

---

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


---

**MEETING DATE:** Thursday, July 27, 2023  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

---

**AGENDA**

---

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83366576521> \

Or One tap mobile :

+16469313860,,83366576521# US

Webinar ID: 833 6657 6521

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 22, 2023**
  5. Public Comments (4 minutes each)
  6. Disclosure of Interest Statement(s)
  7. Consent Agenda – Invoices
    - a. **From General 243 Fund**
      - i. **\$ 2,294.95** - Fishbeck Invoice 425333 (W.O. 22-1 Gen. Environmental)
      - ii. **\$ 24,726.80** - FY 2023 Q2 Administrative reimbursement to Planning Dept (County Fiscal Year)
    - b. **From EPA Grant**
      - i. **\$ 286.50** – Fishbeck Invoice 425337 (Outreach & Programmatic)
      - ii. **\$ 2,303.21** - Fishbeck Invoice 426125 (Comstock Center)
      - iii. **\$ 731.87** – Fishbeck Invoice 425256 (555 Eliza St Expansion)
      - iv. **\$1,525.78** – Fishbeck Invoice 426124 (Midlink Expansion)
    - c. **Project Business**
      - i. Q3 FY 2023 Authorization of Staff to Submit to EGLE Grant and Loan Report (State Fiscal Year)
      - ii. **\$548.69** - Q3 FY23 EGLE Admin Invoice (State Fiscal Year)
  8. Discussion and/or Action Calendar
    - a. **Discussion/Action**: Redman Ventures, LLC
      - i. Project Application Part I & Part II
-

- ii. Fishbeck Work Order #11 EPA Grant – Redman Ventures, LLC
  
  - b. **Discussion/Action:** Hollander Development, Legacy Senior Living
    - i. Project Application Part I & Part II
    - ii. Fishbeck Work Order #12 EPA Grant – Legacy Senior Living
  
  - c. **Discussion/Action:** YWCA
    - i. Project Application Part I & Part II
    - ii. Fishbeck Work Order #13 EPA Grant – YWCA
  
  - d. **Discussion/Action:** 440 NC, LLC Memo of Understanding with City BRA
  
  - e. **Discussion/Action:** Developer Reimbursements
    - i. **\$526,957.60** - Midlink 19<sup>th</sup> TIF Reimbursement (2021 Local TIR)
    - ii. **\$6,227.14** - 9008 Portage Road 2<sup>nd</sup> TIF Reimbursement (\$2,220.39 State & \$4,006.75 Local)
  
  - f. **Discussion/Action:** National Brownfields Conference August 8-11, 2023
    - i. \$1,700 - Director Budget (1 Director)
  
  - g. **Discussion/Action:** Kalamazoo Black Business Expo, August 26<sup>th</sup>, 2023
    - i. Information Booth: Registration \$75
  
  - h. **Discussion/Action:** Fishbeck
    - i. Act 381 Legislation Changes: Housing Incentives
    - ii. Midlink Brownfield Plan Amendment Memo
    - iii. EPA Grant
      - 1. Work Order #6 Amendment EPA Grant - Parchment Mill Site #2
      - 2. Contract Memo & Summary
    - iv. General Environmental Contract Memo & Summary
-

9. Financial Reports

- a. Fund 243 Q2 FY23 Report and Fund 242 Summary

10. Staff Report/Updates

- a. LBRF Policy Draft 2 Update
- b. IPUSA Collateral Assignment of Development Agreement Signed
- c. Graphic Packaging Update

11. Committees - times dates and places

- a. Land Bank Report – next meeting, August 10, 2023 at 8:30 a.m.
- b. Project/Finance Committee – Thursday, August, TBD, 2023, 4:00 p.m.
- c. Executive Committee – Friday, August, TBD, 2023 9:15 a.m.

12. Other

13. Board Member Comments

14. Adjournment

***Next Meeting: Thursday, August 24, 2023 at 3:00 p.m.***

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

BOARD MEMBERS:

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

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

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

---

---

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**


---

**MEETING DATE:** Thursday, June 22, 2023  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

---

**DRAFT - MINUTES**

---

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

**Members Excused:** Monteze Morales and David (Wei) Wang

**Vacancies:** none

**Kalamazoo Township:** Steven Leuty

**Oshtemo Township:** none

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

**Consultant:** Therese Searles, Fishbeck

**Recording Secretary:** Macy Rose Walters

**County Commissioners:** none

**County Admin:** none

**Community:** 4

1. Call to Order: **Chair Peregon called the meeting to order at 3:10 p.m. and noted that the meeting is being recorded.**
  2. Roll Call and Members Excused: **David (Wei) Wang and Commissioner Morales were excused.**
  3. Approval of the Agenda:  
**Item 8di was added to the agenda, none opposed, Wenzel motioned to approve item 3 as amended. Milks seconded. None opposed, motion carried.**
  4. Approval of Minutes: BRA Minutes of **May 25, 2023**  
**Wenzel moved to approve item 4, the Minutes, Lutz seconded. None opposed, motion carried.**
  5. Public Comments (4 minutes each) **None**
  6. Disclosure of Interest: **Director Lutz disclosed their employment by Michigan Growth Advisors, a subsidiary of Miller Johnson, and their employer's interest in item 8d.**
  7. Consent Agenda – Invoices
    - a. **From General 243 Fund**
      - i. **\$ 341.00** – Varnum Invoice 1304417 (100 Island Ave, LLC)
      - ii. **\$ 2,226.61** - Fishbeck Invoice 424170 (General Environmental)
-

b. **From EPA Grant**

- i. **\$ 480.25** - Fishbeck Invoice 424164 (Midlink Expansion)
- ii. **\$ 730.55** - Fishbeck Invoice 424168 (555 Eliza Street Expansion)
- iii. **\$ 334.25** - Fishbeck Invoice 424176 (Outreach & Programmatic)
- iv. **\$ 1,696.79** – Fishbeck Invoice 424166 (Comstock Center)

c. **Project Business**

- i. **\$ 1,437.50** - Fishbeck Invoice 424171 (EGLE Grant)

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

8. Discussion and/or Action Calendar

d. **Discussion/Action:** IPUSA Pavilion 1, LLC

- i. Collateral Assignment of Brownfield Plan Development Agreement

Richard Deahl from Great Lakes Capital presented the agreement, the reassignment of collateral regarding the IPUSA project, between the developer, the Kalamazoo County Land Bank Authority, and 1<sup>st</sup> Source Bank. Richard detailed the impact of action on the item, regarding the timeline of the project, and the Kalamazoo County Brownfield Development Authority's consent of the agreement by July 1<sup>st</sup>, 2023. Discussion ensued regarding formatting errors. Director Wang requested language be added to the agreement that released the Kalamazoo County Brownfield Redevelopment Authority from any liabilities to the Borrower that might otherwise lead to payments rendered under the development agreement to the lender.

**Carew moved to conditionally approve item 8di, authorizing the Chair to sign the consent waiver attached to the agreement, pending formatting updates and liability language be added to the agreement. Milks seconded. A roll call vote was taken, the motion carried with 6 Yes and Director Lutz abstained from voting and the discussion.**

a. **Discussion/Action:** Developer Reimbursements 2022 Tax Increment Revenue

- i. **\$5,137.46** - 232 LLC 5<sup>th</sup> TIF Reimbursement (Local TIR)
  - ii. **\$20,856.32** – 383 S. Pitcher Street 5<sup>th</sup> TIR Reimbursement  
(\$7,732.71 State & \$13,123.61 Local)
  - iii. **\$1,640.98** – Blackbird Billiards 7<sup>th</sup> TIF Reimbursement  
(\$675.15 State & \$965.83 Local)
  - iv. **\$4,890.06** – Metal Mechanics 7<sup>th</sup> TIF Reimbursement (Local TIR)
-

**Fergusson moved to approve item(s) 8ai-8aiv, developer reimbursements from 2022 tax increment revenue, Milks seconded. None opposed, motion carried.**

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

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

**Milks moved to approve item 8bi, pending proof of payment and lien waivers, Carew seconded. None opposed, motion carried.**

c. **Discussion/Action:** Fishbeck

- i. EPA Grant Contract Memo & Summary

1. **\$548.40** - Fishbeck Invoice 424169 (Watershed Project Kalamazoo, LLC)

Staff updated the board on the status of Watershed Project Kalamazoo, LLC, located at 6667 Stadium Drive in Oshtemo Township. The property was listed for sale by the developer and activity on the site has paused. Item 8ci1 is the outstanding costs associated with the site.

**Lutz motioned to approve item 8ci1, Fishbeck invoice 424169, Milks seconded. None opposed, motion carried.**

- ii. General Environmental Contract Memo & Summary

**Fishbeck staff presented the EPA Grant and General Environmental Contract(s) memos and summaries.**

9. Financial Reports:

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

**Staff presented the financial reports.**

10. Staff Report/Updates

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

11. Committees - times dates and places

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

12. Other

13. Board Member Comments

Steven Leuty updated the board on recent conversations with EGLE, and the approval of site plans by Kalamazoo Township related to soil piles located on parcels within the Graphic Packaging Brownfield Plan.

14. Adjournment: Meeting adjourned at 4:28 p.m.

***Next Meeting: on Thursday, July 27, 2023 at 3:00 p.m.***

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

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

---



**Payment Options**

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

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

**Invoice :** 425333  
**Invoice Date :** 7/12/2023  
**Project :** 230454  
**Project Name :** KCBRA/W.O. 2023-1 Gen Environmental Review  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/30/2023**

	Fee	Available	Billings		
			To Date	Previous	Current
GR - General Review	14,000.00	9,150.64	7,144.31	4,849.36	2,294.95
<i>Rate Labor</i>	2,280.00				
<i>Expenses</i>	14.95				
CAS - Contractual Administrative Support	6,000.00	5,396.25	603.75	603.75	0.00
			<b>Current Billings</b>		2,294.95
			<b>Amount Due This Bill</b>		<u>2,294.95</u>

**Total Fee :** 20,000.00  
**To Date Billings :** 7,748.06  
**Total Remaining :** 12,251.94

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

**Invoice: 425333**

**GR - General Review**

**Rate Labor**

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Environmental Specialist</b>			
David Stegink	0.25	140.0000	35.00
<b>Senior Geologist</b>			
Therese Searles	6.50	105.0000	682.50
<b>Total Senior Geologist</b>	6.50		682.50
<b>Senior Hydrogeologist</b>			
Jeffrey Hawkins	9.00	150.0000	1,350.00
<b>Staff Environmental Specialist</b>			
Logan Mulholland	2.50	85.0000	212.50
	<b>Total Rate Labor</b>		<b>2,280.00</b>

**Expenses**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Travel/Lodging</b>			
Therese Searles	13.00	1.15	14.95
	<b>Total Expenses</b>		<b>14.95</b>

**Total Bill Task: GR - General Review** **2,294.95**

**Total Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review** **2,294.95**





**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-2-2023
-------------	------------

<b>DATE</b>	<b>DUE DATE</b>
07/27/23	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
07/27/23	2023 BRA administration hours - Q2 County Pay Periods 7-12 03/25/2023 - 6/30/2023 Macy Walters (243-700-20-70300-70500 Salaries, Others (499 hrs - 7 hrs for EGLE G/L= 492) Fringe Benefits 42.9% (243-000-710.00)	16,117.92 6,914.59	1 1	16,117.92 6,914.59
	Rachael Grover (243-700-20-70300-70400 Salary Director) (26 hours - 3 EGLE G/L = 23) Fringe Benefits 42.9% (243-000-710.00)	1,185.65 508.64	1 1	1,185.65 508.64
THANK YOU! ☺		<b>TOTAL ---&gt;</b>		<b>24,726.80</b>



**Payment Options**

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

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

**Invoice :** 425337  
**Invoice Date :** 7/12/2023  
**Project :** E210229  
**Project Name :** KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/30/2023**

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

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	5,000.00	1,825.74	3,460.76	3,174.26	286.50
Rate Labor		286.50			
				<b>Current Billings</b>	286.50
				<b>Amount Due This Bill</b>	<u>286.50</u>

**Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** **Invoice: 425337**

**COMM - Community Outreach & Programmatic**

Rate Labor	Class / Employee	Hours	Rate	Amount
<b>Senior Geologist</b>				
	Therese Searles	3.00	95.5000	286.50
<b>Total Rate Labor</b>				<b>286.50</b>

**Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic** **286.50**

**Payment Options**

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

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

**Invoice :** 426125  
**Invoice Date :** 7/19/2023  
**Project :** 230924  
**Project Name :** KCBRA /Comstock Center Redevelopment  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/30/2023**

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

	Fee	Available	Billings		
			To Date	Previous	Current
<b>230924 - KCBRA /Comstock Center Redevelopment</b>					
Elg & PH1 - Eligibility & Phase I ESA	4,000.00	2,303.21	4,000.00	1,696.79	2,303.21
Rate Labor		2,303.21			
PH2 ESA - Phase II ESA	18,000.00	18,000.00	0.00	0.00	0.00
<b>Total Fee :</b>	22,000.00				
<b>To Date Billings :</b>	4,000.00				
<b>Total Remaining :</b>	18,000.00				
			<b>Current Billings</b>		2,303.21
			<b>Amount Due This Bill</b>		<u>2,303.21</u>

**Project: 230924 - KCBRA /Comstock Center Redevelopment**

**Invoice: 426125**

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

**Rate Labor**

Class / Employee

	Date	Hours	Rate	Amount
<b>Scientist</b>				
Aaron Bigler	6/9/2023	2.00	84.9000	169.80
Phase I ESA	6/12/2023	1.00	84.9000	84.90
Phase I ESA	6/21/2023	2.00	84.9000	169.80
Phase I Site Walkover - Dopp Properties	6/26/2023	7.75	84.9000	657.98
Phase I ESA	6/27/2023	7.00	84.9000	594.30
Phase I ESA	6/29/2023	4.00	84.9000	339.60
Phase I ESA		-----		-----
<b>Total Aaron Bigler</b>		23.75		2,016.38
<b>Total Scientist</b>		23.75		2,016.38
<b>Senior Hydrogeologist</b>				
Erik Peterson	6/30/2023	1.25	95.5000	119.38
P1 review				
<b>Staff Technician</b>				
Shelbey Senkewitz	6/30/2023	2.75	60.8900	167.45
Edit/build Phase I ESA				

**Total Rate Labor** **2,303.21**

**Total Bill Task: Elg & PH1 - Eligibility & Phase I ESA** **2,303.21**

**Total Project: 230924 - KCBRA /Comstock Center Redevelopment** **2,303.21**

**Payment Options**

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

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

**Invoice :** 425256  
**Invoice Date :** 7/10/2023  
**Project :** 230914  
**Project Name :** KCBRA/Eliza Street, Schoolcraft/MI  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/30/2023**

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

WO #9

	Fee	Available	Billings		
			To Date	Previous	Current
PH II - Phase II ESA	0.00	0.00	0.00	0.00	0.00
BPE - Brownfield Plan Evaluation	8,000.00	7,269.45	1,462.42	730.55	731.87
<i>Rate Labor</i>	725.87				
<i>Expenses</i>	6.00				
BPA - Brownfield Plan Amendment	7,000.00	7,000.00	0.00	0.00	0.00
			<b>Current Billings</b>		731.87
			<b>Amount Due This Bill</b>		<u>731.87</u>

**Total Fee :** 15,000.00  
**To Date Billings :** 1,462.42  
**Total Remaining :** 13,537.58

**BPE - Brownfield Plan Evaluation**

**Rate Labor**

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Environmental Specialist</b>				
David Stegink	6/8/2023	1.00	122.1000	122.10
status check	6/9/2023	0.25	122.1000	30.53
	6/12/2023	0.50	122.1000	61.05
	6/22/2023	1.00	122.1000	122.10
<b>Total David Stegink</b>		2.75		335.78
<b>Total Senior Environmental Specialist</b>		2.75		335.78
<b>Staff Environmental Specialist</b>				
Logan Mulholland	6/8/2023	0.75	74.3000	55.73
Follow up, discuss with DAS	6/22/2023	0.50	74.3000	37.15
ELIZA review/TIF	6/23/2023	1.25	74.3000	92.88
Draft TIF Table, review loan	6/26/2023	2.75	74.3000	204.33
Edit to TIF tables				
<b>Total Logan Mulholland</b>		5.25		390.09
<b>Total Staff Environmental Specialist</b>		5.25		390.09
<b>Total Rate Labor</b>				<b>725.87</b>

