street near the Township Offices and Library.

The project has an anticipated capital investment of \$17 million into the community. Construction is expected to commence in Summer 2025 and is estimated to be completed by Summer 2029.

The total cost of developer eligible activities is anticipated to be limited to \$4,907,082, and \$300,000 to Oshtemo Township, or 25 years of capture. Kalamazoo County Brownfield Redevelopment Authority (KCBRA) administrative costs are anticipated to be \$2676,908. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$1,281,781. The estimated maximum amount of tax increment revenue (TIR) available to capture is \$8,823,183 of state and local tax increment revenue (TIR) spread over 30 years. The taxable value of the two parcels is estimated to increase from \$112,600 in 2025 to \$10,772,442.00 by the end of the plan in 2055.

### **3. The Brownfield Plan Process**

The Brownfield Plan will allow the KCBRA to use Tax Increment Financing (TIF) to reimburse a portion of Oshtemo Townships infrastructure costs and the Developer's eligible expenses related to environmental due diligence, demolition, hazardous materials abatement, site preparation, infrastructure, 3% simple interest on eligible costs, contingency of 15% on eligible costs, brownfield plan preparation and implementation, and the financing gap associated with building the for-sale housing units. In addition to reimbursement to the Developer and Oshtemo Township, the Brownfield Plan will include reimbursement of any department specific activities such as Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Administrative fees and up to 5 years of capture into the Local Brownfield Revolving Fund (LBRF).

### **4. Brownfield Plan Summary Points:**

#### **Eligible Property:**

The property is in the Charter Township of Oshtemo in Kalamazoo County. The property qualifies as "eligible property" under Act 381 based on meeting the definition of a "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The subject property consists of one vacant parcel, totaling 20.27 acres, with the included parcel identification number of 05-15-285-010. This Brownfield Plan will encompass the entire geographic area, inclusive of any new parcel identification numbers or new addresses that may occur in the future.

#### **Eligible Costs:**

Statutorily approved Environmental Activities (Phase I ESA), Non-Environmental Activities related to Demolition, Hazardous Materials Abatement, Public and Private Infrastructure Improvements, Site Preparation, Interest of 3% on eligible costs, Contingency of 15% on eligible

costs, the Financing Gap of the for-sale housing units, Brownfield Plan Design and Implementation, the Kalamazoo County Brownfield Redevelopment Authority Administration Fees, and capture into the Local Brownfield Revolving Fund.

Length of Plan:

Thirty (30) years in total, with the last five full years capturing into the LBRF. Tax capture will begin in 2026, or at the sale of the first for-sale housing unit. After the adoption of the Brownfield Plan, the capture of tax increment can be delayed for five (5) years, and reimbursement can begin as soon capture begins, as eligible costs are submitted and approved.

State Taxes:

State School Taxes will only be captured for statutorily allowed activities.

The Brownfield Plan must be approved by the KCBRA, Oshtemo Township, and the Kalamazoo County Board of Commissioners. The adoption process will include a Public Hearing notification and meeting, a notification to all affected taxing jurisdictions, a resolution approving the Plan by the governing body of the local jurisdiction, and a resolution adopting the Plan by the County Board of Commissioners.

Tax Increment Revenue is captured at the first sale of each for-sale housing unit, and reimbursement for site preparation costs must wait to begin until the sale of the first income-qualified unit. Once the Plan begins capture, the Plan is limited to a total of thirty (30) years, inclusive of five (5) full years of tax capture for the Local Brownfield Revolving Fund (LBRF).

Summer and Winter taxes should be collected yearly and distributed as follows: a portion (tentatively 10%) of taxes will be reserved for the Authority administration fees and the remaining tax capture to be reimbursed to the developer and other parties as outlined in the Brownfield Plan and Reimbursement Schedule for approved reimbursable costs.

All taxing jurisdictions will continue to collect taxes on the 2025 Taxable Value of the property. Following the reimbursement of eligible costs, the KCBRA will capture Tax Increment Revenue (TIR) for an additional five (5) years for the Local Brownfield Revolving Fund to aid in the redevelopment of additional Brownfield eligible projects in Kalamazoo County. The Charter Township of Oshtemo will see an increase in taxes collected due to the redevelopment of the property.

During the Plan, the KCBRA will be responsible for reviewing and approving submitted reimbursement requests and managing the tax capture and payments. Developer, Oshtemo Township, and KCBRA Administrative eligible costs are expected to take twenty-five (25) years for reimbursement. It is estimated that full capture of eligible costs and eligible administrative expenses of the KCBRA will be completed by 2055.

**Tax increment collected by the KCBRA to reimburse eligible costs is as follows:**

The Plan models 2024 Expected Base Taxable Value:	\$	112,600.00
2055 Estimated New Expected Taxable Value:	\$	10,772,442.00
2055 Estimated Taxable Value Increment Value:	\$	10,659,842.00

**Estimated Total taxes collected by the KCBRA per taxing jurisdiction (on \$10,659,842 Tax Increment):**

KRESA (includes specific)	\$ 1,853,759.00
KVCC	\$ 736,589.00
County Roads	\$ 332,048.00
County Operating	\$ 1,227,304.00
County Public Safety	\$ 381,032.00
County Seniors	\$ 91,964.00
County 911	\$ 171,124.00
KCTA	\$ 82,401.00
CCTA	\$ 237,295.00
County Housing Fund	\$ 197,476.00
Oshtemo Township	\$ 398,458.00
Kalamazoo Library	\$ 1,033,148.00
State taxes	\$ 2,556,981.00
County Veteran Fund	\$ 26,484.00
<hr/>	
Total	\$ 9,326,063.00

Maximum Reimbursement to Developer for Eligible Costs:	\$	4,911,382.00
Maximum Reimbursement to Oshtemo Township for Eligible Costs:	\$	300,000.00
Reimbursement KCBRA for Eligible Costs and Administrative Expenses:	\$	676,908.00
Tax Increment Revenue collected to LBRF for additional Brownfield Projects:	\$	1,281,781.00
State Tax Increment Revenue due to the State of Michigan Brownfield Fund:	\$	640,187.00
<hr/>		
Total	\$	7,810,258.00

*\*Reimbursements are based on actual costs incurred. Remaining tax increment revenue (TIR) will be returned to taxing jurisdictions. The above figures are based on estimates within the plan.*

**5. The Community Benefits of the Housing TIF Plan for the development of the vacant parcel:**

1. The Plan allows for an increase in the local housing stock, supporting the needs of the Kalamazoo County Housing Plan, while developing the necessary public infrastructure to support added density.
2. The project will meet three of the Oshtemo Township Brownfield Redevelopment Investment Criteria.
3. The extension of a non-motorized path that connects the existing path to the local public library.
4. TIR collected will reimburse the Developer, Oshtemo Township, and the KCBRA for a portion of costs incurred in the completion of Brownfield Eligible Activities.
5. Local Brownfield Revolving Fund (LBRF) collection for 5 years allows the KCBRA to support additional Brownfield Activities in Kalamazoo County.



The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

# Green Development Ventures, LLC

## Act 381 Brownfield Plan

7110 West Main Street [V/L] Kalamazoo, MI 49009



Parcel ID: 05-15-285-010 20.27 Acres

Brownfield Plan Prepared by:



3<sup>rd</sup> Party Review Prepared by:





The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

## Overview:

- Redevelopment of one vacant parcel in total 20.27 acres of land.
- Development of 31 new single-family for-sale homes, with 8 income-restricted rental single-family homes (20% of the development).
- Plan primarily includes Site Preparation for the development, Infrastructure Costs, and the Financing Gap of the For-Sale Housing Units.
- Generates approximately \$17 million of capital investment in the community.
- Construction is expected to commence in Summer 2025 and is estimated to be completed in by Summer 2029.
- This Brownfield Plan is eligible under Act 381 as a qualifying Housing Property



The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

## **Description of Costs to be Paid for with Tax Increment Revenue**

**Total Tax Increment Amount Expected to be Available for Reimbursement: \$9,326,063**

### **Developer Eligible Activities (with 3% Simple Interest): \$5,892,799**

*State Tax: \$1,314,431 (Phase I ESA, Financing Gap, Hazardous Materials Surveys, & Demolition)*

*Local Tax: \$4,578,368 (Demolition, Financing Gap, Lead and Asbestos Abatement, Contingency 15%, BF Plan Prep. & Implementation)*

### **Oshtemo Township Eligible Activities (Estimated totals for plan duration): \$300,000**

*State Tax: \$67,071 (Eligible activities related to non-motorized pathway)*

*Local Tax: \$232,929 (Infrastructure improvements related to the non-motorized pathway )*

### **Brownfield Redevelopment Authority Eligible Activities (Estimated totals for plan duration): \$1,958,690**

*State Tax: \$902 (Capture into Local Brownfield Revolving Fund (LBRF))*

*Local Tax: \$1,957,788 (10% BRA Administration Costs for Plan Duration & LBRF Capture of five years)*

### **State of Michigan Brownfield Redevelopment Fund: \$640,187 (half of State Education Tax Capture total)**



The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

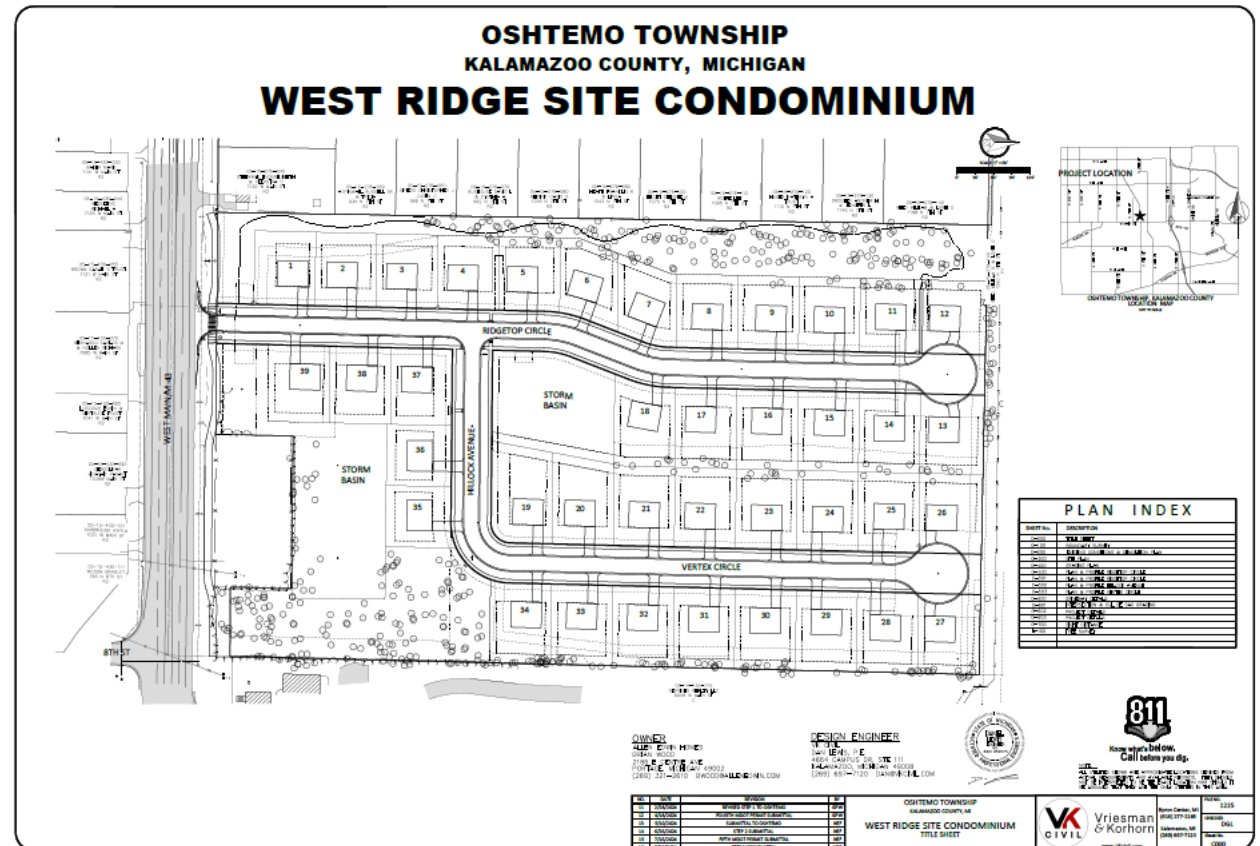
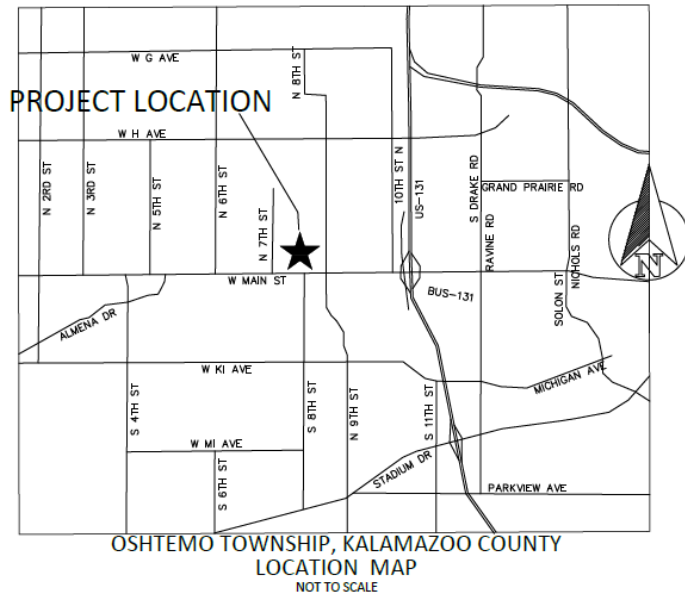
## Estimated Outcomes

- **\$17,000,000** of Private Investment in the Community
- **39** New Single-Family Homes Total (31 for-sale homes & 8 single-family homes for rent)
- **20%** of the Development is restricted to 100% AMI for 11 years (rental homes)
- **\$112,600** Initial Taxable Value of the Property
- **\$10,772,442** New Taxable Value after Redevelopment
- **30** Year Plan Length
- **\$1,281,781** Captured into the Local Brownfield Revolving Fund
- **\$676,908** Brownfield Redevelopment Authority Admin Fees
- **3** Local Township Brownfield Redevelopment Criteria Goals Met: 20% of development income restricted, increase in taxable value by \$1M, and over 10% of the development includes green space (15.5%)
- **\$640,187** into the State of Michigan Brownfield Redevelopment Fund (50% of SET Tax Total)
- **Expansion of the non-motorized walking path** in Oshtemo Township



# The Kalamazoo County Brownfield Redevelopment Authority **PLANNING & DEVELOPMENT DEPARTMENT**

## **Proposed Site Plan:**







The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**



**Single Family Site Condominium - streetview**



The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

ALLEN EDWIN HOMES

## **Integrity 1750 Model** **1,736 SF**

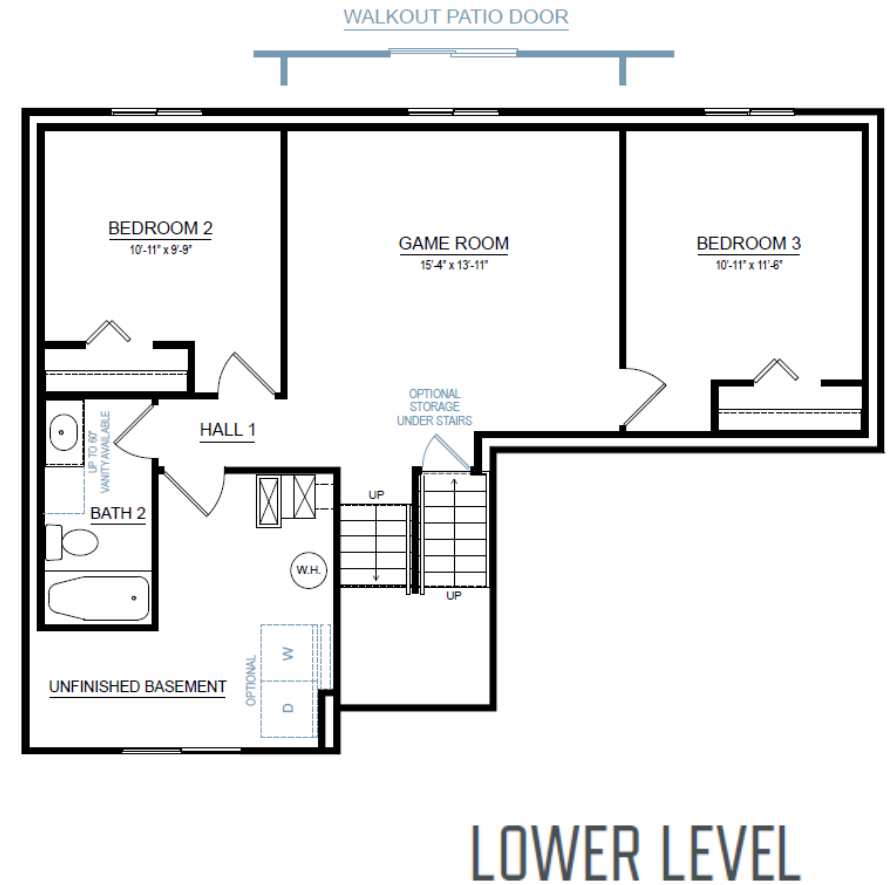
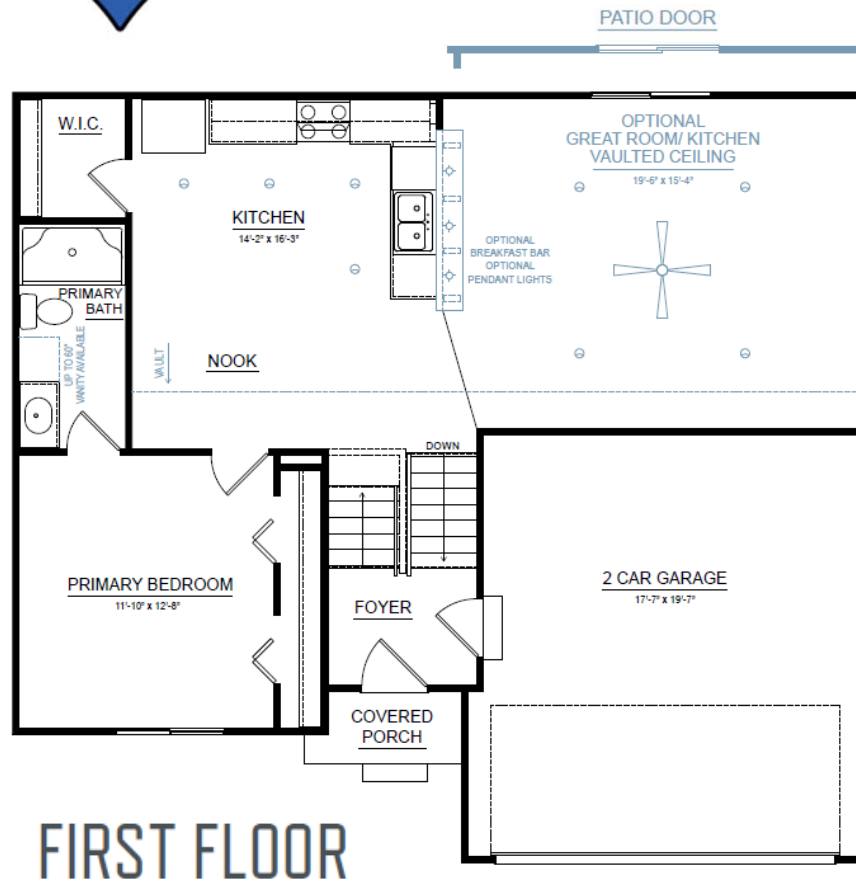
- 3-4 Bedrooms
- 2-2.5 Bathrooms
- 2 car attached garage

\*estimated designs, specifications vary per plan & may not include all proposed bathrooms and bedrooms.





