
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 22, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/82661203045>

Webinar ID: 826 6120 3045

1. Call to Order: 3:00
2. Roll Call and Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of **July 25, 2024**
5. Public Comments (*4 minutes each*)
6. Consent Agenda
 - a. **From General Fund**
 - i. **\$1,348.00** – Fishbeck Invoice 441203 (W.O. 2024-1 Gen. Env.)
 - b. **From EPA Grant Fund**
 - i. **\$60.77** – Fishbeck Invoice 441205 (W.O.#11 Redman Ventures)
 - ii. **\$376.98** – Fishbeck invoice 441204 (W.O.#17 Teresa’s Kitchen)
 - iii. **\$1,698.71** – Fishbeck invoice 441202 (W.O. #2 Outreach & Programmatic)
 - c. **Project Business:**
 - i. **Developer Reimbursements from 2023 Tax Increment Revenue**
 1. **\$21,596.05** – KALSEE Credit Union 1st TIF Payment (\$9,463.00 State & \$12,133.05 Local)
 2. **\$4,159.00** – 9008 Portage Road 3rd TIF Payment (local)
 3. **\$5,224.57** – Metal Mechanics D&D Realty 8th TIR Payment (local)
 4. **\$102,031.24** – General Mills 13th TIR Payment (local)
 - ii. **\$9,250.00** – Invoice to Clarklogic for 555 Eliza Street Payment to State of Michigan EGLE Loan Payment Due 9/14/2024
 - iii. **Transfers into the Local Brownfield Revolving Fund (LBRF Fund 242)**
 1. **\$2,036.46** – to LBRF of KALSEE 2023 State TIR
 - iv. **MEDC Annual Report** – Authorize Submittal to MEDC by 8/31/2024

7. Discussion and/or Action Calendar

- a. **Action:** 234/238 EM, LLC
 - i. Part I & Part II Project Applications
 - ii. EPA Grant Work Order #19 234/238 EM, LLC

- b. **Action:** Landscape Forms, Inc.
 - i. Project Applications Part I and Part II
 - ii. Brownfield Plan

- c. **Discussion/Action:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
 - iii. Draft Contract Extension Request for EPA Assessment Grant

- d. **Discussion/Action:** The Stryker Brownfield Plan (Capture Complete)
 - i. **City of Portage Invoice Packet Eligible Expenses \$437,645.20**
 - ii. **\$437,645.20** – City of Portage Full TIR Payment
(\$220,792 State & \$216,853.20 Local)
 - iii. **\$245,614.16** – Transfer to LBRF of Stryker 2023 Local TIR
 - iv. **\$370,905.67** – Return of Stryker 2021 State TIR
(\$92,726.42 SET & \$278,179.25 School Operating)
 - v. **\$680,041.68** – Return of Stryker 2023 Local TIR to Taxing Jurisdictions

8. Financial Reports

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

9. Staff Report/Updates

- a. Landscape Forms, Inc. Development Agreement Draft Pending
- b. BRA Staff attended Schupan Ribbon Cutting on 8/5/2024 (Midlink Amendment #4)
- c. BRA Staff attended EGLE's Clean Energy Projects & Manufacturing Webinar
- d. BRA Staff attended Viewing Resilience Planning Through an Equity Lens Webinar

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, September 26, 2024, at 3:00 p.m.
Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

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

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, July 25, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Christopher Carew, Connie Ferguson, Chad Goodwill, Jared Lutz, Monteze Morales, Kenneth Peregon, David Wang, and Andrew Wenzel

Members Excused: 1

Vacancies: 0

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 3

1. Call to Order: **Chair Peregon called the meeting to order at 3:02 p.m.**
 2. Roll Call and Members Excused: **Eight of (8) of nine (9) voting members were present. Director Milks was excused. Director Wang was excused at 4:06 p.m.**
 3. Approval of the Agenda:

Director Wang moved to approve item 3, as presented, Director Carew seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of **June 27, 2024**

Director Wang moved to approve item 4 as presented, Director Wenzel seconded. None opposed, motion carried.
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund**
 - i. **\$800.00** – Fishbeck Invoice 439225 (W.O. 2024-1 Gen. Env.)
 - ii. **\$21,087.38** – FY24Q2 Reimbursement to Planning Department
 - b. **From EPA Grant Fund**
 - i. **\$108.67** – Fishbeck Invoice 439230 (W.O. #1 QAPP)
 - ii. **\$382.00** – Fishbeck Invoice 439223 (W.O. #2 Outreach & Programmatic)
-

- iii. **\$75.00** – Reimbursement to Staff for Black Business Expo registration
- c. **From Local Brownfield Revolving Fund**
 - i. **\$537.50** – Fishbeck Invoice 439172 (W.O. 2023-2 YWCA)
- d. **Project Business**
 - i. **Developer Reimbursements from 2023 Tax Increment Revenue**
 - 1. **\$1,733.69** – Blackbird Billiards 8th TIF Reimbursement (\$718.50 State & \$1,015.19 Local)
 - ii. **Vicksburg Mill Paper City**
 - 1. Authorization to Submit Vicksburg Mill FY24 Q3 Loan Report to EGLE
 - 2. **\$292.50** – Reimbursement to Paper City Development, LLC, Q1 FY24 EGLE Loan (approved by KCBRA 1/18/24 & EGLE 3/29/24)
 - 3. **\$585.00** – Reimbursement to Paper City Development, LLC, Q2 FY 24 EGLE Loan (approved by KCBRA 4/25/24 & EGLE 6/28/24)
 - 4. **\$489.26** – Admin Expense invoice for EGLE Loan

Director Wenzel moved to approve Item 6, the Consent Agenda, Director Wang seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. **Discussion/Action:** 315 E. Frank Street MOU to City of Kalamazoo BRA
Commissioner Morales moved to approve item 7a, Director Wenzel seconded, none opposed, motion carried.

b. **Discussion/Action:** Fishbeck

i. EPA Grant W.O.#18 Northside Laundry Amendment No. 1

Discussion ensued regarding the Developer's intention to apply to the City of Kalamazoo Brownfield Redevelopment Authority for a future brownfield plan. If a plan is placed on the site, the KCBRA requests a memo of understanding be sent to the City BRA detailing the request for consideration of repayment of KCBRA funding.

Director Lutz moved to approve item 7b as presented, with the inclusion of staff preparing a memo of understanding to the City of Kalamazoo BRA, Commissioner Morales seconded. A roll call vote was taken, the motion carried with eight (8) Yes and zero (0) No.

ii. EPA Grant W.O. #17 Teresa's Kitchen Amendment No. 1

Director Wang moved to approve item 7bii as presented, Director Carew seconded, a roll call vote was taken. The motion carried with eight (8) Yes and zero (0) No.

iii. General Environmental Memo & Billing Summary

iv. EPA Grant Memo & Billing Summary

Discussion ensued regarding the need to reallocation portions of unused budgets to new project budgets and for consultants to begin necessary preparations to request extension of the EPA Assessment grant contract period.

Direct Wenzel made a motion to reallocate \$18,241.84 of unused EPA grant budgets

from previously approved work orders to new project budgets. Director Ferguson seconded, none opposed, motion carried.

c. **Action/Discussion:** KCBRA Committee of the Whole New Meeting Time

Discussion ensued about the current schedule of KCBRA COW meetings and the inclusion of a section for developer presentations on the Agenda. The Chairperson requested staff cancel the remaining KCBRA Committee of the Whole meetings for 2024 and send out a public notice regarding the cancellation.

8. Financial Reports **Staff presented financial reports.**

a. **Discussion:** Fund 243 Report

b. **Discussion:** Fund 242 Report

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

a. BRA Staff Attended Reimagining Urban Planning Seminar on 7/11/2024

10. Committees - times dates and places

a. Kalamazoo Land Bank Regular Meeting – Thursday, August 8th, 2023, at 8:30 a.m.

b. KCBRA Committee of the Whole – Thursday August 8th, 2024, at 3:00 p.m.

11. Other

12. Board Member Comments Director Carew and Director Goodwill request BRA staff send reappointment reminders for their term expirations on 9/30/2024.

13. Adjournment **Director Carew moved to adjourn at 4:27 p.m. Goodwill seconded, none opposed, motion carried.**

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Macy Rose Walters

Brownfield Redevelopment Administrator

Kalamazoo County Government

201 West Kalamazoo Avenue

Kalamazoo, MI 49007

TELEPHONE: (269) 384-8305

**Payment Options**

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

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

Invoice : 441203
Invoice Date : 8/13/2024
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT2

For Professional Services Rendered Through 7/31/2024

WO #2024-1

	Fee	Available	Billings		
			To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	7,615.50	7,522.50	6,384.50	1,138.00
<i>Rate Labor</i>		1,138.00			
CAS 2024 - Contractual Administrative Support 2024	6,000.00	6,000.00	210.00	0.00	210.00
<i>Rate Labor</i>		210.00			
			Current Billings		1,348.00
			Amount Due This Bill		<u>1,348.00</u>

Total Fee : 20,000.00
To Date Billings : 7,732.50
Total Remaining : 12,267.50

GR 2024 - General Review 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support				
Shelbey Senkewitz	7/29/2024	0.25	70.0000	17.50
Edit Project Stride Brownfield Plan Review memo				
Senior Environmental Specialist				
David Stegink	7/24/2024	2.75	140.0000	385.00
Review of Project Stride BF Plan, TIF tables, expenses, prep memo, communications to MW				
	7/25/2024	1.00	140.0000	140.00
call with Joe A, communications				
	7/26/2024	0.25	140.0000	35.00
	7/28/2024	0.50	140.0000	70.00
memo				
	7/29/2024	0.75	140.0000	105.00
Fact Sheet				
Total David Stegink		5.25		735.00
Trudy Galla	7/2/2024	0.25	162.0000	40.50
Emails on TIF reimbursement - 2747 S 11th St/Delta Marriott				
Total Senior Environmental Specialist		5.50		775.50
Senior Geologist				
Therese Searles	7/2/2024	0.25	105.0000	26.25
general services emails with Macy				
	7/31/2024	0.25	105.0000	26.25
Project Portage reimbursement review				
Total Therese Searles		0.50		52.50
Total Senior Geologist		0.50		52.50
Senior Hydrogeologist				
Jeffrey Hawkins	7/1/2024	0.25	150.0000	37.50
debrief from meeting with TMS				
Staff Environmental Specialist				
Logan Mulholland	7/11/2024	0.50	85.0000	42.50
Review project invoices, update the spreadsheet				
	7/25/2024	0.50	85.0000	42.50
Response on Marriott Reimbursement Request review				
	7/29/2024	1.50	85.0000	127.50
Call with Therese on IPUSA, Communications with Matt on MEDC Report, Email Jared on IPUSA				
	7/31/2024	0.50	85.0000	42.50
Review documentation and communications with Grant on City of Portage Reimbursement Request				
Total Logan Mulholland		3.00		255.00
Total Staff Environmental Specialist		3.00		255.00
Total Rate Labor				1,138.00
Total Bill Task: GR 2024 - General Review 2024				1,138.00

CAS 2024 - Contractual Administrative Support 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	7/11/2024	2.00	105.0000	210.00
KCLBA meeting attendance				
Total Rate Labor				210.00

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

1,348.00



Payment Options

NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326
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 Remittance Advice: accounts.receivable@fishbeck.com
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Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49008
 United States

Invoice : 441205
Invoice Date : 8/13/2024
Project : 231418
Project Name : KCBRA/Redman Ventures, LLC-
 6667 Stadium Dr. Oshtemo
Bill Term : BT1

For Professional Services Rendered Through 7/31/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

6667 Stadium Dr, Oshtemo

	Fee	Available	Billings		
			To Date	Previous	Current
231418 - KCBRA/Redman Ventures, LLC- 6667 Stadium Dr. Oshtemo					
Elig-PH1 - Eligibility Update & Phase I ESA	3,200.00	0.00	3,200.00	3,200.00	0.00
ASB - Asbestos Survey	2,956.90	0.00	2,956.90	2,956.90	0.00
BP Eval - Brownfield Plan Evaluation	3,000.00	2,004.53	1,056.24	995.47	60.77
<i>Rate Labor</i>		60.77			
				Current Billings	60.77
				Amount Due This Bill	<u>60.77</u>

Total Fee : 9,156.90
To Date Billings : 7,213.14
Total Remaining : 1,943.76

BP Eval - Brownfield Plan Evaluation

Rate Labor

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Geologist				
Therese Searles	7/2/2024	0.50	121.5400	60.77
status update meeting and emails				
Total Rate Labor				60.77

Total Project: 231418 - KCBRA/Redman Ventures, LLC-6667 Stadium Dr. Oshtemo

60.77

PH 2 - Phase II ESA

Rate Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Environmental Specialist	3.00	125.6600	376.98
Total Rate Labor			376.98

Total Project: 240812 - KCBRA/WO 17 - 1222 S, Burdick, Kalamazoo

376.98



Payment Options

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

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

Invoice : 441202
Invoice Date : 8/13/2024
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 7/31/2024

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	13,300.00	3,618.00	11,380.71	9,682.00	1,698.71
<i>Rate Labor</i>		1,698.71			
					<u>1,698.71</u>
					<u><u>1,698.71</u></u>