**Expenses**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Miscellaneous</b>			
Logan Mulholland	6.00	1.00	6.00
<b>Total Expenses</b>			<b>6.00</b>

**Total Bill Task: BPE - Brownfield Plan Evaluation 731.87**

**Total Project: 230914 - KCBRA/Eliza Street, Schoolcraft/MI 731.87**



**Payment Options**

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

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

**Invoice :** 426124  
**Invoice Date :** 7/19/2023  
**Project :** 230923  
**Project Name :** KCBRA /Midlink Business Park Expansion  
**Bill Term :** BT1

**For Professional Services Rendered Through 6/30/2023**

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

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
230923 - KCBRA /Midlink Business Park Expansion		6,500.00	6,019.75	2,006.03	480.25	1,525.78
<i>Rate Labor</i>	1,525.78					
						<b>Current Billings</b>
						<u>1,525.78</u>
						<b>Amount Due This Bill</b>
						<u><u>1,525.78</u></u>

**Total Fee :** 6,500.00  
**To Date Billings :** 2,006.03  
**Total Remaining :** 4,493.97

230923 - KCBRA /Midlink Business Park Expansion

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Geologist</b>				
Therese Searles	6/22/2023	0.50	95.5000	47.75
status update BF costs	6/27/2023	2.00	95.5000	191.00
Project planning discussions with JCH and LM	6/28/2023	0.25	95.5000	23.88
Reimbursement Analysis, quick review	6/29/2023	1.00	95.5000	95.50
project planning mtg with LM,		-----		-----
		3.75		358.13
<b>Total Therese Searles</b>		-----		-----
<b>Total Senior Geologist</b>		3.75		358.13
<b>Senior Hydrogeologist</b>				
Jeffrey Hawkins	6/1/2023	1.00	122.1000	122.10
call with Midlink and engineers to gather additional detail on LBRF request	6/27/2023	0.50	122.1000	61.05
met with TMS and Kirk P. re: amendment to BFPJan		-----		-----
		1.50		183.15
<b>Total Jeffrey Hawkins</b>		-----		-----
<b>Total Senior Hydrogeologist</b>		1.50		183.15
<b>Staff Environmental Specialist</b>				
Logan Mulholland	6/1/2023	1.00	74.3000	74.30
Call w Midlink and JCH	6/7/2023	0.25	74.3000	18.58
Review spreadsheet with TS	6/22/2023	0.75	74.3000	55.73
Review costs - edit spreadsheet	6/23/2023	0.25	74.3000	18.58
update to MW	6/27/2023	0.50	74.3000	37.15
midlink next steps with tms, email assessor	6/28/2023	6.25	74.3000	464.38
Review all 41 parcels, gather 2023 TV, review files, begin TIF Model	6/29/2023	2.50	74.3000	185.75
Call with KP, Call with TS, review spreadsheet, review reimbursement analysis	6/30/2023	1.75	74.3000	130.03
Review balance on reimbursements, email rob, email macy, call KP		-----		-----
		13.25		984.50
<b>Total Logan Mulholland</b>		-----		-----
<b>Total Staff Environmental Specialist</b>		13.25		984.50
<b>Total Rate Labor</b>				<b>1,525.78</b>
<b>Total Bill Task: 230923 - KCBRA /Midlink Business Park Expansion</b>				<b>1,525.78</b>

Total Project: 230923 - KCBRA /Midlink Business Park Expansion

1,525.78

**MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM**

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

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

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

**PROJECT DETAILS**

Grantee / Borrower Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>		<input type="radio"/> Grant Report	<input checked="" type="radio"/> Loan Report
Project Name: <i>Paper City Development, LLC</i>		Tracking Code: <i>2018-1323</i>	Request #: <i>N/A</i>
Purchase Order Number: <i></i>		Location Code: <i>6705</i>	
Dates of Reporting: Begin: <i>Apr 1, 2023</i>	End: <i>Jun 30, 2023</i>	Quarter: <i>3 (Apr-June)</i>	Fiscal Year: <i>2023</i>
Name of Contact Person: <i>Ken Peregón</i>		Contract Expires On: <i>Oct 8, 2025</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number: <i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>			
City: <i>Kalamazoo</i>	State: <i>Michigan</i>	Zip Code: <i>49007</i>	

**EXPENDITURES**

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

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>BRA-EGLE GL Q3 2023</i>	<i>Jun 30, 2023</i>	<i>Kalamazoo County</i>	<i>Task 5</i>	<i>\$408.39</i>	<i>Pending</i>
<i>2250</i>	<i>Jun 30, 2023</i>	<i>Phillips Environmental</i>	<i>Task 2G</i>	<i>\$1,105.00</i>	<i>Pending</i>
<b>TOTAL:</b>				<b>\$1,513.39</b>	

**PROGRESS REPORT**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Assessment and Investigation</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<i>2. Due Care</i>	<i>\$755,617.00</i>	<i>\$1,105.00</i>	<i>\$375,979.97</i>	<i>Due care planning for Phase 1 project buildings</i>
<i>3. Demolition</i>	<i>\$407,590.00</i>	<i>\$0.00</i>	<i>\$392,435.72</i>	<i>N/A</i>
<i>4. 3rd Party Oversight</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$9,732.50</i>	<i>N/A</i>
<i>5. Loan Administration</i>	<i>\$37,500.00</i>	<i>\$408.39</i>	<i>\$10,102.69</i>	<i>Admin and Budget Summary</i>
<i>6. Contingency</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>N/A</i>
<b>TOTALS:</b>	<b>\$1,240,707.00</b>	<b>\$1,513.39</b>	<b>\$788,250.88</b>	



# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **N/A** Fiscal Year: **2023** Quarter: **3 (Apr-June)**

Describe proposed activity next quarter including proposed date to complete.  
The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.

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

## LOAN AWARDS INTEREST EARNED

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

- Our interest statement is attached.
- 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:

**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.

**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: *Kalamazoo County Brownfield Redevelopment Authority*  Grant Report  Loan Report

Project Name: *Paper City Development, LLC* Tracking Code: *2018-1323* Request #: *22*

Purchase Order Number:  Location Code: *6705*

Dates of Reporting: Begin: *Apr 1, 2023* End: *Jun 30, 2023* Quarter: *3 (Apr-June)* Fiscal Year: *2023*

Name of Contact Person: *Ken Peregón* Contract Expires On: *Oct 8, 2023*

Title of Contact Person: *Chairperson, KCBRA* Phone Number: *+1 (269) 384-8305*

Remittance Address: *201 West Kalamazoo Avenue*

City: *Kalamazoo* State: *Michigan* Zip Code: *49007*

**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)
423213	May 10, 2023	Fishbeck	3rd Party Oversight Contingency Task 6A	\$86.25	
BRA-EGLE-Q2G2023	Jun 30, 2023	Kalamazoo County Planning Dept	Grant Admin Task 5	\$140.49	Pending
2249	Jun 30, 2023	Phillips Environmental Consulting	Grant Task 5	\$1,852.50	Pending
424171	Jun 08, 2023	Fishbeck	3rd Party Oversight Contingency Task 6A	\$1,437.50	
<b>TOTAL:</b>				<b>\$3,516.74</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)
1. Assessment and Investigation	\$387,892.00	\$0.00	\$388,151.31	Summary Preparation of VI Investigation. Budget adjustment request forthcoming.
2. Due Care	\$0.00	\$0.00	\$0.00	N/A
3. Demolition	\$0.00	\$0.00	\$0.00	N/A

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: **Paper City Development, LLC** Report #: **22** Fiscal Year: **2023** 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)
4. 3rd Party Oversight	\$0.00	\$0.00	\$0.00	N/A
5. Grant Administration	\$11,000.00	\$1,992.99	\$12,559.61	Admin and Budget Summary. Final Grant Report Preparation.
6A. 3rd party Oversight	\$13,208.00	\$1,523.75	\$13,107.50	3rd Party Oversight
6B PFAS Soil Assess. for Waste Mgt.	\$16,000.00	\$0.00	\$15,583.67	Summary Preparation of PFAS Soil Sampling.
6C. Grant Work Plan Prep	\$1,200.00	\$0.00	\$1,200.00	N/A
6D. Well Abandonment for Due Care	\$20,700.00	\$0.00	\$14,713.27	Summary Preparation of Well Abandonment and Investigation Activities.
<b>TOTALS:</b>	<b>\$450,000.00</b>	<b>\$3,516.74</b>	<b>\$445,315.36</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.  
 Complete final documentation all tasks completed under the Grant and grant close-out documents prior to June 30, 2023.

### 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:

**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 #
6/30/2023	2250

**BILL TO**

Paper City Development  
101 South Main Street  
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
5/3/2023	Due care planning - call with Spicer Group regarding planning for dam just upgradient of site and due care requirements for them to sample sediments. Request permission to send relevant information and begin preparation of updated Stream Sampling Due Care Management Plan.	1	130.00	130.00
5/24/2023	Review request for stream access for crayfish testing and provide information.	0.5	130.00	65.00
5/31/2023	Finalize updated Stream Due Care Management Plan and send to Spice Group with regard to planned investigation associated with the upstream dam.	1	130.00	130.00
5/31/2023	Review site plans for Due Care.	1.5	130.00	195.00
6/1/2023	Meet with Rebecca re new phase of the project and Due Care considerations.	1	130.00	130.00
6/5/2023	Outline due care for Phase I Development based on preliminary plans and existing data.	2.5	130.00	325.00
6/13/2023	Conference call with EGLE and County and 3rd Party Administrator. Including prep.	0.75	130.00	97.50
6/15/2023	Respond to due care concerns about stream sampling and send Stream Sampling Management Plan (previously sent to Spicer Group) to County Drain Commissioner.	0.25	130.00	32.50
Loan Task 2G - Due Care M&P		<b>Total</b>		\$1,105.00

Phone #
269-501-5079

<b>Balance Due</b>	\$1,105.00
--------------------	------------



**Planning & Development Department**  
 201 West Kalamazoo Avenue, Rm. 207 • Kalamazoo, Michigan 49007  
 Phone: (269) 384-8112 • Email: RAGROV@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-EGLE GL Q3 2023
-------------	------------------------

<b>DATE</b>	<b>DUE DATE</b>
07/27/23	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
06/30/23	2023 BRA EGLE Mill Grant and Loan admin. hours County Pay Periods 7-12 03/25/2023 - 6/30/2023			
	BRA (BRA70390-L-99200-00001 Loan Admin Expense)			
	Macy Walters Loan (4 hours)	131.04	1	131.04
	Fringe Benefits 42.9%	56.22	1	56.22
	Rachael Grover Loan (3 hours)	154.65	1	154.65
	Fringe Benefits 42.9%	66.34	1	66.34
	BRA (BRA70391-G-99200-00001 Grant Admin Expense)			
	Macy Walters Grant (3 hours)	98.28	1	98.28
	Fringe Benefits 42.9%	42.16	1	42.16
	Rachael Grover Grant (0 hours)	-	1	-
	Fringe Benefits 42.9%	-	1	-
<b>THANK YOU! ☺</b>		<b>TOTAL ---&gt;</b>		<b>\$ 548.69</b>



Dear Macy,

My thoughts, vision and game plan for preserving Chime School House at 6667 Stadium Drive in Oshtemo are to create something similar to WMU's Heritage Hall.

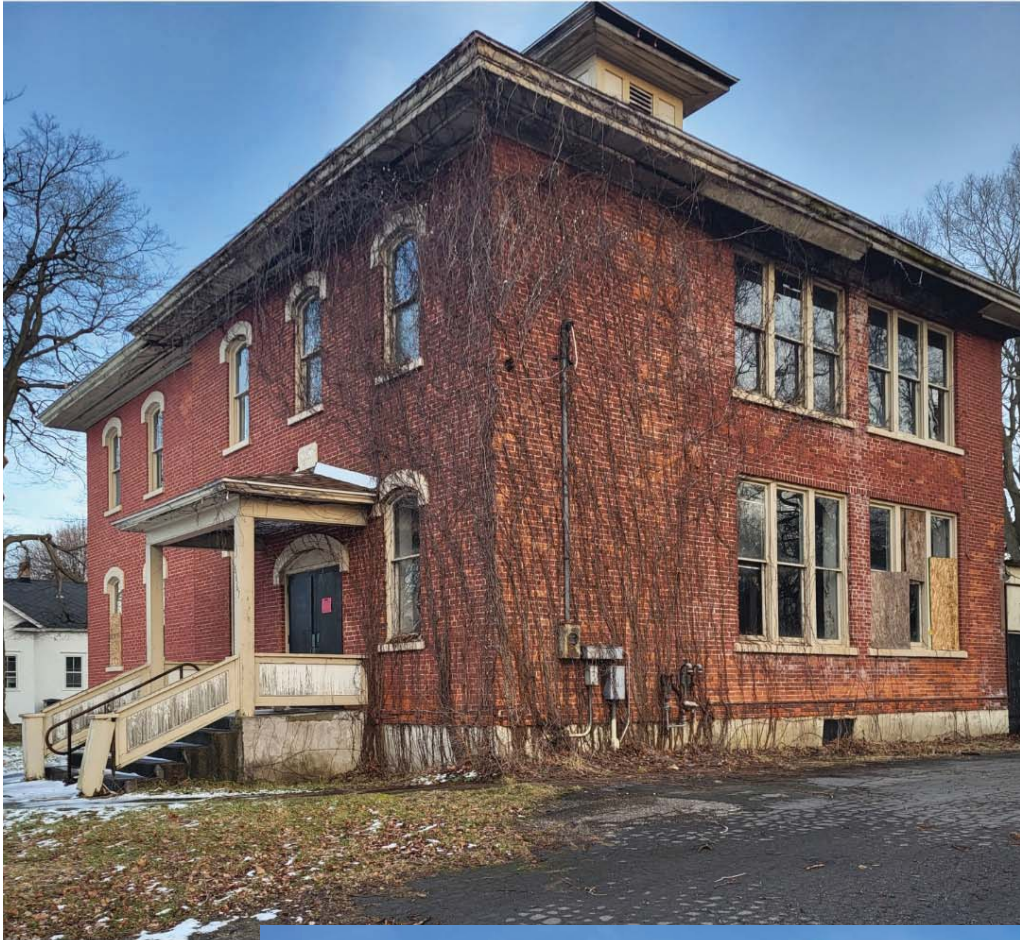
Another historical building that was in serious disrepair similar to Chime School but was restored and now is one of the most beautiful historical buildings in Michigan.

Chime will be restored to an 1870's school building, with modern amenities . The walls will be a tribute to the students, teachers, and staff of Chime School of yesteryear, along with partners of the modern educational age like WMU, KVCC & Kalamazoo College.

Thank you,

A handwritten signature in black ink, featuring a large, prominent loop at the beginning and a series of smaller loops and flourishes extending to the right.











**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:

7-10-23

**Business Information**

2 Name of Applicant:

Redman Ventures LLC

3 Business Address:

PO BOX 19967-Kalamazoo, MI 49019

4 Business Telephone Number:

(269)330-7779

5 Contact Person(s) & Title:

Robert C Redman II

6 Contact Person(s) Telephone Number:

(269)330-7779

7 Contact Person(s) Fax Number:

(269)372-3191

8 Contact Person(s) Email Address:

RedmanAgency@Yahoo.com

9 Entity Type:

Proprietorship

Partnership

Corporation S-corp

Other (specify)

10 Describe nature and history of business:

Currently own 5 properties on Stadium Dr. (2 Commercial & 3 residential properties) 6628, 6638, 6656, 6672 & 6710.