# The Kalamazoo County Brownfield Redevelopment Authority PLANNING & DEVELOPMENT DEPARTMENT







The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

ALLEN EDWIN HOMES

## **Integrity 1810 Model**

### **1,822 SF**

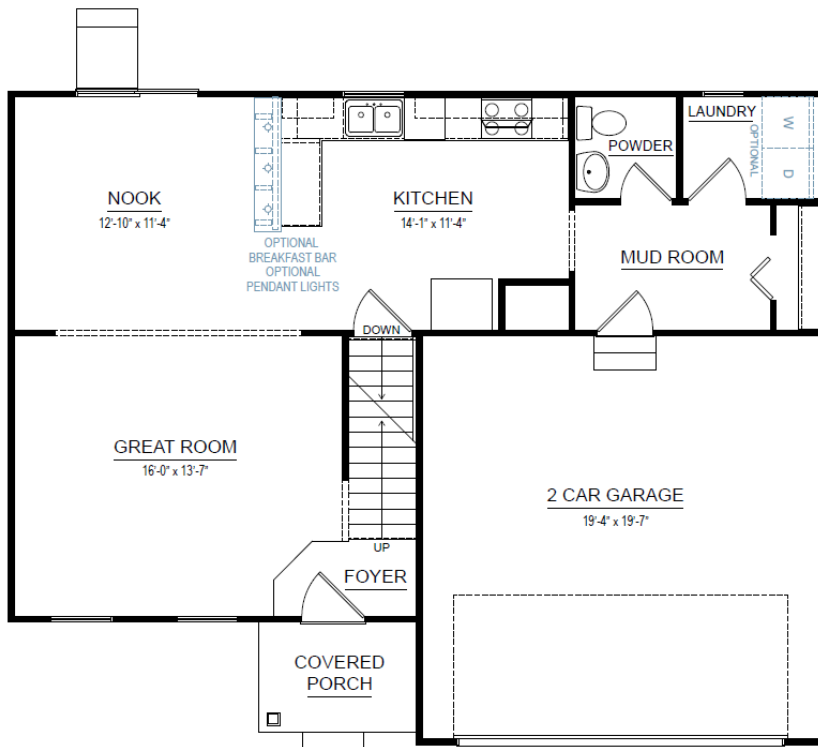
- 4 Bedrooms
- 2.5-3.5 Bathrooms
- 2-3 car attached garage

\*estimated designs, specifications vary per plan & may not include all proposed bathrooms and bedrooms.

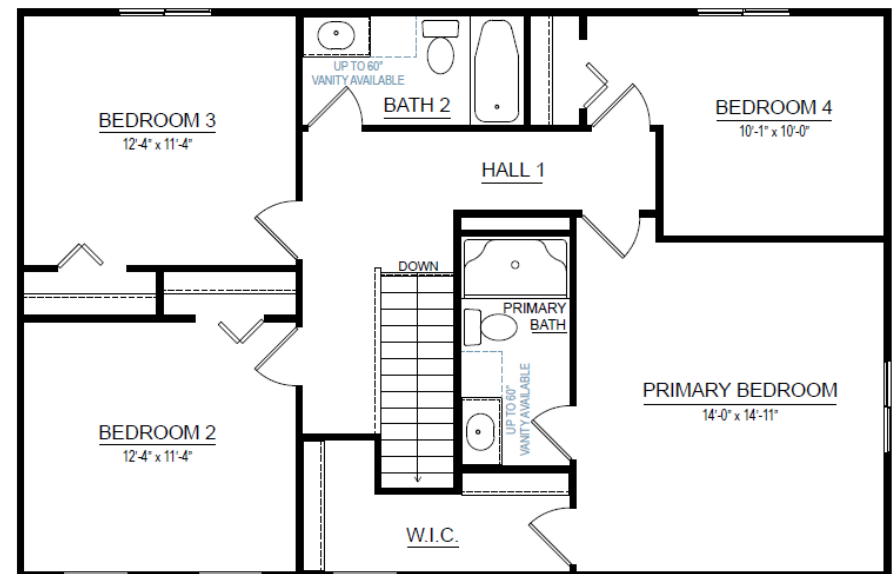




The Kalamazoo County Brownfield Redevelopment Authority  
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**FIRST FLOOR**



**SECOND FLOOR**



The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

ALLEN EDWIN HOMES

## **Integrity 1830 Model**

### **1,830 SF**

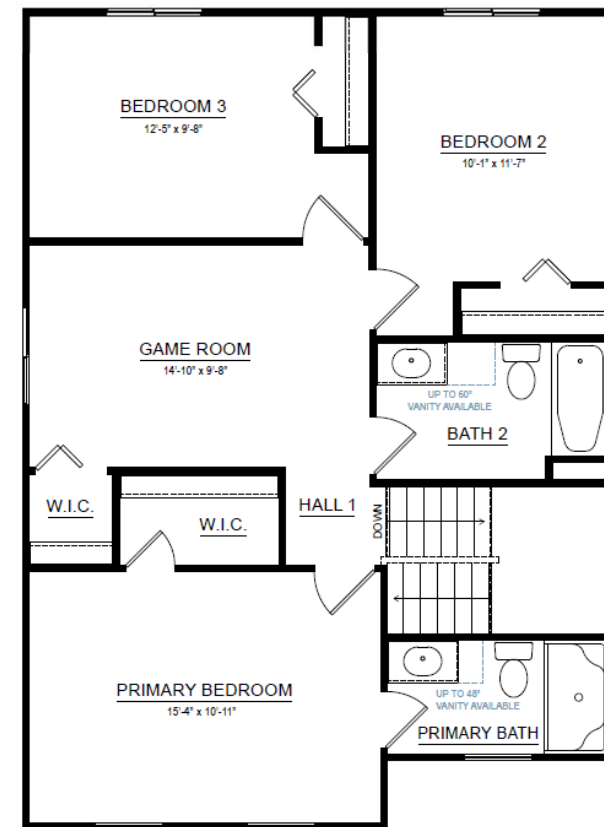
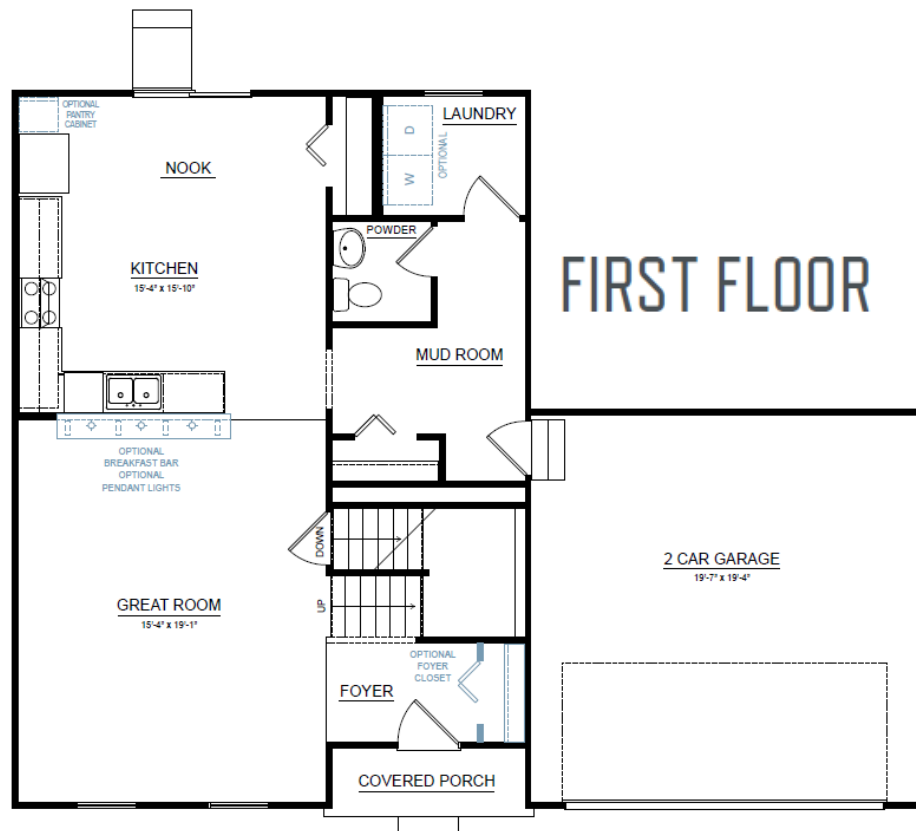
- 4-5 Bedrooms
- 2.5-3.5 Bathrooms
- 2-3 car attached garage

\*estimated designs, specifications vary per plan & may not include all proposed bathrooms and bedrooms.





# The Kalamazoo County Brownfield Redevelopment Authority PLANNING & DEVELOPMENT DEPARTMENT







The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**

ALLEN EDWIN HOMES

## **Integrity 2280 Model**

### **2,278 SF**

- 3-6 Bedrooms
- 2.5-4 Bathrooms
- 2-3 car attached garage

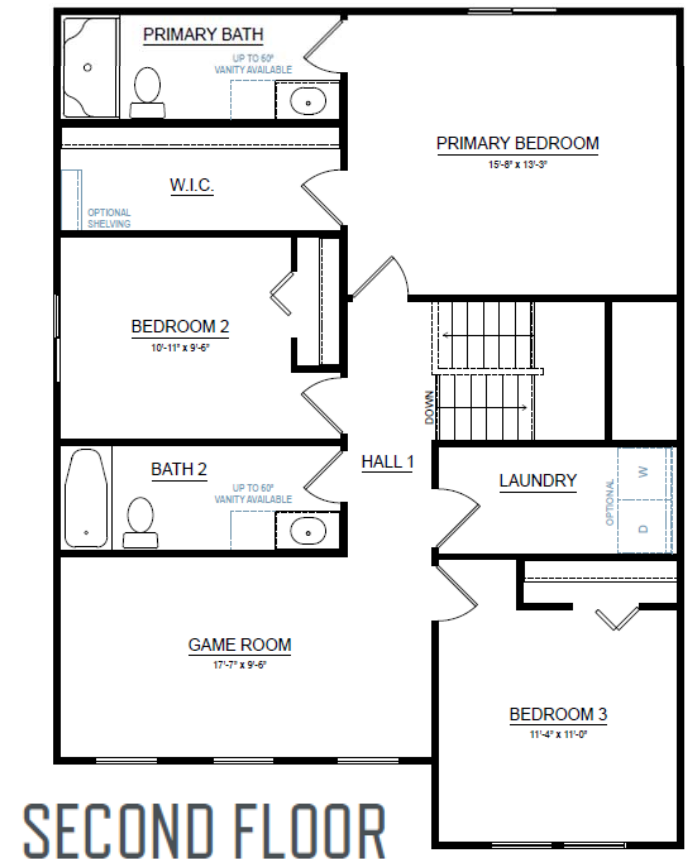
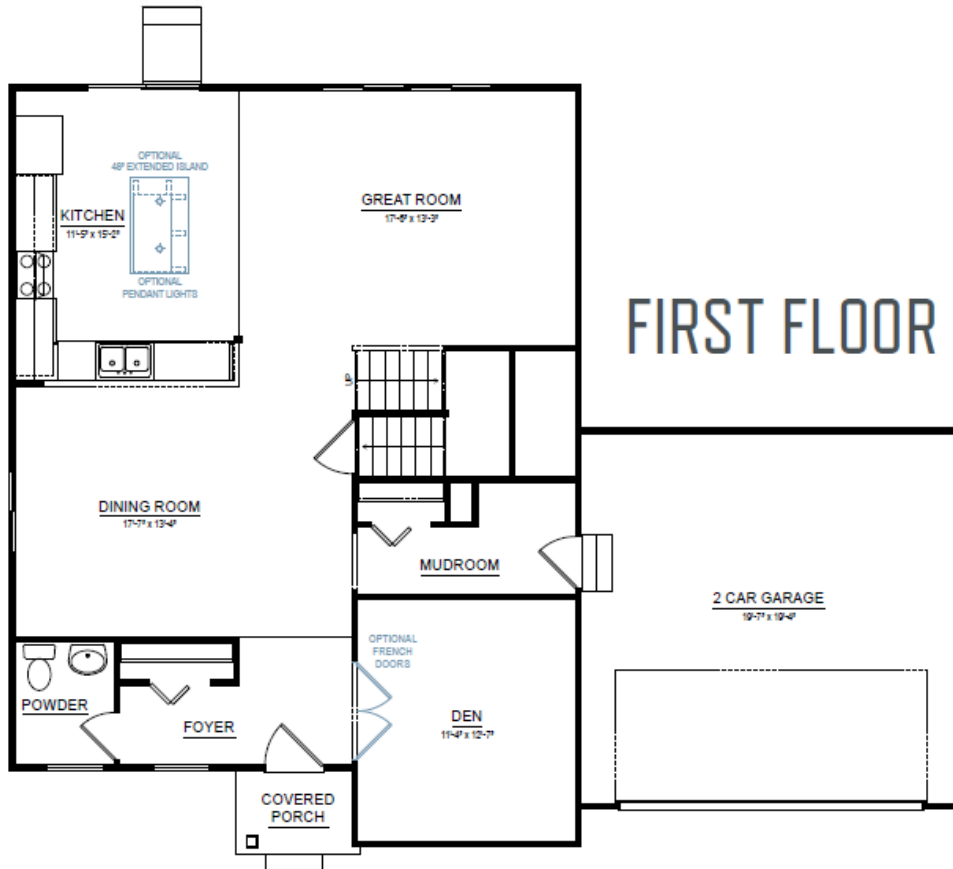
\*estimated designs, specifications vary per plan & may not include all proposed bathrooms and bedrooms.







The Kalamazoo County Brownfield Redevelopment Authority  
**PLANNING & DEVELOPMENT DEPARTMENT**





## The Kalamazoo County Brownfield Redevelopment Authority **PLANNING & DEVELOPMENT DEPARTMENT**

### **Timeline for Brownfield Plan Considerations:**

- **July 8<sup>th</sup>** Oshtemo Township Board of Directors approved a Resolution to Support the Plan
- **July 24<sup>th</sup>** Kalamazoo County Brownfield Redevelopment Authority Considers Recommending the Plan

### **The Following Dates are Tentative:**

- **August 19<sup>th</sup>** Presentation of the Plan to Kalamazoo County Board of Commissioners Committee of the Whole
- **August 19<sup>th</sup>** Kalamazoo County Board of Commissioners considers Resolution to Hold a Public Hearing on 9/2/25
- **September 2<sup>nd</sup>** Public Hearing at Kalamazoo County Board of Commissioners Regular Meeting  
& Consideration of a Resolution to adopt the Plan

### **Contact:**

#### **Macy Rose Walters**

Brownfield Redevelopment Administrator  
Kalamazoo County Planning & Development Department  
(269) 384 – 8305  
mrwalt@kalcounty.com

# Memo

**TO:** Macy Walters  
Kalamazoo County Brownfield Redevelopment Authority Board

**FROM:** Logan Mulholland

**DATE:** July 18, 2025 **PROJECT NO.:** 230454

**SUBJECT:** Review of Brownfield Plan for Allen Edwin Homes, 7110 West Main Street

---

A Brownfield Plan has been proposed for one vacant parcel totaling 20.27 acres in Oshtemo Township. The proposed redevelopment involves preparing the site for development to make way for 39 new single family homes including 31 for-sale units and 8 income-restricted rental units. The affordable units' rents are anticipated to be restricted to 100% of Area Median Income ("AMI") and income-restricted to households earning up to 100% of AMI. The total capital investment on the project is expected to be approximately \$17 million. Construction on the project is planned to begin in the Summer of 2025 and will be completed by the Summer of 2029.