COMM - Community Outreach & Programmatic

Rate Labor

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support			
Shelbey Senkewitz	0.75	60.8900	45.67
Senior Geologist			
Therese Searles	5.25	95.5000	501.38
Staff Environmental Specialist			
Logan Mulholland	15.50	74.3000	1,151.66
Total Staff Environmental Specialist	15.50		1,151.66
Total Rate Labor			1,698.71
Total Bill Task: COMM - Community Outreach & Programmatic			1,698.71

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

1,698.71

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

KALSEE Credit Union Comstock, MI

August 22, 2024

KCBRA		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	approved			
<i>Plan Related Expenses</i>				
Legal Fees			\$ 1,147.00	\$ 1,147.00
<i>Administrative</i>				
2023 BRA Admin Expenses	12/31/2023		\$ 902.22	902.22
Subtotal KCBRA	\$ -	\$ -	\$ 2,049.22	\$ 2,049.22
Payments	Approved	Distributed		
KCBRA Admin and PR Expenses	12/31/23		\$ -	\$ 2,049.22
Subtotal KCBRA			\$ -	\$ 2,049.22
Remaining Balances after Payments				
Subtotal KCBRA			\$ -	\$ -

State Brownfield Fund Payment		<u>State</u>	<u>Local</u>	<u>Total</u>
50% SET 2023	pending	\$ 1,655.00		\$ 1,655.00
Total		\$ 1,655.00	\$ -	\$ 1,655.00

Developer		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	Approved			
<i>Eligible Developer Expense</i>				
<i>Due Care Activities:</i>				
Phase I & Phase II ESA		\$2,595.00		\$2,595.00
Baseline Environmental Assessment		\$3,468.00		\$3,468.00
Hazardous Materials Inspection		\$3,400.00		\$3,400.00
<i>Environmental Response Activities:</i>				
Soil Disposal			\$193,393	\$193,393.00
Fill			\$55,788	\$55,788.00
Underground Storage Tank Removal			\$5,471	\$5,471.00
Soft Costs			\$26,940	\$26,940.00
Brownfield Plan: development of plan			\$17,000	\$17,000.00
Subtotal for invoice packet #1	6/27/2024	\$ 9,463.00	\$ 298,592.00	\$ 308,055.00
Subtotal Developer		\$ 9,463.00	\$ 298,592.00	\$ 308,055.00
Non-Interest Payments	Approved	Distributed		
1st TIF Payment of 2023 TIR	pending 8/22/24	\$ 9,463.00	\$ 12,133.05	\$ 21,596.05
Subtotal Developer		\$ 9,463.00	\$ 12,133.05	\$ 21,596.05
Remaining Balances after Payments				
Subtotal Developer		\$ -	\$ -	\$ -
Total Remaining Balances of all Entities		\$ -	\$ 286,458.95	\$ 286,458.95
Transfers to Local Brownfield Revolving Fund (643)		<u>State</u>	<u>Local</u>	<u>Total</u>
total allowed by BF plan		9,463.00	298,592.00	308,055.00
1st transfer from 2023 TIR		2,036.46	0.00	2,036.46
Subtotal to LBRF		2,036.46	0.00	2,036.46
Total remaining to collect in Local Brownfield Revolving fund (643)		7,426.54	298,592.00	306,018.54

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review
 Disaster Restoration Inc - 9008 Portage Rd, Portage, MI 49002
 August 22, 2024

KCBRA		<u>State</u>	<u>Local</u>	<u>Total</u>	
Expenditures	<i>Estimate</i>	<i>Invoiced</i>			
Phase I	\$ 2,300.00		\$ 6,209.06	\$ -	
Phase II	\$ -		\$ 330.44	\$ -	
BEA/Due Care Plan	\$ 2,700.00	Invoiced together -	\$ 351.25	\$ -	
Brownfield Plan	\$ 2,500.00	\$9816.63	\$ -	\$ 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	
<i>Administrative</i>				\$ -	
2013 BRA Operating Expenses			\$ -	\$ 3,132.12	
2014 BRA Operating Expenses				\$ 162.61	
2015 BRA Admin. Expenses				\$ 141.85	
2016 BRA Admin. Expenses				\$ 87.06	
2017 BRA Admin Expenses	5/24/2018			\$ 97.77	
2018 BRA Admin Expenses	3/28/2019			\$ 122.70	
2019 BRA Admin. Expenses	2/27/2020			\$ 77.34	
2020 BRA Admin. Expenses	2/26/2021			\$ 68.22	
2021 BRA Admin. Expenses	12/31/2021			\$ 127.77	
2022 BRA Admin. Expenses	12/31/2022			\$ 167.87	
2023 BRA Admin Expenses	12/31/2023			\$ 252.79	
Subtotal KCBRA		\$ 9,816.63	\$ 6,935.88	\$ 10,977.60	
Payments	<i>Approved</i>	<i>Distributed</i>			
KCBRA		Sept 2014	\$ 617.89	\$ 601.54	
KCBRA		12/31/2015		\$ 81.67	
KCBRA		12/31/2015	\$ 505.09	\$ 597.94	
KCBRA		12/15/2016	\$ 501.52	\$ 67.54	
KCBRA		12/15/2016		\$ 612.15	
KCBRA		12/22/2017	\$ 570.58	\$ 760.54	
KCBRA		2018	\$ 601.00	\$ 846.00	
KCBRA		2019	\$ 860.24	\$ 1,231.65	
KCBRA		2020	\$ 1,269.73	\$ 2,488.29	
KCBRA		4/28/22	\$ 2,009.83	\$ 3,269.62	
KCBRA		3/23/2023		\$ 167.87	
KCBRA		3/28/2024		\$ 252.79	
Subtotal KCBRA			\$ 6,935.88	\$ 10,977.60	
Remaining Balances after Payments			\$ -	\$ -	
State Brownfield Fund					
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)		12/31/2023	\$ 392.00	\$ 392.00	
State of Michigan Payment (2023 SET 3 mils)		pending	\$ 413.00	\$ 413.00	
Total			\$ 1,886.50	\$ 1,886.50	
Developer	<i>Estimated</i>	<i>Invoiced</i>	<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures					
Eligible Developer Expense					
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		\$ -	\$ -	\$ -
Total			\$ -	\$ -	\$ -
Subtotal Developer			\$ 2,800.00	\$ 37,450.00	\$ 40,250.00
Non-Interest Payments	<i>Approved</i>	<i>Distributed</i>	<u>State</u>	<u>Local</u>	<u>Total</u>
1st TIF reimbursement	4/28/22		\$ 579.61	\$ 918.19	\$ 1,497.80
2nd TIF reimbursement	8/24/23		\$ 2,220.39	\$ 4,006.75	\$ 6,227.14
3rd TIF reimbursement	pending 8/22/24		\$ -	\$ 4,159.00	\$ 4,159.00
Subtotal Developer			\$ 2,800.00	\$ 9,083.94	\$ 11,883.94
*Amount eligible by BF plan \$40,250.00					
Developer Remaining Balances after Payments					
Subtotal Developer			\$ -	\$ 28,366.06	\$ 28,366.06
Total Remaining Balances of all Entities			\$ -	\$ 28,366.06	\$ 28,366.06

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

August 22, 2024

KCBRA				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate</i>	<i>Invoiced</i>				
Phase I - for Metal Mechanics WO#6	\$ 2,000.00		\$ 2,000.00	\$ -	\$ 2,000.00	
BEA and Doc. Of Due Care Compliance for M\$	4,000.00		\$ 1,311.75	\$ -	\$ 1,311.75	
			\$ 2,681.25	\$ -	\$ 2,681.25	
Brownfield Plan - WO#25	\$ 5,000.00	Invoiced		\$ 8,478.70	\$ 8,478.70	
Data Review of D&D Realty and for BF Plan	\$ 4,000.00	together			\$ -	
Administrative					\$ -	
2016 General Administrative			\$ -	\$ 843.96	\$ 843.96	
2017 General Administrative			\$ -	\$ 797.89	\$ 797.89	
2018 General Administrative			\$ -	\$ 866.26	\$ 866.26	
2019 General Administrative			\$ -	\$ 324.38	\$ 324.38	
2020 General Administrative			\$ -	\$ 177.81	\$ 177.81	
2021 General Administrative			\$ -	\$ 82.67	\$ 82.67	
2022 General Administrative			\$ -	\$ 116.92	\$ 116.92	
2023 General Administrative			\$ -	\$ 178.32	\$ 178.32	
Subtotal KCBRA	\$ 15,000.00	\$ -	\$ 5,993.00	\$ 11,866.91	\$ 17,859.91	
Payments	<i>Approved</i>	<i>Distributed</i>				
KCBRA - 1/18/18			\$ 1,080.63	\$ 4,033.97	\$ 5,114.60	
KCBRA	4/26/18	12/31/2018	\$ 3,536.27	\$ 2,275.90	\$ 5,812.17	
KCBRA	7/25/19		\$ 1,376.10	\$ 4,676.94	\$ 6,053.04	
KCBRA Administrative	2/27/20	12/31/2019		\$ 324.38	\$ 324.38	
KCBRA Administrative	2/25/21	12/31/2020		\$ 177.81	\$ 177.81	
KCBRA Administrative	2/24/22	12/31/2021		\$ 82.67	\$ 82.67	
KCBRA Administrative	1/26/23	12/31/22		\$ 116.92	\$ 116.92	
KCBRA Administrative	3/28/24	12/31/23		\$ 178.32	\$ 178.32	
Subtotal KCBRA			\$ 5,993.00	\$ 11,866.91	\$ 17,859.91	
Remaining Balances after Payments						
Subtotal due to KCBRA			\$0.00	\$0.00	\$0.00	

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

state capture complete

Developer				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures - Eligible Developer Expe	<i>Date approved</i>					
Soil Management	3/28/2019			\$ 5,925.10	\$ 5,925.10	
Sub-slab depressurization	3/28/2019		\$ -	\$ 7,994.74	\$ 7,994.74	
Site Demolition	3/28/2019			\$ 20,381.76	\$ 20,381.76	
Total			\$ -	\$ 34,301.60	\$ 34,301.60	
Subtotal of eligible costs capped to Developer			\$ -	\$ 34,301.60	\$ 34,301.60	
Non-Interest Payments	<i>Approved</i>	<i>Distributed</i>				
D&D Realty 1st TIR payment 2018 TIF	7/25/19	8/15/19	\$ 561.39	\$ -	\$ 561.39	
D&D Realty 2nd TIR payment 2019 TIF	2/27/20	3/11/20		\$ 2,427.93	\$ 2,427.93	
D&D Realty 3rd TIR payment 2019 TIF	8/27/20	12/31/20		\$ 1,599.28	\$ 1,599.28	
D&D Realty 4th TIR payment 2020 TIF	9/23/21	9/24/21		\$ 4,468.51	\$ 4,468.51	
D&D Realty 5th TIR payment 2021 TIF	3/24/22	3/25/22		\$ 4,688.00	\$ 4,688.00	
D&D Realty 6th TIR payment 2021 TIF	6/23/22			\$ 36.28	\$ 36.28	
D&D Realty 7th TIR payment 2022 TIF	6/22/23			\$ 4,890.06	\$ 4,890.06	
D&D Realty 8th TIR payment 2023 TIF pending 8/22/24				\$ 5,224.57	\$ 5,224.57	
Subtotal Developer			\$ 561.39	\$ 23,334.63	\$ 23,896.02	
Developer Remaining Balances after Payments						
Subtotal due to Developer			\$ -	\$ 10,966.97	\$ 10,966.97	

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

August 22, 2024

KCBRA			<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate*</i>	<i>Actual</i>			
Phase I	\$ 3,000.00	\$ 3,008.75	\$ 3,008.75	\$ -	\$ 3,008.75
Phase II	\$ 15,900.00	\$ 15,909.01	\$ 15,909.01	\$ -	\$ 15,909.01
BEA/Due Care Plan	\$ 5,000.00	\$ 4,991.25	\$ 4,991.25	\$ -	\$ 4,991.25
Act 381 Work Plan	\$ 4,000.00	\$ 4,533.75	\$ 4,533.75	\$ -	\$ 4,533.75
Addl Assessment/Plan	\$ 3,000.00	\$ 2,872.60	\$ 2,872.60	\$ -	\$ 2,872.60
		\$ 700.00	\$ 700.00	\$ -	\$ 700.00
<i>Administrative</i>					
2014 Administrative Expenses				\$ 14,272.45	\$ 14,272.45
2015 Administrative Expenses				\$ 17,500.39	\$ 17,500.39
2016 Administrative Expenses				\$ 11,186.12	\$ 11,186.12
2016 legal bill - State school tax	<i>(Varnum bill of \$1353.74 split w/Midlink)</i>			\$ 676.88	\$ 676.88
2017 Administrative Expenses	\$ 21,918.87			\$ 21,918.87	\$ 21,918.87
2018 Administrative Expenses	\$ 29,228.77			\$ 29,228.77	\$ 29,228.77
2019 Administrative Expenses	\$ 13,370.76			\$ 13,370.76	\$ 13,370.76
2020 Administrative Expenses	\$ 13,994.83			\$ 13,994.83	\$ 13,994.83
2021 Administrative Expenses				\$ 7,312.88	\$ 7,312.88
2022 Administrative Expense				\$ 4,093.89	\$ 4,093.89
2023 Administrative Expense				\$ 7,510.74	\$ 7,510.74
Subtotal KCBRA	\$ 30,900.00	\$ 32,015.36	\$ 32,015.36	\$ 141,066.58	\$ 173,081.94
Payments					
	<i>Approved</i>	<i>Distributed</i>			
KCBRA		December 2015	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81
KCBRA		12/15/2016		\$ 17,500.39	\$ 17,500.39
KCBRA	8/24/17	8/24/2017		\$ 11,863.00	\$ 11,863.00
KCBRA	5/26/2018			\$ 21,918.87	\$ 21,918.87
KCBRA	3/28/19	12/31/2018		\$ 29,228.77	\$ 29,228.77
KCBRA	2/27/20	12/31/2019		\$ 13,370.76	\$ 13,370.76
KCBRA	2/25/21	12/31/2020		\$ 13,994.83	\$ 13,994.83
KCBRA	2/25/22	12/31/2021		\$ 7,312.88	\$ 7,312.88
KCBRA	3/23/23	12/31/2022		\$ 4,093.89	\$ 4,093.89
KCBRA	3/28/24	12/31/2023		\$ 7,510.74	\$ 7,510.74
Subtotal KCBRA			\$ 32,015.36	\$ 141,066.58	\$ 173,081.94
Remaining Balances after Payments					
Subtotal KCBRA Balance Remaining			\$0.00	\$0.00	\$0.00