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

NA

**Proposed Project Site Information**

12 Address(es) (if known):

6667 Stadium Dr.-Kalamazoo, MI 49009

13 Tax IDs:

05-35-135-011

14 Present Owner(s):

The Watershed Project LLC

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

NA

16 Does applicant have land control:

No

Yes

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

17 Any currently known environmental issues?

No

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

No

Yes

19 Is access to site permitted?

No

Yes

20 Project Type:

New

Relocation

Expansion

Rehabilitation

21 Project Size:

Parcel Size (acres):

1.33

Existing building area (sq ft):

3726

New building area (sq ft):

3726

22 Project timeline (proposed or actual):

Start date: August 15th, 2023

Completion Date: August 15th, 2028

23

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

Business Plan [ ]  
Market Analysis [ ]  
Architectural/Site Plans [ ]

Financial Commitments [ ]  
Environmental Information/Reports [ ]

**Tax Base Information**

24 Total Investment Anticipated: 3-5 Million

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	<input checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input type="checkbox"/>	Due Care	<input type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input checked="" type="checkbox"/> - MW	Clean-up Planning	<input type="checkbox"/>
Additional Response Activities	<input type="checkbox"/>	Demolition	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>		

26 Current State Equalized Value: 107,100

27 Estimated State Equalized Value after Project Completion: NA

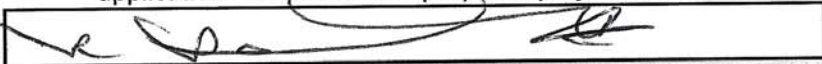
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: NA

FTE Jobs Created: NA

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  Date 7-10-23

Title CEO/Founder

Direct office or cell number (269)330-7779

Fax number [ ]

Email address RedmanAgency@Yahoo.com

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



**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:

**Business Information**

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

**Proposed Project Site Information**

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):  
Start date:  Completion Date:

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	<input type="checkbox"/>
Market Analysis	<input type="checkbox"/>	Environmental Information/Reports	<input type="checkbox"/>
Architectural/Site Plans	<input type="checkbox"/>		

**Project Team**

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:  estimated \$3,000,000 - MW

Land:	<input type="text"/>
New Construction/Site Improvements:	<input type="text"/>
Eligible Brownfield Activities (Specify):	<input type="text"/>
Other (Specify below):	<input type="text"/>
Total Capital Investment:	<input type="text" value="\$ 3,000,000 -"/>

Funding Sources Requested:

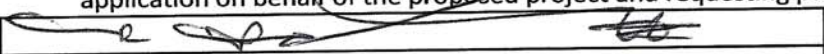
Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	\$8,000 of EPA
Brownfield Plan and Act 381 Work Plan(s):	\$20,000
Other Funding (example EPA Assessment grant funding):	
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	
Brownfield 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:	\$28,000 estimated amount

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   
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		Date	7-10-23
Title	CEO/Founder		
Direct office or cell number	(269)330-7779		
Fax number			
Email address	RedmanAgency@Yahoo.com		

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



## I. Scope of Services

The property that is the subject of this Work Order is a former schoolhouse building located at 6667 Stadium Drive in Oshtemo Township. The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. The subject property is not currently operating for any specific purpose. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. Significant investment will be needed in order to safely reuse the site. The previous owners/developers requested financial support through the KCBRA to conduct assessment activities related to proposed redevelopment. However, they encountered significantly higher than anticipated redevelopment costs and decided to sell the property. Redman Ventures, LLC will be purchasing the property and has submitted a project application to the KCBRA requesting funding support through the use of the County’s U.S. EPA Assessment Grant. Proposed redevelopment plans include restoring the school building to its original 1870’s charm with upgrades to modern amenities. The interior will also be designed as a tribute to the students, teachers and staff of Chime School of yesteryear, along with local partners of the modern educational age such as WMU, KVCC, and Kalamazoo College.

U.S. EPA eligibility was received, a Health and Safety Plan (HASP) accepted, and a Sampling and Analysis Plan (SAP) approved by the EPA for this site. Proposed scope of services included in this work order consist of updates to the U.S. EPA eligibility to inform the EPA Grant Project Officer of a new owner. Fishbeck is of the understanding this will not require another waiting period for review and approval. A simple update indicating new ownership can be forwarded on to the EPA for accurate record retention. There are no changes to the health and safety evaluation or proposed sampling. Proposed scope of services also include a Phase I Environmental Site Assessment (ESA) for the new ownership entity and performing an asbestos survey to determine if asbestos-containing materials exist that will require abatement prior to renovation. The former bus garage is also included in the scope of the asbestos survey. However, based on information provided to Fishbeck, it is not presumed that the former bus garage will contain significant quantities, if any, of asbestos-containing materials. If conditions on site are different than presented, scope and budget may increase. Fishbeck will not conduct any activities that would result in an increase in the budget as presented without first contacting KCBRA staff. Brownfield Plan evaluation activities are also included in this work order to work with the township assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. After the evaluation is complete, the KCBRA may consider preparation of a Brownfield Plan to allow for the reimbursement of eligible activities needed to redevelop the property. If desired, preparation of a Brownfield Plan would be covered in a subsequent work order.

## II. Compensation

Compensation for services provided under this Work Order will be completed on a time-and-materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

Eligibility Update and Phase I ESA.....	\$ 3,200
Asbestos Survey .....	\$ 5,000
Brownfield Plan Evaluation .....	\$ 3,000
<b>Total Estimated Budget – Work Order #11.....</b>	<b>\$11,200</b>

### **III. Schedule**

The eligibility update, and any minor updates needed to the HASP and SAP, will be prepared immediately upon authorization of this work order. These documents will be submitted to the KCBRA Brownfield Administrator for submittal to the U.S. EPA. It is anticipated that the asbestos survey field work can be scheduled within two weeks pending availability, one week for laboratory turnaround, and an additional week to prepare the report. Fishbeck will also work with the developer to determine eligible costs and the local assessor to determine brownfield eligibility and potential tax increment. Results of the asbestos survey will inform the conversation on determining eligible costs. Therefore, TIF modeling will be conducted after receiving results of the asbestos survey, and it is anticipated that the planning evaluation process will take an additional two weeks after the asbestos survey is complete.





Macy Rose Walters  
Brownfield Redevelopment Administrator  
Kalamazoo County Brownfield Redevelopment Authority  
201 W Kalamazoo Ave  
Kalamazoo, MI 49008

Re: 730 N Burdick Street - Hollander Development

Mrs. Walters,

Hollander Development Corporation, in collaboration with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood.

Our objective is to create high-quality housing that enables senior citizens in the Northside community to age in place. We are committed to constructing the Northern building in accordance with the rigorous Passive House US (PHIUS) design standard, achieving an exceptional level of energy efficiency and resident comfort. Additionally, the Northern building is designed to be on a path to achieving net-zero energy consumption. The South building will be certified to either the LEED or Enterprise Green Communities standard. Our aim is to establish a valuable community asset that will provide affordable housing for seniors for the next 45 years.

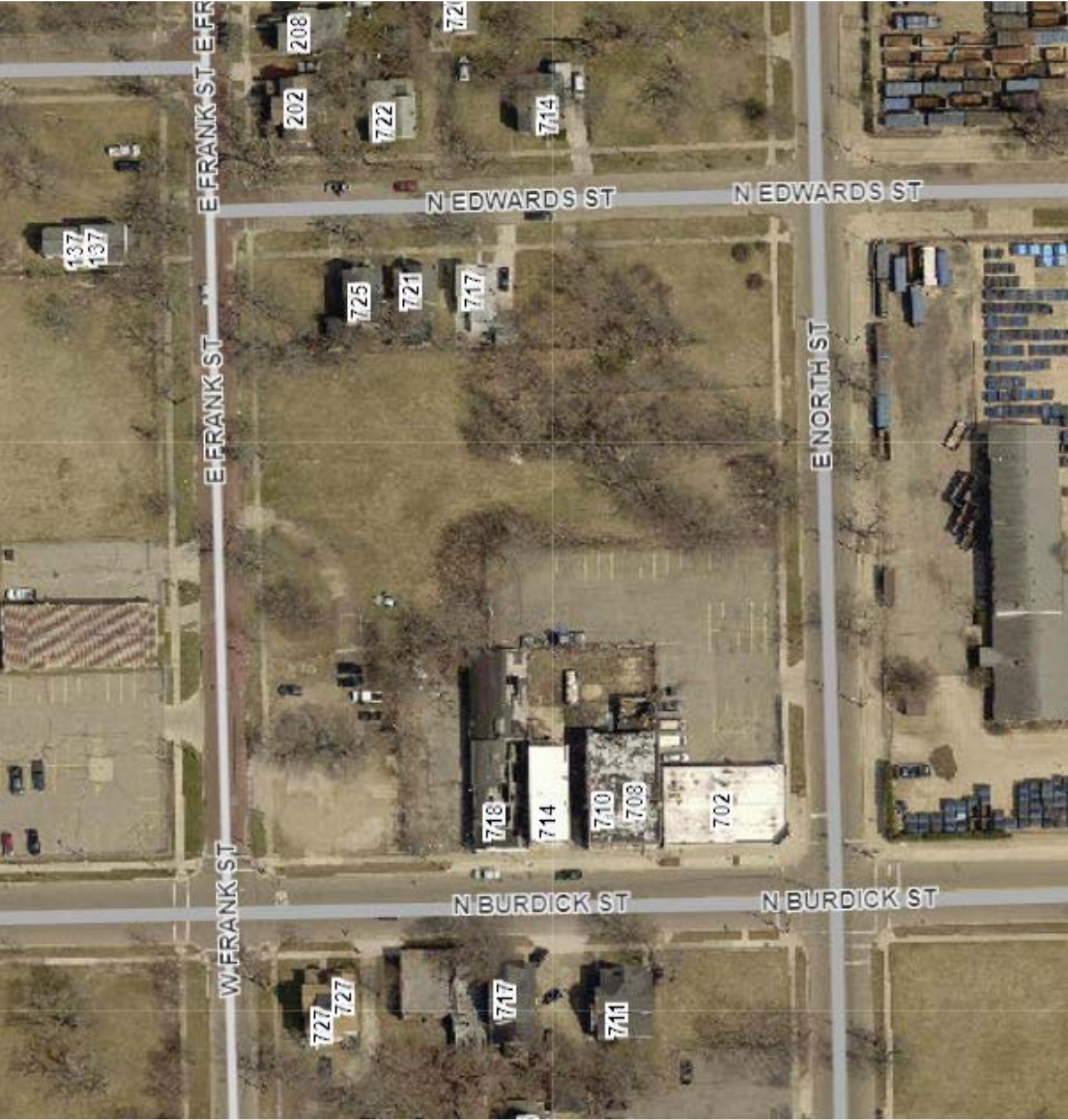
To ensure the project's environmental integrity, our team has conducted Phase 1 and Phase 2 environmental assessments and recognizes the need for additional testing. We look forward to collaborating with Kalamazoo County to garner support for this exceptional project.











E FRANK ST E FR

E FRANK ST

W FRANK ST

N EDWARDS ST

N EDWARDS ST

N BURDICK ST

N BURDICK ST

E NORTH ST

137  
137

202

208

722

721

714

725

721

717

718

714

710

708

702

727

727

717

711

# 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:

### Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input checked="" type="checkbox"/>
Other (specify)	<input type="text"/>

10 Describe nature and history of business:

Hollander Development Corporation is the Managing General Partner of Zion Place 9 LDHA LP. Since 1979, Hollander Development has been strengthening communities and improving the quality of life from its home base in Kalamazoo and beyond with the development of Affordable and Mixed-income residential housing, Senior Living, and Workforce Housing projects to support all member of communities. Hollander Development also partners with nonprofits to offer a range of support services from consulting to long-term development partnerships. This site will be developed to provide 70 units of affordable housing for seniors living in the neighborhood.

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

Hollander Development has completed over 4,000 homes and 40 multifamily communities. Recent projects include the Creamery, a 48 unit affordable and workforce housing community development project located in Kalamazoo's Edison neighborhood. Other recent developments include Hillcrest Village, a 45 unit development located in Manistee, Metea Court, a 100 unit senior housing development located in Buchanan, MI, and Gateway Village, a 100 unit affordable housing development located in Sturgis, MI.

### Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No  Yes

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

17 Any currently known environmental issues?  Yes  No

18 Is applicant a liable party for environmental issues at site?  No  Yes

19 Is access to site permitted? No  Yes

20 Project Type:

New	<input checked="" type="checkbox"/>
Relocation	<input type="checkbox"/>
Expansion	<input type="checkbox"/>
Rehabilitation	<input type="checkbox"/>

21 Project Size:

Parcel Size (acres):	1.7 acres
Existing building area (sq ft):	
New building area (sq ft):	76,000 sq ft

22 Project timeline (proposed or actual):

Start date:	Fall 2023	Completion Date:	Fall 2025
-------------	-----------	------------------	-----------

23

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

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

**Tax Base Information**

24 Total Investment Anticipated: \$22,537,635

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	<input type="checkbox"/>	Phase II ESA	<input type="checkbox"/>
BEA	<input type="checkbox"/>	Due Care	<input checked="" type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input type="checkbox"/>	Clean-up Planning	<input checked="" type="checkbox"/>
Additional Response Activities	<input checked="" type="checkbox"/>	Demolition	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>		

26 Current State Equalized Value: \$0

27 Estimated State Equalized Value after Project Completion: TBD

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:	0	FTE Jobs Created:	5
--------------------	---	-------------------	---

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		Date	7/5/2023
Title	Vice President		
Direct office or cell number	(269) 388-4677		
Fax number			
Email address	jason@hollanderdevelopment.com		

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



**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:

**Business Information**

2 Name of Applicant:   
 3 Business Address:   
 4 Business Telephone Number:   
 5 Contact Person(s) & Title:   
 6 Contact Person(s) Telephone Number:   
 7 Contact Person(s) Fax Number:   
 8 Contact Person(s) Email Address:

**Proposed Project Site Information**

9 Address(es) (if known):   
 10 Tax IDs:   
 11 Project timeline (proposed or actual):  
 Start date:  Completion Date:

12

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

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

**Project Team**

Bank/Financing:   
 Legal Counsel:   
 Environmental Consultant:   
 Architect:   
 Construction Management:   
 Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:	\$	-
Land:		\$890,000
New Construction/Site Improvements:		\$21,647,635
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
<input type="text" value=""/>		
Total Capital Investment:		\$ 22,537,635 -

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	<input type="text"/>
Brownfield Plan and Act 381 Work Plan(s):	<input type="text"/>
Other Funding (example EPA Assessment grant funding):	\$22,500 - estimated by BRA Staff
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	<input type="text"/>
Brownfield Redevelopment Loan:	<input type="text"/>
Brownfield Assessment:	<input type="text"/>
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	<input type="text"/>
Business Development Program Loan and/or Grant:	<input type="text"/>
Total Brownfield Funding Requested:	\$ <input type="text"/> -

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	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

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	<input type="text" value="Handwritten Signature"/>	Date	<input type="text" value="07/19/2023"/>
	Title	<input type="text" value="Vice President - General Partner"/>	
	Direct office or cell number	<input type="text" value="269-432-5542"/>	
	Fax number	<input type="text"/>	
	Email address	<input type="text" value="jason@hollanderdevelopment.com"/>	

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 12/7/2022

<b>Item</b>	<b>Tax Parcel Identification No.</b>	<b>Street Address</b>	<b>Owner</b>
1.	06-15-182-002	108 E. Frank St.	Mt. Zion Baptist Church of Kalamazoo
2.	06-15-182-010	128 E. Frank St.	Mt. Zion Baptist Church of Kalamazoo
3.	06-15-182-009	121 E. North St.	Mt. Zion Baptist Church of Kalamazoo
4.	06-15-182-108	131 E. North St.	Mt. Zion Baptist Church of Kalamazoo
5.	06-15-183-106	729 N. Edwards St.	Mt. Zion Baptist Church of Kalamazoo
6.	06-15-183-107	713 N. Edwards St.	Mt. Zion Baptist Church of Kalamazoo
7.	06-15-183-007	709 N. Edwards St.	Mt. Zion Baptist Church of Kalamazoo
8.	06-15-188-207	135 E. North St.	Mt. Zion Baptist Church of Kalamazoo
9.	06-15-181-118	730 N. Burdick St.	Kalamazoo County Land Bank
10.	06-15-181-001	724 N. Burdick St.	Kalamazoo County Land Bank
11.	06-15-187-310	129 E. North St.	Kalamazoo County Land Bank
12.	06-15-188-112	702 N. Edwards St.	Kalamazoo County Land Bank
13.	06-15-183-012	708 N. Edwards St.	Kalamazoo County Land Bank
14.	06-15-182-208	125 E. North Street	Kalamazoo Brownfield Redevelopment Authority





2960 Interstate Parkway  
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

## Scope of Services

**Contract for Professional Services**  
**Kalamazoo County Brownfield Redevelopment Authority**  
**Applicable to Contract Dated November 15, 2021**  
**Work Order No. 12 Dated July 27, 2023**

**Between**

**KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)  
201 WEST KALAMAZOO AVENUE  
KALAMAZOO, MICHIGAN 49007-3777**

**And**

**FISHBECK  
2960 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048**

**Subject Matter: Hollander Development – Legacy Senior Living, 730 N. Burdick Street, Kalamazoo, MI**  
**Funding Source: U.S. EPA Brownfield Assessment Grant FY21**

### **Task 3 – Cleanup Planning**

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract and as described in this “Scope of Services.”