## **Brownfield Plan**

Fishbeck has reviewed the draft Brownfield Plan, dated June 30, 2025. The plan includes all the required elements of a Brownfield Plan as detailed in Act 381 of 1996, the Brownfield Redevelopment Financing Act.

Fishbeck has reviewed the plan, verified that the activities proposed are eligible, verified the tax capture and reimbursement schedule, verified the taxable value and ownership of the parcel, ensured the capture of school tax increment revenues was correct, and ensured the capture of administrative costs and Local Brownfield Revolving Fund revenues was included.

*Based on our review, we believe the Brownfield Plan is in suitable condition for consideration by the Brownfield Redevelopment Authority Board.*

## **Interest Expense**

The Green Development Ventures, LLC is seeking a Potential Rent Loss (PRL) for 8 rental housing units. The remaining homes will be sold at market rate and will be owner occupied.

MSHDA has explicitly stated that a contingency calculation is not allowable on the Potential Development Loss (PDL) / PRL calculation. Guidance is not available on if interest can be calculated on the PDL / PRL but in a recent webinar with all three State agencies (MSHDA, MEDC, and EGLE) MSHDA indicated this could be considered on a case-by-case basis.

Typically, interest is requested when a loan will be taken out to upfront pay for hard costs. Interest is calculated by the BRA on the unreimbursed costs annually to cover a portion of the Developers actual interest (but isn't always based off actual loan documents, etc.). Interest calculated on a potential rent loss (i.e. revenue that theoretically could have been received but was not) is a slightly different concept but would still be calculated on the remaining unreimbursed costs annually.

KCBRA's current interest policy states the following:

- If interest expense is granted, a maximum of 3% simple interest is calculated from the date of the first approved eligible expenses.
- Interest will be calculated based on the total remaining non-interest eligible expense approved at the end of each calendar year.
- The cumulative interest expense cannot exceed 20% of the total reimbursable expenses.

The KCBRA should determine if the current proposed model is acceptable. If it is determined that interest should not be applied to PDL/PRL, the maximum interest that can be accrued by Green Development Ventures, LLC would be reduced from roughly \$981,469 to \$596,783.

If you have any questions or require additional information, please contact me at 269.544.6966 or [lmulholland@fishbeck.com](mailto:lmulholland@fishbeck.com).

Attachments

By email

## **ACT 381 BROWNFIELD PLAN**

**Allen Edwin Homes  
7110 West Main Street  
Kalamazoo County, Oshtemo Township  
Kalamazoo County Brownfield Redevelopment Authority**

**June 30, 2025**



**Prepared by**  
Michigan Growth Advisors  
100 W Michigan Avenue  
Suite #200  
Kalamazoo, MI 49007

**Approved by the Brownfield Redevelopment Authority on \_\_\_\_\_**

**Approved by Oshtemo Township on \_\_\_\_\_**

**Approved by the Kalamazoo County Board of Commissioners on \_\_\_\_\_**

## TABLE OF CONTENTS

### 1.0 INTRODUCTION

- 1.1 Proposed Redevelopment and Future Use for Each Eligible Property
- 1.2 Identification of Housing Need
- 1.3 Eligible Property Information

### 2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

- 2.1 Description of Costs to Be Paid for With Tax Increment Revenues
- 2.2 Summary of Eligible Activities
- 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues
- 2.4 Method of Financing and Description of Advances Made by the Municipality
- 2.5 Maximum Amount of Note or Bonded Indebtedness
- 2.6 Duration of Brownfield Plan
- 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions
- 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property
- 2.9 Estimates of Residents and Displacement of Individuals/Families
- 2.10 Plan for Relocation of Displaced Persons
- 2.11 Provisions for Relocation Costs
- 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law
- 2.13 Other Material that the Authority or Governing Body Considers Pertinent

## EXHIBITS

### FIGURES

- |          |  |
|----------|--|
| Figure 1 | Legal Description and Map of the Eligible Property |
|----------|--|

### TABLES

- |         |                           |
|---------|---------------------------|
| Table 1 | Eligible Activities Costs |
| Table 2 | Tax Capture Schedule      |
| Table 3 | Reimbursement Schedule    |

### ATTACHMENTS

- |              |                             |
|--------------|-----------------------------|
| Attachment A | Brownfield Plan Resolutions |
| Attachment B | Reimbursement Agreement     |
| Attachment C | Site Plan                   |
| Attachment D | Housing Study               |

# ACT 381 BROWNFIELD PLAN

## 1.0 INTRODUCTION

### 1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The proposed redevelopment consists of one vacant parcel totaling approximately 20.27 acres in Oshtemo Township. The project will involve preparing the site for development to make way for 39 single family homes. The Development is expected to include 8 income-restricted units (20%) to rents at 100% of Area Median Income ("AMI"), including an estimated 4 three-bedroom single family homes and 4 four-bedroom single family homes for a duration of 11 years. The balance of the units (31 single-family homes) are expected to be available for sale at market rates.

The development is expected to include one entrance to the development off of West Main through a cul-de-sac road "Ridgetop Circle" constructed to the Northern edge of the property. Another cul-de-sac drive on the East side of the property will be accessible from Ridgetop Circle to serve the balance of the sites named "Vertex Circle." This project is consistent with Oshtemo Township's 9<sup>th</sup> Street Subarea Plan that calls for the use of Planned Unit Development to ensure development is coordinated and consistent across large parcels, as well as protecting the integrity and quality of life of existing and future neighborhoods and surrounding residential areas through buffers, location of land uses, dedication of open/green space, and incorporation of institutional use. This project will be under a Planned Unit Development with more green space than what is required under zoning ordinance to promote complete neighborhoods.

The total capital investment on the project is expected to be approximately \$17 million. Construction on the project is planned to begin in the summer of 2025 and will be completed by summer of 2029.

### 1.2 **Identification of Housing Need**

#### Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022 identified that the county required 7,750 new housing units in order to appropriately house the growth anticipated in the county. The report also indicated that 15,000 households in the county are in homes that do not meet their budget, and many others are in types of housing that do not meet their needs. Of the 7,750-unit demand, an estimate 3,900 single-family detached homes are needed in the County, including 2,300 units in suburban areas and 600 units in rural/small towns in the County. Additionally, Census Tract 29.08, the tract this project is located in, experienced a 6.9% reduction in housing stock between 2015-2020, indicating an acute housing demand in the area. The delivery of 39 single family homes to the area, including 8 income restricted units, will help alleviate the plurality of demand in the County, which is for single-family detached homes, and help alleviate the

number of households in homes that do not meet their budget.

Oshtemo Township has also conducted a Housing Plan in partnership with the Upjohn Institute dated 2023. This Plan indicates that an estimated 750 new housing units are required in the Township in order to meet demand over the next eight years. The plurality of this demand, 225 units, are single family detached homes. This project will deliver 39 single-family homes, helping alleviate the single-family home demand in the Township. A goal indicated in the Oshtemo Township Housing Plan includes "a township where housing-unit production and preservation result in a supply of ownership and rental options that are safe, healthy, and affordable to people of all income levels and demographics." This project will deliver both rental and ownership opportunities including both income-restricted and market-rate housing options.

#### Job Growth Data

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County, including Pfizer Global Supply's 2022 announcement of a \$870M expansion which is expected to create 550 jobs. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

### **1.3 Eligible Property Information**

#### Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 39 housing units on Parcel #05-15-285-010, thus this parcel is eligible property under Act 381.

#### Location and Legal Description

7110 West Main St	Parcel ID: 05-15-285-010	20.27 Acres
Kalamazoo, MI 49009		

#### Legal Description:

SEC 15-2-12 SE1/4 NE1/4 EXC THAT PT LYING W OF CTR LI N 7TH ST ALSO EXC BEG AT PT ON E&W1/4 LI 725.37 FT W OF E1/ POST THEREOF TH W ALG SD E&W1/4 LI 470 FT TH N 0DEG13MIN E ALG CTR LI N 7TH ST 1326.81 FT TO N LI SE1/4NE1/4 TH S 89DEG41MIN E ALG SD N LI 470 FT TH S 0DEG13MIN W 1326.81 FT TO BEG EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE WHY DEPT BY DEED L856 ON P1454 AS RECD REG DEEDS OF KAL CO MICH \*



## **2.0 Information Required by Section 13(2) of the Statute**

### **2.1 Description of Costs to Be Paid for With Tax Increment Revenues**

Tax increment revenues will be used to reimburse Allen Edwin Homes ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").

The total cost of eligible activities including contingency are anticipated to be \$5,211,382. This includes an estimated \$300,000 in reimbursement to Oshtemo Township for infrastructure improvements and \$4,911,382 to the Developer for eligible activities. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be \$981,416. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$640,187. The estimated cost of all eligible activities under this plan are summarized in Table 1.

#### Environmental Activities

Department specific activities considered under this plan include a Phase I Environmental Site Assessment ("ESA").

#### Non-Environmental Activities

Because the basis of property eligibility is "Housing Property" under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible "housing development activities" including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

### **2.2 Summary of Eligible Activities**

#### **2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan**

A Phase I ESA will be required for the project and is anticipated to cost \$4,300. This is a cost statutorily approved for reimbursement with school taxes.

#### **2.2..2 Demolition**

Site demolition is included as an Eligible Activity. The total cost of site demolition activities is anticipated to be \$15,500.

#### **2.2..3 Lead, Asbestos, Mold Abatement**

Lead and Asbestos abatement are included as an Eligible Activities. The total cost of lead and asbestos abatement is anticipated to be \$10,000.

#### 2.2..4 Infrastructure

Infrastructure activities incurred by Developer will include pipework, roads, sidewalks, gas infrastructure, electric infrastructure, site lighting, landscaping, sewer and water home connections, gas and electric service, driveways, and street trees. Engineering and design of these activities are also included as eligible activities. The cost of these infrastructure activities incurred by Develop is anticipated to be \$1,895,586. Infrastructure activities incurred by Oshtemo Township will include activities such as non-motorized infrastructure and other infrastructure that benefits the development. The cost of these infrastructure activities incurred by Oshtemo Township is anticipated to be \$300,000. The total cost of infrastructure activities included in this Plan is anticipated to be \$2,195,586.

#### 2.2..5 Site Preparation

Site preparation activities will include soil erosion control, grading, tree clearing, foundation strip and dig, land balancing, fill, and final grading. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$604,669.

#### 2.2..6 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 3% simple interest rate on the developer's eligible activities. The total interest associated with eligible activities is anticipated to be \$981,416.

#### 2.2..7 Contingency

A 15% contingency is included as an eligible activity. The contingency is estimated to be \$378,863. The contingency is not calculated on the affordable housing gap calculation.

#### 2.2..8 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA for residential units available for rent. The MSHDA Control Rent for a three-bedroom unit is \$3,910 and the MSHDA Control Rent for a four-bedroom unit is \$4,178. There are anticipated to be eight income qualified units as a part of this development, including 4 three-bedroom units and 4 four-bedroom units. The income qualified units

will be income restricted for a 11-year period. The total loss delineated below is representative of the 11-year period.

Type	Control Rent	Project Rent	Rent Loss	Income Qualified Units	Annual Loss	Total Loss
3-Bed	\$3,910	\$2,120	\$21,480	4	\$85,920	\$945,120
4-Bed	\$4,178	\$2,317	\$22,326	4	\$89,304	\$982,344
<b>TOTAL</b>						<b>\$1,927,464</b>

2.2..9 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$25,000.

2.2..10 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$50,000.

2.2..11 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is anticipated to be \$1,281,781.

**2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

**2.4 Method of Financing and Description of Advances Made by the Municipality**

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the Township or County are anticipated at this time.

**2.5 Maximum Amount of Note or Bonded Indebtedness**

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

**2.6 Duration of Brownfield Plan**

The duration of this plan is estimated to be 25 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2029 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2055. Capture of TIR is expected to begin in 2026, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall

capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

**2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

**2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property consists of one parcel which is approximately 20.27 acres in size and is located at 7110 West Main St in Oshtemo County, Kalamazoo County (Parcel Identification Number 05-15-285-010). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

**2.9 Estimates of Residents and Displacement of Individuals/Families**

No persons reside at the property therefore this section is not applicable.

**2.10 Plan for Relocation of Displaced Persons**

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.11 Provisions for Relocation Costs**

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.12 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.13 Other Material that the Authority or Governing Body Considers Pertinent**

# Figure 1

## Legal Description and Eligible Property Map



**7110 West Main Street  
Kalamazoo, MI 49009**

Parcel ID: 05-15-285-010

20.27 Acres

### Legal Description

SEC 15-2-12 SE1/4 NE1/4 EXC THAT PT LYING W OF CTR LI N 7TH ST ALSO EXC BEG AT PT ON E&W1/4 LI 725.37 FT W OF E1/ POST THEREOF TH W ALG SD E&W1/4 LI 470 FT TH N 0DEG13MIN E ALG CTR LI N 7TH ST 1326.81 FT TO N LI SE1/4NE1/4 TH S 89DEG41MIN E ALG SD N LI 470 FT TH S 0DEG13MIN W 1326.81 FT TO BEG EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE WHY DEPT BY DEED L856 ON P1454 AS RECD REG DEEDS OF KAL CO MICH \*

# **Table 1**

## **Eligible Activity Costs**



# Eligible Activities Table

**Allen Edwin Homes**

7110 West Main St

Oshtemo, Michigan

June 2025

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
<b>Department Specific Activities Sub-Total</b>	<b>\$ 4,300</b>	<b>Spring 2025</b>
<i>Phase I Environmental Site Assessments</i>	\$ 4,300	
<b>EGLE Eligible Activities Sub-Total</b>	<b>\$ 4,300</b>	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
<b>Demolition Sub-Total</b>	<b>\$ 15,500</b>	<b>Summer 2025</b>
<i>Site Demolition</i>	\$ 15,500	
<b>Lead, Asbestos, Mold Abatement Sub-Total</b>	<b>\$ 10,000</b>	<b>Summer 2025</b>
<i>Lead and Asbestos Abatement</i>	\$ 10,000	
<b>Developer Infrastructure Sub-Total</b>	<b>\$ 1,895,586</b>	<b>Summer 2025</b>
<i>Pipework, Roadwork, Sidewalks</i>	\$ 1,236,836	
<i>Gas Infrastructure</i>	\$ 50,000	
<i>Electric Infrastructure and Site Lighting</i>	\$ 80,000	
<i>Landscaping</i>	\$ 35,150	
<i>Sewer and Water Home Connections</i>	\$ 74,100	
<i>Sidewalks</i>	\$ 23,400	
<i>Gas and Electric Service</i>	\$ 23,400	
<i>Driveway and Driveway Approach</i>	\$ 167,700	
<i>Street Trees</i>	\$ 40,500	
<i>Design, Engineering, and Inspections of Above</i>	\$ 164,500	
<b>Township Infrastructure Sub-Total</b>	<b>\$ 300,000</b>	<b>Summer 2026</b>
<i>Non-motorized and pedestrian improvements</i>	\$ 300,000	
<b>Site Preparation Sub-Total</b>	<b>\$ 604,669</b>	<b>Summer 2025</b>
<i>Soil Erosion Control</i>	\$ 52,498	
<i>Grading</i>	\$ 281,192	
<i>Tree Clearing</i>	\$ 53,749	
<i>Strip and Dig Foundation</i>	\$ 65,130	
<i>Land Balancing</i>	\$ 48,750	
<i>Fill</i>	\$ 78,000	
<i>Final Grade</i>	\$ 25,350	
<b>Affordable Housing Financing Gap</b>	<b>\$ 1,927,464</b>	
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$ 25,000</b>	<b>Summer 2025</b>
<b>Brownfield Plan Implementation - Developer</b>	<b>\$ 50,000</b>	
<b>MSHDA Eligible Activities Sub-Total</b>	<b>\$ 4,828,219</b>	
<b>Contingency (15%)</b>	<b>\$ 378,863</b>	
<b>Interest</b>	<b>\$ 981,416</b>	
<b>Total Brownfield Eligible Activities</b>	<b>\$ 6,192,799</b>	

# **Table 2**

## **Tax Capture Schedule**





Tax Increment Financing Capture Estimates  
Allen Edwin Homes  
7110 West Main  
Oshkemo, Michigan  
June 2025

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
*Base Taxable Value	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600
Estimated New TV	\$ 2,100,000	\$ 4,221,000	\$ 6,363,210	\$ 8,316,842	\$ 8,400,011	\$ 8,484,011	\$ 8,568,851	\$ 8,654,539	\$ 8,741,085	\$ 8,828,495	\$ 8,916,780	\$ 9,005,948	\$ 9,096,008
Incremental Difference (New TV - Base TV)	\$ 1,987,400	\$ 4,108,400	\$ 6,250,610	\$ 8,204,242	\$ 8,287,411	\$ 8,371,411	\$ 8,456,251	\$ 8,541,939	\$ 8,628,485	\$ 8,715,895	\$ 8,804,180	\$ 8,893,348	\$ 8,983,408