Developer			<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Approved</i>				
Eligible Developer Expense	\$ 2,014,435.00				
**Eligible Expense Cap amount	\$ 1,800,000.00		\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Total			\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Subtotal Developer			\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Developer Payments					
	<i>Approved</i>	<i>Distributed</i>			
GM 1st Payment 2014 TIR	12/17/15	12/28/15	\$ 61,594.40	\$ 20,346.49	\$ 81,940.89
GM 2nd Payment 2015 TIR	6/23/16	7/5/16		\$ 9,037.73	\$ 9,037.73
GM 3rd Payment 2016 TIR	12/15/16	12/29/16	\$ 110,974.93	\$ 34,814.27	\$ 145,789.20
Midlink School tax	12/15/16	9/18/17	\$ 17,423.36	\$ 23,310.66	\$ 40,734.02
GM 5th Payment 2017 TIR	8/24/17	12/31/17	\$ 235,469.22	\$ 41,793.37	\$ 277,262.59
GM 6th Payment 2018 TIR	8/24/17	9/1/18		\$ 12,588.60	\$ 12,588.60
GM 7th Payment 2018 TIR		12/30/18	\$ 261,703.11	\$ 33,036.27	\$ 294,739.38
GM 8th Payment 2019 TIR		3/12/20	\$ 187,075.68	\$ 29,012.04	\$ 216,087.72
GM 9th TIR Payment 2020	8/27/20	12/31/20	\$ 93,300.12	\$ -	\$ 93,300.12
GM 10th Payment rem. TIR 2020	2/25/22	3/2/22	\$ 80,959.18	\$ 81,424.15	\$ 162,383.33
GM 11th TIR 2021	11/17/22			\$ 65,434.36	\$ 65,434.36
GM 12th TIR 2022	7/27/23			\$ 86,385.74	\$ 86,385.74
GM 13th TIR 2023	pending 8/22/24			\$ 102,031.24	\$ 102,031.24
Subtotal Developer			\$ 1,048,500.00	\$ 539,214.92	\$ 1,587,714.92
Remaining Balances after Payments					
Subtotal remaining balance			\$ -	\$ 212,285.08	\$ 212,285.08
GM overcollected SET			\$ 97,602.60		
GM Return of SET overpayment Pending			\$ (97,602.60)		
Subtotal Developer remaining balance			\$ -	\$ 212,285.08	\$ 212,285.08



COUNTY OF KALAMAZOO
 PLANNING & DEVELOPMENT
 BROWNFIELD REDEVELOPMENT AUTHORITY
 201 W KALAMAZOO AVENUE
 KALAMAZOO, MI 49007
 (269)384-8305

INVOICE

BRA006-EGLE-24-2-L

Page 1 of 1

DATE	8/22/2024
ACCOUNT	555 Eliza Street
AMT DUE	\$10,000

Central Manufacturing Services, Inc.
 612 4th street
 Three Rivers, MI 49093
 ATTN: Charles J. Clark

AMOUNT PAID \$750.00

MAKE CHECKS PAYABLE TO KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

KALAMAZOO COUNTY PLANNING & DEVELOPMENT

DESCRIPTION	AMOUNT
<p>August 22, 2024 EGLE Loan Second Payment, due to EGLE by September 14, 2024 amount paid by the KCBRA (from tax increment revenue from 555 Eliza St brownfield plan 2023 held TIR)</p>	<p>10,000.00 (750.00)</p>
<p>**Please pay KCBRA by August 30th, so we may distribute payment to EGLE by September 14, 2024.</p>	
<p>For questions please call (269) 384-8305</p>	
<p>Payable upon receipt \$ 9,250.00</p>	

PLEASE REMIT TO:

BROWNFIELD REDEVELOPMENT AUTHORITY
 201 W KALAMAZOO AVENUE
 KALAMAZOO, MI 49007

July 23, 2024

Macy Walters, Brownfield Redevelopment Administrator
Ken Peregón, KCBRA Board Chair
201 W Kalamazoo Avenue
Kalamazoo, MI 49007

Dear Macy and Ken,

234/238 EM LLC acquired 234 and 238 East Michigan Avenue properties in September of 2023 with the intent of breathing life back into the dilapidated second floor of a historic building downtown to expand residential opportunities in the core business district. For this project to move forward, a Phase I and Phase II Environmental Site Assessment will be required and we are requesting support in completing these activities.

This project contemplates the rehabilitation of the historic building located at 234 and 238 East Michigan Avenue (commonly now referred to as the “Heimstra Building”). This building is a contributing structure to the Haymarket Historic District known for its notable examples of late nineteenth- and early twentieth-century architectural styles. The district is also notable in the ethnic history of Kalamazoo as the business focal point of the city’s large German and German-Jewish community. The successful completion of this project will create an additional 4 one-bedroom housing units downtown Kalamazoo and retain a commercial first-floor tenant (Heimstra Optical), as well as preserving the historic features and structure of the building downtown. The first floor of the building will remain the same and the second floor, that has been unoccupied for decades, will be rehabilitated to create the residential units. An aerial image of the property and description of the property, as well as images of the interior to be rehabilitated are included in this letter.

The total project costs are estimated to be approximately \$1.79 million with the rehabilitation starting in early 2025 with completion in fall of 2026. We anticipate working with the City of Kalamazoo, the Michigan Economic Development Corporation, and the National Park Service to close the financing gap on this project through a Neighborhood Enterprise Zone (“NEZ”) tax abatement, a Brownfield Plan, Community Revitalization Program (“CRP”) grant, and a historic preservation tax credit.

Due to the historic nature of the building and our intent to preserve its historic features and structure, the project costs are high for the creation of four new housing units. As a result, we are requesting assistance through the EPA Grant or Kalamazoo County Local Brownfield Revolving Fund for help fund the cost of a Phase I and Phase II Environmental Site Assessment. Additionally, as a first-time developer, I am requesting that the board consider waiving the application fee for this request to help control up-front costs of this development.

Thank you for your consideration of this request. We look forward to working with you and answering any questions the board may have about the project and this request. Should you have any questions or comments in the interim, please feel free to reach out to me at brian@binaryc.com.

Sincerely,

Brian Harris
234/238 EM LLC

Property Aerial and Description



238 East Michigan Avenue
Kalamazoo, MI 49007

06-15-378-101

0.036 Acres

Legal Description

304 ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; That part of the Northeasterly 18.25ft of the Southwesterly 35.6ft of Lot 101 lying North of Bates Alley.

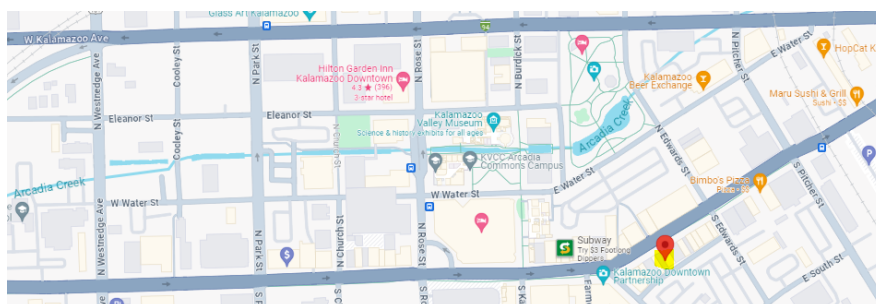
234 East Michigan Avenue
Kalamazoo, MI 49007

06-15-378-298

0.037 Acres

Legal Description

302 ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; THAT PART OF NELY 1.25FT OF LOT 99 N OF BATES ALLEY. THAT PART OF SWLY 17.75FT OF LOT 101 N OF BATES ALLEY. CFT 8785015



Property Images

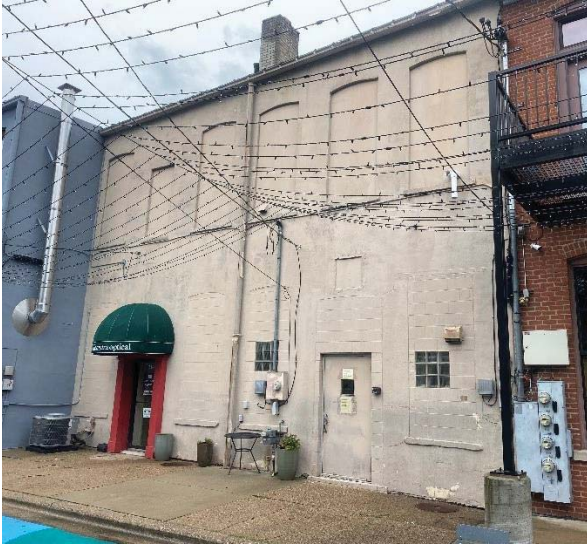


Image of the south-facing façade of the property



Image of the north-facing façade of the property



Image of the interior staircase leading up to the second floor from the north façade



Image of the windows with a north view on the second floor of the property



Image taken from the northern end of the second floor facing southeast, showing entrance from the staircase and entrance to former units



Image taken from the southern end of the second floor facing north, showing original entrances to former apartment units



Image of the southern-facing boarded windows on the second floor



Image of the ceiling on the second floor

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:

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

First Time developer

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?

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

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: Spring 2025

Completion Date: Fall 2026

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: \$1,789,152

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$244,200

27 Estimated State Equalized Value after Project Completion: \$400,000


28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

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: 7/31/24

Title: Manager

Direct office or cell number: 225-278-4556

Fax number:

Email address: brian@binanyc.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:

Land:	395,000
New Construction/Site Improvements:	1,235,533
Eligible Brownfield Activities (Specify):	
Other (Specify below):	128,619
Soft Costs	
Total Capital Investment:	\$ 1,789,152 -

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):

20,000

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:

350,000

Total Brownfield Funding Requested:

\$ 20,000 -

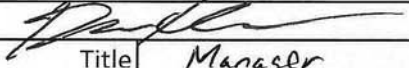
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

No	X
Yes	

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

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

Signature		Date	7/31/24
Title	Manager		
Direct office or cell number	226 278-4556		
Fax number			
Email address	brian@binaryc.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



RENDERINGS - FOR REFERENCE ONLY

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PROJECT NAME
 238 E MICHIGAN
PROJECT ADDRESS
 238 E MICHIGAN AVE. KALAMAZOO MI, 49007
CLIENT
 BRIAN & CARMEN HARRIS

TYPE
 CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CJM
DATE 11/21/2023 7:08:55 AM
SCALE
STAMP

PROJECT NUMBER
 2023.135

RENDERINGS

T001

RENDERINGS - FOR REFERENCE ONLY

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PROJECT NAME
 238 E MICHIGAN
 PROJECT ADDRESS
 238 E MICHIGAN AVE. KALAMAZOO MI, 49007
 BRIAN & CARMEN HARRIS