FISHBECK will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

FISHBECK and CLIENT have designated the following representatives for this “Scope of Services”:

Jeffrey C. Hawkins  
Name (FISHBECK)

269.342.1100  
Phone

Ken Peregon, Chair  
Name (CLIENT)

269.384.8112  
Phone

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

### **ACCEPTED AND AGREED TO:**

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon  
Title Chair

By Jeffrey C. Hawkins  
Title CEO

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## I. Scope of Services

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo’s Northside Neighborhood. The community is designed as a sustainable development that provides much needed affordable housing options and allows residents to age in place. The property consists of 14 current parcels that will be combined and addressed as 730 N. Burdick Street. Phase I and II Environmental Site Assessments have already been completed. Sampling has identified existing contamination, but further cleanup planning is needed to safely reuse the site and support redevelopment. Fishbeck will prepare a Response Activity Plan (ReSAP), inclusive of the development of a conceptual site model (CSM) that details all available environmental data for the project site and discusses potential unacceptable contaminant exposure pathways relative to the planned redevelopment of the site. The ReSAP will be prepared to satisfy requirements by the Michigan State Housing Development Authority (MSHDA) for tax credit support for the planned development. The plan will present a detailed description of response activities that will be undertaken to eliminate unacceptable exposures. The preparation of the CSM, including a discussion of proposed response activities, is critical to efficiently communicating site conditions with the EGLE. Once completed, the ReSAP will be submitted to EGLE for review and concurrence that the property is, or will be, safe for its planned end use following the completion of necessary response activities to mitigate unacceptable risk for all complete exposure pathways.

First steps of the proposed scope of services included in this work order includes seeking U.S. EPA eligibility, preparing a Health and Safety Plan (HASP), and a Sampling and Analysis Plan (SAP) for the site. Additionally, budget for Brownfield cleanup planning including communicating with regulatory agencies and evaluating leveraged funds to support the safe reuse of the site is also requested.

## II. Compensation

Compensation for services provided under this Work Order will be completed on a time-and-materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

ReSAP/CSM.....	\$17,500
Brownfield Cleanup Planning.....	\$5,000
<b>Total Estimated Budget – Work Order #12.....</b>	<b>\$22,500</b>

## III. Schedule

An eligibility demonstration will be prepared immediately upon authorization to proceed and submitted to the KCBRA Brownfield Administrator for submittal to the U.S. EPA. Within one week of receiving eligibility, the HASP and SAP will be prepared. It takes approximately two weeks for the EPA to review the HASP and SAP documents. Additional response activities will follow the approximate timeline listed below:

- CSM with Planned Response Activity 2 weeks
- Preliminary Discussion with EGLE 2 weeks
- Preparation and Submittal of ReSAP 6 weeks
- EGLE Review of ReSAP 6–15 weeks

# YWCA IS ON A MISSION

July 20, 2023

Ken Peregón, Chair  
Kalamazoo County Brownfield  
Redevelopment Authority  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49008

Dear Chair Peregón:

I write on behalf of the Young Women's Christian Association of Kalamazoo, Michigan ("YWCA") to seek the earnest consideration for the Kalamazoo County Brownfield Redevelopment Authority ("Authority") to approve funding for the assessment, planning, and design of a vapor mitigation system ("Project") for the building located at 550 S. Riverview Drive, Parchment, Michigan ("Property"). The Property was occupied by Advia Credit Union ("Advia") and served as its headquarters. Advia's headquarters have now moved to West Main Street in Oshtemo Township and the Property is listed for sale. YWCA has entered into a purchase agreement with Advia and is in the process of completing its due diligence before making a decision about whether to purchase the Property. One very important element that came to light due to recent environmental sampling undertaken during our due diligence period is that there are hazardous substances present at the Property, some of which may have the potential to volatilize into the building (vapor intrusion, or "VI"). YWCA is not willing to occupy the Building and risk the health of its employees, clients, or tenant (Advia plans to lease a small part of the Building and occupy it to continue to serve its customers) without taking steps to mitigate the VI risk; therefore, YWCA is seeking funding from the Authority to pay for the costs of this mitigation.

If YWCA purchases the Property, it would move its administrative staff to the new Parchment location from existing owned and leased space in Kalamazoo. The agency's administration has outgrown its current space and needs a facility that will allow team members to work within the same workspace. Currently, many team members are forced to work remotely because there is not adequate office space. Although the Parchment site would allow YWCA to move all of its administrative team members under one roof, it would also provide the added benefit of allowing the existing space owned and leased by YWCA to be devoted entirely to direct service for its clients. The acquisition of the Property would allow YWCA to more efficiently administer and implement its programs by improving accessibility to its clients within Kalamazoo County to those programming and wrap-around services.

YWCA cannot move into the Property without addressing the VI issue. Not only are there concerns about the safety of staff and clients, but the Property will also be open to the public and will have a tenant whose safety we need to ensure. Prior to commencing its search for a building that would suit its needs, YWCA identified donated funds to ensure the purchase of a building and pay for the associated costs. What was not anticipated was the need for additional funding to install a VI mitigation system.

eliminating racism  
empowering women  
**ywca**

**YWCA Kalamazoo**  
353 E. Michigan Avenue, Kalamazoo, MI 49007-3844  
P 269.345.5595 F 269.345.8230  
[ywcakalamazoo.org](http://ywcakalamazoo.org)



In fact, before we embarked on the mission of finding a suitable site, we were not aware of VI or that it could negatively affect our search.

As we now need to design and install a VI mitigation system, we will need additional funding to pay for the costs associated with the same. Additional fundraising will take time, and we may lose the opportunity to purchase the Property in the meantime. Given the timing of our discovery of the hazardous substances, and the short time remaining for us to make a decision on purchasing the Property (our due diligence ends on August 4<sup>th</sup>), funding from the Authority is desperately needed. We anticipate that the design and planning phase would be approximately \$22,500.00, while the installation of the VI mitigation system would be in the \$60,000.00 to \$100,000.00 range.

In the event that, prior to our due diligence period expiring, funding through the EPA assessment grant is approved (see the Part I and Part II applications, attached), and a commitment to fund via the Authority's revolving fund is forthcoming, YWCA would be able to make the commitment to close on the property. We would also request that any fees associated with those programs be waived, as YWCA is a non-profit and provides significant, important services to marginalized and vulnerable populations within Kalamazoo County, some of which are not found anywhere else in the community.

It is our understanding that Advia would have removed their remaining inventory by August 1. This would allow us (via our consultant, Fishbeck - Engineering, Environmental Sciences, Architecture, and Construction Management Firm) to design an appropriate VI mitigation system and then commence construction of same. We expect that the design would be completed in late August or early September 2023 and that the installation of the VI mitigation system would be completed by October or November 2023. Once that system is installed, and the balance of the rehabilitation work is completed, we would hope to have our staff moved in before the end of this year. We anticipate that, more than just filling a void left behind by Advia's headquarters exit, the Parchment administrative campus of YWCA would be instrumental in revitalizing downtown Parchment.

We look forward to working with the Authority on this very exciting project! Please do not hesitate to call me or one of my team members if you have any questions. Your first point of contact should be Allison Gumper-Hoffman; she can be reached at [agumper@ywcakalamazoo.org](mailto:agumper@ywcakalamazoo.org).

Very Truly Yours,



Lisa Rodriguez  
Interim Chief Executive Officer

# 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: July 20, 2023

### Business Information

2 Name of Applicant: The Young Women's Christian Association of Kalamazoo, Michigan (YWCA)

3 Business Address: 353 E. Michigan Avenue, Kalamazoo, Michigan 49007

4 Business Telephone Number: 269-345-5595

5 Contact Person(s) & Title: Allison Gumper-Hoffman, Vice President of Operations

6 Contact Person(s) Telephone Number: 269-569-2775

7 Contact Person(s) Fax Number: 269-345-8230

8 Contact Person(s) Email Address: agumper@ywcakalamazoo.org

9 Entity Type:

Proprietorship	<input type="checkbox"/>	
Partnership	<input type="checkbox"/>	
Corporation	<input type="checkbox"/>	
Other (specify)	<input checked="" type="checkbox"/>	nonprofit corporation

10 Describe nature and history of business:

The YWCA, established in 1885, is dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom and dignity for all. We provide direct services to women, children and their families. We work for system changes to eliminate racism, empower women, and see the community stand up for social justice. By harnessing the potential of every woman, the YWCA brings real change to fight for gender equality and racial justice through advocacy and programming.

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

None.

### Proposed Project Site Information

12 Address(es) (if known): 550 S. Riverview, Parchment, Michigan 49004

13 Tax IDs: 06-03-476-041

14 Present Owner(s): Advia Credit Union

15 Date Present Owner(s) Acquired Property (if known): 2003

16 Does applicant have land control: No  Yes

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

17 Any currently known environmental issues? Yes

18 Is applicant a liable party for environmental issues at site? No  Yes

19 Is access to site permitted? No  Yes

20 Project Type:

New	<input type="checkbox"/>	
Relocation	<input checked="" type="checkbox"/>	
Expansion	<input checked="" type="checkbox"/>	
Rehabilitation	<input type="checkbox"/>	

21 Project Size:

Parcel Size (acres):	2.34 acres
Existing building area (sq ft):	8,576
New building area (sq ft):	unknown

22 Project timeline (proposed or actual):

Start date: closing in August 2023

Completion Date: as soon as possible/ 11-30-23

23

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

Business Plan	<input type="checkbox"/>
Market Analysis	<input type="checkbox"/>
Architectural/Site Plans	<input checked="" type="checkbox"/>

Financial Commitments	<input type="checkbox"/>
Environmental Information/Reports	<input checked="" type="checkbox"/>

**Tax Base Information**

24 Total Investment Anticipated: Estimated to be \$1,653,400

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	<input type="checkbox"/>
BEA	<input type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input type="checkbox"/>
Additional Response Activities	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>

Phase II ESA	<input type="checkbox"/>
Due Care	<input checked="" type="checkbox"/>
Clean-up Planning	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>
Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>

26 Current State Equalized Value: \$1,392,400

27 Estimated State Equalized Value after Project Completion: property will be tax exempt

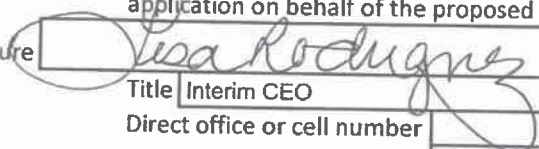
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 200

FTE Jobs Created: 30

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	
Title	Interim CEO
Direct office or cell number	
Fax number	
Email address	lrodriguez@ywcakalamazoo.org

Date: 7.20.2023

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



**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:

**Business Information**

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

**Proposed Project Site Information**

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):  
 Start date:  Completion Date:

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	<input type="checkbox"/>
Market Analysis	<input type="checkbox"/>	Environmental Information/Reports	<input type="checkbox"/>
Architectural/Site Plans	<input checked="" type="checkbox"/>		

**Project Team**

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:

Land:	
New Construction/Site Improvements:	
Eligible Brownfield Activities (Specify):	
Other (Specify below):	
<input type="text"/>	
Total Capital Investment:	<input type="text" value="\$ **See attachment"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

\$80,000-\$100,000 (grant)
\$23,250

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

0

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:


Total Brownfield Funding Requested:

\$ up to 123,250 -
--------------------

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="text"/>	Date	<input type="text"/>
Title	Interim CEO		
Direct office or cell number	<input type="text"/>		
Fax number	<input type="text"/>		
Email address	lrodriguez@ywcakalamazoo.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





## I. Scope of Services

The Young Women’s Christian Association (YWCA) of Kalamazoo, Michigan is requesting funding for assessment, planning and design of a vapor mitigation system (“Project”) for the building located at 550 S. Riverview Drive, Parchment, Michigan (“Property”). The Property was occupied by Advia Credit Union (“Advia”) and served as its headquarters. Advia’s headquarters have now moved and the Property is listed for sale. The YWCA has entered into a purchase agreement with Advia, and is in the process of completing its due diligence before making a decision about whether to purchase the Property. Recent sampling undertaken during the due diligence period has detected hazardous substances present at the Property, some of which may have the potential to volatilize into the building (vapor intrusion, or “VI”). The YWCA is not willing to occupy the Building and risk the health of its employees, clients or tenant (Advia plans to lease and occupy a small part of the Building) without taking steps to mitigate the VI risk. The YWCA is seeking funding from the Authority to pay for the costs of this VI assessment and cleanup planning.

The proposed scope of services included in this work order includes seeking U.S. EPA eligibility, preparing a Health and Safety Plan (HASP), and a Sampling and Analysis Plan (SAP) for the site. Additional services include Pressure Field Extension (PFE) testing to assess the building conditions and system requirements. Further cleanup planning involves the design of the vapor mitigation system (VMS). A budget for project management inclusive of coordination and communication regarding the EPA grant related costs is also included in this work order. Costs associated with the actual installation of the VMS are not included in the EPA grant request.

## II. Compensation

Compensation for services provided under this Work Order will be completed on a time-and-materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

PFE Testing.....	\$ 5,250
VMS Design.....	\$15,000
Project Management .....	\$ 3,000
<b>Total Estimated Budget – Work Order #13.....</b>	<b>\$23,250</b>

## III. Schedule

An eligibility demonstration will be prepared immediately upon authorization to proceed and submitted to the KCBRA Brownfield Administrator for submittal to the U.S. EPA. Within one week of receiving eligibility, the HASP and SAP will be prepared. It takes approximately two weeks for the EPA to review the HASP and SAP documents. Once the SAP has been approved, the PFE testing can be scheduled with field work anticipated to be conducted within two weeks. The VMS design will take approximately three to four weeks.



Rebekah Kik, Assistant City Manager  
Director of Community Planning & Development  
City of Kalamazoo  
241 West South Street  
Kalamazoo, Michigan, 49007

Kevan Hess, Chair  
City of Kalamazoo Brownfield Redevelopment Authority  
c/o Economic Development Office  
City of Kalamazoo  
241 West South Street  
Kalamazoo, Michigan, 49007

Dear Ms. Kik and Mr. Hess,

A funding request from 440 NC, LLC, was approved at the Regular Meeting of the Kalamazoo County Brownfield Redevelopment Authority (County BRA) held on December 16, 2022. The developer for the project located at 440 North Church Street, Kalamazoo, MI, 49007, has submitted an application to the County BRA requesting utilization of our Local Brownfield Revolving Fund (LBRF) to assist with activities related to a project in the City of Kalamazoo. This project is anticipated to involve investment in the surrounding area, that will result in an improved taxable value that will allow the City of Kalamazoo's Brownfield Redevelopment Authority (City BRA) to include the site in a City Brownfield Plan. This will generate tax increment revenues that will be utilized to reimburse eligible parties including the County BRA, the Developer, and the City. As previously discussed, the City's policy is to reimburse the Developer first, in concert with allowable BRA administration costs. However, the County BRA's policy is for the County BRA to be reimbursed first to revolve LBRF dollars back into other projects in Kalamazoo County.

At the December 16<sup>th</sup>, 2022, Regular Meeting, the Developer expressed willingness to allow the County BRA to be first in line with respect to the tax increment reimbursement for this project. The County BRA is requesting support by the City's BRA, that if a brownfield plan is in place, including the parcel at 440 North Church Street, the City BRA would support the plan to reimburse the County BRA first. This understanding would be subject to the City's Brownfield Plan Development Agreement which addresses other obligations of the Developer including default, etc. Therefore, in the interest of cooperation between the county BRA and the City BRA on this project, the County BRA requests the City BRA commit, through its signature below, to reimbursing the County BRA for its financial contributions to the project first and fully with tax increment generated from the 440 North Church Street property through the City of Kalamazoo's Brownfield Plan, assuming this property is ultimately approved and included in the City's Brownfield Plan.

This signed agreement would be subject to and included by reference in the final Brownfield Plan Development Agreement (Development Agreement) between the City of Kalamazoo BRA and the Developer, assuming a Development Agreement is completed and executed.

The county BRA looks forward to the successful completion of this project and the benefits it will bring to our community. We also look forward to furthering our cooperation and relationship with the City of Kalamazoo BRA finding opportunities to team when appropriate on brownfield sites throughout the City of Kalamazoo.