School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 11,924	\$ 24,650	\$ 37,504	\$ 49,225	\$ 49,724	\$ 50,228	\$ 50,738	\$ 51,252	\$ 51,771	\$ 52,295	\$ 52,825	\$ 53,360	\$ 53,900	
School Operating Tax	17.6757	\$ 7,206	\$ 14,896	\$ 22,663	\$ 29,747	\$ 30,048	\$ 30,353	\$ 30,661	\$ 30,971	\$ 31,285	\$ 31,602	\$ 31,922	\$ 32,245	\$ 32,572	
School Total	23.6757	\$ 19,130	\$ 39,547	\$ 60,167	\$ 78,972	\$ 79,773	\$ 80,581	\$ 81,398	\$ 82,223	\$ 83,056	\$ 83,897	\$ 84,747	\$ 85,605	\$ 86,472	

Local Capture	Millage Rate														
KRESA	6.9785	\$ 13,869	\$ 28,670	\$ 43,620	\$ 57,253	\$ 57,834	\$ 58,420	\$ 59,012	\$ 59,610	\$ 60,214	\$ 60,824	\$ 61,440	\$ 62,062	\$ 62,691	
KVCC	2.7729	\$ 5,511	\$ 11,392	\$ 17,332	\$ 22,750	\$ 22,980	\$ 23,213	\$ 23,448	\$ 23,686	\$ 23,926	\$ 24,168	\$ 24,413	\$ 24,660	\$ 24,910	
County Operating	4.6202	\$ 9,182	\$ 18,982	\$ 28,879	\$ 37,905	\$ 38,289	\$ 38,678	\$ 39,070	\$ 39,465	\$ 39,865	\$ 40,269	\$ 40,677	\$ 41,089	\$ 41,505	
Library	3.8893	\$ 7,730	\$ 15,979	\$ 24,310	\$ 31,909	\$ 32,232	\$ 32,559	\$ 32,889	\$ 33,222	\$ 33,559	\$ 33,899	\$ 34,242	\$ 34,589	\$ 34,939	
Co Public Safety	1.4344	\$ 2,851	\$ 5,893	\$ 8,966	\$ 11,768	\$ 11,887	\$ 12,008	\$ 12,130	\$ 12,253	\$ 12,377	\$ 12,502	\$ 12,629	\$ 12,757	\$ 12,886	
Housing Fund	0.7434	\$ 1,477	\$ 3,054	\$ 4,647	\$ 6,099	\$ 6,161	\$ 6,223	\$ 6,286	\$ 6,350	\$ 6,414	\$ 6,479	\$ 6,545	\$ 6,611	\$ 6,678	
County Seniors	0.3462	\$ 688	\$ 1,422	\$ 2,164	\$ 2,840	\$ 2,869	\$ 2,898	\$ 2,928	\$ 2,957	\$ 2,987	\$ 3,017	\$ 3,048	\$ 3,079	\$ 3,110	
County 911	0.6442	\$ 1,280	\$ 2,647	\$ 4,027	\$ 5,285	\$ 5,339	\$ 5,393	\$ 5,448	\$ 5,503	\$ 5,558	\$ 5,615	\$ 5,672	\$ 5,729	\$ 5,787	
KCTA Transit	0.3102	\$ 616	\$ 1,274	\$ 1,939	\$ 2,545	\$ 2,571	\$ 2,597	\$ 2,623	\$ 2,650	\$ 2,677	\$ 2,704	\$ 2,731	\$ 2,759	\$ 2,787	
CCTA Transit	0.8933	\$ 1,775	\$ 3,670	\$ 5,584	\$ 7,329	\$ 7,403	\$ 7,478	\$ 7,554	\$ 7,631	\$ 7,708	\$ 7,786	\$ 7,865	\$ 7,944	\$ 8,025	
Township	1.5000	\$ 2,981	\$ 6,163	\$ 9,376	\$ 12,306	\$ 12,431	\$ 12,557	\$ 12,684	\$ 12,813	\$ 12,943	\$ 13,074	\$ 13,206	\$ 13,340	\$ 13,475	
Roads	1.2500	\$ 2,484	\$ 5,136	\$ 7,813	\$ 10,255	\$ 10,359	\$ 10,464	\$ 10,570	\$ 10,677	\$ 10,786	\$ 10,895	\$ 11,005	\$ 11,117	\$ 11,229	
Co Veterans Fund	0.0997	\$ 198	\$ 410	\$ 623	\$ 818	\$ 826	\$ 835	\$ 843	\$ 852	\$ 860	\$ 869	\$ 878	\$ 887	\$ 896	
Local Total	25.4823	\$ 50,644	\$ 104,691	\$ 159,280	\$ 209,063	\$ 211,182	\$ 213,323	\$ 215,485	\$ 217,668	\$ 219,874	\$ 222,101	\$ 224,351	\$ 226,623	\$ 228,918	

Non-Capturable Millages	Millage Rate														
School Debt	8.2000	\$ 16,297	\$ 33,689	\$ 51,255	\$ 67,275	\$ 67,957	\$ 68,646	\$ 69,341	\$ 70,044	\$ 70,754	\$ 71,470	\$ 72,194	\$ 72,925	\$ 73,664	
Police 2009	0.6700	\$ 1,332	\$ 2,753	\$ 4,188	\$ 5,497	\$ 5,553	\$ 5,609	\$ 5,666	\$ 5,723	\$ 5,781	\$ 5,840	\$ 5,899	\$ 5,959	\$ 6,019	
Fire Dist 1	3.7500	\$ 7,453	\$ 15,407	\$ 23,440	\$ 30,766	\$ 31,078	\$ 31,393	\$ 31,711	\$ 32,032	\$ 32,357	\$ 32,685	\$ 33,016	\$ 33,350	\$ 33,688	
Juvenile Home	0.1176	\$ 234	\$ 483	\$ 735	\$ 965	\$ 975	\$ 984	\$ 994	\$ 1,005	\$ 1,015	\$ 1,025	\$ 1,035	\$ 1,046	\$ 1,056	
Total Non-Capturable Taxes	12.7376	\$ 25,315	\$ 52,331	\$ 79,618	\$ 104,502	\$ 105,562	\$ 106,632	\$ 107,712	\$ 108,804	\$ 109,906	\$ 111,020	\$ 112,144	\$ 113,280	\$ 114,427	
	44.2199														

Total Tax Increment Revenue (TIR) Available for Capture \$ 69,774 \$ 144,238 \$ 219,447 \$ 288,035 \$ 290,955 \$ 293,904 \$ 296,883 \$ 299,891 \$ 302,930 \$ 305,998 \$ 309,098 \$ 312,228 \$ 315,390

Footnotes:

Average Home taxable Value \$ 210,000  
Percent Homestead Units 79%

New Units Constructed	10	10	10	9
39				
Affordable	8	0	0	0



**Tax Increment Financing Capture Estimates**  
**Allen Edwin Homes**  
 7110 West Main  
 Oshkema, Michigan  
 June 2025

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ -
\$ 9,186,968	\$ 9,278,837	\$ 9,371,626	\$ 9,465,342	\$ 9,559,996	\$ 9,655,595	\$ 9,752,151	\$ 9,849,673	\$ 9,948,170	\$ 10,047,651	\$ 10,148,128	\$ 10,249,609	\$ 10,352,105	\$ 10,455,626	\$ 10,560,183	\$ 10,665,784	\$ 10,772,442	\$ -
\$ 9,074,368	\$ 9,166,237	\$ 9,259,026	\$ 9,352,742	\$ 9,447,396	\$ 9,542,995	\$ 9,639,551	\$ 9,737,073	\$ 9,835,570	\$ 9,935,051	\$ 10,035,528	\$ 10,137,009	\$ 10,239,505	\$ 10,343,026	\$ 10,447,583	\$ 10,553,184	\$ 10,659,842	\$ -
\$ 54,446	\$ 54,997	\$ 55,554	\$ 56,116	\$ 56,684	\$ 57,258	\$ 57,837	\$ 58,422	\$ 59,013	\$ 59,610	\$ 60,213	\$ 60,822	\$ 61,437	\$ 62,058	\$ 62,685	\$ 63,319	\$ 63,959	\$ 1,593,832
\$ 32,902	\$ 33,235	\$ 33,571	\$ 33,911	\$ 34,254	\$ 34,601	\$ 34,951	\$ 35,305	\$ 35,662	\$ 36,022	\$ 36,387	\$ 36,755	\$ 37,126	\$ 37,502	\$ 37,881	\$ 38,264	\$ 38,650	\$ 963,149
\$ 87,348	\$ 88,232	\$ 89,125	\$ 90,027	\$ 90,939	\$ 91,859	\$ 92,788	\$ 93,727	\$ 94,675	\$ 95,633	\$ 96,600	\$ 97,577	\$ 98,563	\$ 99,560	\$ 100,566	\$ 101,583	\$ 102,609	\$ 2,556,981
\$ 63,325	\$ 63,967	\$ 64,614	\$ 65,268	\$ 65,929	\$ 66,596	\$ 67,270	\$ 67,950	\$ 68,638	\$ 69,332	\$ 70,033	\$ 70,741	\$ 71,456	\$ 72,179	\$ 72,908	\$ 73,645	\$ 74,390	\$ 1,853,759
\$ 25,162	\$ 25,417	\$ 25,674	\$ 25,934	\$ 26,197	\$ 26,462	\$ 26,730	\$ 27,000	\$ 27,273	\$ 27,549	\$ 27,828	\$ 28,109	\$ 28,393	\$ 28,680	\$ 28,970	\$ 29,263	\$ 29,559	\$ 736,589
\$ 41,925	\$ 42,350	\$ 42,779	\$ 43,212	\$ 43,649	\$ 44,091	\$ 44,537	\$ 44,987	\$ 45,442	\$ 45,902	\$ 46,366	\$ 46,835	\$ 47,309	\$ 47,787	\$ 48,270	\$ 48,758	\$ 49,251	\$ 1,227,304
\$ 35,293	\$ 35,650	\$ 36,011	\$ 36,376	\$ 36,744	\$ 37,116	\$ 37,491	\$ 37,870	\$ 38,253	\$ 38,640	\$ 39,031	\$ 39,426	\$ 39,825	\$ 40,227	\$ 40,634	\$ 41,045	\$ 41,459	\$ 1,033,148
\$ 13,016	\$ 13,148	\$ 13,281	\$ 13,416	\$ 13,551	\$ 13,688	\$ 13,827	\$ 13,967	\$ 14,108	\$ 14,251	\$ 14,395	\$ 14,541	\$ 14,688	\$ 14,836	\$ 14,986	\$ 15,137	\$ 15,290	\$ 381,032
\$ 6,746	\$ 6,814	\$ 6,883	\$ 6,953	\$ 7,023	\$ 7,094	\$ 7,166	\$ 7,239	\$ 7,312	\$ 7,386	\$ 7,460	\$ 7,536	\$ 7,612	\$ 7,689	\$ 7,767	\$ 7,845	\$ 7,925	\$ 197,476
\$ 3,142	\$ 3,173	\$ 3,205	\$ 3,238	\$ 3,271	\$ 3,304	\$ 3,337	\$ 3,371	\$ 3,405	\$ 3,440	\$ 3,474	\$ 3,509	\$ 3,545	\$ 3,581	\$ 3,617	\$ 3,654	\$ 3,690	\$ 91,964
\$ 5,846	\$ 5,905	\$ 5,965	\$ 6,025	\$ 6,086	\$ 6,148	\$ 6,210	\$ 6,273	\$ 6,336	\$ 6,400	\$ 6,465	\$ 6,530	\$ 6,596	\$ 6,663	\$ 6,730	\$ 6,798	\$ 6,867	\$ 171,124
\$ 2,815	\$ 2,843	\$ 2,872	\$ 2,901	\$ 2,931	\$ 2,960	\$ 2,990	\$ 3,020	\$ 3,051	\$ 3,082	\$ 3,113	\$ 3,145	\$ 3,176	\$ 3,208	\$ 3,241	\$ 3,274	\$ 3,307	\$ 82,401
\$ 8,106	\$ 8,188	\$ 8,271	\$ 8,355	\$ 8,439	\$ 8,525	\$ 8,611	\$ 8,698	\$ 8,786	\$ 8,875	\$ 8,965	\$ 9,055	\$ 9,147	\$ 9,239	\$ 9,333	\$ 9,427	\$ 9,522	\$ 237,295
\$ 13,612	\$ 13,749	\$ 13,889	\$ 14,029	\$ 14,171	\$ 14,314	\$ 14,459	\$ 14,606	\$ 14,753	\$ 14,903	\$ 15,053	\$ 15,206	\$ 15,359	\$ 15,515	\$ 15,671	\$ 15,830	\$ 15,990	\$ 398,458
\$ 11,343	\$ 11,458	\$ 11,574	\$ 11,691	\$ 11,809	\$ 11,929	\$ 12,049	\$ 12,171	\$ 12,294	\$ 12,419	\$ 12,544	\$ 12,671	\$ 12,799	\$ 12,929	\$ 13,059	\$ 13,191	\$ 13,325	\$ 332,048
\$ 905	\$ 914	\$ 923	\$ 932	\$ 942	\$ 951	\$ 961	\$ 971	\$ 981	\$ 991	\$ 1,001	\$ 1,011	\$ 1,021	\$ 1,031	\$ 1,042	\$ 1,052	\$ 1,063	\$ 26,484
\$ 231,236	\$ 233,577	\$ 235,941	\$ 238,329	\$ 240,741	\$ 243,177	\$ 245,638	\$ 248,123	\$ 250,633	\$ 253,168	\$ 255,728	\$ 258,314	\$ 260,926	\$ 263,564	\$ 266,228	\$ 268,919	\$ 271,637	\$ 6,769,084
\$ 74,410	\$ 75,163	\$ 75,924	\$ 76,692	\$ 77,469	\$ 78,253	\$ 79,044	\$ 79,844	\$ 80,652	\$ 81,467	\$ 82,291	\$ 83,123	\$ 83,964	\$ 84,813	\$ 85,670	\$ 86,536	\$ 87,411	\$ 2,178,237
\$ 6,080	\$ 6,141	\$ 6,204	\$ 6,266	\$ 6,330	\$ 6,394	\$ 6,458	\$ 6,524	\$ 6,590	\$ 6,656	\$ 6,724	\$ 6,792	\$ 6,860	\$ 6,930	\$ 7,000	\$ 7,071	\$ 7,142	\$ 177,978
\$ 34,029	\$ 34,373	\$ 34,721	\$ 35,073	\$ 35,428	\$ 35,786	\$ 36,148	\$ 36,514	\$ 36,883	\$ 37,256	\$ 37,633	\$ 38,014	\$ 38,398	\$ 38,786	\$ 39,178	\$ 39,574	\$ 39,974	\$ 996,145
\$ 1,067	\$ 1,078	\$ 1,089	\$ 1,100	\$ 1,111	\$ 1,122	\$ 1,134	\$ 1,145	\$ 1,157	\$ 1,168	\$ 1,180	\$ 1,192	\$ 1,204	\$ 1,216	\$ 1,229	\$ 1,241	\$ 1,254	\$ 31,239
\$ 115,586	\$ 116,756	\$ 117,938	\$ 119,131	\$ 120,337	\$ 121,555	\$ 122,785	\$ 124,027	\$ 125,282	\$ 126,549	\$ 127,829	\$ 129,121	\$ 130,427	\$ 131,745	\$ 133,077	\$ 134,422	\$ 135,781	\$ 3,383,599
\$ 318,584	\$ 321,809	\$ 325,067	\$ 328,357	\$ 331,680	\$ 335,036	\$ 338,426	\$ 341,850	\$ 345,308	\$ 348,801	\$ 352,328	\$ 355,891	\$ 359,489	\$ 363,124	\$ 366,795	\$ 370,502	\$ 374,247	\$ 9,326,065

## **Table 3**

### **Reimbursement Schedule**



## Tax Increment Financing Reimbursement Schedule

Allen Edwin Homes

7110 West Main

Oshtemo, Michigan

June 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	18.8%	\$ 1,413,913		\$ 1,413,913
Local	81.2%	\$ 6,092,176		\$ 6,092,176
<b>TOTAL</b>		<b>\$ 7,506,089</b>		<b>\$ 7,506,089</b>
EGLE	0.1%	\$ 4,300		\$ 4,300
MSHDA	99.9%	\$ 4,907,082		\$ 4,907,082

Estimated Total Years of Plan:	30
--------------------------------	----

Estimated Capture	\$ 8,823,184
Administrative Fees	\$ 676,908
State Brownfield Redevelopment Fund	\$ 640,187
Local Brownfield Revolving Fund	\$ 1,281,781