DATE
 CONSTRUCTION DOCUMENTS

REVISION

Drawn By: Author
 DATE: 11/21/2023 7:09:00 AM
 SCALE: 1/4" = 1'-0"
 SHEET

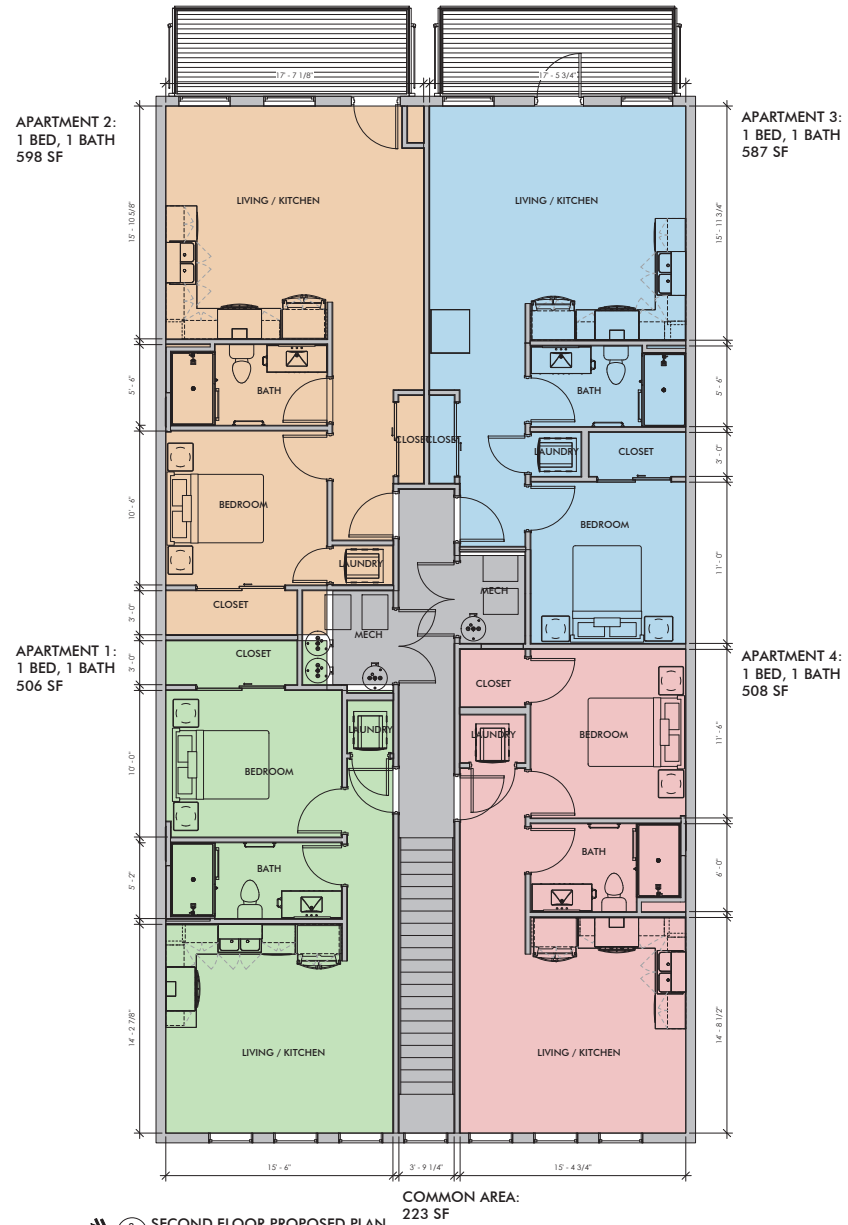
PROJECT NUMBER
 2023.135

AREA PLANS

T006



FIRST FLOOR PROPOSED PLAN
 1/4" = 1'-0"



SECOND FLOOR PROPOSED PLAN
 1/4" = 1'-0"

I. Scope of Services

A project application has been submitted by 234.238 EM, LLC to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County’s U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant for the project located at 234 and 238 East Michigan Avenue in downtown Kalamazoo. 234/238 EM, LLC acquired the property in September of 2023 and desires to renovate the second floor of the historic downtown building to provide residential opportunities within the heart of the downtown business district. The building is commonly referred to as the “Heimstra Building” and is located in the Haymarket Historic District. The proposed renovations will preserve the historic features and will include extensive interior demolition on the second floor to create four (4) one-bedroom housing units and retain a commercial first-floor tenant (Heimstra Optical). The total project costs are anticipated to be \$1,79 million with rehabilitation efforts commencing early 2025 with an anticipated completion date of Fall 2026. 234/238 EM, LLC anticipates that both a Phase I Environmental Site Assessment (ESA) and a Phase I ESA will be required and is requesting funding support from the KCBRA.

Based on anticipated remaining EPA grant funds available to support this project, the proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility and a Phase I Environmental Site Assessment (ESA). Additional scope of work may be requested under an alternate funding source.

Eligibility and Phase I ESA

Fishbeck will prepare an eligibility demonstration to the U.S. EPA for the use of grant funding. Upon receipt of concurrence of site eligibility from the U.S. EPA, Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

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 and Phase I ESA.....	\$ 3,000
Total Estimated Budget – Work Order #19	\$ 3,000

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determinations, Phase I ESA activities will commence. Phase I activities are anticipated to take four weeks to complete following acceptance of the eligibility determination. Results of the Phase I ESA will inform whether any additional scope of work is recommended.



Radisson Plaza Hotel & Suites
100 West Michigan Avenue
Suite 200
Kalamazoo, MI 49007-3960

JOE G. AGOSTINELLI, CECD
Managing Director

269.567.0669
joe@michigangrowthadvisors.com

July 25, 2024

Kalamazoo County Brownfield Redevelopment Authority
Attention: Macy Walters
201 W Kalamazoo Avenue
Kalamazoo, MI 49007

Re: Project Stride

Dear Macy,

Enclosed please find a Part I and Part II project application and associated supporting documentation for a new brownfield plan for Project Stride.

Michigan Growth Advisors has been retained by a local company evaluating their options for expansion across the United States. Project Stride represents a Michigan-based manufacturer with a large existing footprint in Kalamazoo County. The company, as a result of organic growth and growth through acquisition, requires a new manufacturing facility. The project is expected to be a 300,000-square foot manufacturing facility that would create 100 to 125 net new jobs in Kalamazoo County, while retaining an additional 91 jobs. These jobs would have an average salary of more than \$64,000 with excellent benefits, including dental, health, vision, disability, and life insurance, as well as retirement savings, profit sharing, bonuses, and health incentive programs. The company is currently evaluating its expansion options in Michigan, as well as two other states where the company has existing facilities.

Each location option offers logistical benefits. The Kalamazoo County option would be optimal because it would be in close proximity to the company's headquarters, while the other states would be optimal due to close proximity to a large customer base, or due to the fact that the product line driving this growth is already manufactured in another state. As a result of the competitive nature of this project, the project is seeking proposals for incentive support which would assist with the financial case for the project to land in Kalamazoo County.

This project proposes a financing structure by utilizing the Kalamazoo County Land Bank ("KCLB") as a development partner in the project. The KCLB's participation in the project grants the site "Core Community" status under Act 381, allowing the project to utilize TIF to reimburse significant site preparation costs on the project.

The company proposes to grant the KCLB control over the property through a development agreement between the parties. While under KCLB control, the company will submit a brownfield plan to the KCBRA. Once the brownfield plan is approved by the KCBRA and the

MICHIGAN GROWTH ADVISORS

July 25, 2024

Page 2

governing bodies, and upon terms agreed by all parties, the KCLB will terminate its controlling interest in the property. It is anticipated that this project would be structured similarly to the successful IPUSA project that we worked on together recently.

I have included a legal description and aerial image of the property to this letter, along with a proposed site plan for the project, should the company move forward with the Michigan option.

Thank you in advance for your support and we look forward to working with you on this exciting project. If you have any questions or would like to discuss the project further, please do not hesitate to call.

Regards,

MICHIGAN GROWTH ADVISORS



Joe G. Agostinelli, CEcD
Managing Director

Enclosures

cc: Rachael Grover, Kalamazoo County

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"/> S-Corp
Other (specify)	<input type="text"/>

10 Describe nature and history of business:

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

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?

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

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: Spring 2025

Completion Date: Fall 2027

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: \$70,000,000

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

26 Current State Equalized Value: \$52,196

27 Estimated State Equalized Value after Project Completion: \$7,500,000

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 91

FTE Jobs Created: 125

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: 8/5/24

Title: Chief Financial Officer

Direct office or cell number: 269.276.4409

Fax number:

Email address: jodih@landscapeforms.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 checked="" type="checkbox"/>		

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$ 70,000,000"/>	-
Land:		
New Construction/Site Improvements:		\$58,000,000
Eligible Brownfield Activities (Specify):		
Other (Specify below):		\$12,000,000
	Machinery and Equipment	
Total Capital Investment:		\$ <input type="text" value="\$70,000,000"/> -

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):

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:

2,500,000

Total Brownfield Funding Requested:

\$ 0 -

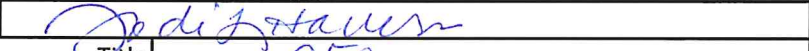
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

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

No	X
Yes	

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

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

Signature		Date	7/26/2024
Title	CFO		
Direct office or cell number	269.276.4409		
Fax number			
Email address	jodihelander@ms.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

SITE PLAN

- Existing entry remains, loop road to the west is added to create a new visitor and staff experience
- Earthwork and grading for site is kept as tight as possible to preserve the most amount of existing woodlands
- Stormwater is dispersed into a series of connected basins on east and west areas of site
- Acquisition of 351 Lawndale will allow for additional buffer for new roadway and provide future flexibility for expansion of office space and/or parking.



Memo

TO: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority Board

FROM: David Stegink

DATE: August 19, 2024 **PROJECT NO.:** 230454

SUBJECT: Review of Brownfield Plan for Landscape Forms Inc. (Project Stride)

Fishbeck has reviewed a draft of a Brownfield Plan prepared for the above referenced project in Comstock Township, Michigan, dated August 15, 2024. The plan includes all the required elements of a Brownfield Plan as detailed in Act 381 of 1996, the Brownfield Redevelopment Financing Act.

The proposed redevelopment consists of seven parcels totaling 59.737 acres in Comstock Charter Township. The project will involve preparing the site for development to make way for a 300,000-square-foot industrial building. This project will retain approximately 91 jobs in the community and create an additional 125 jobs. The property that is the subject of this Brownfield Plan is under the control of the Kalamazoo County Land Bank Authority through a Development Agreement between the Kalamazoo County Land Bank Authority (“KCLBA”) and Landscape Forms Inc. The total capital investment on the project is expected to be approximately \$70,000,000. Construction on the project is planned to begin in the spring of 2025 and will be completed by the fall of 2027.

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

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

A fact sheet summarizing the plan is attached to this memo.

Please do not hesitate to contact our office if you have any concerns or questions.

Attachments
By email

Landscape Forms Inc. Brownfield Plan Fact Sheet

- **Project Overview:** The proposed redevelopment consists of seven parcels totaling 59.737 acres in Comstock Charter Township. The project will involve preparing the site for development to construct a 300,000-square foot industrial building that will support the growth of Landscape Forms Inc. headquartered in Comstock Township. This project will retain approximately 91 jobs in the community and create an additional 125 jobs. The total capital investment on the project is expected to be approximately \$70,000,000. Construction on the project is planned to begin in the spring of 2025 and will be completed by fall of 2027.

Parcels Included: 07-21-230-020; 07-210-230-010; 07-21-201-451; 07-21-201-470; 07-21-201-461; 07-21-201-462; and 07-21-201-480

Eligible Costs

School and Local

- **Building and Site Demolition:** selective building demolition and removal of pavements and other improvements including engineering costs is anticipated to total \$241,462.

Local Only

- **Site Preparation:** clearing and grubbing, compaction and sub-base preparation, cut and fill, geotechnical engineering, grading, land balancing, retaining walls, staking, temporary construction access, temporary erosion control, temporary facilities, and temporary site control. Engineering and design of these activities are also included as eligible activities. The cost of site preparation activities is estimated to be \$2,064,408.
- **Assistance to the Land Bank Authority:** The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. The Developer and the Land Bank agree that, to induce the Land Bank to participate in and support the project, and to reimburse the Land Bank for costs associated with doing so, the Land Bank will exercise control over the Developer and ensure the development of the Project through a development agreement between those parties. As additional inducement to encourage this expansion in Kalamazoo County, the Kalamazoo County government has provided a loan to the Land Bank in the amount of \$421,000 to offset costs associated with assistance to the land bank for this project.

- **Contingency:** A 15% contingency is included to account for any unanticipated costs that may be encountered while conducting the eligible activities. The contingency is \$345,881.
- **Interest:** Financing costs associated with the developer’s eligible activities are included as an eligible activity. Simple interest will accrue at 3% throughout the duration of the plan and will be reimbursed following reimbursement of the developer’s eligible activities. The financing costs associated with eligible activities are anticipated to be \$694,597.
- **Brownfield Plan/Work Plan Preparation and Implementation:** The total cost of these activities is anticipated to be \$80,000.

Total: \$3,847,348

Estimated Outcomes:

- **300,000** square foot industrial building
- **125** new jobs
- Retainage of **91** jobs
- **26** Years of Brownfield Plan Capture
 - 17 Years for the Developer
 - 4 years for Land Bank Authority Loan Repayment to County
 - 5 Years of Local Brownfield Revolving Fund (LBRF) Capture
- **\$579,250** Authority Administration Fees (10% Local-Only Estimation)
- **\$1,615,899** Amount to be Deposited in Local Brownfield Revolving Fund (Estimated)
- **\$2,599,902** Initial Taxable Value
- **\$10,023,957** Future Taxable Value

ACT 381 BROWNFIELD PLAN

**Landscape Forms, Inc.
7800 and [V/L] East Michigan Avenue
Kalamazoo County, Comstock Charter Township
Kalamazoo County Brownfield Redevelopment Authority**

August 20, 2024

**MICHIGAN
GROWTH
ADVISORS**



Prepared by

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

Recommended by the Kalamazoo County Brownfield Redevelopment Authority on _____

Supported by the Comstock Township Board of Trustees on _____

Adopted by the Kalamazoo County Board of Commissioners on _____

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ATTACHMENTS

- Attachment A Brownfield Plan Resolutions
- Attachment B Reimbursement Agreement
- Attachment C Land Bank Documentation
- Attachment D Site Plan

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of seven parcels totaling 59.737 acres in Comstock Charter Township. The project will involve preparing the site and installing the necessary infrastructure required for development to make way for a 300,000-square foot industrial building that will support the growth of Landscape Forms, Inc. This project will retain approximately 91 jobs in the community and create an additional 125 jobs, while retaining the corporate headquarters of one of Comstock Township's largest employers.