Respectfully submitted,

Kenneth W. Peregon, Chair  
Kalamazoo County Redevelopment Authority

Cc: Jim Ritsema, City Manager, City of Kalamazoo  
Kevin Catlin, County Administrator, Kalamazoo County  
Trisha Kidd, 440 NC, LLC  
Jamie McCarthy, City of Kalamazoo Brownfield Redevelopment Authority

Please indicate agreement with the terms indicated in this letter by signing and dating below:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Rebekah Kik, Assistant City Manager  
City of Kalamazoo Director of Community Planning & Development

\_\_\_\_\_ Date: \_\_\_\_\_  
Kevan Hess, Chair  
City of Kalamazoo Brownfield Redevelopment Authority

**Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review**  
 5200 E Cork Street Investors, LLC - Kalamazoo, MI  
 July 27, 2023

KCBRA		State	Local	Total
<b>Expenditures</b>				
Plan Related Expenses		\$ -	\$ 54,726.37	\$ 54,726.37
2010 Administration Expenses		\$ -	\$ 7,771.62	\$ 7,771.62
2011 County Cost Allocation		\$ -	\$ 911.20	\$ 911.20
2012 Administration Expenses		\$ -	\$ 6,137.22	\$ 6,137.22
2013 Administration Expenses		\$ -	\$ 23,490.91	\$ 23,490.91
2014 Administration Expenses		\$ -	\$ 12,136.26	\$ 12,136.26
2015 Administrative Expenses		\$ -	\$ 28,676.51	\$ 28,676.51
2016 Administrative Expenses		\$ -	\$ 21,679.34	\$ 21,679.34
2016 Legal expenses related to State tax capture		\$ -	\$ 676.87	\$ 676.87
2017 Administrative Expenses		\$ -	\$ 18,482.19	\$ 18,482.19
2018 Administrative Expenses		\$ -	\$ 17,537.74	\$ 17,537.74
2019 Administrative Expenses		\$ -	\$ 10,991.98	\$ 10,991.98
2020 Administrative Expenses		\$ -	\$ 10,398.68	\$ 10,398.68
2021 Administrative Expenses		\$ -	\$ 17,813.69	\$ 17,813.69
2022 Administrative Expenses		\$ -	\$ 17,346.67	\$ 17,346.67
<b>Subtotal KCBRA</b>		\$ -	\$ 248,777.25	\$ 248,777.25
<b>Payments</b>				
KCBRA	Approved	Distributed		
KCBRA	11/17/11	11/18/11	\$ -	\$ 17,531.34
KCBRA	2/1/12	2/2/12	\$ -	\$ 17,294.32
KCBRA	11/15/12	11/15/12	\$ -	\$ 18,130.38
KCBRA	4/25/13	4/25/13	\$ -	\$ 16,590.37
KCBRA		2/10/14	\$ -	\$ 17,729.42
KCBRA		9/4/2014	\$ -	\$ 5,761.49
KCBRA		5/7/2015	\$ -	\$ 12,136.26
KCBRA		6/23/2016	\$ -	\$ 28,676.51
KCBRA	8/24/2017	8/24/2017	\$ -	\$ 22,356.21
KCBRA	5/24/2018	5/24/2018	\$ -	\$ 18,482.19
KCBRA		12/31/2018	\$ -	\$ 17,537.74
KCBRA	2/27/2020	12/31/2019	\$ -	\$ 10,991.98
KCBRA	2/25/2021	12/31/2020	\$ -	\$ 10,398.68
KCBRA	12/31/2021	12/31/2021	\$ -	\$ 17,813.69
KCBRA	3/23/2023	12/31/2022	\$ -	\$ 17,346.67
<b>Subtotal KCBRA</b>			\$ -	\$ 248,777.25
<b>Remaining Balances after Payments</b>				
Subtotal KCBRA balance remaining			\$ -	\$ -
<b>Developer</b>				
<b>Expenditures</b>				
<i>Interest Eligible Developer Expense</i>				
<b>REQUEST #1</b>				
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011		\$ 435,974.46	\$ -
BEA Activities:	No request for Reimbursement		\$ -	\$ -
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011		\$ -	\$ 393,513.49
Environmental Insurance:*	Approved Reimbursement Request #1 - Nov 17, 2011		\$ -	\$ 570,000.00
Contingencies:*	Approved Reimbursement Request #1 - Nov 17, 2011		\$ -	\$ 57,480.53
Brownfield Plan:	Approved Reimbursement Request #1 - Nov 17, 2011		\$ -	\$ 20,000.00
<b>Total Request #1</b>			\$ 435,974.46	\$ 1,040,994.02
<b>REQUEST #2</b>				
Due Care Activities:	Pending Reimbursement Request #2 - May 25, 2023		\$ -	\$ 330,346.97
BEA Activities:	Pending Reimbursement Request #2 - May 25, 2023		\$ -	\$ 1,210.00
Environmental Insurance:*	Pending Reimbursement Request #2 - May 25, 2023		\$ -	\$ 28,019.27
Contingencies:*	Pending Reimbursement Request #2 - May 25, 2023		\$ -	\$ 167,381.36
<b>Total Request #2</b>			\$ -	\$ 526,957.60
<b>total request of Developer</b>			\$ 435,974.46	\$ 1,567,951.62
<b>Non-Interest Eligible Expenses</b>				
<i>Approved</i>				
<b>REQUEST #1</b>				
2011 Interest - 11/17/11 - 12/05/2011 + 12/06/11 - 12/31/2011			\$ -	\$ 5,234.14
2012 Interest - 1/1/12 - 11/20/2012 + 11/20/12 - 12/31/2012			\$ -	\$ 42,562.65
2013 Interest - 01/01/13 - 12/17/2013 + 12/17/2013 - 12/31/13			\$ -	\$ 41,063.90
2014 Interest - 01/01/14 - 12/01/2014 + 12/01/2014 - 12/31/14			\$ -	\$ 39,293.93
2015 Interest - 01/01/15 - 12/17/2015 + 12/17/15 - 12/31/2015			\$ -	\$ 37,616.48
2016 Interest - 01/01/16 - 12/15/2016 + 12/15/2016 - 12/31/2016			\$ -	\$ 35,457.13
2017 Interest - 1/1/17 to 8/24/17 + 8/24/17 to 12/31/2017			\$ -	\$ 26,166.91
2018 Interest - 1/1/18 to 10/2/18 + 10/2/18 to 12/31/2018			\$ -	\$ 21,896.55
2019 Interest - 1/1/19 to 10/16/19 + 10/16/19 to 12/31/2019			\$ -	\$ 17,924.13
2020 Interest 1/1/20 to 3/12/20 + 3/12/20 to 12/31/20			\$ -	\$ 11,614.24
2021 Interest 1/1/21 to 6/2/21 + 6/2/21 to 12/31/21			\$ -	\$ 11,596.45
<b>Total Interest charged Request #1</b>			\$ -	\$ 290,426.51
Interest Payment 4/25/13		5/21/2013	\$ -	\$ (1,294.90)
Interest Payment 11/21/13 - 11/21/2013		12/17/2013	\$ -	\$ (19,058.34)
Interest Payment Less KRESA Payment (\$1,999.70)		12/1/2014	\$ -	\$ (11,146.68)
Interest Payment 6/2015		6/16/2015	\$ -	\$ (6,515.87)
Interest payment 12/22/2015		12/17/2015	\$ -	\$ (53,995.68)
Interest payment 6/23/2016		7/5/2016	\$ -	\$ (64,632.46)
Interest payment 12/15/16		12/15/2016	\$ -	\$ (9,127.17)
Interest payment 8/24/17		8/24/2017	\$ -	\$ (35,457.12)
Interest Payment 10/3/2018		10/3/2018	\$ -	\$ (26,166.91)
Interest payment 8/22/19		10/15/2019	\$ -	\$ (21,896.55)
Interest payment 2/27/20		3/12/2020	\$ -	\$ (17,924.13)
Interest payment 4/22/21		6/2/2021	\$ -	\$ (11,614.25)
Interest payment 2/24/22		3/2/2022	\$ -	\$ (11,596.45)
<b>Total Interest remaining Request #1</b>			\$ -	\$ 0.00
<b>Subtotal Developer Request #1</b>			\$ 435,974.46	\$ 1,040,994.02
<b>Subtotal Developer Request #2</b>			\$ -	\$ 526,957.60
<b>total</b>			\$ -	\$ 2,003,926.08
<b>Non-Interest Payments</b>				
<i>Approved</i>				
<b>REQUEST #1</b>				
Developer	11/17/11	12/5/11	\$ 52,184.44	\$ -
Developer	11/15/12	11/20/12	\$ 53,819.03	\$ -
Developer	11/21/2013	12/17/2013	\$ 56,533.55	\$ -
Developer	Nov 2014	12/1/2014	\$ 56,377.20	\$ -
Developer Payment	12/22/2015	12/17/2015	\$ 108,763.26	\$ -
Developer Payment		6/23/2016	\$ 980.40	\$ -
Developer Payment		12/15/16	\$ 107,316.58	\$ -
Developer Payment		12/15/16	\$ -	\$ 106,090.66
Developer payment		8/24/17	\$ -	\$ 21,754.83
Developer payment		12/28/17	\$ -	\$ 115,776.51
Developer payment 10/3/2018		10/2/2018	\$ -	\$ 29,115.44
Developer Payment	12/20/2018	12/30/2018	\$ -	\$ 155,617.51
Developer payment	8/22/2019	10/15/2019	\$ -	\$ 72,846.35
Developer payment	2/27/2020	3/12/2020	\$ -	\$ 108,896.67
Developer payment	8/27/2020	10/12/2020	\$ -	\$ 166,146.48
Developer payment from AIZ	8/27/2020	10/12/2020	\$ -	\$ 19,777.68
Developer payment	4/22/2021	6/2/2021	\$ -	\$ 36,087.52
Developer Payment	2/24/2022	3/02/2022	\$ -	\$ 208,884.37
<b>REQUEST #2</b>				
Developer Payment	pending 7/27/2023		\$ -	\$ 526,957.60
<b>Subtotal Developer</b>			\$ 435,974.46	\$ 1,567,951.62
<b>Remaining Balances after Payments</b>				
Interest Eligible Subtotal			\$ -	\$ -
Interest			\$ -	\$ 0.00
total due to developer			\$ -	\$ 2,294,352.59
<b>Subtotal Developer</b>			\$ -	\$ 0.00
<b>Total Remaining Balances of all Entities</b>				
			\$ -	\$ 0.00

\*Total environmental insurance cost was \$237,483. Therefore, contingency of \$37,483 was used for TF Reimbursement Request



### Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Disaster Restoration Inc - 9008 Portage Rd, Portage, MI 49002

July 27, 2023

<b>KCBRA</b>			<b>State</b>	<b>Local</b>	<b>Total</b>
<b>Expenditures</b>	<i>Estimate</i>	<i>Invoiced</i>			
Phase I	\$ 2,300.00		\$ 6,209.06	\$ -	\$ 6,209.06
Phase II	\$ -		\$ 330.44	\$ -	\$ 330.44
BEA/Due Care Plan	\$ 2,700.00	Invoiced together -	\$ 351.25	\$ -	\$ 351.25
Brownfield Plan	\$ 2,500.00	\$9816.63		\$ 1,428.75	\$ 1,428.75
Act 381 Work Plan	\$ 2,500.00			\$ 1,497.13	\$ 1,497.13
Act 381 Work Plan - 12/10/14				\$ 210.00	\$ 210.00
				\$ 263.75	\$ 263.75
Documentation of Due Care 12/17/15			\$ 45.13	\$ 3,139.87	\$ 3,185.00
<i>Administrative</i>					\$ -
2013 BRA Operating Expenses			\$ -	\$ 3,132.12	\$ 3,132.12
2014 BRA Operating Expenses				\$ 162.61	\$ 162.61
2015 BRA Admin. Expenses				\$ 141.85	\$ 141.85
2016 BRA Admin. Expenses				\$ 87.06	\$ 87.06
2017 BRA Admin Expenses	5/24/2018			\$ 97.77	\$ 97.77
2018 BRA Admin Expenses	3/28/2019			\$ 122.70	\$ 122.70
2019 BRA Admin. Expenses	2/27/2020			\$ 77.34	\$ 77.34
2020 BRA Admin. Expenses	2/26/2021			\$ 68.22	\$ 68.22
2021 Bra Admin. Expenses	12/31/2021			\$ 127.77	\$ 127.77
2022 Bra Admin. Expenses	12/31/2022			\$ 167.87	\$ 167.87
<b>Subtotal KCBRA</b>		\$ 9,816.63	\$ 6,935.88	\$ 10,724.81	\$ 17,660.69
<b>Payments</b>	<i>Approved</i>	<i>Distributed</i>			
KCBRA		Sept 2014	\$ 617.89	\$ 601.54	\$ 1,219.43
KCBRA		12/31/2015		\$ 81.67	\$ 81.67
KCBRA		12/31/2015	\$ 505.09	\$ 597.94	\$ 1,103.03
KCBRA		12/15/2016	\$ 501.52	\$ 67.54	\$ 569.06
KCBRA		12/15/2016		\$ 612.15	\$ 612.15
KCBRA		12/22/2017	\$ 570.58	\$ 760.54	\$ 1,331.12
KCBRA		2018	\$ 601.00	\$ 846.00	\$ 1,447.00
KCBRA		2019	\$ 860.24	\$ 1,231.65	\$ 2,091.89
KCBRA		2020	\$ 1,269.73	\$ 2,488.29	\$ 3,758.02
KCBRA		4/28/22	\$ 2,009.83	\$ 3,269.62	\$ 5,279.45
KCBRA		3/23/2023		\$ 167.87	\$ 167.87
<b>Subtotal KCBRA</b>			\$ 6,935.88	\$ 10,724.81	\$ 17,660.69
<b>Remaining Balances after Payments</b>					
<b>Subtotal KCBRA</b>			\$ -	\$ -	\$ -
<b>State Brownfield Fund</b>					
State of Michigan Payment (2015 SET)		10/23/2016	\$ 72.00		\$ 72.00
State of Michigan Payment (2016 SET)		10/3/2017	\$ 71.50		\$ 71.50
State of Michigan Payment (2017 SET)		12/3/2018	\$ 81.00		\$ 81.00
State of Michigan Payment (2018 SET 3 mils)			\$ 87.00		\$ 87.00
State of Michigan Payment (2019 SET 3 mils)			\$ 125.00		\$ 125.00
State of Michigan Payment (2020 SET 3 mils)		12/31/2021	\$ 266.00		\$ 266.00
State of Michigan Payment (2021 SET 3 mils)		12/31/2022	\$ 379.00		\$ 379.00
State of Michigan Payment (2022 SET 3 mils)		pending	\$ 392.42		\$ 392.42
<b>Total</b>			\$ 1,473.92		\$ 1,473.92
<b>Developer</b>	<i>Estimated</i>	<i>Invoiced</i>	<b>State</b>	<b>Local</b>	<b>Total</b>
<b>Expenditures</b>					
<i>Eligible Developer Expense</i>					
BEA activities	5000		\$ 2,800.00	\$ 37,450.00	\$ 40,250.00
Due Care Activities	15000	Invoiced together	\$ -	\$ -	\$ -
Non Environmental Activities	20000	= 41,939.12	\$ -	\$ -	\$ -
Act 381 Work Plan	2500		\$ -	\$ -	\$ -
<b>Total</b>			\$ -	\$ -	\$ -
<b>Subtotal Developer</b>			\$ 2,800.00	\$ 37,450.00	\$ 40,250.00
<b>Non-Interest Payments</b>	<i>Approved</i>	<i>Distributed</i>	<b>State</b>	<b>Local</b>	<b>Total</b>
1st TIF reimbursement	4/28/22		\$ 579.61	\$ 918.19	\$ 1,497.80
2nd TIF reimbursement	pending		\$ 2,220.39	\$ 4,006.75	\$ 6,227.14
<b>Subtotal Developer</b>			\$ 2,800.00	\$ 4,924.94	\$ 7,724.94
*Amount eligible by BF plan \$40,250.00					
<b>Developer Remaining Balances after Payments</b>					
<b>Subtotal Developer</b>			\$ -	\$ 32,525.06	\$ 32,525.06
<b>Total Remaining Balances of all Entities</b>			\$ -	\$ 32,525.06	\$ 32,525.06

## National Brownfields Conference 2023

August 8-11th at Huntington Place, 1 Washington Blvd, Detroit, MI 48226



ABOUT PROGRAM ENGAGE NEWS PHOENIX AWARDS

REGISTER

### Pre-Registration Fees

Register by 11:59PM ET on August 7, 2023.

	<del>\$150</del>	<del>\$250</del>	<del>\$400</del>
<b>\$50</b>	<b>\$125</b>	<b>\$200</b>	<b>\$325</b>
Academia/ Student (ID Required)	Community Group	Local Government	Private Sector
	Environmental Justice	State Government	
	Non-Profit	Federal Government	
		Tribal Government	

### On-Site Registration Fees

Opens at 7:30AM CT, August 8, 2023, at Huntington Place in Detroit, Michigan.