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total State Incremental Revenue	\$ 19,130	\$ 39,547	\$ 60,167	\$ 78,972	\$ 79,773	\$ 80,581	\$ 81,398	\$ 82,223	\$ 83,056	\$ 83,897	\$ 84,747	\$ 85,605	\$ 86,472	\$ 87,348	\$ 88,232	\$ 89,125	\$ 90,027	\$ 90,939
State Brownfield Redevelopment Fund (50% of SET)	\$ 5,962	\$ 12,325	\$ 18,752	\$ 24,613	\$ 24,862	\$ 25,114	\$ 25,369	\$ 25,626	\$ 25,885	\$ 26,148	\$ 26,413	\$ 26,680	\$ 26,950	\$ 27,223	\$ 27,499	\$ 27,777	\$ 28,058	\$ 28,342
State TIR Available for Reimbursement	\$ 13,168	\$ 27,221	\$ 41,415	\$ 54,360	\$ 54,911	\$ 55,467	\$ 56,029	\$ 56,597	\$ 57,170	\$ 57,750	\$ 58,335	\$ 58,925	\$ 59,522	\$ 60,125	\$ 60,734	\$ 61,348	\$ 61,969	\$ 62,596
Total Local Incremental Revenue	\$ 50,644	\$ 104,691	\$ 159,280	\$ 209,063	\$ 211,182	\$ 213,323	\$ 215,485	\$ 217,668	\$ 219,874	\$ 222,101	\$ 224,351	\$ 226,623	\$ 228,918	\$ 231,236	\$ 233,577	\$ 235,941	\$ 238,329	\$ 240,741
BRA Administrative Fee (10%)	\$ 5,064	\$ 10,469	\$ 15,928	\$ 20,906	\$ 21,118	\$ 21,332	\$ 21,548	\$ 21,767	\$ 21,987	\$ 22,210	\$ 22,435	\$ 22,662	\$ 22,892	\$ 23,124	\$ 23,358	\$ 23,594	\$ 23,833	\$ 24,074
Local TIR Available for Reimbursement	\$ 45,579	\$ 94,222	\$ 143,352	\$ 188,157	\$ 190,064	\$ 191,991	\$ 193,936	\$ 195,901	\$ 197,886	\$ 199,891	\$ 201,916	\$ 203,961	\$ 206,026	\$ 208,112	\$ 210,219	\$ 212,347	\$ 214,496	\$ 216,667
<b>Total State &amp; Local TIR Available</b>	<b>\$ 58,747</b>	<b>\$ 121,444</b>	<b>\$ 184,767</b>	<b>\$ 242,516</b>	<b>\$ 244,975</b>	<b>\$ 247,458</b>	<b>\$ 249,966</b>	<b>\$ 252,498</b>	<b>\$ 255,057</b>	<b>\$ 257,641</b>	<b>\$ 260,250</b>	<b>\$ 262,886</b>	<b>\$ 265,548</b>	<b>\$ 268,237</b>	<b>\$ 270,953</b>	<b>\$ 273,695</b>	<b>\$ 276,466</b>	<b>\$ 279,264</b>

DEVELOPER	Beginning Balance																		
DEVELOPER Eligible Activity Balance	\$ 4,907,082	\$ 3,192,285	\$ 3,347,993	\$ 3,444,056	\$ 3,484,093	\$ 3,520,145	\$ 3,552,117	\$ 3,579,914	\$ 3,603,443	\$ 3,622,606	\$ 3,637,306	\$ 3,647,445	\$ 3,472,444	\$ 3,287,426	\$ 3,092,290	\$ 2,886,934	\$ 2,671,256	\$ 2,445,149	\$ 2,208,511
TOWNSHIP Eligible Activity Balance	\$ 300,000	\$ 296,618	\$ 289,627	\$ 278,991	\$ 265,030	\$ 250,928	\$ 236,682	\$ 222,293	\$ 207,757	\$ 193,075	\$ 178,243	\$ 163,262	\$ 148,128	\$ 132,842	\$ 117,400	\$ 101,803	\$ 86,047	\$ 70,132	\$ 54,056

Developer MSHDA Gap Calc Reimbursement	\$ 1,927,464	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ 175,224	\$ -	\$ -	\$ -	\$ -			
State Tax Reimbursement		\$ 4,870	\$ 10,068	\$ 15,318	\$ 20,105	\$ 20,309	\$ 20,515	\$ 20,723	\$ 20,933	\$ 21,145	\$ 21,359	\$ 21,575	\$ 21,794	\$ 22,015	\$ 22,238	\$ 22,463	\$ 22,690	\$ 22,920	\$ 23,152
Local Tax Reimbursement		\$ 16,858	\$ 34,849	\$ 53,020	\$ 69,591	\$ 70,296	\$ 71,009	\$ 71,729	\$ 72,455	\$ 73,190	\$ 73,931	\$ 74,680	\$ 75,436	\$ 76,200	\$ 76,972	\$ 77,751	\$ 78,538	\$ 79,333	\$ 80,136
<b>Total Gap Calc Reimbursement Balance</b>	<b>\$ 153,496</b>	<b>\$ 283,803</b>	<b>\$ 390,690</b>	<b>\$ 476,218</b>	<b>\$ 560,836</b>	<b>\$ 644,536</b>	<b>\$ 727,309</b>	<b>\$ 809,145</b>	<b>\$ 890,034</b>	<b>\$ 969,968</b>	<b>\$ 1,048,937</b>	<b>\$ 951,707</b>	<b>\$ 853,492</b>	<b>\$ 754,283</b>	<b>\$ 654,069</b>	<b>\$ 552,841</b>	<b>\$ 450,588</b>	<b>\$ 347,301</b>	

Developer MSHDA Reimbursement	\$ 2,979,618	\$ -																	
State Tax Reimbursement		\$ 7,533	\$ 15,573	\$ 23,693	\$ 31,098	\$ 31,413	\$ 31,731	\$ 32,053	\$ 32,378	\$ 32,706	\$ 33,037	\$ 33,372	\$ 33,710	\$ 34,051	\$ 34,396	\$ 34,744	\$ 35,096	\$ 35,451	\$ 35,810
Local Tax Reimbursement		\$ 26,075	\$ 53,902	\$ 82,008	\$ 107,640	\$ 108,731	\$ 109,833	\$ 110,946	\$ 112,070	\$ 113,206	\$ 114,353	\$ 115,511	\$ 116,681	\$ 117,863	\$ 119,056	\$ 120,261	\$ 121,479	\$ 122,708	\$ 123,950
<b>Total Developer Reimbursement Balance</b>	<b>\$ 2,946,010</b>	<b>\$ 2,876,535</b>	<b>\$ 2,770,835</b>	<b>\$ 2,632,097</b>	<b>\$ 2,491,953</b>	<b>\$ 2,350,388</b>	<b>\$ 2,207,389</b>	<b>\$ 2,062,941</b>	<b>\$ 1,917,029</b>	<b>\$ 1,769,639</b>	<b>\$ 1,620,756</b>	<b>\$ 1,470,365</b>	<b>\$ 1,318,452</b>	<b>\$ 1,165,000</b>	<b>\$ 1,009,994</b>	<b>\$ 853,420</b>	<b>\$ 695,260</b>	<b>\$ 535,500</b>	

Developer EGLE Reimbursement	\$ 4,300	\$ -																	
State Tax Reimbursement		\$ 7	\$ 14	\$ 21	\$ 27	\$ 28	\$ 28	\$ 28	\$ 28	\$ 29	\$ 29	\$ 29	\$ 30	\$ 30	\$ 30	\$ 30	\$ 31	\$ 31	\$ 31
Local Tax Reimbursement		\$ 23	\$ 47	\$ 72	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99	\$ 100	\$ 101	\$ 102	\$ 103	\$ 104	\$ 105	\$ 106	\$ 108	\$ 109
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 4,271</b>	<b>\$ 4,210</b>	<b>\$ 4,117</b>	<b>\$ 3,995</b>	<b>\$ 3,873</b>	<b>\$ 3,749</b>	<b>\$ 3,623</b>	<b>\$ 3,497</b>	<b>\$ 3,369</b>	<b>\$ 3,240</b>	<b>\$ 3,109</b>	<b>\$ 2,977</b>	<b>\$ 2,844</b>	<b>\$ 2,710</b>	<b>\$ 2,574</b>	<b>\$ 2,437</b>	<b>\$ 2,298</b>	<b>\$ 2,158</b>	

Township Reimbursement	\$ 300,000	\$ -																	
State Tax Reimbursement		\$ 758	\$ 1,567	\$ 2,384	\$ 3,129	\$ 3,161	\$ 3,193	\$ 3,225	\$ 3,258	\$ 3,291	\$ 3,324	\$ 3,358	\$ 3,392	\$ 3,426	\$ 3,461	\$ 3,496	\$ 3,532	\$ 3,567	\$ 3,603
Local Tax Reimbursement		\$ 2,624	\$ 5,424	\$ 8,252	\$ 10,831	\$ 10,941	\$ 11,052	\$ 11,164	\$ 11,277	\$ 11,392	\$ 11,507	\$ 11,624	\$ 11,741	\$ 11,860	\$ 11,980	\$ 12,102	\$ 12,224	\$ 12,348	\$ 12,473
<b>Total EGLE Reimbursement Balance</b>	<b>6%</b>	<b>\$ 296,618</b>	<b>\$ 289,627</b>	<b>\$ 278,991</b>	<b>\$ 265,030</b>	<b>\$ 250,928</b>	<b>\$ 236,682</b>	<b>\$ 222,293</b>	<b>\$ 207,757</b>	<b>\$ 193,075</b>	<b>\$ 178,243</b>	<b>\$ 163,262</b>	<b>\$ 148,128</b>	<b>\$ 132,842</b>	<b>\$ 117,400</b>	<b>\$ 101,803</b>	<b>\$ 86,047</b>	<b>\$ 70,132</b>	<b>\$ 54,056</b>

Developer Interest Accrual	3%	\$ 88,508	\$ 94,936	\$ 94,969	\$ 93,369	\$ 91,700	\$ 89,960	\$ 88,150	\$ 86,267	\$ 84,313	\$ 82,285	\$ 80,184	\$ 77,751	\$ 75,244	\$ 72,660	\$ 69,999	\$ 67,261	\$ 64,444	\$ 61,549
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Interest Reimbursement Balance</b>		<b>\$ 88,508</b>	<b>\$ 183,445</b>	<b>\$ 278,414</b>	<b>\$ 371,783</b>	<b>\$ 463,483</b>	<b>\$ 553,443</b>	<b>\$ 641,593</b>	<b>\$ 727,861</b>	<b>\$ 812,174</b>	<b>\$ 894,459</b>	<b>\$ 974,643</b>	<b>\$ 1,047,394</b>	<b>\$ 1,112,638</b>	<b>\$ 1,170,298</b>	<b>\$ 1,220,297</b>	<b>\$ 1,262,558</b>	<b>\$ 1,297,002</b>	<b>\$ 1,323,551</b>
<b>Total Annual Developer Reimbursement</b>		<b>\$ 55,365</b>	<b>\$ 114,453</b>	<b>\$ 174,131</b>	<b>\$ 228,555</b>	<b>\$ 230,872</b>	<b>\$ 233,212</b>	<b>\$ 235,576</b>	<b>\$ 237,963</b>	<b>\$ 240,374</b>	<b>\$ 242,809</b>	<b>\$ 245,269</b>	<b>\$ 247,753</b>	<b>\$ 250,262</b>	<b>\$ 252,796</b>	<b>\$ 255,355</b>	<b>\$ 257,940</b>	<b>\$ 260,551</b>	<b>\$ 263,187</b>
<b>Total Annual Township Reimbursement</b>		<b>\$ 3,382</b>	<b>\$ 6,991</b>	<b>\$ 10,636</b>	<b>\$ 13,961</b>	<b>\$ 14,102</b>	<b>\$ 14,245</b>	<b>\$ 14,390</b>	<b>\$ 14,535</b>	<b>\$ 14,683</b>	<b>\$ 14,831</b>	<b>\$ 14,982</b>	<b>\$ 15,133</b>	<b>\$ 15,287</b>	<b>\$ 15,441</b>	<b>\$ 15,598</b>	<b>\$ 15,756</b>	<b>\$ 15,915</b>	<b>\$ 16,076</b>

## LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *																			
State Tax Capture	\$ -																		
Local Tax Capture	\$ -																		
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE &amp; Local TIR only.

## Footnotes:



Tax Increment Financing Reimbursement Schedule

Allen Edwin Homes

7110 West Main

Oshtemo, Michigan

June 2025

19	20	21	22	23	24	25	26	27	28	29	30	
2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
\$ 91,859	\$ 92,788	\$ 93,727	\$ 94,675	\$ 95,633	\$ 96,600	\$ 97,577						\$ 2,054,099
\$ 28,629	\$ 28,919	\$ 29,211	\$ 29,507	\$ 29,805	\$ 30,107	\$ 30,411						\$ 640,187
\$ 63,230	\$ 63,870	\$ 64,516	\$ 65,168	\$ 65,828	\$ 66,493	\$ 67,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413,913
\$ 243,177	\$ 245,638	\$ 248,123	\$ 250,633	\$ 253,168	\$ 255,728	\$ 258,314	\$ 260,926	\$ 263,564	\$ 266,228	\$ 268,919	\$ 271,637	\$ 6,769,084
\$ 24,318	\$ 24,564	\$ 24,812	\$ 25,063	\$ 25,317	\$ 25,573	\$ 25,831	\$ 26,093	\$ 26,356	\$ 26,623	\$ 26,892	\$ 27,164	\$ 676,908
\$ 218,860	\$ 221,074	\$ 223,311	\$ 225,570	\$ 227,851	\$ 230,155	\$ 232,483	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 6,092,176
\$ 282,090	\$ 284,944	\$ 287,826	\$ 290,738	\$ 293,679	\$ 296,649	\$ 299,649	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 7,506,089
\$ 1,961,233	\$ 1,703,210	\$ 1,433,398	\$ 1,147,504	\$ 853,826	\$ 557,177	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	
\$ 37,817	\$ 21,414	\$ 4,845	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	
												\$ 1,927,464
\$ 23,386	\$ 23,623	\$ 23,862	\$ 6,977	\$ -	\$ -	\$ -						\$ 432,037
\$ 80,947	\$ 81,766	\$ 82,593	\$ 24,149	\$ -	\$ -	\$ -						\$ 1,495,427
\$ 242,968	\$ 137,580	\$ 31,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,927,464
												\$ 2,979,618
\$ 36,172	\$ 36,538	\$ 36,908	\$ 8,751	\$ -	\$ -	\$ -						\$ 666,214
\$ 125,204	\$ 126,471	\$ 127,751	\$ 37,705	\$ -	\$ -	\$ -						\$ 2,313,405
\$ 374,124	\$ 211,114	\$ 46,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,979,618
												\$ 4,300
\$ 32	\$ 32	\$ 32	\$ 326	\$ -	\$ -	\$ -						\$ 902
\$ 110	\$ 111	\$ 112	\$ 1,404	\$ -	\$ -	\$ -						\$ 3,398
\$ 2,017	\$ 1,874	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
												\$ 300,000
\$ 3,640	\$ 3,677	\$ 3,714	\$ 913	\$ -	\$ -	\$ -						\$ 67,071
\$ 12,599	\$ 12,726	\$ 12,855	\$ 3,932	\$ -	\$ -	\$ -						\$ 232,929
\$ 37,817	\$ 21,414	\$ 4,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
\$ 18,573	\$ 10,517	\$ 1,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,354,087
\$ -	\$ -		\$ 48,202	\$ 65,828	\$ 66,493	\$ 34,755						\$ 215,278
\$ -	\$ -		\$ 158,380	\$ 227,851	\$ 230,155	\$ 149,751						\$ 766,138
\$ 1,342,124	\$ 1,352,641	\$ 1,354,087	\$ 1,147,504	\$ 853,826	\$ 557,177	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 981,416
\$ 265,851	\$ 268,541	\$ 271,257	\$ 285,893	\$ 293,679	\$ 296,649	\$ 184,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,892,799
\$ 16,239	\$ 16,403	\$ 16,569	\$ 4,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
						\$ 902						\$ 902
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,732	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 1,280,880
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,634	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 1,281,781

# **Attachment A**

## **Brownfield Plan Resolutions**

# **Attachment B**

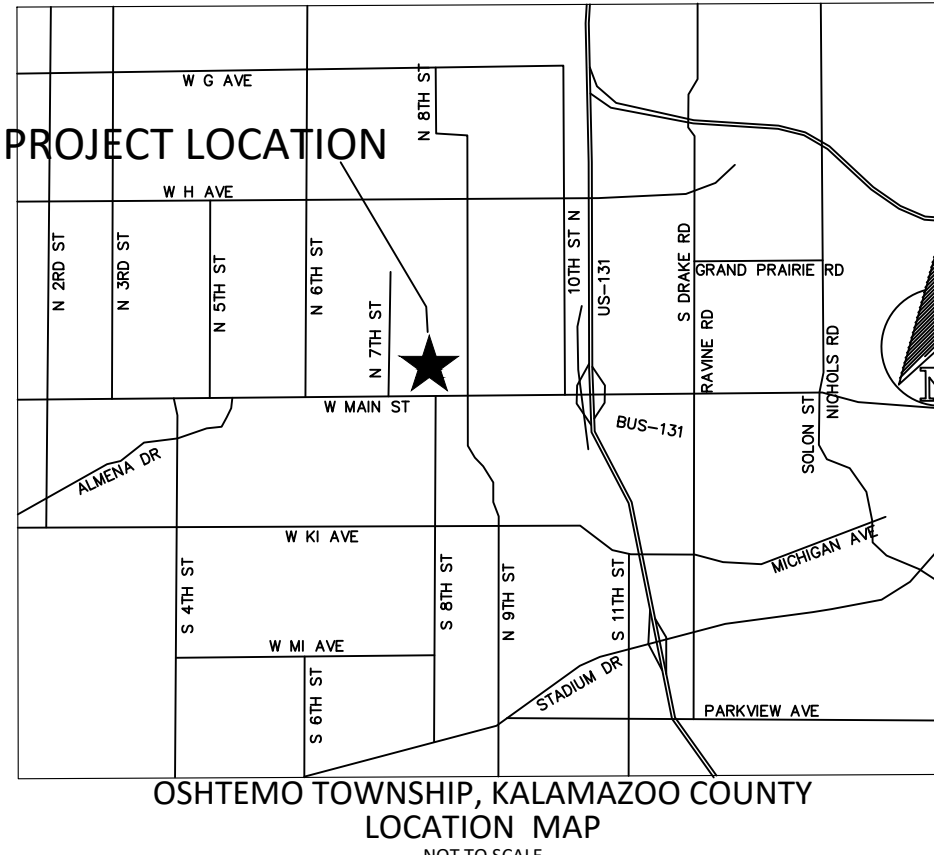
## **Reimbursement Agreement**



# **Attachment C**

## **Site Plan**

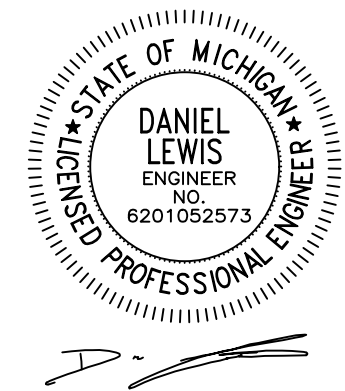
OSHTEMO TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN  
WEST RIDGE SITE CONDOMINIUM