The total capital investment on the project is expected to be approximately \$70,000,000. Construction on the project is planned to begin in the spring of 2025 and will be completed by fall of 2027.

1.2 Eligible Property Information

Basis of Eligibility

From its initial creation in 1996, the Brownfield Redevelopment Financing Act ("Public Act 381" or "Act 381") has been amended several times to expand property eligibility and eligible activities. One of those amendments established that property "owned or under the control of" a Land Bank Fast Authority is considered Blighted Property under Act 381 and is thus Eligible Property. Act 381 defines "owned or under the control of" as (*emphasis added*):

"Owned by or under the control of" means that a land bank fast track authority or a qualified local unit of government has 1 or more of the following:

- (i) An ownership interest in the property.
- (ii) A tax lien on the property.
- (iii) A tax deed on the property.
- (iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.
- (v) A right to collect delinquent taxes, penalties, or interest on the property.
- (vi) *The ability to exercise its authority over the property.*

The property that is the subject of this brownfield plan is under the control of the Kalamazoo County Land Bank Authority as evidenced by the Development Agreement between the Kalamazoo County Land Bank Authority ("KCLBA") and Landscape Forms, Inc. which is included as Attachment C. Therefore, the Property meets the definition of "Blighted" as defined by Act 381 and is considered Eligible Property. The sale, lease or transfer of the property by a land bank fast track

authority after the property's inclusion in this brownfield plan shall not result in the loss to the property of the status as Blighted Property. The project would not be successful without the benefit of the Land Bank's participation.

Location and Legal Description

7800 East Michigan Avenue Parcel ID: 07-21-230-020 38.38 Acres
Kalamazoo, MI 49048

Legal Description:

SEC 21-2-10 N 100 R OF E1/2 NEFRL1/4 SEC 21 EXC W 300 FT ALSO EXC BEG AT INT OF S LI HWY M-96 WITH E LI SD SEC TH W ALG S LI SD HWY 4 1/2 R TH S PAR TO SD E LI 9 R TH E PAR TO SD HWY 4 1/2 R TO SD E LI TH N THEREON 9 R TO BEG. ALSO EXC N 54.58'; W 263.29' FOR HWY. (12)

E. Michigan Avenue: Parcel ID: 07-21-230-010 11.364 Acres
Kalamazoo, MI 49048

Legal Description:

SEC 21-2-10 W 300 FT OF N 100 R OF E1/2 NEFRL1/4 SEC 21; ALSO EXC N 54.58' FOR HWY. (12)

465 Lawndale Avenue Parcel ID: 07-21-201-451 2.096 Acres
Kalamazoo, MI 49048

Legal Description:

LAWNDALE S 80 FT LOT 32 ALSO LOT 31 PLAT OF LAWNDALE EX THE W 189.50 FT (14) 2014 COMBINE FROM PART OF 21-201-440 & 21-201-450 INTO 21-201-440 & 21-201-450

431 Lawndale Avenue Parcel ID: 07-21-201-470 5.61 Acres
Kalamazoo, MI 49048

Legal Description:

LAWNDALE LOTS 35, 36, 37 & 38 EXC W 186 FT THEREOF ALSO ALL OF LOT 34 REFER TO IFT ROLL 40-000-150 & 40 000 167

451 Lawndale Avenue Parcel ID: 07-21-201-461 1.523 Acres
Kalamazoo, MI 49048

Legal Description:

LAWNDALE PLAT LOT 33 EXC N 60 FT OF E 200 FT & N 31.5 FT LOT 32

Lawndale Avenue Parcel ID: 07-21-201-462 0.28 Acres
Kalamazoo, MI 49048

Legal Description:
LAWNDALE PLAT N 60 FT OF E 200 FT LOT 33

387 Lawndale Avenue Parcel ID: 07-21-201-480 0.484 Acres
Kalamazoo, MI 49048

Legal Description:
LAWNDALE W 186 FT LOT 35

It is anticipated that parcel boundaries may be combined into a consolidated parcel in the future.

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

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

Tax increment revenues will be used to reimburse Landscape Forms, Inc. ("Developer") for the cost of eligible activities as authorized by Act 381. Only statutorily approved EGLE environmental eligible activities and non-environmental demolition eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities including contingency are anticipated to be \$3,152,751, of which \$2,731,751 is in support of developer eligible activities and \$421,000 is in support of assistance to the Land Bank. Interest on approved, unreimbursed eligible activities is included in this plan and is anticipated to be \$694,597. Authority administrative costs are anticipated to be \$579,250. Capitalization of the Local Brownfield Revolving Fund is estimated to be \$1,615,899. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

This Plan does not contemplate department specific activities.

Non-Environmental Activities

Because the property is owned or under the control of the KCLBA, additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide for reimbursement of eligible demolition, lead, asbestos and mold abatement, site preparation, and/or infrastructure improvements.

Assistance to the Land Bank

The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. Waiver and avoidance of the Land Bank 5/50, and payment to the Land Bank as anticipated in the development agreement between the Developer and the Land Bank is a cost associated with selling

or otherwise conveying property owned by or under the control of a land bank fast track authority and the acquisition of the lien on the property by the Land Bank for economic development purposes, and also further constitutes a reasonable cost incurred to develop, prepare, and implement this brownfield plan.

Authority Expenses

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2.1 Demolition

Demolition activities will include site demolition and selective building demolition. Engineering and design of these activities are also included as eligible activities. The cost of demolition activities is estimated to be \$241,462. This cost is statutorily eligible for reimbursement with both state and local taxes.

2.2.2 Site Preparation

Site Preparation activities will include clearing and grubbing, compaction and sub-base preparation, cut and fill, geotechnical engineering, grading, land balancing, retaining walls, staking, temporary construction access, temporary erosion control, temporary facilities, and temporary site control. Engineering and design of these activities are also included as eligible activities. The cost of site preparation activities is estimated to be \$2,064,408.

2.2.3 Assistance to the Land Bank

The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. The Developer and the Land Bank agree that, in order to induce the Land Bank to participate in and support the project, and to reimburse the Land Bank for costs associated with doing so, the Land Bank will exercise control over the Developer and ensure the development of the Project through a development agreement between those parties. The development agreement includes the right of the Land Bank to enforce a lien on the property in order to guaranty such completion and payment of such costs and an obligation of the Land Bank to assign or otherwise convey such lien to Developer's affiliate upon Developer's satisfaction of certain criteria. Waiver and avoidance of the Land Bank 5/50, and payment to the Land Bank as anticipated in the development agreement between the Developer and the Land Bank is a cost associated with selling or otherwise

conveying property owned by or under the control of a land bank fast track authority and the acquisition of the lien on the property by the Land Bank for economic development purposes, and also further constitutes a reasonable cost incurred to develop, prepare, and implement this brownfield plan. Assistance to the land bank shall not exceed \$421,000.

As additional inducement to encourage this expansion in Kalamazoo County, Kalamazoo County government has provided a loan to the Land Bank in the amount of \$421,000 to offset costs associated with assistance to the land bank for this project. TIR that is available following full reimbursement to the Developer for Developer's approved eligible activities will be utilized to repay the County's loan for assistance to the Land Bank.

2.2..4 Contingency

A 15% contingency is included to account for any unanticipated costs that may be encountered while conducting the eligible activities. The contingency is \$345,881.

2.2..5 Interest

Financing costs associated with the developer's eligible activities are included as an eligible activity. Simple interest will accrue at 3% throughout the duration of the plan and will be reimbursed following reimbursement of the developer's eligible activities. The financing costs associated with eligible activities are anticipated to be \$694,597.

2.2..6 Brownfield Plan and Act 381 Work Preparation & Implementation

The cost to prepare and implement the Brownfield Plan and Act 381 Work Plan is anticipated to be \$80,000.

2.2..7 Local Brownfield Revolving Fund

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$1,615,899.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

This plan assumes that an Industrial Facilities Exemption Certificate ("IFEC") will be approved pursuant to Public Act 198 of 1974. The IFEC is anticipated to be in place for 12 years following completion of construction. The Michigan Economic Development Corporation has authorized for a 100% abatement of the 6 mil SET millage during the duration of the abatement. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement.

As additional inducement to encourage this expansion in Kalamazoo County, Kalamazoo County government has provided a loan to the Land Bank in the amount of \$421,000 to offset costs associated with assistance to the land bank for this project. TIR that is available following full reimbursement to the Developer for Developer's approved eligible activities will be utilized to repay the County's loan for assistance to the Land Bank.

2.5 Maximum Amount of Note or Bonded Indebtedness

The maximum amount of the County's loan is \$421,000 to offset costs associated with assistance to the land bank for this project.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 21 years, plus five years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2027 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2048. Capture of TIR is expected to begin in 2028, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of seven parcels which are 59.737 acres in size located in Comstock Charter Township, Kalamazoo County, Michigan. The address and Parcel Identification Number of parcels included in this plan are 7800 East Michigan Avenue (07-21-230-020), [V/L] East Michigan Avenue (07-21-230-010), 465 Lawndale Avenue (07-21-201-451), 431 Lawndale Avenue (07-21-201-470), 451 Lawndale Avenue (07-21-201-461), [V/L] Lawndale Avenue (07-21-201-462), and 387 Lawndale Avenue (07-21-201-480). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The Kalamazoo County Land Bank Authority ("KCLBA") has control over the property and the Property that is the subject of this brownfield plan. Therefore, the Property meets the definition of "Blighted" as defined by Act 381 and is considered Eligible

Property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in this brownfield plan shall not result in the loss to the property of the status as blighted property.

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figure 1

Legal Description and Eligible Property Map



**7800 East Michigan Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-230-020

38.38 Acres

Legal Description:

SEC 21-2-10 N 100 R OF E1/2 NEFRL1/4 SEC 21 EXC W 300 FT ALSO EXC BEG AT INT OF S LI HWY M-96 WITH E LI SD SEC TH W ALG S LI SD HWY 4 1/2 R TH S PAR TO SD E LI 9 R TH E PAR TO SD HWY 4 1/2 R TO SD E LI TH N THEREON 9 R TO BEG. ALSO EXC N 54.58'; W 263.29' FOR HWY. (12)

**East Michigan Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-230-010

11.364 Acres

Legal Description:

SEC 21-2-10 W 300 FT OF N 100 R OF E1/2 NEFRL1/4 SEC 21; ALSO EXC N 54.58' FOR HWY. (12)

**465 Lawndale Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-451

2.096 Acres

Legal Description:

LAWNDALE S 80 FT LOT 32 ALSO LOT 31 PLAT OF LAWNDALE EX THE W 189.50 FT (14) 2014 COMBINE FROM PART OF 21-201-440 & 21-201-450 INTO 21-201-440 & 21-201-450

**431 Lawndale Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-470

5.61 Acres

Legal Description:

LAWNDALE LOTS 35, 36, 37 & 38 EXC W 186 FT THEREOF ALSO ALL OF LOT 34 REFER TO IFT ROLL 40-000-150 & 40 000 167

**451 Lawndale Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-461

1.523 Acres

Legal Description:

LAWNDALE PLAT LOT 33 EXC N 60 FT OF E 200 FT & N 31.5 FT LOT 32

**Lawndale Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-462

0.28 Acres

Legal Description:

LAWNDALE PLAT N 60 FT OF E 200 FT LOT 33

**387 Lawndale Avenue
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-480

0.484 Acres

Legal Description:

LAWNDALE W 186 FT LOT 35

Table 1

Eligible Activity Costs



MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$ 241,462	Summer 2025
<i>Site Demolition</i>	\$ 49,416	
<i>Building Demolition</i>	\$ 180,549	
<i>Soft Costs Associated with the above</i>	\$ 11,498	
Site Preparation Sub-Total	\$ 2,064,408	Fall 2026
<i>Clearing and Grubbing</i>	\$ 201,900	
<i>Geotechnical Engineering</i>	\$ 15,000	
<i>Fill, Grading and Land Balancing</i>	\$ 1,159,258	
<i>Relocation of active utilities</i>	\$ 14,078	
<i>Retaining walls</i>	\$ 25,900	
<i>Staking</i>	\$ 28,416	
<i>Temporary Construction Access and/or Roads</i>	\$ 252,376	
<i>Temporary Erosion Control</i>	\$ 45,868	
<i>Temporary Facility</i>	\$ 100,291	
<i>Temporary Site Control</i>	\$ 134,932	
<i>Soft Costs associated with Site Preparation Activities</i>	\$ 86,390	
MSF Eligible Activities Sub-Total	\$ 2,305,871	
Assistance to the Land Bank	\$ 421,000	
Contingency (15%)	\$ 345,881	
Interest	\$ 694,597	
Brownfield Plan & Act 381 Work Plan Preparation	\$ 50,000	
Brownfield Plan Implementation	\$ 30,000	
Total Brownfield Eligible Activities	\$ 3,847,348	

Table 2

Tax Capture Schedule



Tax Increment Revenue Capture Estimates
Landscape Forms, Inc.
 Comstock Township, Michigan
 August 2024