<b>\$50</b>	<b>\$150</b>	<b>\$250</b>	<b>\$400</b>
Academia/ Student (ID Required)	Community Group	Local Government	Private Sector
	Environmental Justice	State Government	
	Non-Profit	Federal Government	
		Tribal Government	

Mileage: 65.5 cents/mile per diem rate (\$182.75 from County Admin for 279 miles)

Mobile Work Shops: average \$25

Lodging: \$133 per diem rate

Meals & Incidentals: \$64 a day per diem rate

Parking: \$25

Registration: \$50-\$325

STAFF – \$1,400 budget

Registration \$200

Estimated Hotel \$458.85

Per Diem Meals & incidentals \$256

Workshop \$25

Mileage \$182.75

Parking \$100

PREVIOUSLY SPENT –

- Grover 2022: \$1,622.21 (approved 9/22/2022)
- Walters 2023: \$1,400 (approved 4/27/2023)

**Remaining in Budget: \$2,977.00**

Remaining estimated \$1,500 for board members in 2023 (funds up to three members with registration only and mileage) or one member full sponsorship.



# Kalamazoo Black Business Expo 2023

## AUGUST 26TH 2023 1:00-5:00pm Kalamazoo County Expo Center

### Vendor Fees – Electronic Payments 4% Processing Fee

Food Vendor \$100

Retail Vendor \$90

Information Vendor (Not Selling) \$75

### Information

After August 1st, 2023 a \$25 fee increase will be added and all vendor registration & fees will be due NO LATER THAN August 20th, 2023.

- Vendor fees may be paid by cash, money order, cashier's check, credit card, paypal, non-profit organization check. No personal checks.
- Only cancellations received in writing via email to [blackwallstreetkzoo@gmail.com](mailto:blackwallstreetkzoo@gmail.com) by August 1st, 2023 will receive refund, minus \$25 processing fee.
- Vendors will be provided an 8ft table top and two chairs (provide own table linen).
- Electricity during Expo hours (Vendors must supply their own commercial grade extension cord)
- Water during Expo hours
- **Black Wall Street Kalamazoo will NOT be responsible for lost or stolen items.**

### Rules

- Food vendors must comply with Health Department regulations.

Call 269-373-5210 – [Read Compliance](#)

- Food vendors must not dispose of charcoal anywhere in the facility
- Cooking grease must be appropriately contained for disposal.
- Vendors will be fined for any damage to property including damage caused by the dumping of grease or other substances.
- No weapons or contraband.
- Vendors in need of electricity must provide their own 50 foot commercial grade extension cord.
- No display or sale of counterfeit or bootlegged merchandise.
- Only two spaces allowed per vendor.
- Set up begins at 9:00 am. Set up must be complete by 11:45pm. Vendors must shutdown sales by 4:45 pm. Vendors must be out of the building by 6:00pm. \$25 Penalty fee enforced for noncompliance.

Food vendors must complete the Kalamazoo Township food vendor application 30 days in advance.



## NEW BROWNFIELD INCENTIVES FOR HOUSING DEVELOPMENT

Michigan and other states face a shortage in housing stock, and new construction of all types of housing is needed. Construction costs have continued to increase over the past years. Materials and labor costs have made new housing construction unaffordable for many, especially the workforce housing market.

To help communities, developers, and construction companies move forward on housing development projects, the legislature has amended the Brownfield Redevelopment Financing Act. The amendment allows state and local tax increment revenues to reimburse Housing Development Activities, which include the following:

- Infrastructure improvements that support housing
- Demolition and site preparation that supports housing
- Reimbursement to fill a financing gap for income qualified housing
- Qualified rehabilitation of rental units
- Acquisition costs of blighted or obsolete rental units which promote rehabilitation/adaptive reuse for income qualified households (i.e., households whose annual income is not more than 120% of the area median income)

The amendment additionally:

- Creates a new "Eligible Property" category of "Housing Property" that broadly encompasses any structure used for a dwelling and where construction or rehabilitation is proposed.
- Allows any increased tax revenues from a Payment in Lieu of Taxes (PILOT) to be considered tax increment revenues, which can then be captured through a Brownfield Plan.
- Increases allowable cost of developing a Brownfield Plan.
- Increases allowable annual maximum administrative expense of the Authority.
- Requires MSHDA approval for income qualified projects.
- No longer requires state approval to use school tax increment revenues for the first \$250,000 of asbestos, lead, mold abatement, and demolition.
- Allows market rate housing development projects to take advantage of these changes without approval of an Act 381 Work Plan, expediting and increasing potential tax increment revenue for a project.
- Includes additional relevant clarifications and enhancements to the Act.

Fishbeck is a leader in brownfield redevelopment incentives and the application of brownfield tax increment financing to support housing projects. The amendment to the Brownfield Redevelopment Financing Act strengthens and broadens this tool. Fishbeck stands ready to assist you with evaluating the application of this expanded tool on your next project.



800.456.3824  
fishbeck.com



## Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Logan Mulholland

DATE: July 20, 2023

RE: Midlink Brownfield Plan Amendment Evaluation

Fishbeck has been requested to evaluate an anticipated Brownfield Plan Amendment to the existing Midlink Business Park Brownfield Plan, third amendment (the "Plan"). The need for an amendment to the existing Plan is based on the new construction of a 165,000-square-foot speculative warehouse/light manufacturing building on 14 acres of surplus land located within the Midlink Business Park. Fishbeck has engaged with the developer, 5200 East Cork Street Investors, LLC (the "Developer"), to understand the new eligible costs and activities related to the expansion, total investment, and ultimately the future taxable value of the project. The evaluation also included the review of remaining reimbursable expenses, sequencing of reimbursement, and timing. Our initial evaluation findings are summarized herein.

The Plan included a total of \$6,067,254 principal eligible environmental activities, plus 3% interest expense, up to \$1,842,151; administrative costs, up to \$500,000; and capture for the Local Brownfield Revolving Fund (LBRF). The Plan included reimbursement to 5200 East Cork Street Investors, LLC, General Mills, and Zeigler Motorsports, and capped the Developer reimbursement at 18 years, plus 5 years for the LBRF capture. Capture was initiated in 2011, and thus far, the three entities have submitted a total of \$4,029,364.52 of principal eligible activities, including a pending \$2,500 invoice submitted by 5200 East Cork Street Investors, LLC. This leaves a total principal balance of \$2,037,889.48.

Fishbeck has engaged 5200 East Cork Street Investors, LLC and the KCBRA staff on anticipated environmental activities to be requested for reimbursement. The Developer has indicated the future activities, Resource Conservation and Recovery Act (RCRA) activities (local only), and environmental activities (school and local eligible) are anticipated on site and the development team is working on providing an estimated cost. Until a better estimate is provided, the entire remaining environmental principal balance of \$2,037,889.48 is included in the tax increment financing (TIF) reimbursement modeling. If actual costs are incurred up to this amount, this is the most conservative analysis. Fishbeck has also met with the Developer and their construction team to discuss anticipated eligible activities related to the new construction. A total of \$1,908,016 in future eligible activities was identified, including \$1,573,569 of Site Preparation and Infrastructure Improvements eligible activities, which will be detailed in the fourth amendment, if pursued.

Infrastructure improvements and site preparation activities are eligible for properties that are in a qualified local unit of government, an *Economic Opportunity Zone*, or that is a former mill. The statute states an "Economic Opportunity Zone" means one or more parcels of property that meet all the following: parcels that together are 40 or more acres in size, that contain or contained a manufacturing operation or an enclosed mall that consists or consisted of 300,000 or more square feet, and that is located in a municipality that is contiguous to a qualified local governmental unit (LUG). The Midlink Business Park fits these criteria as the site is approximately 340 acres, previously contained a General Motors manufacturing facility that was approximately 1,896,906 square feet, and

is located in Comstock Township, which is contiguous to the City of Kalamazoo, a qualified LUG. Some additional analysis may be required to ensure all parcels included in the Plan qualify as the Economic Opportunity Zone; however, the new construction area seems to qualify. This Economic Opportunity Zone will be detailed and declared in the fourth amendment if pursued.

Fishbeck has engaged the local assessor to estimate the future taxable value of the new construction. The Developer has indicated that the total capital investment for the project is estimated at \$16,000,000, of which, approximately \$13,000,000 is related to the hard construction and site improvement costs. The local assessor utilized this information, along with the preliminary site drawings, to provide a future taxable value of \$6,500,000, which results in over \$450,000 in additional state and local tax increment revenues annually. It is Fishbeck's understanding that Schupan has submitted a project application for the Board's future consideration regarding eligible expenses for an expansion on two parcels located within the Plan area. As a conservative measure, the taxable value included in the TIF tables was frozen at the 2023 value for these parcels.

The draft TIF reimbursement tables portray the new eligible activities identified by the Developer, the remaining environmental principal balance identified above, and the remaining LBRF balance to capture on the total amended Plan. The draft tables also portray administrative expenses, calculated at 10% of local tax capture. The reimbursement model portrays full reimbursement of the new construction eligible activities in 4 years, plus an additional 3 years for the remaining environmental eligible activities. In total, this puts the Developer reimbursement at 7 years, or until 2029 (year 19 of the Plan). An additional 5 full years of LBRF capture is anticipated, which will extend the Plan to 2034, or year 24 of the Plan. Therefore, the new construction eligible activities and the remaining environmental eligible activities extend the Developer reimbursement 1 year past the originally agreed up 18 years. This can be addressed in the fourth amendment if pursued.

The draft reimbursement model is included in Attachment 1. If you have any questions or require additional information, please contact Logan Mulholland at 269.544.6966 or [lmulholland@fishbeck.com](mailto:lmulholland@fishbeck.com).

# Attachment 1

---

**Tax Incremental Revenue Reimbursement Table 3**  
**Midlink Business Park**  
**Kalamazoo, Michigan**  
**June 2023**

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	42.5%	\$ 30,970	\$ -	\$ 30,970
Local	57.5%	\$ 41,902	\$ 3,873,034	\$ 3,914,935
<b>TOTAL</b>				
EGLE	51.8%	\$ 72,872	\$ 1,971,318	\$ 2,044,190
MSF	48.2%	\$ -	\$ 1,901,716	\$ 1,901,716

Estimated Total  
Years of Plan: 24

Estimated Capture	\$ 6,962,985
Administrative Fees	\$ 471,682
State Brownfield Redevelopment Fund	\$ 57,660
Local Brownfield Revolving Fund	\$ 4,525,627

	YEARS												TOTAL	
	13	14	15	16	17	18	19	20	21	22	23	24		
<b>Total State Incremental Revenue</b>	\$ 394,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394,655
State Brownfield Redevelopment Fund (50% of SET)	\$ 57,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,660
<b>State TIR Available for Reimbursement</b>	\$ 336,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,994
<b>Total Local Incremental Revenue</b>	\$ 572,228	\$ 535,342	\$ 520,608	\$ 745,158	\$ 751,067	\$ 791,074	\$ 801,346	\$ 811,722	\$ 822,200	\$ 832,784	\$ 843,474	\$ 854,270	\$ 8,881,274	
BRA Administrative Fee (10%)	\$ 57,223	\$ 53,534	\$ 52,061	\$ 74,516	\$ 75,107	\$ 79,107	\$ 80,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 471,682
<b>Local TIR Available for Reimbursement</b>	\$ 515,006	\$ 481,808	\$ 468,547	\$ 670,642	\$ 675,961	\$ 711,967	\$ 721,212	\$ 811,722	\$ 822,200	\$ 832,784	\$ 843,474	\$ 854,270	\$ 8,409,592	
<b>Total State &amp; Local TIR Available</b>	\$ 852,000	\$ 481,808	\$ 468,547	\$ 670,642	\$ 675,961	\$ 711,967	\$ 721,212	\$ 811,722	\$ 822,200	\$ 832,784	\$ 843,474	\$ 854,270	\$ 8,746,586	
<b>DEVELOPER</b>	Beginning Balance													
Reimbursement Balance (future costs)	\$ 1,908,016	\$ 1,908,016	\$ 1,390,333	\$ 908,525	\$ 439,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>	\$ 6,300	\$ 6,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 2,677	\$ 2,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,677
Local Tax Reimbursement	\$ 3,623	\$ 3,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,623
<b>Total EGLE Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,300
<b>Local Only Costs</b>	\$ 1,901,716	\$ 1,901,716	\$ 1,390,333	\$ 908,525	\$ 439,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,901,716	\$ 511,383	\$ 481,808	\$ 468,547	\$ 439,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901,716
<b>Total Local Reimbursement Balance</b>	\$ 1,390,333	\$ 908,525	\$ 439,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901,716
<b>Total Annual Developer Reimbursement</b>	\$ 517,683	\$ 481,808	\$ 468,547	\$ 439,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,908,016
<b>DEVELOPER</b>	Beginning Balance													
Reimbursement Balance (principal costs)	\$ 2,037,890	\$ 2,037,890	\$ 2,009,597	\$ 2,009,597	\$ 2,009,597	\$ 1,778,932	\$ 1,102,972	\$ 391,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>	\$ 66,572	\$ 66,572	\$ 38,279	\$ 38,279	\$ 38,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 28,293	\$ 28,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,293
Local Tax Reimbursement	\$ 38,279	\$ -	\$ -	\$ -	\$ 38,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,279
<b>Total EGLE Reimbursement Balance</b>	\$ 38,279	\$ 38,279	\$ 38,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,572
<b>Local Only Costs</b>	\$ 1,971,318	\$ 1,971,318	\$ 1,971,318	\$ 1,971,318	\$ 1,971,318	\$ 1,778,932	\$ 1,102,972	\$ 391,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,971,318	\$ -	\$ -	\$ -	\$ 192,385	\$ 675,961	\$ 711,967	\$ 391,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,971,318
<b>Total Local Reimbursement Balance</b>	\$ 1,971,318	\$ 1,971,318	\$ 1,971,318	\$ 1,778,932	\$ 1,102,972	\$ 391,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,971,318
<b>Total Annual Developer Reimbursement</b>	\$ 28,293	\$ -	\$ -	\$ 230,664	\$ 675,961	\$ 711,967	\$ 391,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037,890
<b>LOCAL BROWNFIELD REVOLVING FUND</b>														
<b>LBRF Deposits</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,525,627
State Tax Capture	\$ 30,970	\$ 30,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,970
Local Tax Capture	\$ 6,703,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,207	\$ 811,722	\$ 822,200	\$ 832,784	\$ 843,474	\$ 854,270	\$ 4,494,656
<b>Total LBRF Capture</b>														

**Footnotes:**  
 BF Plan states 18 years, plus 5 for LBRF (23 total)  
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.  
 Proportionality uses 2022 millages  
 The LBRF total includes the remaining balance that can be captured from the original Plan (3rd amendment) and future anticipated activities.  
 The Reimbursement Table does not include historic tax capture. Tax capture was initiated in 2011.





2960 Interstate Parkway  
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

## Scope of Services

**Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to Contract Dated November 15, 2021  
Work Order No. 6 Dated May 31, 2022  
Amendment No. 1 Dated July 27, 2023**

**Between**

**KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)  
201 WEST KALAMAZOO AVENUE  
KALAMAZOO, MICHIGAN 49007-3777**

**And**

**FISHBECK (FISHBECK)  
2960 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048**

**Subject Matter: City of Parchment, Cleanup Planning  
Funding Source: FY21 U.S. EPA Brownfield Assessment Grant**

### **Task 3 – Brownfield Plans and Cleanup Planning**

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract and as described in this "Scope of Services."

FISHBECK will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

FISHBECK and CLIENT have designated the following representatives for this "Scope of Services":

<u>Jeffrey C. Hawkins</u>	<u>269.342.1100</u>
Name (FISHBECK)	Phone

<u>Mr. Ken Peregon, Chair</u>	<u>269.384.8112</u>
Name (CLIENT)	Phone

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

### **ACCEPTED AND AGREED TO:**

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon  
Title Chair

By Jeffrey C. Hawkins  
Title Vice President/Senior Hydrogeologist

Signature \_\_\_\_\_  
Date \_\_\_\_\_

Signature \_\_\_\_\_  
Date \_\_\_\_\_

## I. Scope of Services

The property that is the subject of this Work Order is the Former Parchment Mill Site #2 in Parchment, Michigan. The City of Parchment originally obtained the property through tax reversion in 2001 after Crown Vantage Inc. declared bankruptcy. These parcels were purchased from the City of Parchment by River Reach Partners LLC in December 2008. River Reach Partners LLC did not develop the property and was deemed in default of a Development Agreement with the City of Parchment. In lieu of enforcing remedies for the default, the City of Parchment regained ownership of the property in January of 2020 in order to have control and direct future development.