PLAN INDEX	
SHEET No.	DESCRIPTION
C-000	TITLE SHEET
C-100	BOUNDARY SURVEY
C-200	EXISTING CONDITIONS & DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING PLAN
C-500	PLAN & PROFILE RIDGETOP CIRCLE
C-501	PLAN & PROFILE RIDGETOP CIRCLE
C-502	PLAN & PROFILE HILLOCK AVENUE
C-503	PLAN & PROFILE VERTEX CIRCLE
C-600	DRIVEWAY DETAILS
C-601	INTERSECTION & CUL DE SAC GRADING
C-602	PROJECT DETAILS
C-603	PROJECT DETAILS
C-700	SIGHT DISTANCE
L-100	TREE SURVEY

**OWNER**  
ALLEN EDWIN HOMES  
BRIAN WOOD  
2186 E CENTRE AVE  
PORTAGE, MICHIGAN 49002  
(269) 321-2610 BWOOD@ALLENEDWIN.COM

**DESIGN ENGINEER**  
VK CIVIL  
DAN LEWIS, P.E.  
4664 CAMPUS DR, STE 111  
KALAMAZOO, MICHIGAN 49008  
(269) 697-7120 DAN@VKCIVIL.COM



NOTE:  
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY	OSHTEMO TOWNSHIP KALAMAZOO COUNTY, MI		FILE NO.
11	2/28/2024	REVISED STEP 1 TO OSHTEMO	GPW	WEST RIDGE SITE CONDOMINIUM TITLE SHEET		1225
12	4/18/2024	FOURTH MDOT PERMIT SUBMITTAL	GPW			CHECKED
13	5/10/2024	SUBMITTAL TO OSHTEMO	NEF			DGL
14	6/26/2024	STEP 2 SUBMITTAL	NEF			Sheet No.
15	7/16/2024	FIFTH MDOT PERMIT SUBMITTAL	NEF			C000
16	7/26/2024	STEP 2 RESUBMITTAL	NEF			
				Vriesman & Korhorn Byron Center, MI (616) 277-2185 Kalamazoo, MI (269) 697-7120 www.VKcivil.com		

# **Attachment D**

## **Kalamazoo County Housing Study**

An excerpt of the W.E. Upjohn Institute Kalamazoo County Housing Plan dated July 2022 is included in this Plan, which includes the Introduction, Executive Summary, and Methodology. The complete Kalamazoo County Housing Plan can be found here:

[https://www.kalcounty.com/housing/pdf\\_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf](https://www.kalcounty.com/housing/pdf_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf)

## Memo

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

**FROM:** Therese Searles, Senior Brownfield Specialist

**DATE:** July 24, 2025

**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, and W.O. 2025-1**

#### Update:

*General Review: Fishbeck continues to respond to general review requests as needed. This month's review items include AEH Oshtemo brownfield plan tables and documents, Green Development Ventures, LLC pro forma documents, IPUSA reimbursement request #2 review, and housing TIF policies.*

*Administrative Support: The Kalamazoo County Land Bank Authority meetings are now held at 9:30am on the second Thursday of every other month. The next meeting will be September 11<sup>th</sup>, which Fishbeck plans to attend on behalf of the KCBRA. Recent board action from the KCLBA includes working through several rounds of the Blight Elimination Grant Program (BEP) administered through the State Land Bank Authority (SLBA), adopting a Brownfield Redevelopment Policy, and discussions around housing TIF.*

### 2. Rooney's Soul Food Wagon, 5928 E Michigan Avenue, Comstock Township

**Project No: 2500502 – W.O. 2025-3**

#### Update:

The KCBRA approved a project application in March from Jerome and Jaqueline Hardin, emerging developers seeking funding support to conduct due diligence services for a commercial property located at 5928 E. Michigan Avenue in Comstock Township. The developers wish to acquire the property to use for their existing food truck and also begin renovation the existing structure on site to expand the restaurant services. The site is a former gas station, LUST site and a designated "facility". Some environmental assessment work has been completed and while this assessment has not been reviewed in detail, it is anticipated that some unknown impacts may



still exist. The developers are waiting on Township approval to rezone the property to allow the use of food truck operations but verbal communications indicate the township is supportive of rezoning. The KCBRA approved Work Order 2025-3 to conduct a Phase I Environmental Site Assessment (ESA), Hazardous Materials Inspection (HMI), and a Baseline Environmental Assessment (BEA), and Documentation of Due Care. The Phase I ESA identified concerns beyond the previously known “open” LUST status of the site as a former filling station. Historical Sanborn maps depict three (3) USTs on western portions of the site with no documentation identified regarding the potential removal/status of the tanks. Additionally, the previously identified concentrations of select contaminants exceed current EGLE volatilization to indoor air pathway (VIAP) screening levels, a condition for which EGLE recommends further assessment to determine if response/mitigation may be appropriate relative to vapor intrusion. Based on these findings the due diligence period was extended by the seller. The KCBRA approved WO 2025-3 Amendment No. 1 in April to complete a ground penetrating radar (GPR) survey to support a determination of the potential continued presence of buried tanks and to complete sub-slab soil gas sampling to support an evaluation of the potential need for response/mitigation relative to potential vapor intrusion.

The GPR survey has been completed and concludes that no unknown tanks were identified. Based on the results of the GPR survey it appears that the three (3) tanks depicted in the SW corner of the site on historical Sanborn maps were removed without any documentation generated during their removal. Based upon the lack of indications of buried tanks in the GPR survey, Fishbeck is not recommending additional investigation into the potential continued presence of tanks at this time.

***Sub-slab soil gas sampling has occurred and has indicated that a vapor mitigation system may be warranted. EGLE has indicated that they are not in a position to consider funding for a system on this project at this time. Discussions with the developer are ongoing, including preparation of a cost proposal, as this new information may inform property acquisition decisions. Initial discussions regarding the scope of proposed renovations and timing as it relates to completion of the hazardous materials inspection have determined that the field work for the HMI will be scheduled post-acquisition.***

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	3/12/2021	\$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			Budget Estimates		Actual				
Project	W.O.	Site/Phase	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				449919	3/3/2025	\$5,232.75		
					451612	6/9/2025	\$4,050.36		
					453354*	7/15/2025	\$1,620.00		
		Phase Subtotal	\$ 20,000.00	\$ 20,000.00			\$12,705.61		\$7,294.39
		Contractual Administrative (2025)	\$ 1,000.00	\$ 1,000.00	448686	2/14/2025	\$220.22		
					449919	3/3/2025	\$78.33		
					451612	6/9/2025	\$301.50		
		Phase Subtotal	\$ 1,000.00	\$ 1,000.00			\$600.05		\$399.95
		2025 Project Total	\$21,000.00	\$21,000.00			\$13,305.66		\$7,694.34
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
KCBRA 7/24-25 Board Packet					07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00

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
					07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27
					07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02
					07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25
					07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75
					07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50
					07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75
					08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50
					08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00
					08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75
					08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25
					08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75
					09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00
					09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50
					09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25
					09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50
					09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50
					421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75
					423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50
					424171	6/8/2023	\$1,437.50	\$108.00	\$108.00
						Project Subtotal	\$13,100.00		\$108.00
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight			05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
		W.O. Approved	\$ 40,000.00	\$40,000.00	05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					'06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
					06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
					06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
					06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
					06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
					07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
					07162	12/7/202	\$78.75	\$32,590.00	\$32,590.00
					07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
					07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
					07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
					07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
					07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
					08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
					08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
					08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
					08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
					08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
					09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
					422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
						Project Subtotal	\$9,653.75		\$30,346.25
KCBRA 7	24-25 Board	Packet							92

General Environmental Review  
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
					08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
					08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
					09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
						Project Subtoal	\$14,167.98		\$6,832.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
					08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
					08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
					08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
							\$12,049.47		\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
					08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
					08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
					09079	6/8/2022	\$262.50	\$843.99	\$843.99
							\$2,156.01		\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98
	BT2	LBRF funding -Amendment March 2024	\$10,000.00	\$10,000.00	231417	4/10/2024	\$1,384.65	\$20,718.33	\$20,718.33
					439172	7/8/2024	\$537.50	\$20,180.83	\$20,180.83
					443511	10/10/2024	\$437.55	\$19,743.28	\$19,743.28
					445436	12/4/2024	\$115.00	\$19,628.28	\$19,628.28
					448166	2/10/2025	\$4,534.50	\$15,093.78	\$15,093.78
					449775	3/3/2025	\$10,144.55	\$4,949.23	\$4,949.23
			\$110,000	\$110,000.00		Project Subtotal	\$105,050.77		\$4,949.23
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 Subtotoal	\$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 Subtoal	\$5,086.00		\$14.00

General Environmental Review  
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		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
						Project Subtoal	\$13,587.16		\$10,112.84
		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
							\$675.50		\$5,324.50
		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
							\$995.50		\$4,004.50
		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
		Total Project Budgets	\$298,008.00	\$298,008.00		Total	\$228,988.92		\$69,019.08
		Note: There were no invoices for consideration in April 2025							

## Memo

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

**FROM:** Therese Searles, Senior Brownfield Specialist

**DATE:** July 24, 2025

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

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

### 1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2, Amendment No. 4

#### Update:

*No further outreach efforts are planned as the grant period is set to expire on September 30, 2025. With two months left of the grant period, close attention is on fully expending the entirety of grant funds. Non-contractual budgets remain in the following amounts and categories: \$1,200 in personnel, \$927.44 in travel, and \$1,500 in supplies. While the programmatic budget has been fully expended, Fishbeck is continuing programmatic activities during these final stages of the grant period. Contractual budgets are being held for the Northside Laundry project as described below.*

### 2. J. Smith Laundry and Apartments, 802 N. Westnedge Ave., 438 and 442 W. Frank St., Kalamazoo, Michigan

Project No: 241171 – W.O. 18. Amendment No. 1

#### Update:

Jeremiah Smith Enterprises 2, LLC desires to acquire and develop the three undeveloped parcels, located at 802 N. Westnedge Avenue, 438 and 442 W. Frank Street, into J. Smith Laundry and Apartments. Most recently the project has been described as Northside Laundry. Mr. Smith has a Letter of Intent in place and has site control of the property. It was initially anticipated that development activities would commence in Spring of 2025 with an anticipated completion date of Spring 2026.

The initial Work Order #18 was approved in June 2024 to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July 2024 to conduct a Phase II ESA, preparation of a BEA and Due Care documentation, and preparation of a Brownfield Plan. Concurrence on site eligibility from the USEPA was received on August 15, 2024. The Phase I ESA identified two Recognized Environmental Conditions (RECs): The historical use of the Subject Property as an

automotive repair and service business from 1998 to 2009 was identified as an REC. Also, the presence of fill material on the Subject Property and the 2013 identification of select PNAs in soil at levels exceeding current Part 201 GRCC was identified as an REC.

The Phase II ESA sampling (soil, groundwater, and soil gas) identified the presence of petroleum-based VOCs and metals in soil and groundwater above EGLE cleanup criteria which demonstrates that the parcels meet the definition of a “facility” as defined by Part 201 of NREPA. The “facility” designation indicates that the preparation of a BEA will be applicable to a new owner/operator of the parcels in order to obtain an exemption to remedial liability for pre-existing contaminant conditions and that “due care” considerations will be applicable going forward.

Multiple meetings have been held over the last several months regarding the overall project status and Brownfield planning. Meetings have been attended by Jeremiah Smith, his development partners, the City of Kalamazoo, Fishbeck, KCBRA staff, and EGLE. EGLE has reviewed the provided environmental reports and has indicated the risk is small and manageable. *It is Fishbeck’s continued understanding that as of the date of preparation of this memo, final purchase dates and considerations between the city and the developer have not been finalized yet. Ongoing communications with the city are underway. The Phase I ESA and II ESA are complete and came in under budget. While project budgets are not typically returned prior to project completion, due to the upcoming expiration of the grant period, unused budgets totaling \$2,592.56 from the Phase I and Phase II assessments have been returned to the overall grant budget. \$4,345.50 in budgets for the BEA and Due Care documentation are continuing to be held until final updates are known regarding acquisition and development. Regarding preparation of the Brownfield Plan, Fishbeck has prepared initial drafts of the TIF tables and it appears that there are more eligible activities than tax increment created. The development team is continuing communications with the city of Kalamazoo regarding a tax abatement for the project which the development team has indicated is needed to move this project forward. \$5,255.91 remains in budget for plan preparation and Fishbeck is waiting on final project decisions before finalizing the TIF tables and the Brownfield Plan document itself. It is intended that an Act 381 Work Plan will also be pursued which would go to MSHDA for review after the brownfield plan is adopted. Grant period timing has been discussed with the development team. It is Fishbeck’s further understanding that additional information may be available after preparation of this memo and prior to the July KCBRA meeting regarding project incentives and timing.*

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

7/24/2025  
Page 1 of 10

Number		Grant	Activity	Budget Estimates	Actual			Project Budget Remaining		
Project	W.O.	Task	Site/Phase	Total	Invoice No.	Invoice Date	Total Invoiced Amount		Total	Project Complete
			Initial Grant Award	\$ 300,000.00						
			Task 1 - Phase I ESAs	\$ 45,000.00			\$ 27,742.80	\$ 17,257.20		
			Task 2 - Phase II ESAs and BEA/DC	\$ 204,000.00			\$ 166,847.29	\$ 37,152.71		
			Task 3 - Brownfield Plans	\$ 36,000.00			\$ 67,363.77	\$ (31,363.77)		
			Task 4 - Community Outreach, Programmatic, Travel	\$ 15,000.00			\$ 23,169.57	\$ (8,169.57)		
							\$ 285,123.43	\$ 14,876.57	\$ 14,876.57	
County		4	Personnel	\$ 1,200.00			\$ -	\$ 1,200.00		
County		4	Travel	\$ 6,000.00	KCBRA Travel		\$ 5,072.56	\$ 927.44		
County		4	Supplies	\$ 1,500.00			\$ -	\$ 1,500.00		
County		4	Other	\$ -			\$ -			
			County Subtotal	\$ 8,700.00	County Subtotal		\$ 5,072.56	County Subtotal	\$ 3,627.44	
			Contractual - Envirologic Technologies, Inc.	\$ 291,300.00			\$ -	\$ -		
210220	1	2	QAPP Preparation	\$ 5,000.00	Invoice Total	08272 11/10/2021	\$ 118.50			
						08354 12/7/2021	\$ 1,440.75			
						08471 1/6/2022	\$ 444.75			
						435839 4/10/2024	\$ 237.54			
						436942 5/13/2024	\$ 59.39			
						438963 6/18/2024	\$ 190.40			
						439230 7/9/2024	\$ 108.67			
					Project Subtotal		\$ 2,600.00	Project Subtotal	\$ 2,600.00	
								Budget Returned	\$ 2,400.00	
									\$ -	
					Invoice Breakdown					
	1	2	Initial Preparation	\$ 2,004.00		08272 11/10/2021	\$ 118.50			
						08354 12/7/2021	\$ 1,440.75			
						08471 1/6/2022	\$ 444.75			
					Phase Subtotal		\$ 2,004.00	Phase Subtotal	\$ -	
210220	1	2	QAPP - ANNUAL UPDATES	\$ 596.00	Invoice Total	435839 4/10/2024	\$ 237.54			
						436942 5/13/2024	\$ 59.39			
						438963 6/18/2024	\$ 190.40			
					Invoice Total	439230 7/9/2024	\$ 108.67			
					Project Subtotal		\$ 596.00	Phase Subtotal	\$ -	
210229	2	4	Community Outreach and Programmatic	\$ 2,500.00	Invoice Total	08661 2/18/2022	\$ 132.02			
			Amendment #1 (approved 5-25-23)	\$ 2,500.00	Invoice Total	08841 4/8/2022	\$ 104.56			
			Amendment #2 (approved 11-16-23)	\$ 4,300.00	Invoice Total	08977 5/10/2022	\$ 359.38			
			Amendment #3	\$ 4,000.00	Invoice Total	09127 6/13/2022	\$ 341.14			
			Amendment #4	\$ 4,800.00	Invoice Total	09389 8/18/2022	\$ 209.13			
				\$ 18,100.00	Invoice Total	09619 10/12/2022	\$ 41.83			
					Invoice Total	09745 11/9/2022	\$ 352.93			
					Invoice Total	09857 12/12/2022	\$ 345.06			
					Invoice Total	09921 1/5/2023	\$ 73.20			
					Invoice Total	420295 2/16/2023	\$ 189.15			
					Invoice Total	421240 3/16/2023	\$ 66.05			
					Invoice Total	423211 5/10/2023	\$ 625.56			
					Invoice Total	424176 6/8/2023	\$ 334.25			
					Invoice Total	425337 7/12/2023	\$ 286.50			
					Invoice Total	426222 8/7/2023	\$ 1,093.13			
					Invoice Total	427546 9/7/2023	\$ 334.25			
					Invoice Total	429749 11/2/2023	\$ 1,024.11			
					Invoice Total	431429 12/7/2023	\$ 209.58			
					Invoice Total	432665 1/8/2024	\$ 334.25			
					Invoice Total	433683 2/13/2024	\$ 801.25			
					Invoice Total	434691 3/12/2024	\$ 382.00			
					Invoice Total	435833 4/10/2024	\$ 286.50			
					Invoice Total	436929 5/13/2024	\$ 1,053.23			
			KCBRA 7-24-25 Board Packet						97	