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
*Base Taxable Value	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902
Estimated New TV	\$ 10,023,957	\$ 10,124,197	\$ 10,225,439	\$ 10,327,693	\$ 10,430,970	\$ 10,535,280	\$ 10,640,632	\$ 10,747,039	\$ 10,854,509	\$ 10,963,054	\$ 11,072,685	\$ 11,183,412	\$ 11,295,246	\$ 11,408,198	\$ 11,522,280	\$ 11,637,503	\$ 11,753,878	\$ 11,871,417	\$ 11,990,131	\$ 12,110,032
Incremental Difference (New TV - Base TV)	\$ 7,424,055	\$ 7,524,295	\$ 7,625,537	\$ 7,727,791	\$ 7,831,068	\$ 7,935,378	\$ 8,040,730	\$ 8,147,137	\$ 8,254,607	\$ 8,363,152	\$ 8,472,783	\$ 8,583,510	\$ 8,695,344	\$ 8,808,296	\$ 8,922,378	\$ 9,037,601	\$ 9,153,976	\$ 9,271,515	\$ 9,390,229	\$ 9,510,130

School Capture	Millage Rate	IFT Rate																					
State Education Tax (SET)	6.0000	0.0000	\$ -	\$ -	\$ -	\$ -																	
School Operating Tax	18.0000	9.0000	\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550																	
School Total	24.0000	9.0000	\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Local Capture	Millage Rate	IFT Rate																						
County Public Safety	1.4380	0.7190	\$ 5,338	\$ 5,410	\$ 5,483	\$ 5,556	\$ 5,631	\$ 5,706	\$ 5,781	\$ 5,858	\$ 5,935	\$ 6,013	\$ 6,092	\$ 6,172	\$ 12,504	\$ 12,666	\$ 12,830	\$ 12,996	\$ 13,163	\$ 13,332	\$ 13,503	\$ 13,676		
County Housing	0.7453	0.3727	\$ 2,767	\$ 2,804	\$ 2,842	\$ 2,880	\$ 2,918	\$ 2,957	\$ 2,996	\$ 3,036	\$ 3,076	\$ 3,117	\$ 3,157	\$ 3,199	\$ 6,481	\$ 6,565	\$ 6,650	\$ 6,736	\$ 6,822	\$ 6,910	\$ 6,999	\$ 7,088		
County Seniors	0.3462	0.1731	\$ 1,285	\$ 1,302	\$ 1,320	\$ 1,338	\$ 1,356	\$ 1,374	\$ 1,392	\$ 1,410	\$ 1,429	\$ 1,448	\$ 1,467	\$ 1,486	\$ 3,010	\$ 3,049	\$ 3,089	\$ 3,129	\$ 3,169	\$ 3,210	\$ 3,251	\$ 3,292		
County 911	0.6459	0.3230	\$ 2,398	\$ 2,430	\$ 2,463	\$ 2,496	\$ 2,529	\$ 2,563	\$ 2,597	\$ 2,631	\$ 2,666	\$ 2,701	\$ 2,736	\$ 2,772	\$ 5,616	\$ 5,689	\$ 5,763	\$ 5,837	\$ 5,913	\$ 5,988	\$ 6,065	\$ 6,143		
County Transit	0.3110	0.1555	\$ 1,154	\$ 1,170	\$ 1,186	\$ 1,202	\$ 1,218	\$ 1,234	\$ 1,250	\$ 1,267	\$ 1,284	\$ 1,300	\$ 1,318	\$ 1,335	\$ 2,704	\$ 2,739	\$ 2,775	\$ 2,811	\$ 2,847	\$ 2,883	\$ 2,920	\$ 2,958		
County Veterans	0.1000	0.0500	\$ 371	\$ 376	\$ 381	\$ 386	\$ 392																	
KVCC	2.7802	1.3901	\$ 10,320	\$ 10,460	\$ 10,600	\$ 10,742	\$ 10,886	\$ 11,031	\$ 11,177	\$ 11,325	\$ 11,475	\$ 11,626	\$ 11,778	\$ 11,932	\$ 24,175	\$ 24,489	\$ 24,806	\$ 25,126	\$ 25,450	\$ 25,777	\$ 26,107	\$ 26,440		
Comstock Township Operating	1.4500	0.7250	\$ 5,382	\$ 5,455	\$ 5,529	\$ 5,603	\$ 5,678	\$ 5,753	\$ 5,830	\$ 5,907	\$ 5,985	\$ 6,063	\$ 6,143	\$ 6,223	\$ 12,608	\$ 12,772	\$ 12,937	\$ 13,105	\$ 13,273	\$ 13,444	\$ 13,616	\$ 13,790		
Comstock Township Fire Operating	4.7500	2.3750	\$ 17,632	\$ 17,870	\$ 18,111	\$ 18,354	\$ 18,599	\$ 18,847	\$ 19,097	\$ 19,349	\$ 19,605	\$ 19,862	\$ 20,123	\$ 20,386	\$ 41,303	\$ 41,839	\$ 42,381	\$ 42,929	\$ 43,481	\$ 44,040	\$ 44,604	\$ 45,173		
Comstock Fire Capital	2.0000	1.0000	\$ 7,424	\$ 7,524	\$ 7,626	\$ 7,728	\$ 7,831	\$ 7,935	\$ 8,041	\$ 8,147	\$ 8,255	\$ 8,363	\$ 8,473	\$ 8,584	\$ 17,391	\$ 17,617	\$ 17,845	\$ 18,075	\$ 18,308	\$ 18,543	\$ 18,780	\$ 19,020		
County Operating	4.6318	2.3159	\$ 17,193	\$ 17,426	\$ 17,660	\$ 17,897	\$ 18,136	\$ 18,378	\$ 18,622	\$ 18,868	\$ 19,117	\$ 19,368	\$ 19,622	\$ 19,879	\$ 40,275	\$ 40,798	\$ 41,327	\$ 41,860	\$ 42,399	\$ 42,944	\$ 43,494	\$ 44,049		
Sinking Fund	0.9958	0.4979	\$ 3,696	\$ 3,746	\$ 3,797	\$ 3,848	\$ 3,899	\$ 3,951	\$ 4,003	\$ 4,056	\$ 4,110	\$ 4,164	\$ 4,219	\$ 4,274	\$ 8,659	\$ 8,771	\$ 8,885	\$ 9,000	\$ 9,116	\$ 9,233	\$ 9,351	\$ 9,470		
CCTA	0.8956	0.4478	\$ 3,324	\$ 3,369	\$ 3,415	\$ 3,461	\$ 3,507	\$ 3,553	\$ 3,601	\$ 3,648	\$ 3,696	\$ 3,745	\$ 3,794	\$ 3,844	\$ 7,788	\$ 7,889	\$ 7,991	\$ 8,094	\$ 8,198	\$ 8,304	\$ 8,410	\$ 8,517		
Comstock Library	1.4733	0.7367	\$ 5,469	\$ 5,543	\$ 5,617	\$ 5,693	\$ 5,769	\$ 5,846	\$ 5,923	\$ 6,002	\$ 6,081	\$ 6,161	\$ 6,241	\$ 6,323	\$ 12,811	\$ 12,977	\$ 13,145	\$ 13,315	\$ 13,487	\$ 13,660	\$ 13,835	\$ 14,011		
Senior Millage	1.0000	0.5000	\$ 3,712	\$ 3,762	\$ 3,813	\$ 3,864	\$ 3,916	\$ 3,968	\$ 4,020	\$ 4,074	\$ 4,127	\$ 4,182	\$ 4,236	\$ 4,292	\$ 8,695	\$ 8,808	\$ 8,922	\$ 9,038	\$ 9,154	\$ 9,272	\$ 9,390	\$ 9,510		
Road Patrol	0.6500	0.3250	\$ 2,413	\$ 2,445	\$ 2,478	\$ 2,512	\$ 2,545	\$ 2,579	\$ 2,613	\$ 2,648	\$ 2,683	\$ 2,718	\$ 2,754	\$ 2,790	\$ 5,652	\$ 5,725	\$ 5,800	\$ 5,874	\$ 5,950	\$ 6,026	\$ 6,104	\$ 6,182		
Township Roads	1.0000	0.5000	\$ 3,712	\$ 3,762	\$ 3,813	\$ 3,864	\$ 3,916	\$ 3,968	\$ 4,020	\$ 4,074	\$ 4,127	\$ 4,182	\$ 4,236	\$ 4,292	\$ 8,695	\$ 8,808	\$ 8,922	\$ 9,038	\$ 9,154	\$ 9,272	\$ 9,390	\$ 9,510		
KRESA ISD	6.9853	3.4927	\$ 25,930	\$ 26,280	\$ 26,633	\$ 26,990	\$ 27,351	\$ 27,715	\$ 28,083	\$ 28,455	\$ 28,830	\$ 29,210	\$ 29,592	\$ 29,979	\$ 60,740	\$ 61,529	\$ 62,325	\$ 63,130	\$ 63,943	\$ 64,764	\$ 65,594	\$ 66,431		
Local Total	32.1984	16.0992	\$ 119,521	\$ 121,135	\$ 122,765	\$ 124,411	\$ 126,074	\$ 127,756	\$ 129,447	\$ 131,155	\$ 132,880	\$ 134,622	\$ 136,381	\$ 138,157	\$ 279,107	\$ 282,732	\$ 286,394	\$ 290,093	\$ 293,828	\$ 297,601	\$ 301,411	\$ 305,260		

Non-Capturable Millages	Millage Rate	IFT Rate																				
County Juvenile Home Debt	0.1613	0.0807	\$ 599	\$ 607	\$ 615	\$ 623	\$ 632	\$ 640	\$ 648	\$ 657	\$ 666	\$ 674	\$ 683	\$ 692	\$ 1,403	\$ 1,421	\$ 1,439	\$ 1,458	\$ 1,477	\$ 1,495	\$ 1,515	\$ 1,534
Comstock School Debt	5.5000	2.7500	\$ 20,416	\$ 20,692	\$ 20,970	\$ 21,251	\$ 21,535	\$ 21,822	\$ 22,112	\$ 22,405	\$ 22,700	\$ 22,999	\$ 23,300	\$ 23,605	\$ 47,824	\$ 48,446	\$ 49,073	\$ 49,707	\$ 50,347	\$ 50,993	\$ 51,646	\$ 52,306
Total Non-Capturable Taxes	5.6613	2.8307	\$ 21,015	\$ 21,299	\$ 21,585	\$ 21,875	\$ 22,167	\$ 22,462	\$ 22,760	\$ 23,062	\$ 23,366	\$ 23,673	\$ 23,983	\$ 24,297	\$ 49,227	\$ 49,866	\$ 50,512	\$ 51,165	\$ 51,823	\$ 52,489	\$ 53,161	\$ 53,840
	61.8597	27.9299																				

Total Tax Increment Revenue (TIR) Available for Capture \$ 186,338 \$ 188,854 \$ 191,395 \$ 193,961 \$ 126,074 \$ 127,356 \$ 129,047 \$ 130,755 \$ 132,480 \$ 134,222 \$ 135,981 \$ 137,758 \$ 279,107 \$ 282,732 \$ 286,394 \$ 290,093 \$ 293,828 \$ 297,601 \$ 301,411 \$ 305,260

Footnotes:
 Assumes 12 Year PA 198 Tax abatement
 Assumes full SET abatement, per MEDC offer letter.
 Assumes Taxable value of \$25/sf.



Tax Increment Revenue Capture Estimates
Landscape Forms, Inc.
 Comstock Township, Michigan
 August 2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year	21	22	23	24	25	26	TOTAL
Calendar Year	2048	2049	2050	2051	2052	2053	
*Base Taxable Value	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ -
Estimated New TV	\$ 12,231,132	\$ 12,353,444	\$ 12,476,978	\$ 12,601,748	\$ 12,727,766	\$ 12,855,043	\$ -
Incremental Difference (New TV - Base TV)	\$ 9,631,230	\$ 9,753,542	\$ 9,877,076	\$ 10,001,846	\$ 10,127,864	\$ 10,255,141	\$ -

School Capture	Millage Rate	IFT Rate							TOTAL
State Education Tax (SET)	6.0000	0.0000							\$ -
School Operating Tax	18.0000	9.0000							\$ 272,715
School Total	24.0000	9.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715