City of Parchment has been continuously working on plans to improve the redevelopment potential for the property. Efforts have included completion of a Master Plan which incorporates specific objectives for this property, rezoning of the property, conceptual ideas for development, and ongoing community conversations. Additionally, Fishbeck helped the City secure a competitively determined technical assistance from the Technical Assistance for Brownfield Communities program. This Resources Roundtable put the City’s project in front of the U.S. EPA, EGLE, brownfield policy experts, and community planning experts to secure their input for future funding sources and strategies. Efforts are ongoing with State and Federal legislators to explore funding programs to support the project. In addition, it is the intent of the City to pursue a U.S. EPA Brownfield Multipurpose Grant for FY 2023.

To improve and advance the City’s efforts related to this site, additional cleanup planning activities are warranted and are the subject of this Work Order. Specific activities that Fishbeck envisions include:

1. Following up on the Resources Roundtable discussion and with specific questions and concerns
2. Development of Development Visualizations/Concepts and environmental concerns
3. Community Engagement Meetings
4. Development of Preliminary Cleanup and Demolition Activities and Preliminary Budgets
5. Meetings with City BRA, Planning Commission, and City Commission as needed

## II. Compensation

Compensation for services provided under this Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

The proposed budget approved in Work Order #6 estimated the level of effort and associated costs to complete the scope of services. This Amendment No. 1 accounts for the extended level of effort and time it has taken to complete the approved activities. The requested budget will allow for completion of the Final Project Document to finalize the U.S. EPA Grant funded portion of this project.

### Cleanup Planning

Follow up on Resources Roundtable .....	\$ 2,000
Development of Visualizations .....	\$ 1,500
Community Engagement Meetings .....	\$ 3,000
Technical Review/Assessment Needs/Data Quality Objectives .....	\$ 3,000
Cleanup and Demolition Planning, Preliminary Budget Development .....	\$ 7,500
City Meetings .....	<u>\$ 3,000</u>
<i>Estimated Budget – Work Order #6</i> .....	\$ 20,000
Amendment No. 1.....	<u>\$ 2,000</u>
<b>Estimated Total Project Costs</b> .....	<b>\$ 22,000</b>

### **III. Schedule**

Initial work was anticipated to be ongoing through the Summer and Fall of 2022. The Final Project Document is anticipated to be completed in August of 2023.

---

## Memo

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

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

**DATE: July 19, 2023**

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

---

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

### 1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

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

### 2. Parchment Mill Site

Project No: E220154 – W.O. 6

Update:

The City of Parchment has been continuously working on plans to improve the redevelopment potential for the property. After a failed attempt by a previous developer, the city regained ownership of the property in 2020. To improve and advance the City's efforts related to this site, additional cleanup planning activities are warranted and are the subject of the Work Order that was approved by the KCBRA. Specific activities envisioned include:

1. Following up on the Resources Roundtable Discussion and with specific questions and concerns
2. Development of Development Visualizations/Concepts and environmental concerns.
3. Community Engagement Meetings
4. Development of Preliminary Cleanup and Demolition Activities and Preliminary Budgets
5. Meetings with City BRA, Planning Commission, City Commission as needed.

To-date Fishbeck has developed a tri-fold brochure and banner, prepared for and staffed a booth at the Kindleberger Festival to get interested citizens to sign up for future notifications about the Mill activities so they can be informed and included in the discussions. Fishbeck has had several meetings and planning sessions with the City Council and the Planning Commission. An initial community engagement event was held on August 23, 2022 at the Parchment District library to assess community input regarding redevelopment plans. Another community engagement event was completed at the Parchment District Library on September 20<sup>th</sup>. Based on

community input, specific future land uses preferred by the community have been identified. A Site-wide project needs list has been developed. Based on the definition of the project, we drafted a project plan, preliminary budgets, potential cleanup and goals, etc. Those project plans were used to craft the EPA grant request (the actual grant proposal writing will not be paid by the County BRA). Updated accomplishments were presented to the KCBRA board at their December 15<sup>th</sup> meeting. Fishbeck has prepared the Roadmap to Redevelopment and distributed it to various stakeholders for their review. EPA did notify the city that the multipurpose grant will be awarded to the City of Parchment. There are no invoices for consideration this month. An amended work order is being prepared for consideration at the July KCBRA meeting for the additional budget needed to complete the final project documentation for the scope of work funded by Kalamazoo County's EPA assessment grant.

### **3. Watershed LLC – 6667 Stadium Drive, Oshtemo Township** **Project No: 230922 – W.O. 7**

#### **Update:**

The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870 and located at 6667 Stadium Drive in Oshtemo Township. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. Shannon and Kevin Brown, the property owners and doing business as Watershed LLC, have plans to redevelop the structures into a mixed-use redevelopment. The main building (former schoolhouse) will be converted into three commercial spaces on the first floor, and the second floor will be renovated into two residential apartments. As a second stage of redevelopment, the former bus garage is intended to be renovated into an indoor recreational space for baseball practice. The Browns have submitted a project application to the KCBRA requesting funding support through the use of the County's U.S. EPA Assessment Grant to perform an asbestos survey to determine if asbestos-containing materials exist that will require abatement prior to renovation. Grant support is also sought for Brownfield Plan evaluation activities to work with the township assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. U.S. EPA eligibility was received on May 12, 2023. A Health and Safety Plan and Sampling and Analysis Plan have been prepared and submitted to the EPA. The HASP was accepted and the SAP was approved by the USEPA on June 13, 2023. However, the developers encountered significantly higher redevelopment costs than expected decided to halt redevelopment and list the property for sale. Unused budgets allocated to this project were returned to support future projects. However, a new buyer and developer has come forward and is interested in conducting the proposed assessment and seeking funding support through the KCBRA. A project application and associated work order is anticipated for consideration at the July KCBRA meeting.

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

#### **Update:**

The project developer (5200 East Cork Street Investors, LLC) is requesting an amendment to the Midlink Brownfield Plan to include funding for eligible expenses related to constructing a new 165,000-square-foot speculative warehouse/light manufacturing building on 14 acres of surplus land at Midlink Business Park.

It is likely that the Brownfield Plan for this project will need to be amended to accommodate additional costs related to the expansion. The new construction will result in an increase in available tax increment revenues —



though at this time, the projected amount of new, additional tax increment revenues has not been determined. There is also an evaluation needed on remaining reimbursable expenses, sequencing of reimbursement, and timing. The KCBRA approved a work order to conduct project planning activities associated with an anticipated Brownfield Plan Amendment. U.S. EPA eligibility was received on May 12, 2023. Meetings were held in June between Fishbeck and Midlink to understand the scope of brownfield eligible activities. Fishbeck has completed TIF modeling on the proposed Brownfield Plan Amendment and is preparing a memorandum of the plan evaluation findings.

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

**Update:**

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is complete and identified five Recognized Environmental Conditions (RECs) related to former site uses of laundromat and automotive services, a former machine shop, and one parcel with documentation of a tank but no record of removal or assessment. Fishbeck will be recommending further assessment, consistent with the approved Phase II budget, to conduct a GPR survey to assess the tank and Geoprobe soil boring installation to assess soil and groundwater. Fishbeck will begin preparation of a HASP and SAP in association with recommended activities.

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

**Update:**

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

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

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

Project	W.O.	Grant Title/Phase	Activity	Budget Estimates		Actual		Project Budget Remaining	
				Total	Spent	Invoice No.	Invoice Date	Total Invoiced Amount	Total
			<b>Initial Grant Award</b>	\$ 300,000.00					
County	4	Personnel		\$ 1,200.00					
County	1	Travel		\$ 6,000.00					
County	4	Supplies		\$ 1,800.00					
County	4	Other		\$ 8,700.00					
			County Subtotal	\$ 16,700.00		County Subtotal			County Subtotal
			<b>Contractual - Employment-Technologies, Inc</b>	\$ 291,300.00					
21020	1	2	NAFP Preparation	\$ 8,000.00					
			Invoice Total		98774	11/10/2021	\$ 118.00		
			Invoice Total		98354	12/1/2021	\$ 1,440.79		
			Invoice Total		98471	08/02/22	\$ 434.10		
			Project Subtotal				\$ 2,054.00		Project Subtotal \$ 2,054.00
21029	2	4	Community Outreach and Programmatic Amendment #1 (Approved 8-25-23)	\$ 2,500.00					
			Invoice Total		08841	2/18/2022	\$ 130.00		
			Invoice Total		08841	4/8/2022	\$ 155.50		
			Invoice Total		08917	5/25/2022	\$ 319.75		
			Invoice Total		09127	6/13/2022	\$ 341.14		
			Invoice Total		09289	8/18/2022	\$ 200.15		
			Invoice Total		09539	10/13/2022	\$ 413.83		
			Invoice Total		09725	1/15/2023	\$ 352.23		
			Invoice Total		09857	12/13/2022	\$ 345.00		
			Invoice Total		09941	1/8/2023	\$ 413.25		
			Invoice Total		430395	2/18/2023	\$ 189.10		
			Invoice Total		421048	3/16/2023	\$ 156.00		
			Invoice Total		432111	5/16/2023	\$ 626.50		
			Invoice Total		434116	6/8/2023	\$ 314.25		
			Invoice Total		433937	7/14/2023	\$ 298.50		
			Project Subtotal				\$ 3,460.70		Project Subtotal \$ 1,532.24
21026	3	2	1001 2nd Street, Kalamazoo	\$ 17,656.01					
			Invoice Total		08771	3/24/2021	\$ 10,803.90		
			Invoice Total		08842	4/8/2022	\$ 3,054.13		
			Invoice Total		08919	4/26/2022	\$ 1,516.50		
			Invoice Total		09513	9/18/2022	\$ 1,276.80		
			Project Subtotal				\$ 15,651.33		Project Subtotal \$ 2,872.38
									Budget Returned \$ 2,872.38
									Budget Remaining \$ -
22013	3	2	NACD - Ransom and North St.	\$ 52,850.00					
			Invoice Total		09243	7/12/2022	\$ 814.20		
			Invoice Total		09296	8/4/2022	\$ 1,219.50		
			Invoice Total		09409	9/7/2022	\$ 4,175.24		
			Invoice Total		09636	10/21/2022	\$ 671.78		
			Invoice Total		09839	12/13/2022	\$ 3,339.99		
			Invoice Total		09924	1/6/2023	\$ 2,881.90		
			Invoice Total		421464	3/22/2023	\$ 20,024.47		
			Project Subtotal				\$ 32,404.00		Project Subtotal \$ 444.00
			Invoice Breakdown						
					09243	7/12/2022	\$ 324.13		
					09296	8/4/2022	\$ 617.73		
					09409	9/7/2022	\$ 1,516.63		
					09636	10/21/2022	\$ 3,400.86		
					09839	11/5/2022	\$ 216.34		
			Phase Subtotal				\$ 9,850.47		Phase Subtotal \$ 1,140.53
2			Sox Gas (447 W. North Street & Vapor Pk (441 W. North St.)	\$ 11,000.00					
			Invoice Total		09243	7/12/2022	\$ 250.10		
			Invoice Total		09296	8/4/2022	\$ 641.15		
			Invoice Total		09409	9/7/2022	\$ 2,635.50		
			Invoice Total		09636	10/21/2022	\$ 671.78		
			Invoice Total		09839	12/13/2022	\$ 3,309.99		
			Invoice Total		09924	1/6/2023	\$ 2,881.90		
			Invoice Total		421464	3/22/2023	\$ 20,024.47		
			Project Subtotal				\$ 42,551.63		Phase Subtotal \$ (700.53)
22019	4	1	NACD - Church and Frank Street Parcels	\$ 25,000.00					
			Invoice Total		09246	7/12/2022	\$ 2,897.81		
			Invoice Total		09295	8/4/2022	\$ 11,683.00		
			Invoice Total		09410	9/7/2022	\$ 1,959.60		
			Invoice Total		09637	10/21/2022	\$ 460.00		
			Project Subtotal				\$ 16,896.53		Project Subtotal \$ 8,313.47
			Invoice Breakdown						
					09246	7/12/2022	\$ 2,442.38		
					09295	8/4/2022	\$ 3,309.99		
					09410	9/7/2022	\$ 1,959.60		
					09637	10/21/2022	\$ 248.03		
			Phase Subtotal				\$ 7,959.99		Phase Subtotal \$ (1,000.99)
			2	GPR Surveys	\$ 19,000.00				
			Invoice Total		09245	7/12/2022	\$ 154.23		
			Invoice Total		09295	8/4/2022	\$ 610.53		
			Invoice Total		09637	10/21/2022	\$ 211.73		
			Phase Subtotal				\$ 9,676.54		Phase Subtotal \$ 9,323.46
23014	4	3	Reclamation Mill Site	\$ 20,000.00					
			Invoice Total		09991	8/20/2022	\$ 4,342.58		
			Invoice Total		09915	9/18/2022	\$ 3,183.81		
			Invoice Total		09917	9/28/2022	\$ 2,344.55		
			Invoice Total		09950	12/13/2022	\$ 3,865.38		
			Invoice Total		09952	1/6/2023	\$ 493.40		
			Invoice Total		420293	2/18/2023	\$ 115.90		
			Invoice Total		421241	3/16/2023	\$ 672.83		
			Invoice Total		422280	4/13/2023	\$ 645.79		
			Invoice Total		424212	5/12/2023	\$ 1,214.25		
			Project Subtotal				\$ 18,801.00		Project Subtotal \$ 1,100.00
23092	7	2	Watershed LLC - 6687 Stadium Drive, Oshkema Township	\$ 8,000.00					
			Project Subtotal		424189	6/8/2023	\$ 648.40		Project Subtotal \$ 7,451.60
							\$ 648.40		Budget Returned \$ 7,451.60
									Budget Remaining \$ -
			Invoice Breakdown						
					424189	6/8/2023	\$ 648.40		Phase Subtotal \$ 4,451.60
			2	Eligibility and Airphoto Survey	\$ 5,000.00				
			Phase Subtotal				\$ 648.40		Phase Subtotal \$ 2,451.60
			3	Brownfield Plan Evaluation	\$ 3,000.00				
			Phase Subtotal				\$ -		Phase Subtotal \$ 3,000.00
23094	8	2	Constock Charter Township, Constock Center Redevelopment	\$ 36,000.00					
			Project Subtotal		424188	6/8/2023	\$ 1,865.79		Project Subtotal \$ 36,000.00
					426124	7/19/2023	\$ 4,000.00		Project Subtotal \$ -
			Invoice Breakdown						
					424188	6/8/2023	\$ 1,865.79		
					430121	7/19/2023	\$ 2,134.21		
			Phase Subtotal				\$ 4,000.00		Phase Subtotal \$ -
			2	Eligibility and Phase I	\$ 4,000.00				
			Phase Subtotal				\$ -		Phase Subtotal \$ -
			2	Phase II	\$ 18,000.00				
			Phase Subtotal				\$ -		Phase Subtotal \$ 18,000.00
			2	Sox/Sox Care	\$ 4,000.00				
			Phase Subtotal				\$ -		Phase Subtotal \$ 4,000.00
			3	Brownfield Plan	\$ 4,000.00				
			Phase Subtotal				\$ -		Phase Subtotal \$ 4,000.00
23091	9	3	555 Eola Street Schoolcraft Expansion	\$ 16,000.00					
			Project Subtotal		424188	6/8/2023	\$ 730.55		Project Subtotal \$ 13,637.58
					424247	7/19/2023	\$ 731.87		Project Subtotal \$ -
			Invoice Breakdown						
					424188	6/8/2023	\$ 730.55		Project Subtotal \$ 8,000.00
					424247	7/19/2023	\$ 731.87		Phase Subtotal \$ 6,637.58
			Phase Subtotal				\$ 1,462.42		Phase Subtotal \$ -
			Brownfield Plan Amendment	\$ 7,000.00					
			Phase Subtotal				\$ -		Phase Subtotal \$ 7,000.00
23093	10	3	Midlink Business Park Expansion	\$ 6,500.00					
			Project Subtotal		424188	6/8/2023	\$ 480.20		Project Subtotal \$ 4,493.97
					426124	7/19/2023	\$ 1,626.78		Project Subtotal \$ -
			Project Subtotal				\$ 2,006.93		Project Subtotal \$ 4,493.97
			Project Planning Associated with Plan Amendment	\$ 6,500.00					
			Invoice Breakdown		424188	6/8/2023	\$ 480.20		Phase Subtotal \$ 4,493.97
					426124	7/19/2023	\$ 1,626.78		Phase Subtotal \$ -
			Phase Subtotal				\$ 2,006.93		Phase Subtotal \$ 4,493.97
			Approved Project Budgets Subtotal	\$ 165,045.01		Invoice Total	\$ 116,481.17		Budgets Remaining \$ 58,432.26
			Estimated Contractual Budget Remaining	\$ 98,255.00		Actual Contractual Budget Remaining and Invoiced	\$ 174,818.83		Check \$ 261,300.00
			Project Budgets Returned	\$ 2,872.38					
21026	3	2	1001 2nd Street, Kalamazoo	\$ 2,674.88					
23092	7	2	Watershed LLC - 6687 Stadium Drive, Oshkema Township	\$ 7,481.60					
			Available Contractual Budget Remaining	\$ 116,583.27					
			Notes						

---

## Memo

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

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

**DATE:** July 19, 2023

**RE:** General/LBRF Funding Updates

---

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects.