7/24/2025  
Page 2 of 10

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

7/24/2025  
Page 3 of 10

<b>220129</b>	<b>4</b>	<b>1,2</b>	<b>NACD - Church and Frank Street Parcels</b>	<b>\$ 25,000.00</b>	Invoice Total	09245	7/12/2022	\$ 2,597.81			<b>X</b>
						09295	8/4/2022	\$ 11,669.06			
						09410	9/7/2022	\$ 1,959.60			
						09637	10/21/2022	\$ 460.06			
						429755	11/2/2023	\$ 71.63			
					Project Subtotal			\$ 16,758.16	Project Subtotal	\$ 8,241.84	
					Invoice Breakdown				Budget Returned	\$ 8,241.84	
									Budget Remaining	\$ -	
		<b>1</b>	Eligibility and Phase I ESAs	\$ 6,000.00		09245	7/12/2022	\$ 2,443.58			
						09295	8/4/2022	\$ 2,358.48			
						09410	9/7/2022	\$ 1,959.60			
						09637	10/21/2022	\$ 248.33			
					Phase Subtotal			\$ 7,009.99	Phase Subtotal	\$ (1,009.99)	
		<b>2</b>	GPR Surveys	\$ 19,000.00		09245	7/12/2022	\$ 154.23			
						09295	8/4/2022	\$ 9,310.58			
						09637	10/21/2022	\$ 211.73			
						429755	11/2/2023	\$ 71.63			
					Phase Subtotal			\$ 9,748.17	Phase Subtotal	\$ 9,251.83	
<b>220154</b>	<b>6</b>	<b>3</b>	<b>Parchment Mill Site</b>	<b>\$ 20,000.00</b>	Invoice Total	09391	8/22/2022	\$ 4,442.58			<b>X</b>
			Amendment #1	\$ 2,000.00		09515	9/16/2022	\$ 3,183.01			
				<b>\$ 22,000.00</b>		09629	10/17/2022	\$ 1,806.40			
						09673	11/4/2022	\$ 2,343.59			
						09860	12/12/2022	\$ 3,865.38			
						09922	1/5/2023	\$ 400.46			
						420293	2/16/2023	\$ 115.95			
						421241	3/16/2023	\$ 573.53			
						422260	4/13/2023	\$ 945.75			
						423212	5/10/2023	\$ 1,214.35			
						426223	8/7/2023	\$ 3,109.00			
					Project Subtotal			\$ 22,000.00	Project Subtotal	\$ -	
<b>230922</b>	<b>7</b>	<b>2,3</b>	<b>Watershed LLC - 6667 Stadum Drive, Oshtemo Township</b>	<b>\$ 8,000.00</b>		424169	6/8/2023	\$ 548.40			<b>X</b>
					Project Subtotal			\$ 548.40	Project Subtotal	\$ 7,451.60	
									Budget Returned	\$ 7,451.60	
									Budget Remaining	\$ -	
					Invoice Breakdown						
		<b>2</b>	Eligibility and Asbestos Survey	\$ 5,000.00		424169	6/8/2023	\$ 548.40			
					Phase Subtotal			\$ 548.40	Phase Subtotal	\$ 4,451.60	
		<b>3</b>	Brownfield Plan Evaluation	\$ 3,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00	

7/24/2025  
Page 4 of 10

230924	8	1,2,3	Comstock Charter Township, Comstock Center Redevelopment	\$ 30,000.00	Invoice Total	424166	6/8/2023	\$ 1,696.79			
						426125	7/19/2023	\$ 2,303.21			X
						426220	8/7/2023	\$ 597.55			
						427544	9/7/2023	\$ 818.33			
						429028	10/9/2023	\$ 1,322.63			
						429757	11/2/2023	\$ 10,523.93			
						431498	12/12/2023	\$ 1,064.25			
						432687	1/9/2024	\$ 7,673.31			
					Project Subtotal			\$ 26,000.00	Project Subtotal	\$ 4,000.00	
					Invoice Breakdown				Budget Returned	\$ 4,000.00	
									Budget Remaining	\$ -	
		1	Eligibilty and Phase I	\$ 4,000.00		424166	6/8/2023	\$ 1,696.79			
						426125	7/19/2023	\$ 2,303.21			
					Phase Subtotal			\$ 4,000.00	Phase Subtotal	\$ -	
		2	Phase II	\$ 18,000.00		426220	8/7/2023	\$ 597.55			
			Budget Adjustment (approved 1-18-2024)	\$ 4,000.00		427544	9/7/2023	\$ 818.33			
				\$ 22,000.00		429028	10/9/2023	\$ 1,322.63			
						429757	11/2/2023	\$ 10,523.93			
						431498	12/12/2023	\$ 1,064.25			
						432687	1/9/2024	\$ 7,673.31			
					Phase Subtotal			\$ 22,000.00	Phase Subtotal	\$ -	
		2	Bea/Due Care	\$ 4,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 4,000.00	
		3	Brownfield Plan	\$ 4,000.00							
			Budget Adjustment to support expanded scope of PII (1-18-24)	\$ (4,000.00)							
				\$ -	Phase Subtotal			\$ -	Phase Subtotal	\$ -	
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 15,000.00	Invoice Total	424168	6/8/2023	\$ 730.55			X
						425256	7/10/2023	\$ 731.87			
						426224	8/7/2023	\$ 1,036.37			
						427444	9/7/2023	\$ 1,058.96			
						429203	10/10/2023	\$ 546.65			
						430075	11/6/2023	\$ 1,487.00			
						431026	12/4/2023	\$ 549.45			
					Project Subtotal			\$ 6,140.85	Project Subtotal	\$ 1,859.15	
					Invoice Breakdown				Budget Returned	\$ 1,859.15	
									Budget Remaining	\$ -	
		3	Brownfield Plan Evaluation	\$ 8,000.00		424168	6/8/2023	\$ 730.55			
						425256	7/10/2023	\$ 731.87			
						426224	8/7/2023	\$ 1,036.37			
						427444	9/7/2023	\$ 1,058.96			
						429203	10/9/2023	\$ 546.65			
						430075	11/6/2023	\$ 1,487.00			
						431026	12/4/2023	\$ 549.45			
					Phase Subtotal			\$ 6,140.85	Phase Subtotal	\$ -	
		3	Brownfield Plan Amendment	\$ 7,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 7,000.00	
									Phase Budget Returned	\$ 7,000.00	
			KCBRA 7-24-25 Board Packet						Phase Budget Remaining	\$ -	100

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

7/24/2025  
Page 5 of 10

230923	10,14	3	Midlink Business Park Expansion	\$ 12,500.00	Invoice Total	424164	6/8/2023	\$ 480.25			X
						426124	7/19/2023	\$ 1,525.78			
						426219	8/7/2023	\$ 862.34			
						427542	9/7/2023	\$ 488.16			
						429024	10/9/2023	\$ 2,733.55			
						429753	11/2/2023	\$ 375.49			
						431433	12/7/2023	\$ 71.63			
					Project Subtotal			\$ 6,537.20	Project Subtotal	\$ 2,819.33	
									Budget Returned	\$ 2,819.33	
					Invoice Breakdown				Budget Remaining	\$ -	
	10	3	Project Planning Associated with Plan Amendment	\$ 6,500.00		424164	6/8/2023	\$ 480.25			
						426124	7/19/2023	\$ 1,525.78			
						426219	8/7/2023	\$ 862.34			
						427542	9/7/2023	\$ 488.16			
					Phase Subtotal			\$ 3,356.53	Phase Subtotal	\$ 3,143.47	
									Phase Budget Returned	\$ 3,143.47	
					Invoice Breakdown				Phase Budget Remaining	\$ -	
	14	3	Brownfield Plan Amendment	\$ 6,000.00		429024	10/9/2023	\$ 2,733.55			
						429753	11/2/2023	\$ 375.49			
						431433	12/7/2023	\$ 71.63			
					Phase Subtotal			\$ 3,180.67	Phase Subtotal	\$ 2,819.33	
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment	\$ 23,250.00	Invoice Total	428218	9/18/2023	\$ 1,230.54			X
						429320	10/12/2023	\$ 4,757.52			
						429752	11/2/2023	\$ 2,693.54			
						431432	12/7/2023	\$ 2,903.27			
						432668	1/8/2024	\$ 1,857.40			
						433688	2/13/2024	\$ 601.14			
						434695	3/12/2024	\$ 60.89			
						435835	4/10/2024	\$ 30.39			
						436933	5/13/2024	\$ 30.39			
					Project Subtotal			\$ 14,165.08	Project Subtotal	\$ 219.61	
									Budget Returned	\$ 219.61	
									Budget Remaining	\$ -	
					Invoice Breakdown						
		3	Eligibility / HASP/ SAP/ Project Management	\$ 3,000.00		428218	9/18/2023	\$ 882.23			
					Phase Subtotal			\$ 882.23	Phase Subtotal	\$ 2,117.77	
									Phase Budget Returned*	\$ 2,117.77	
									Phase Bdgct Remaining	\$ -	
		3	PFE Testing	\$ 5,250.00		428218	9/18/2023	\$ 348.31			
						429320	10/12/2023	\$ 4,150.34			
						429752	11/2/2023	\$ 122.11			
						432668	1/8/2024	\$ 518.94			
					Phase Subtotal			\$ 5,139.70	Phase Subtotal	\$ 110.30	
									Phase Budget Returned*	\$ 110.30	
									Phase Bdgct Remaining	\$ -	
		3	VMS Design	\$ 15,000.00		429320	10/12/2023	\$ 607.18			
						429752	11/2/2023	\$ 2,571.43			
						431432	12/7/2023	\$ 2,903.27			
						432668	1/8/2024	\$ 1,338.46			
						433688	2/13/2024	\$ 601.14			
						434695	3/12/2024	\$ 60.89			
						435835	4/10/2024	\$ 30.39			
						436933	5/13/2024	\$ 30.39			
					Phase Subtotal			\$ 8,143.15	Phase Subtotal	\$ 6,856.85	
									Phase Budget Returned*	\$ 6,637.24	
									Phase Budget Returned*	\$ 219.61	
									Phase Bdgct Remaining	\$ (0.00)	
			KCBRA 7-24-25 Board Packet								

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

7/24/2025  
Page 6 of 10

231418	11	1,2,3	Redman Ventures, LLC	\$ 11,200.00	Invoice Total	427548	9/7/2023	\$ 4,887.17			X
						429026	10/9/2023	\$ 1,200.18			
						429756	11/2/2023	\$ 69.55			
						431435	12/7/2023	\$ 191.00			
						434698	3/12/2024	\$ 498.53			
						435838	4/10/2024	\$ 112.80			
						436940	5/13/2024	\$ 91.16			
						438962	6/18/2024	\$ 101.98			
						441205	8/13/2024	\$ 60.77			
					Project Subtotal			\$ 7,213.14	Project Subtotal	\$ 1,943.76	
									Budget Returned	\$ 1,943.76	
									Budget Remaining	\$ -	
					Invoice Breakdown						
		1	Eligibility Update & Phase I ESA	\$ 3,200.00		427548	9/7/2023	\$ 2,752.09			
						429026	10/9/2023	\$ 447.91			
					Phase Subtotal			\$ 3,200.00	Phase Subtotal	\$ -	
		2	ASB - Asbestos Survey	\$ 5,000.00		427548	9/7/2023	\$ 2,135.08			
						429026	10/9/2023	\$ 752.27			
						429756	11/2/2023	\$ 69.55			
					Phase Subtotal			\$ 2,956.90	Phase Subtotal	\$ 2,043.10	
									Phase Budget Returned*	\$ 2,043.10	
									Phase Bdgct Remaining	\$ -	
		3	BP Eval - Brownfield Plan Evaluation	\$ 3,000.00							
						431435	12/7/2023	\$ 191.00			
						434698	3/12/2024	\$ 498.53			
						435838	4/10/2024	\$ 112.80			
						436940	5/13/2024	\$ 91.16			
						438962	6/18/2024	\$ 101.98			
						441205	8/13/2024	\$ 60.77			
					Phase Subtotal			\$ 1,056.24	Phase Subtotal	\$ 1,943.76	
									Phase Budget Returned*	\$ 1,943.76	
									Phase Bdgct Remaining	\$ -	
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90			X
						429030	10/9/2023	\$ 479.03			
						429759	11/2/2023	\$ 4,648.57			
						431439	12/7/2023	\$ 4,002.89			
						432673	1/8/2024	\$ 641.52			
						433695	2/13/2024	\$ 61.05			
						434705	3/12/2024	\$ 242.83			
						435841	4/10/2024	\$ 552.35			
						436950	5/13/2024	\$ 273.21			
						438966	6/18/2024	\$ 101.97			
						442376	9/12/2024	\$ 764.79			
					Project Subtotal			\$ 12,568.11	Project Subtotal	\$ 31.57	
									Budget Returned	\$ 31.57	
					Invoice Breakdown				Budget Remaining	\$ -	
		3	Response Activity Plan/Conceptual Site Model	\$ 17,500.00		427545	9/7/2023	\$ 799.90			
						429030	10/9/2023	\$ 143.25			
						429759	11/2/2023	\$ 4,529.19			
						431439	12/7/2023	\$ 1,577.81			
						432673	1/8/2024	\$ 276.04			
						433695	2/13/2024	\$ 61.05			
						434705	3/12/2024	\$ 212.44			
					Phase Subtotal			\$ 7,599.68	Phase Subtotal	\$ 9,900.32	
			KCBRA 7-24-25 Board Packet						Phase Budget Returned*	\$ 9,900.32	
									Phase Bdgct Remaining	\$ -	

7/24/2025  
Page 7 of 10

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7/24/2025  
Page 8 of 10

104



7/24/2025  
Page 9 of 10

105

7/24/2025  
Page 10 of 10

KCBRA 7-24-25 Board Packet

KCBRA Fund 243 General Fund 2025 Expense Detail

1	<b>Postage</b>	
2	Jan-March	\$ 154.86
3	April-June	\$ 8.74
4	July-Sept.	
5	Oct.-Dec.	
6	<b>Total</b>	<b>\$ 163.60</b>
7		
8	<b>Printing</b>	
9	Jan-March	\$ -
10	April-June	
11	July-Sept.	
12	Oct.-Dec.	
13	<b>Total</b>	<b>\$ -</b>
14		
15	<b>Office Supplies</b>	
16		
17	<b>Total</b>	<b>\$ -</b>
18		
19	<b>Contractual</b>	
20	Fishbeck 2/14/25	\$ 1,802.50
21	Fishbeck 3/3/25	\$ 63.75
22	Fishbeck 3/3/25	\$ 5,232.75
23	Fishbeck 6/9/25	\$ 4,050.36
24	<i>Fishbeck 7/15/25</i>	<i>\$ 1,620.00</i>
25	<b>Total</b>	<b>\$ 12,769.36</b>
26		
27	<b>Contractual Op.</b>	
28	Fishbeck 2/14/25	\$ 220.22
29	Fishbeck 3/3/25	\$ 78.33
30	Fishbeck 6/9/25	\$ 301.50
31	<b>Total</b>	<b>\$ 600.05</b>
32		
33	<b>Site Study</b>	
34	Fishbeck 2/14/25 (KVHH)	\$ 285.25
35	Fishbeck 3/3/25 (KVHH)	\$ 2,323.25
36	Fishbeck 5/14/25 (KVHH)	\$ 391.50
37	<b>Total</b>	<b>\$ 3,000.00</b>
38		
39		
40		
41		
42		
43		
44		
45		
46		

Contractual - Other	
Varnum Invoice (Pavilion Inv. LLC)	\$ 2,212.50
Varnum Invoice (Pavilion Inv. LLC)	\$ 2,550.00
Total	\$ 4,762.50
Communication - Internal	
Network Jan.-March	\$ 91.75
Network April-June	
Network July-Sept.	
Network Oct.-Dec.	
Total	\$ 91.75
Communication	
Total	\$ -
Travel	
BRA Staff EGLE Workshop 4/16/25	\$ 67.20
BRA Staff MEDA Emerging Leaders 5/8/25	\$ 73.50
Total	\$ 140.70
Marketing	
Bluetree Webdesign	\$ 80.00
Total	\$ 80.00
Employee Training	
EGLE Workshop 4/16/25	\$ 30.00
MEDA Emerging Leaders 5/8/25	\$ 80.00
MEDA Membership Fee 2025	\$ 350.00
MEDA Basic Course Registration	\$ 645.00
MI Association of Planners Registration	\$ 45.00
Total	\$ 1,150.00
Miscellaneous	
Total	\$ -
Indirect Cost alloc.	
Total	\$ -
Interest Expense	
Total	\$ -
Total Expenses	