Local Capture	Millage Rate	IFT Rate							TOTAL
County Public Safety	1.4380	0.7190	\$ 13,850	\$ 14,026	\$ 14,203	\$ 14,383	\$ 14,564	\$ 14,747	\$ 259,417
County Housing	0.7453	0.3727	\$ 7,178	\$ 7,269	\$ 7,361	\$ 7,454	\$ 7,548	\$ 7,643	\$ 134,453
County Seniors	0.3462	0.1731	\$ 3,334	\$ 3,377	\$ 3,419	\$ 3,463	\$ 3,506	\$ 3,550	\$ 62,455
County 911	0.6459	0.3230	\$ 6,221	\$ 6,300	\$ 6,380	\$ 6,460	\$ 6,542	\$ 6,624	\$ 116,521
County Transit	0.3110	0.1555	\$ 2,995	\$ 3,033	\$ 3,072	\$ 3,111	\$ 3,150	\$ 3,189	\$ 56,105
County Veterans	0.1000	0.0500							\$ 1,907
KVCC	2.7802	1.3901	\$ 26,777	\$ 27,117	\$ 27,460	\$ 27,807	\$ 28,157	\$ 28,511	\$ 501,551
Comstock Township Operating	1.4500	0.7250	\$ 13,965	\$ 14,143	\$ 14,322	\$ 14,503	\$ 14,685	\$ 14,870	\$ 261,582
Comstock Township Fire Operating	4.7500	2.3750	\$ 45,748	\$ 46,329	\$ 46,916	\$ 47,509	\$ 48,107	\$ 48,712	\$ 856,906
Comstock Fire Capital	2.0000	1.0000	\$ 19,262	\$ 19,507	\$ 19,754	\$ 20,004	\$ 20,256	\$ 20,510	\$ 360,802
County Operating	4.6318	2.3159	\$ 44,610	\$ 45,176	\$ 45,749	\$ 46,327	\$ 46,910	\$ 47,500	\$ 835,582
Sinking Fund	0.9958	0.4979	\$ 9,591	\$ 9,713	\$ 9,836	\$ 9,960	\$ 10,085	\$ 10,212	\$ 179,644
CCTA	0.8956	0.4478	\$ 8,626	\$ 8,735	\$ 8,846	\$ 8,958	\$ 9,071	\$ 9,185	\$ 161,567
Comstock Library	1.4733	0.7367	\$ 14,190	\$ 14,370	\$ 14,552	\$ 14,736	\$ 14,921	\$ 15,109	\$ 265,785
Senior Millage	1.0000	0.5000	\$ 9,631	\$ 9,754	\$ 9,877	\$ 10,002	\$ 10,128	\$ 10,255	\$ 180,401
Road Patrol	0.6500	0.3250	\$ 6,260	\$ 6,340	\$ 6,420	\$ 6,501	\$ 6,583	\$ 6,666	\$ 117,261
Township Roads	1.0000	0.5000	\$ 9,631	\$ 9,754	\$ 9,877	\$ 10,002	\$ 10,128	\$ 10,255	\$ 180,401
KRESA ISD	6.9853	3.4927	\$ 67,277	\$ 68,131	\$ 68,994	\$ 69,866	\$ 70,746	\$ 71,635	\$ 1,260,156
Local Total	32.1984	16.0992	\$ 309,147	\$ 313,073	\$ 317,038	\$ 321,043	\$ 325,088	\$ 329,174	\$ 5,792,496

Non-Capturable Millages	Millage Rate	IFT Rate							TOTAL
County Juvenile Home Debt	0.1613	0.0807	\$ 1,554	\$ 1,573	\$ 1,593	\$ 1,613	\$ 1,634	\$ 1,654	\$ 29,099
Comstock School Debt	5.5000	2.7500	\$ 52,972	\$ 53,644	\$ 54,324	\$ 55,010	\$ 55,703	\$ 56,403	\$ 992,207
Total Non-Capturable Taxes	5.6613	2.8307	\$ 54,525	\$ 55,218	\$ 55,917	\$ 56,623	\$ 57,337	\$ 58,057	\$ 1,021,305
	61.8597	27.9299							

Total Tax Increment Revenue (TIR) Available for Capture \$ 309,147 \$ 313,073 \$ 317,038 \$ 321,043 \$ 325,088 \$ 329,174 \$ 6,065,211

Footnotes:
 Assumes 12 Year PA 198 Tax abatement
 Assumes full SET abatement, per MEDC offer letter.
 Assumes Taxable value of \$25/sf.

Table 3

Reimbursement Schedule



Tax Increment Revenue Reimbursement Allocation Table
Landscape Forms, Inc.
 Comstock Township, Michigan
 August 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	6.5%	\$ 250,000		\$ 250,000
Local	93.5%	\$ 3,597,348		\$ 3,597,348
TOTAL		\$ 3,847,348		\$ 3,847,348

Estimated Total	26
Years of Plan:	

Estimated Capture	
Administrative Fees	\$ 579,250
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 1,615,899

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total State Incremental Revenue		\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement		\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue		\$ 119,521	\$ 121,135	\$ 122,765	\$ 124,411	\$ 126,074	\$ 127,356	\$ 129,047	\$ 130,755	\$ 132,480	\$ 134,222	\$ 135,981	\$ 137,758	\$ 279,107	\$ 282,732	\$ 286,394	\$ 290,093	\$ 293,828	\$ 297,601
BRA Administrative Fee (10%)		\$ (11,952)	\$ (12,114)	\$ (12,277)	\$ (12,441)	\$ (12,607)	\$ (12,736)	\$ (12,905)	\$ (13,076)	\$ (13,248)	\$ (13,422)	\$ (13,598)	\$ (13,776)	\$ (27,911)	\$ (28,273)	\$ (28,639)	\$ (29,009)	\$ (29,383)	\$ (29,760)
Local TIR Available for Reimbursement		\$ 107,569	\$ 109,022	\$ 110,489	\$ 111,970	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 264,445	\$ 267,841
Total State & Local TIR Available		\$ 174,386	\$ 176,740	\$ 179,118	\$ 181,520	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 264,445	\$ 267,841

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
DEVELOPER Reimbursement Balance	\$ 2,731,751	\$ 2,557,365	\$ 2,380,625	\$ 2,201,507	\$ 2,042,702	\$ 1,929,235	\$ 1,814,614	\$ 1,698,472	\$ 1,580,792	\$ 1,461,560	\$ 1,340,761	\$ 1,218,377	\$ 1,094,395	\$ 843,199	\$ 588,740	\$ 330,985	\$ 69,902		

Pre-Approved Non-Environmental Costs	\$ 250,000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
State Tax Reimbursement		\$ 66,816	\$ 67,719	\$ 68,630	\$ 46,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance		\$ 183,184	\$ 115,465	\$ 46,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Non-Environmental Costs	\$ 2,481,751																		
Local Tax Reimbursement		\$ 107,569	\$ 109,022	\$ 110,489	\$ 111,970	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 69,902	\$ -
Total MSF Reimbursement Balance		\$ 2,374,182	\$ 2,265,160	\$ 2,154,672	\$ 2,042,702	\$ 1,929,235	\$ 1,814,614	\$ 1,698,472	\$ 1,580,792	\$ 1,461,560	\$ 1,340,761	\$ 1,218,377	\$ 1,094,395	\$ 843,199	\$ 588,740	\$ 330,985	\$ 69,902	\$ -	\$ -

Developer Interest Accrual	3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Local Tax Reimbursement		\$ 76,721	\$ 71,419	\$ 66,045	\$ 61,281	\$ 57,877	\$ 54,438	\$ 50,954	\$ 47,424	\$ 43,847	\$ 40,223	\$ 36,551	\$ 32,832	\$ 25,296	\$ 17,662	\$ 9,930	\$ 2,097	\$ -	\$ -
Total Interest Reimbursement Balance		\$ 76,721	\$ 148,140	\$ 214,185	\$ 275,466	\$ 333,343	\$ 387,781	\$ 438,736	\$ 486,159	\$ 530,006	\$ 570,229	\$ 606,780	\$ 639,612	\$ 664,908	\$ 682,570	\$ 692,500	\$ 694,597	\$ 500,053	\$ 232,213

Assistance to the Land Bank	\$ 421,000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000

Total Annual Developer Reimbursement		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		\$ 174,386	\$ 176,740	\$ 179,118	\$ 158,805	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 264,445	\$ 267,841

LOCAL BROWNFIELD REVOLVING FUN																			
LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Footnotes:
 Publicly financed infrastructure costs are not included in the interest calculation



Tax Incremental Revenue Reimbursement Allocation Table
Landscape Forms, Inc.
 Comstock Township, Michigan
 August 2024

	19	20	21	22	23	24	25	26	
	2046	2047	2048	2049	2050	2051	2052	2053	TOTAL
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715
State Brownfield Redevelopment Fund (50% of State TIR Available for Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715
Total Local Incremental Revenue	\$ 301,411	\$ 305,260	\$ 309,147	\$ 313,073	\$ 317,038	\$ 321,043	\$ 325,088	\$ 329,174	\$ 5,792,496
BRA Administrative Fee (10%)	\$ (30,141)	\$ (30,526)	\$ (30,915)	\$ (31,307)	\$ (31,704)	\$ (32,104)	\$ (32,509)	\$ (32,917)	\$ (579,250)
Local TIR Available for Reimbursement	\$ 271,270	\$ 274,734	\$ 278,232	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 5,213,247
Total State & Local TIR Available	\$ 271,270	\$ 274,734	\$ 278,232	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	
DEVELOPER									\$ -
DEVELOPER Reimbursement Balance									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
Pre-Approved Non-Environmental Costs									\$ -
State Tax Reimbursement									\$ 250,000
Total EGLE Reimbursement Balance									
Local Only Non-Environmental Costs									\$ -
Local Tax Reimbursement									\$ 2,481,751
Total MSF Reimbursement Balance									\$ -
Developer Interest Accrual									\$ 694,597
Local Tax Reimbursement	\$ 232,213								\$ 694,597
Total Interest Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Assistance to the Land Bank									\$ -
Local Tax Reimbursement	\$ 39,057	\$ 274,734	\$ 107,209						\$ 421,000
Total Local Only Reimbursement Balance	\$ 381,943	\$ 107,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 232,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUN									\$ -
LBRF Deposits *									\$ -
State Tax Capture									\$ -
Local Tax Capture			\$ 171,024	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 1,615,899
Total LBRF Capture	\$ -	\$ -	\$ 171,024	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 1,615,899

* Up to five years of capture for LBRF Deposits

Footnotes:
 Publicly financed infrastructure costs are not ir

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Land Bank Documentation

Attachment D

Site Plan

Site Plan



Attachment E

Development Agreement

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist and Jeff Hawkins, Vice President/Senior Hydrogeologist

DATE: August 22, 2024

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. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

1. General Environmental Review
Project No: 230454 – W.O. 2023-1 and W.O. 2024-1

Update:

General Review: This month's invoice for consideration includes reviewing the proposed Brownfield Plan for the Project Stride project and preparing associated summary documentation, completing a review and preparing documentation regarding the City of Portage Reimbursement Request, and completing review activities on the IPUSA project.

Administrative Support: KCBRA has tasked Fishbeck with attending the monthly Kalamazoo County Land Bank Authority (KCLBA) meetings and reporting back to the KCBRA board on key takeaways that may be of interest to the Brownfield Authority. Fishbeck attended the August 8th KCLBA meeting. Discussion was held regarding the scattered site brownfield plan and the KCBRA's support of the Plan. Approximately ten (10) properties are anticipated to sell and be added to the tax rolls per year. It was mentioned that next steps include approval from the local jurisdictions and the County Board of Commissioners. There was excitement expressed regarding the 300,000 square foot, \$7 Million investment of Project Stride and the developer's decision to formally choose Michigan as the project location. Discussion was held regarding brownfield incentives and understanding timing related to these incentives. Another item briefly mentioned was that IPUSA may ask the KCLBA for participation in incentives. The KCLBA is currently searching for a new Executive Director and has received interest from 30 applicants. The full board will make a final decision amongst the finalists. Member Downs-Hubbarth noted during board member comments that the City of Kalamazoo BRA is interested in partnering with the land bank on the bus platform and getting some of their properties up for sale.

2. YWCA – 550 S. Riverview, Parchment, Michigan

Project No: 231417 – W.O. 2023-2

Update:

Periodic checks of the online system indicate that required pressure differential (minimum 0.02 inches of water column) continues to be met. There is no invoice for consideration this month.

Next Kalamazoo County Land Bank Meeting is Thursday, September 12th, 2024, at 8:30 a.m.
- Macy Walters