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

Update:

*General Review:* Fishbeck is completing soil investigation activities and oversight of the evaluation of a Vapor Intrusion Mitigation system for the Eliza street expansion. Fishbeck has communicated with developers submitting new project applications including Hollander Development for a housing project on the northside of Kalamazoo and Schupan regarding an expansion in the Midlink Business Park.

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

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

Update:

The team is preparing to close out the grant. There are no activities to report this month.

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

Update:

No activities to report this month.

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

Update:

No activities to report this month.

General Environmental Review  
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual							
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining			
230454	2023-1	General Environmental Review	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00					
					421238	3/16/2023	\$315.00					
					423214	5/10/2023	\$2,147.75					
					424170	6/8/2023	\$2,226.61					
					425333*	7/12/2023	\$2,294.95					
		Project Subtotal	\$ 14,000.00	\$ 14,000.00			\$7,144.31		\$6,855.69			
		Contractual Administrative	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00	\$5,685.00	\$6,000.00			
					423214	5/10/2023	\$288.75	\$5,396.25	\$6,000.00			
		Project Subtotal	\$ 6,000.00	\$ 6,000.00			\$603.75		\$5,396.25			
		Project Total	\$20,000.00	\$20,000.00			\$7,748.06		\$12,251.94			
190048	2019-2	Paper City Development - EGLE Grant Oversight W.O. Approved	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$10,565.50	\$10,565.50			
			\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50			
			\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00			
			\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00			
			\$ (6,292.00)	\$ (6,292.00)	05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25			
			\$ 13,208.00	\$ 13,208.00	05767	9/6/2019	\$35.00	\$6,829.25	\$6,829.25			
					06215	1/7/2020	\$25.25	\$6,804.00	\$6,804.00			
					06329	2/7/2020	\$131.25	\$6,672.75	\$6,672.75			
					06442	3/19/2020	\$210.00	\$6,462.75	\$6,462.75			
					06579	5/12/2020	\$113.75	\$6,349.00	\$6,349.00			
					06655	6/17/2020	\$52.50	\$6,296.50	\$6,296.50			
					06714	7/9/2020	\$105.00	\$6,191.50	\$6,191.50			
					06808	8/11/2020	\$78.75	\$6,112.75	\$6,112.75			
					06895	9/8/2020	\$52.50	\$6,060.25	\$6,060.25			
					06994	10/12/2020	\$446.25	\$5,614.00	\$5,614.00			
					07086	11/5/2020	\$551.25	\$5,062.75	\$5,062.75			
					07163	12/7/2020	\$183.75	\$4,879.00	\$4,879.00			
					07282	1/14/2021	\$845.73	\$4,033.27	\$4,033.27			
					07465	3/9/2021	\$448.25	\$3,585.02	\$3,585.02			
					07514	4/8/2021	\$301.77	\$3,283.25	\$3,283.25			
					07669	5/21/2021	\$402.50	\$2,880.75	\$2,880.75			
					07764	6/16/2021	\$26.25	\$2,854.50	\$2,854.50			
					07955	8/9/2021	\$78.75	\$2,775.75	\$2,775.75			
					08127	10/6/2021	\$26.25	\$2,749.50	\$2,749.50			
					08659	2/18/2022	\$32.50	\$2,717.00	\$2,717.00			
					08768	3/10/2022	\$26.25	\$2,690.75	\$2,690.75			
					08840	4/8/2022	\$262.50	\$2,428.25	\$2,428.25			
					08975	5/10/2022	\$172.50	\$2,255.75	\$2,255.75			
					09125	6/13/2022	\$28.75	\$2,227.00	\$2,227.00			
					09390	8/18/2022	\$57.50	\$2,169.50	\$2,169.50			
					09618	10/12/2022	\$86.25	\$2,083.25	\$2,083.25			
					09744	11/9/2022	\$373.75	\$1,709.50	\$1,709.50			
					09856	12/12/2022	\$230.00	\$1,479.50	\$1,479.50			
					421239	3/16/2023	\$28.75	\$1,450.75	\$1,450.75			
					423213	5/10/2023	\$86.25	\$1,364.50	\$1,364.50			
					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 W.O. Approved	\$ 40,000.00	\$ 40,000.00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
								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
								06556	6/17/2020	\$238.25	\$33,540.50	\$33,540.50
								06713	7/9/2020	\$130.00	\$33,410.50	\$33,410.50
								06809	8/11/2020	\$78.75	\$33,331.75	\$33,331.75
								06896	9/8/2020	\$315.00	\$33,016.75	\$33,016.75
		06982				10/12/2020	\$297.50	\$32,719.25	\$32,719.25			
		07042				11/9/2020	\$52.50	\$32,666.75	\$32,666.75			
		07162				12/7/2020	\$78.75	\$32,588.00	\$32,588.00			
		07346				2/5/2021	\$52.50	\$32,535.50	\$32,535.50			
		07464				3/9/2021	\$262.50	\$32,273.00	\$32,273.00			
		07515				4/8/2021	\$35.00	\$32,238.00	\$32,238.00			
		07670				5/21/2021	\$700.00	\$31,538.00	\$31,538.00			
		07956				8/9/2021	\$131.25	\$31,406.75	\$31,406.75			
		08051				9/14/2021	\$26.25	\$31,380.50	\$31,380.50			
		08355				12/7/2021	\$210.00	\$31,170.50	\$31,170.50			
		08767				3/10/2022	\$288.75	\$30,881.75	\$30,881.75			
		08839				4/8/2022	\$393.75	\$30,488.00	\$30,488.00			
		08976				5/10/2022	\$28.75	\$30,459.25	\$30,459.25			
		09126				6/13/2022	\$86.25	\$30,373.00	\$30,373.00			
		422268				4/17/2023	\$28.75	\$30,344.25	\$30,344.25			
		Project Subtotal						\$9,653.75		\$30,344.25		
210176	2021-2	3800 Wynn Road, Kalamazoo Twp.				\$ 21,000.00	\$ 21,000.00	08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
					08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52			
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02			
					08473	1/6/2022	\$89.00	\$7,995.02	\$7,995.02			
					08670	2/18/2022	\$130.00	\$7,865.02	\$7,865.02			
					09079	6/8/2022	\$225.00	\$7,640.02	\$7,640.02			
					Project Subtotal			\$14,167.98		\$6,832.02		
					Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
								08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
								08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
					08473	1/6/2022	\$89.00	\$3,758.53	\$3,758.53			
						\$12,049.47	\$2,950.53	\$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	\$843.99				
		Contingency	\$ 3,000.00	\$3,000.00								
Total Project Budgets			\$94,208.00	\$94,208.00	Total		\$44,669.79		\$49,538.21			



2023 Expense Detail

<b>Postage</b>	Jan-March	\$	4.64
	April-June		
	July-Sept.		
	Oct.-Dec.		
	<b>Total</b>	<b>\$</b>	<b>4.64</b>
<b>Printing</b>	Jan-March	\$	8.99
	April-June		45.63
	July-Sept.		
	Oct.-Dec.		
	<b>Total</b>	<b>\$</b>	<b>54.62</b>
<b>Office Supplies</b>			
J.B. Printing (B.Cards-MW)		\$	31.50
<b>Total</b>		<b>\$</b>	<b>31.50</b>
<b>Contractual</b>			
Fishbeck 2/16/23		\$	160.00
Fishbeck 3/16/23		\$	315.00
Fishbeck 5/10/23		\$	2,147.75
Fishbeck 6/8/23		\$	2,226.61
Fishbeck 7/12/23		\$	2,294.95
<b>Total</b>		<b>\$</b>	<b>7,144.31</b>
<b>Contractual Op.</b>			
Fishbeck 3/16/23		\$	315.00
Fishbeck 5/10/23		\$	288.75
<b>Total</b>		<b>\$</b>	<b>603.75</b>
<b>Site Study</b>			
<b>Total</b>		<b>\$</b>	<b>-</b>

<b>Other contract</b>	
Varnum - KALSEE	\$ 1,147.00
Varnum - 100 Island Ave	\$ 341.00
<b>Total</b>	<b>\$ 1,488.00</b>
<b>Communication -internal</b>	
Network Jan.-March	533.25
Network April-June	532.52
Network July-Sept.	
Network Oct.-Dec.	
<b>Total</b>	<b>\$ 1,065.77</b>
<b>Communication</b>	
<b>Total</b>	<b>\$ -</b>
<b>Travel</b>	
Walters Vicks Mill Tour 11/22	23.44
Walters Vicks Mill Tour 04/23	24.56
<b>Total</b>	<b>\$ 48.00</b>
<b>Marketing</b>	
<b>Total</b>	<b>\$ -</b>
<b>Employee Training</b>	
<b>Total</b>	<b>\$0.00</b>
<b>Miscellaneous</b>	
<b>Total</b>	<b>\$ -</b>
<b>Indirect Cost alloc.</b>	<b>\$ -</b>

<b>Salaries</b>	
Salary R Q1	\$ 309.30
Salary M Q1	\$ 16,314.48
Fringe Q1	\$ 7,131.60
Salary R Q2	\$ 1,185.65
Salary M Q2	\$ 16,117.92
Fringe Q2	\$ 7,423.14
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
<b>Total</b>	<b>48,482.09</b>

\*previous invoice from 2022

Interest Expense	
Total	0.00

**Total Expenses \$ 58,922.68**

243 total with encumbrances 1,579,205

242 total with encumbrances 1,708,093

BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP
County BRA (acct 24370300-)	22,634.20	58,922.68		-36,288.48
Dividends	13,854.20			13,854.20
Service Fees	8,780.00			
Midlink local TIR tax (acct 24370301-420.00)	216,801.80		526,957.60	-310,155.80
Midlink school TIR tax (acct 24370301-420.01)	8,768.16			8,768
Midlink Admin chg				
General Mills local TIR (acct 24370304-420.00)	38,598.83			38,599
General Mills school TIR (acct 24370304-420.01)				0
General Mills Admin chg				
9008 Portage Road local TIR (acct 24370303-420.00)	676.24		6,227.14	-5,551
9008 Portage Road school TIR (acct 24370303-420.01)				0
9008 Portage Road Admin Chg				
Corner @ Drake (24370305-420.00)		2,602.89		-2,603
Corner @ Drake Admin Chg				
555 E. Eliza St. Local TIR (24370306-420.00)	179.41			179
555 E. Eliza St. School TIR (24370306-420.01)	228.96			229
555 E. Eliza St. Admin Chg				
232 LLC (24370307-420.00)		5,137.46		-5,137
232 LLC Admin. Chg				
Blackbird Billiards local TIR (24370308-420.00)	568.52	965.83		-397
Blackbird Billiards School TIR (24370308-420.01)		675.15		-675.15
Blackbird Billiards Admin Chg				
RAI AZO, LLC local TIR (24370309-420.00)	1,292.27			1,292.27
RAI AZO, LLC School TIR (24370309-420.01)				0
RAI Admin Chg				
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81	4,220.87		99.94
Kalamazoo West Admin. Chg				
Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835
Metal Mechanics School TIR (24370311-420.01)				0
Metal Mechanics Admin. Chg.				
Scanell/Project Spartan Local TIR (24370318-420.00)	103,248.09			103,248
Scanell/Project Spartan School TIR (24370318-420.01)		50,393.50		-50,394
Scanell/Project Spartan Admin. Chg.				
Stryker Local (24370313-420.00)	178,553.33			178,553
Stryker School (24370313-420.01)				0
Stryker Admin. Chg				
Stadium Park Way Local (24370314-420.00)	58,432.04			58,432
Stadium Park Way School (24370314-420.01)	70,141.58			70,142
Stadium Park Way Admin Chg				
383 S. Pitcher St Local TIR (24370315-420.00)	13,643.99	13,123.61		520
383 S. Pitcher School TIR (24370315-420.01)	8,854.71	7,732.71		1,122
383 S. Pitcher Admin Chg				
Vickburg Mill (24370316)				
Vicksburg Mill Admin. Chg				
Delta Marriott (24370317) Local TIR	47,842.60			
Delta Marriott School TIR				
Delta Marriott Admin. Chg				
2 and 10 Mills St. (Environmental Work)				
Graphic Packaging Local TIR (24370319-420.00)	136,354.17			136,354
Graphic Packaging School TIR (24370319-420.01)	65,427.31			65,427
Graphic Packaging Admin Chg				
IPUSA Local TIR (24370320-420.00)				
IPUSA State TIR (24370320-420.01)				
IPUSA Admin. Charge				
KALSEE Credit Union Local TIR (24370321-420.00)				
KALSEE Credit Union State TIR (24370321-420.01)				
KALSEE Credit Union Admin. Charge				
619 Porter St. (Environmental work)				
<b>BRA ACTUAL TOTAL 2023 AS OF 07/21/2023</b>	<b>978,621.95</b>	<b>148,664.76</b>	<b>533,184.74</b>	<b>296,772</b>

MUNIS Actual, Admin Expense (06)

2020-23 Pending remaining of approved Work Orders & Other Expenses			
General Fund			
WO#17 - Gen Env. Consulting, Ammend. #1			85
WO#2018-1 - General Env. Consulting			20
WO#19 - Checker Motors MDEQ SSA grant application		\$1179 + \$58 application	
WO# 2018-2 ET Annual Report Assistance			25
WO# 2018-3 Website Assistance -Envirologic			42.5
Web Hosting (annual expense)		300	
WO# 2019-1 General Environmental Consulting			1,516.25
WO# 2019-3 General Env. Review 2018 Annual report			447.50
WO# 2020-1 General Environmental Review ET			7,273.75
WO#2021-1 General Env. + Admin. Envirologic			16,393.75
WO#2022-1 General Environmental + admin			11,722.50
WO#2023-1 General Environmental + Admin		12,251.94	Remaining amount in W.O.
<b>2020 Pending TIF Payments to Developers &amp; other expenses</b>			
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37	
RAI AZO School & Interest		1,234	
<b>Fund 243 (247) Work Order TOTAL</b>		16,503.04	
			-16,503.04
<b>Fund 243 (247) Work Order TOTAL</b>			<b>2,343,782</b>
<b>Local Brownfield Revolving Fund</b>			
440 LLC - Funding Request		15,000.00	invoices approved 5/25/2023
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.
			-6,832.02
<b>Fund 242 (643) Work Order TOTAL</b>		21,832.02	
			1,708,093
<b>Fund 242 (643) Work Order TOTAL</b>		21,832.02	
<i>total work orders &amp; other expenses from both accounts</i>		38,335.06	

-16,503.04      2,343,782      Estimated General Fund Amount after encumbrances

-6,832.02      1,708,093      Estimated LBRF Amount after encumbrances

Estimated Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated)	82,473.15
City of Portage Invoices (TBD)	0.00
2022 Developer Reimbursement - General Mills	86,385.74
2022 Developer Reimbursement - Scannell	622,628.77
2022 Developer Reimbursement - Stadium Park Way	55,562.73
2022 Developer Reimbursement - Stryker	7,490.37
<b>ESTIMATED Total Remaining (w/remaining encumbrances TBD)</b>	<b>1,489,241.11</b>



Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet pending 5/25/23		15,000.00	-15,000.00	
Subtotals	1,752,880.11	44,787.51	1,708,092.60	
			<b>Fund 242 TOTAL to date</b>	<b>\$ 1,708,092.60</b>

\*see Expense Detail 2023 for outstanding workorders