<b>Salaries</b>	
Salary R Q1	\$ 55.22
Salary M Q1	\$ 17,546.27
Fringe Q1	\$ 7,040.60
<i>Salary R Q2</i>	<i>\$ -</i>
<i>Salary M Q2</i>	<i>\$ 15,435.27</i>
<i>Fringe Q2</i>	<i>\$ 6,174.11</i>
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
<b>Total</b>	<b>\$ 46,251.47</b>

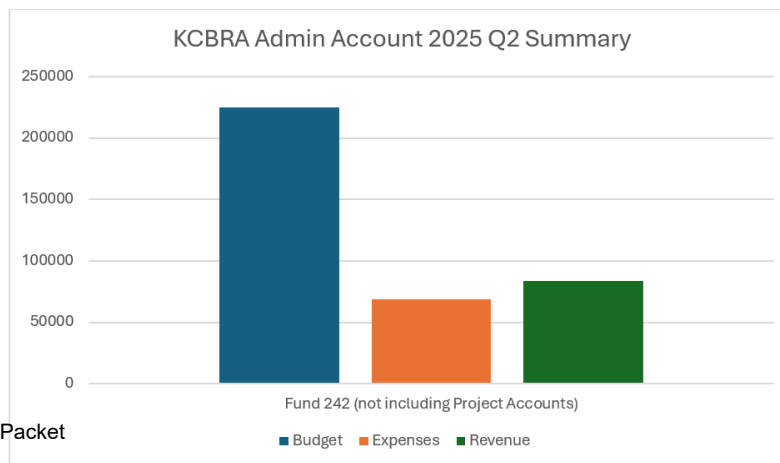
\*corrected from \$35

KCBRA Admin Account Balance \$699,890.04

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund \$5,687,905.35

Fund 242 LBRF \$4,832,727.92



## 2025 KCBRA Q2 Report

## Expenditures

Expenses - 243 accounts		2025 Proposed	2025 YTD
1	Postage	\$ 500	\$ 164
2	Copy Charges	\$ 500	\$ -
3	Contractual Services	\$ 25,000	\$ 12,769
4	Contractual Operations	\$ 5,000	\$ 600
5	Site Study	\$ 15,000	\$ 3,000
6	Contractual Other (legal)	\$ 12,000	\$ 4,763
7	Communication Expense	\$ 1,000	\$ -
8	Internal Communication	\$ -	\$ 92
9	Travel	\$ 3,000	\$ 141
0	Marketing program	\$ 1,000	\$ 80
1	Employee Training	\$ 4,000	\$ 1,150
2	Miscellaneous	\$ 1,000	\$ -
3	Indirect Costs	\$ 26,000	\$ -
4	Office Supply	\$ 1,000	\$ -
5	Salary Director (RG)	\$ 2,000	\$ 55
6	Salaries Other (MW)	\$ 80,000	\$ 32,982
7	Fringe Benefits	\$ 43,000	\$ 13,215
8	Salaries Other (RC)	\$ 5,000	\$ -
9			
0			
1			
2			
3			
4			
5			
6	Total	\$ 225,000	\$ 69,009
7			
8	Midlink Expenses	2025 Proposed	2025 YTD
9	Local TIR Payments	\$ 500,000.00	\$ -
0	School TIR Payments	\$ 500,000.00	\$ -
1	Administrative	\$ 60,000.00	\$ -
2	Total	\$ 1,060,000	\$ -
3			
4	9008 Portage Rd Expenses	2025 Proposed	2025 YTD
5	Local TIR Payments	\$ 5,000	\$ 4,246
6	School TIR Payments	\$ 5,000	\$ -
7	Transfer into LBRF	\$ 500	\$ -
8	Administrative	\$ 1,000	\$ -
9	Total	\$ 11,500	\$ 4,246
0			
1	General Mills Expenses	2025 Proposed	2025 YTD
2	Local TIR Payments to dev.	\$ 100,000	\$ -
3	School TIR Payments	\$ -	\$ -
4	Administrative	\$ 30,000	\$ -
5	Total	\$ 130,000	\$ -
6			
7	Graphic Packaging Expense	2025 Proposed	2025 YTD
8	Local TIR Payments to dev.	\$ 300,000	\$ 101,797
9	School TIR Payments	\$ 200,000	\$ -
0	Administrative	\$ 30,000	\$ -
1	Total	\$ 530,000	\$ -
2			
3	555 E. Eliza Street Expenses	2025 Proposed	2025 YTD
4	Local TIR Payments	\$ 100,000	\$ 0.00
5	School TIR Payments	\$ 70,000	\$ -
6	Administrative	\$ 5,000	\$ -
7	Total	\$ 175,000	\$ -
8			
9	232 LLC Expenses	2025 Proposed	2025 YTD
0	Local TIR Payments	\$ 10,000	\$ 6,891
1	Administrative	\$ 1,000	\$ -
2	Total	\$ 11,000	\$ 6,891
3			
4	Blackbird Billiards Expenses	2025 Proposed	2025 YTD
5	Local TIR Payments	\$ 100	\$ 1,073
6	School TIR Payments	\$ 900	\$ 768
7	Administrative	\$ 1,000	\$ -
8	Total	\$ 2,000	\$ 1,841
9			
0	Kalamazoo West Expenses	2025 Proposed	2025 YTD
1	Local TIR Payments	\$ 7,000	\$ 4,946
2	Administrative	\$ 1,000	\$ -
3	Total	\$ 8,000	\$ 4,946
4			
5	Metal Mechanics Expenses	2025 Proposed	2025 YTD
6	Local TIR Payments	\$ 7,000	\$ 5,519
7	Administrative	\$ 1,000	\$ -
8	Total	\$ 8,000	\$ 5,519

## Revenues

Revenues - 243	2025 Proposed	2025 YTD
Previous Fund trfr	\$ -	
Service Fees	\$ -	
<b>TIR Collection</b>	<b>Prop. ADMIN</b>	<b>Prop. ADMIN</b>
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	\$ -	\$ -
Pavilion Investors, LLC	\$ -	\$ -
<b>Subtotal Admin</b>	<b>\$ 225,000</b>	<b>\$ -</b>
	<b>\$ 225,000</b>	<b>\$ -</b>

Midlink Revenues	2025 Proposed	2025 YTD
Local TIR	\$ 560,000	\$ 219,127
School TIR	\$ 500,000	\$ 293,471
<b>Total</b>	<b>\$ 1,060,000</b>	<b>\$ 512,598</b>

9008 Portage Rd. Revenues	2025 Proposed	2025 YTD
Local TIR	\$ 10,000	\$ 763
School TIR	\$ 1,500	\$ -
<b>Total</b>	<b>\$ 11,500</b>	<b>\$ 763</b>

General Mills Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 130,000	\$ 54,892
School TIR	\$ -	\$ -
<b>Total</b>	<b>\$ 130,000</b>	<b>\$ 54,892</b>

Graphic Packaging Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 330,000	\$ 293,471
State TIR	\$ 200,000	\$ 181,749
<b>Total</b>	<b>\$ 530,000</b>	<b>\$ 475,220</b>

555 E. Eliza Street Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 105,000	\$ 15,879
School TIR	\$ 70,000	\$ 20,154
<b>Total</b>	<b>\$ 175,000</b>	<b>\$ 36,034</b>

232 LLC Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 11,000	\$ 7,252
<b>Total</b>	<b>\$ 11,000</b>	<b>\$ 7,252</b>

Blackbird Billiards Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 1,100	\$ 695
School TIR	\$ 900	\$ 329
<b>Total</b>	<b>\$ 2,000</b>	<b>\$ 1,025</b>

Kalamazoo West Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 8,000	\$ 5,200
<b>Total</b>	<b>\$ 8,000</b>	<b>\$ 5,200</b>

Metal Mechanics Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 8,000	\$ 2,333
<b>Total</b>	<b>\$ 8,000</b>	<b>\$ 2,333</b>

<b>Stadium Park Way Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 60,000	\$ 64,409
School TIR	\$ 70,000	\$ -
<b>Total</b>	<b>\$ 130,000</b>	<b>\$ 64,409</b>
<b>381/383 S. Pitcher Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 17,000	\$ 15,798
School TIR	\$ 12,000	\$ 10,238
<b>Total</b>	<b>\$ 29,000</b>	<b>\$ 26,036</b>
<b>Delta Marriott/Holiday Lanes Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 55,000	\$ 61,110
<b>Total</b>	<b>\$ 55,000</b>	<b>\$ 61,110</b>
<b>Vicksburg Mill Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Scannell/FedEx Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 352,000	\$ 112,392
<b>Total</b>	<b>\$ 352,000</b>	<b>\$ 112,392</b>
<b>100 Island Ave Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ -	\$ -
School TIR	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Parchment Mill/ City BRA</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>IPUSA Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 500,000	\$ -
School TIR	\$ 500,000	\$ -
<b>Total</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>
<b>KALSEE Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 25,000	\$ 6,634
School TIR	\$ 25,000	\$ -
<b>Total</b>	<b>\$ 50,000</b>	<b>\$ 6,634</b>
<b>Schupan Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Local TIR	\$ 60,000	\$ 64,409
School TIR	\$ 70,000	\$ -
<b>Total</b>	<b>\$ 130,000</b>	<b>\$ 64,409</b>
<b>EGLE Loan Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
State Grant Rev	\$ -	\$ -
Dividends	\$ -	\$ 8,589.16
<b>Total</b>	<b>\$ -</b>	<b>\$ 8,589.16</b>
<b>EPA Grant Revenue</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
State Grant Rev	\$ 99,500.00	\$ 50,411.30
<b>Total</b>	<b>\$ 99,500.00</b>	<b>\$ 50,411.30</b>
<b>GRAND TOTAL - 243 Revenues</b>	<b>\$ 4,006,000</b>	<b>\$ 1,409,675</b>
<b>LBRF - Fund 643 Revenues</b>		
<b>LBRF Account Revenues</b>	<b>2025 Proposed</b>	<b>2025 YTD</b>
Project Revenues	\$ 200,000.00	\$ 7,426.54
Dividends from MiCLASS Investment	\$ -	\$ 105,802.12
<b>Total</b>	<b>\$ 200,000.00</b>	<b>\$ 230,000.00</b>
<b>GRAND TOTAL - 242 Revenues</b>	<b>\$ 200,000</b>	<b>\$ 230,000</b>

1						
2		MUNIS Actual	MUNIS Actual			
3	2024 MUNIS BRA TOTAL YEAR END					4,455,282.02
4	ESTIMATED TOTAL FUND BALANCE AS OF 12/13/24					\$5,687,905.35
5	2024 BRA Carry Forward Administrative Fund Balance					\$685,550.70
6	Administrative Fund Balance as of 6/20/25					\$699,890.04
7	BRA Fund 243 for 2025 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
8	County BRA (acct 24370300-)		69,009.43		-69,009.43	MUNIS Actual, Admin Expense (D6)
9	Dividends	73,348.77			73,348.77	
10	Service Fees (application fee payments)	10,000.00				
11	3rd Party Reimbursements					
12	Midlink local TIR tax (acct 24370301-420.00)	219,127.29			219,127.29	
13	Midlink school TIR tax (acct 24370301-420.01)	293,470.81			293,471	
14	Midlink Admin chg					
15	General Mills local TIR (acct 24370304-420.00)	54,891.84			54,892	
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)	763.33	4,246.08		-3,483	
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)	15,879.30			15,879	
22	555 E. Eliza St. School TIR (24370306-420.01)	20,154.34			20,154	
23	555 E. Eliza St. Admin Chg					
24	232 LLC Local TIR (24370307-420.00)	7,251.54	6,891.21		360	
25	232 LLC Admin. Chg					
26	Blackbird Billiards local TIR (24370308-420.00)	695.39	1,073.42		-378	
27	Blackbird Billiards School TIR (24370308-420.01)	329.15	767.73		-438.58	
28	Blackbird Billiards Admin Chg					
29	Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,200.30	4,946.16		254.14	
30	Kalamazoo West Admin. Chg					
31	Metal Mechanics Local TIR (24370311-420.00)	2,333.31	5,519.22		-3,186	
32	Metal Mechanics School TIR (24370311-420.01)				0	
33	Metal Mechanics Admin. Chg					
34	Scanell/Project Spartan Local TIR (24370318-420.00)	112,391.78			112,392	
35	Scanell/Project Spartan Admin. Chg					
36	Schupan Local (24370326-420.00)	23,789.30				
37	Schupan State (24370326-420.01)					
38	Schupan Admin. Chg					
39	Stadium Park Way Local (24370314-420.00)	64,408.80			64,409	
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)	15,797.76	8,940.90		6,857	
43	383 S. Pitcher School TIR (24370315-420.01)	10,238.20	14,525.38		-4,287	
44	383 S. Pitcher Admin Chg					
45	Vickburg Mill (24370316)					
46	Vicksburg Mill Admin. Chg					
47	Delta Marriott (24370317) Local TIR	61,110.24				
48	Delta Marriott School TIR					
49	Delta Marriott Admin. Chg					
50	2 and 10 Mills St. (Environmental Work)					
51	Graphic Packaging Local TIR (24370319-420.00)	293,470.81	101,797.02		191,674	
52	Graphic Packaging School TIR (24370319-420.01)	181,749.22			181,749	
53	Graphic Packaging Admin Chg					
54	IPUSA Local TIR (24370320-420.00)					
55	IPUSA State TIR (24370320-420.01)					
56	IPUSA Admin. Charge					
57	KALSEE Credit Union Local TIR (24370321-420.00)	6,633.52	11,906.53			
58	KALSEE Credit Union State TIR (24370321-420.01)		10,788.59			
59	KALSEE Credit Union Admin. Charge					
60	Landscape Forms, Inc.					
61	615 W. Kalamazoo Ave. (Environmental work)					
62	619 Porter St. (Environmental work)					
63						
64	BRA ACTUAL TOTAL IN 2025 AS OF 7/17/25	1,473,035.00	240,411.67	-	1,232,623	1,232,623 5,687,905
65						
66						
67	2020-24 Pending remaining of approved Work Orders & Other Expenses					
68	General Fund					
69	WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017
70	WO#2018-1 - General Env. Consulting			20		unused in 2018
71	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
72						
73	WO# 2018-2 ET Annual Report Assistance			25		unused in 2018
74	WO# 2018-3 Website Assistance - Envirollogic			42.5		unused in 2018
75	Web Hosting (annual expense)			0	Remaining amount in W.O.	
76	WO# 2019-1 General Environmental Consulting			1,516.25		unused in 2019
77	WO# 2019-3 General Env. Review 2018 Annual report			447.50		unused in 2019
78	WO# 2020-1 General Environmental Review ET			7,273.75		unused in 2020
79	WO#2021-1 General Env. + Admin. Envirollogic			16,393.75		unused in 2021
80	WO#2022-1 General Environmental + admin			11,722.50		unused in 2022
81	WO#2023-1 General Environmental + Admin			6,780.44		unused in 2023
82	WO #2024-1 General Environmental + Admin			2,354.96		unused in 2024
83	WO# 2025-1 General Environmental + Admin		7,630.59	amount remaining in w.o.		
84	WO# 2025-2 Habitat for Humanity		0.00	amount remaining in w.o.		
85	Fund 243 (247) Work Order TOTAL		7,630.59			5,687,905
86						
87	Local Brownfield Revolving Fund 242	Revenues	Expenses			
88	Dividends	243,081		on Michigan CLASS \$4.6M		
89	440, LLC - Funding Request		0.00	Remaining amount in W.O.		
90	WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.		4,832,728
91	WO#2023-2 YWCA VMI system (GRA)		4,949.23	Remaining amount in W.O.		
92	WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.		
93	555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00	Encumbered figure of Loan Amt.		
94	Emerging Developer Fund Work Orders & Other Expenses		500,000.00	Estimated Amt. Allocated for 2025		
95	WO# 2025-2 Habitat for Humanity		14.00	Remaining amount in W.O.		
96	WO# 2025-3 Rooney's Soul Food Wagon		11,412.84	Remaining amount in W.O.		
	The B on Burdick LBRF Loan		66,600.00	Encumbered figure of Loan Amt.		
	Emerging Developer Allocation for 2025 as of 7/18/25		421,973.16	Remaining in 2025 Allocation		
99	Fund 242 (643) Encumbrances & Work Order Total		484,308.09			
101	total work orders & other expenses from both accounts		491,938.68			

Estimated totals for Projects w/ Pending Invoice Packets not yet submitted for Eligible Expenses to Developers (with required documentation):

100 Island Ave., LLC  
Graphic Packaging  
IPUSA (invoice packet #3)  
Landscape Forms

KBRA 7-24-25 Board Packet

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

5,687,905.35

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	
Transfer 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	
Transfer 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 3/3/24		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	
Subtotals	5,506,547.39	189,511.38	5,317,036.01	
Fund 242 TOTAL to date \$ 5,317,036.01				
Estimated amount less encumbrances	4,832,727.92	See Expense Detail 2025 for outstanding workorders		
Dividends 2025 Year to Date	105,802.12			
Total Dividend Deposits to Date	243,081.29			
Total Project Revenues for 2024 Year End	369,816.52			
Total Project Expenses for 2024 Year End	114,371.66			
Total Project Revenues for 2025 Year to Date	7,426.54			
Total Project Expenses for 2025 Year to Date	30,352.21			
LBRF work order totals remaining	23,208.09			
LBRF grant and loan totals remaining	461,100.00			
LBRF amount less encumbrances	4,832,727.92			

LBRF Emerging Developer Fund	
Encumbered Amt.	78,026.84
Fund Expenses	15,673.16
Allocated in '25	500,000.00
Remaining	421,973.16
Projects Funded	3