General Environmental Review
Budget and Cost Summary

Number	Project	W.O.	Site/Phase	Budget Estimates		Invoice #	Invoice Date	Actual								
				Total	County Funding			Invoice Amount	Task Budget Remaining	Total Budget Remaining						
230454	2023-1		General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00								
						421238	3/16/2023	\$315.00								
						423214	5/10/2023	\$2,147.75								
						424170	6/8/2023	\$2,226.61								
						425333	7/12/2023	\$2,294.95								
						426213	8/7/2023	\$806.25								
						427541	9/7/2023	\$1,420.00								
						429022	10/9/2023	\$963.75								
						429750	11/2/2023	\$652.50								
						431430	12/7/2023	\$585.00								
						432686	1/9/2024	\$365.00								
									Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81	\$2,063.19	
									Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
												423214	5/10/2023	\$288.75		
						432686	1/9/2024	\$679.50								
			Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25	\$4,716.75							
			2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06	\$6,779.94							
230454	2024-1		General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50								
						434692	3/12/2024	\$627.50								
						435834	4/10/2024	\$1,120.00								
						436931	5/13/2024	\$922.50								
						438958	6/18/2024	\$1,772.00								
						439225	7/9/2024	\$800.00								
									441203*	8/13/2024	\$1,138.00					
											\$7,522.50		\$6,477.50			
									Phase Subtotal	\$ 14,000.00	\$ 14,000.00					
									Contractual Administrative (2024)	\$ 6,000.00	\$ 6,000.00					
									Phase Subtotal	\$ 6,000.00	\$ 6,000.00	441203*	8/13/2024	\$210.00		
													\$270.00	\$5,790.00		
									2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$7,732.50	\$12,267.50	
						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
												05490	5/10/2019	\$140.00	\$10,425.50	\$10,425.50
05603	6/14/2019	\$1,662.50	\$8,763.00	\$8,763.00												
05665	7/16/2019	\$1,110.00	\$7,653.00	\$7,653.00												
05723	8/14/2019	\$788.75	\$6,864.25	\$6,864.25												
05787	9/8/2019	\$35.00	\$6,829.25	\$6,829.25												
06215	1/7/2020	\$26.25	\$6,803.00	\$6,803.00												
06329	2/7/2020	\$131.25	\$6,671.75	\$6,671.75												
06442	3/19/2020	\$210.00	\$6,461.75	\$6,461.75												
06579	5/12/2020	\$113.75	\$6,348.00	\$6,348.00												
06655	6/17/2020	\$52.50	\$6,295.50	\$6,295.50												
06714	7/9/2020	\$105.00	\$6,190.50	\$6,190.50												
06808	8/11/2020	\$78.75	\$6,111.75	\$6,111.75												
06895	9/8/2020	\$52.50	\$6,059.25	\$6,059.25												
06994	10/12/2020	\$446.25	\$5,613.00	\$5,613.00												
07086	11/5/2020	\$551.25	\$5,061.75	\$5,061.75												
07163	12/7/2020	\$183.75	\$4,878.00	\$4,878.00												
07282	1/14/2021	\$645.73	\$4,232.27	\$4,232.27												
07465	3/9/2021	\$446.25	\$3,786.02	\$3,786.02												
07514	4/8/2021	\$301.77	\$3,484.25	\$3,484.25												
07669	5/21/2021	\$402.50	\$3,081.75	\$3,081.75												
07764	6/16/2021	\$26.25	\$3,055.50	\$3,055.50												
07955	8/9/2021	\$78.75	\$2,976.75	\$2,976.75												
08127	10/6/2021	\$26.25	\$2,950.50	\$2,950.50												
08659	2/18/2022	\$52.50	\$2,898.00	\$2,898.00												
08768	3/10/2022	\$26.25	\$2,871.75	\$2,871.75												
08840	4/8/2022	\$262.50	\$2,609.25	\$2,609.25												
08975	5/10/2022	\$172.50	\$2,436.75	\$2,436.75												
09125	6/13/2022	\$28.75	\$2,408.00	\$2,408.00												
09390	8/18/2022	\$57.50	\$2,350.50	\$2,350.50												
09618	10/12/2022	\$86.25	\$2,264.25	\$2,264.25												
09744	11/9/2022	\$373.75	\$1,890.50	\$1,890.50												
09856	12/12/2022	\$230.00	\$1,660.50	\$1,660.50												
421239	3/16/2023	\$28.75	\$1,631.75	\$1,631.75												
423213	5/10/2023	\$86.25	\$1,545.50	\$1,545.50												
424171	6/8/2023	\$1,437.50	\$108.00	\$108.00												
			Project Subtotal	\$13,100.00	\$13,100.00			\$108.00	\$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						
						06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50						
						06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50						
						06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75						
						06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75						
						06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25						
						07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75						
						07162	12/7/2020	\$78.75	\$32,590.00	\$32,590.00						
						07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50						
						07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00						
						07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00						
						07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00						
						07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75						
						08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50						
						08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50						
						08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75						
						08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00						
						08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25						
						09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00						
						422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25						
									Project Subtotal	\$9,653.75	\$9,653.75			\$30,346.25	\$30,346.25	
						210178	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	\$897.00	\$7,187.02	\$7,187.02
												08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
												09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
			Project 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	
												08253	11/4/2021	\$262.50	\$4,950.03	
												08357	12/7/2021	\$1,102.50	\$3,847.53	
						08473	1/6/2022	\$897.00	\$2,950.53							
								\$12,049.47	\$2,950.53							
			BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50							
						08253	11/4/2021	\$46.01	\$1,236.49							
						08670	2/18/2022	\$130.00	\$1,106.49							
						09079	6/8/2022	\$262.50	\$843.99							
								\$2,156.01	\$843.99							
			Contingency	\$ 3,000.00	\$3,000.00			\$0.00	\$3,000.00							
231417	2023-2		YWCA, 550 S. Riverview Drive, Parchment - VMS Installation LBRF funding -Amendment March 2024	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98						
						231417	4/10/2024	\$1,384.65	\$20,718.33	\$20,718.33						
						439172	7/8/2024	\$537.50	\$20,180.83	\$20,180.83						
									Project Subtotal	\$89,819.17	\$20,180.83					
240058	2023-3		Clarklogie Development at W. Williard Street, Kalamazoo, MI LBRF Funding	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93								
						435843	4/10/2024	\$10,292.07								
									Project Subtotal	\$24,000.00	\$0.00					
Total Project Budgets				\$248,208.00	\$248,208.00	Total		\$171,693.46	\$76,514.54							

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist and Jeff Hawkins, Vice President/Senior Hydrogeologist

DATE: August 22, 2024

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic
Project No: E210229 -W.O. 2, Amendment No. 3

Update:

Preparation of meeting materials, preparation of the EPA grant quarterly report, discussions regarding grant closeout obligations, and updates to the ACRES reporting database were completed this month. The grant period is set to end on September 30, 2024 unless an extension request is made, which must be completed a minimum of ten (10) calendar days before the end of the grant period. *In July, the KCBRA directed Fishbeck to work with staff to prepare an extension request, a draft of which is presented this month for the Board's consideration.*

2. NACD – Church and Frank Street Project
Project No: E220129 – W.O. 4

Update:

Per direction from the NACD Executive Director, the remaining grant budget allocated to this project, \$8,241.84 was reallocated in July to the unencumbered grant budget to support other project needs.

3. Redman Ventures, LLC – 6667 Stadium Drive, Oshtemo Township
Project No: 231418 – W.O. 11

Brownfield evaluation activities have been underway. Fishbeck is waiting on the formal pro forma be filled out by the developer as requested by the assessor before establishing an estimated future taxable value. **It has been over a month since return communication has been received from Mr. Redman. It is unclear whether the delayed response is due to project funding concerns or uncertainty with completing the pro forma.** Fishbeck is seeking alternate forms of communication to obtain a project update.

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

Update:

The KCBRA Board took action in July to reallocate the remaining \$4,000 project budget to the unencumbered grant budget to support other project needs.

5. Legacy Senior Living – 730 N. Burdick Street, Kalamazoo, Michigan
Project No: 231419 – W.O. 12

Update:

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. EGLE funding has been secured for pre-investigation (preparation of HASP and SAP), field investigation, and reporting (Investigation report, ResAP, and DDCC). Minimal EPA grant cleanup planning funds have been reserved and may still be needed for general project planning meetings that are not covered under the EGLE funding. Property closing is anticipated in August of 2024

6. Urban Exposure Initiative – 1116 Lake Street, Kalamazoo, Michigan
Project No: 231768 – W.O. 15

Update:

The KCBRA board took action in July to retain the minimal remaining budget for the brownfield evaluation and reallocated the \$6,000 budget for preparation of the Brownfield Plan to the unencumbered grant budget to support other project needs.

7. Teresa's Kitchen, 1216, 1222 and 1228 S. Burdick, Kalamazoo, Michigan
Project No: 240812 – W.O. 17

Update:

The KCBRA board approved Amendment No. 1 to Work Order 17 in July to conduct Phase II ESA sampling activities, preparation of a Baseline Environmental Assessment (BEA) and Due Care documentation, if warranted, as well as completion of a pre-renovation Hazardous Materials Inspection. A Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) has been prepared and submitted to the USEPA. Sampling is tentatively scheduled for early September pending EPA approval of the SAP. Discussions are also underway with the development team regarding project timing and access authorization for sampling.

8. J. Smith Laundry and Apartments, 802 N. Westnedge Ave., 438 and 442 W. Frank St., Kalamazoo, Michigan
Project No: 241171 – W.O. 18

Update:

A project application has been submitted by Jeremiah Smith to the KCBRA requesting funding support through the use of the County's USEPA Assessment Grant for the project located at 802 N. Westnedge Avenue, 438 and 442 W. Frank Street, within the City of Kalamazoo. Jeremiah Smith Enterprises 2, LLC desires to acquire and

develop the three undeveloped parcels into J. Smith Laundry and Apartments. The mixed-use development envisions a 21,000 square foot, 16-unit multi-family structure with parking for 28 spaces and some greenspace. Card operated laundry and day care operations are also anticipated to be located within the mixed-use structure. Mr. Smith has a Letter of Intent in place and has site control of the property. It is anticipated that development activities would commence in Spring of 2025 with an anticipated completion date of Spring 2026.

The initial Work Order #18 was approved in June to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. ***Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July to conduct a Phase II ESA and preparation of a BEA and Due Care documentation. Also included in the scope of Amendment No. 1 is preparation of a Brownfield Plan.*** Concurrence on site eligibility from the USEPA took much longer than anticipated. ***Documentation was initially submitted to the EPA on July 3, 2024 and eligibility concurrence was received on August 14, 2024. An extension request is being drafted and considered for submission to the USEPA to extend the grant period. If the extension is not approved, completing approved sampling activities prior to the grant period end may not be feasible. This timing is listed for consideration in the extension request letter. In addition, Mr. Smith is working through the pro forma process with his team. Understanding both eligible activities, which may be informed from sampling results, and funding sources for the project, will be needed to draft preparation of the Brownfield Plan. It was anticipated that the Plan could be drafted before the grant period end but not likely have time to go through the entire adoption process. Delayed eligibility and the status of project development decisions would likely inhibit the ability of a Plan to be prepared prior to grant period end without an extension. If the one-year grant extension request is approved, there would be adequate time to work through the entire Brownfield Plan process. Alternatively, if the extension is not approved, additional sources of funding to prepare the Brownfield Plan will need to be considered.***

Additional Note: At time of preparation of this memo, the remaining unencumbered grant budget is \$3,002.70.

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

Number Project	Grant W.O.	Task	Activity Site/Phase	Budget Estimates		Actual			Project Budget Remaining		
				Total		Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete	
			Initial Grant Award	\$	300,000.00						
			Task 1 - Phase I ESAs	\$	45,000.00			\$	21,586.97	\$	23,413.03
			Task 2 - Phase II ESAs and BEA/DC	\$	204,000.00			\$	129,614.89	\$	74,385.11
			Task 3 - Brownfield Plans	\$	36,000.00			\$	63,854.89	\$	(27,854.89)
			Task 4 - Community Outreach, Programmatic, Travel	\$	15,000.00			\$	16,378.27	\$	(1,378.27)
				\$				\$	231,435.02	\$	68,564.98
County		4	Personnel	\$	1,200.00			\$	-		
County		4	Travel	\$	6,000.00		KCBRA Travel	\$	4,997.56	\$	1,002.44
County		4	Supplies	\$	1,500.00			\$	-		
County		4	Other	\$	-			\$	-		
			County Subtotal	\$	8,700.00	County Subtotal		\$	4,997.56	County Subtotal	
			Contractual - Envirologic Technologies, Inc.	\$	291,300.00			\$	-	\$	-
210220	1	2	QAPP Preparation	\$	5,000.00	Invoice Total	08272	11/10/2021	\$	118.50	
							08354	12/7/2021	\$	1,440.75	
							08471	1/6/2022	\$	444.75	
							435839	4/10/2024	\$	237.54	
							436942	5/13/2024	\$	59.39	
							438963	6/18/2024	\$	190.40	
							439230	7/9/2024	\$	108.67	
						Project Subtotal			\$	2,600.00	Project Subtotal \$ 2,600.00
											Budget Returned \$ 2,400.00
											\$ -
		1	2	Initial Preparation	\$	2,004.00	Invoice Breakdown				
							08272	11/10/2021	\$	118.50	
							08354	12/7/2021	\$	1,440.75	
							08471	1/6/2022	\$	444.75	
						Phase Subtotal			\$	2,004.00	Phase Subtotal \$ -
210220	1	2	QAPP - ANNUAL UPDATES	\$	596.00	Invoice Total	435839	4/10/2024	\$	237.54	
							436942	5/13/2024	\$	59.39	
							438963	6/18/2024	\$	190.40	
						Invoice Total	439230	7/9/2024	\$	108.67	
						Project Subtotal			\$	596.00	Phase Subtotal \$ -
210229	2	4	Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$	2,500.00	Invoice Total	08661	2/18/2022	\$	132.02	
			Amendment #2 (approved 11-16-23)	\$	4,300.00		08841	4/8/2022	\$	104.56	
			Amendment #3	\$	4,000.00		08977	5/10/2022	\$	359.38	
				\$	13,300.00		09127	6/13/2022	\$	341.14	
							09389	8/18/2022	\$	209.13	
							09619	10/12/2022	\$	41.83	
							09745	11/9/2022	\$	352.93	
							09857	12/12/2022	\$	345.06	
							09921	1/5/2023	\$	73.20	
							420295	2/16/2023	\$	189.15	
							421240	3/16/2023	\$	66.05	
							423211	5/10/2023	\$	625.56	
							424176	6/8/2023	\$	334.25	
							425337	7/12/2023	\$	286.50	
							426222	8/7/2023	\$	1,093.13	
							427546	9/7/2023	\$	334.25	
							429749	11/2/2023	\$	1,024.11	
							431429	12/7/2023	\$	209.58	
							432665	1/8/2024	\$	334.25	
							433683	2/13/2024	\$	801.25	
							434691	3/12/2024	\$	382.00	
							435833	4/10/2024	\$	286.50	
							436929	5/13/2024	\$	1,053.23	
							438957	6/18/2024	\$	320.94	
							439223	7/9/2024	\$	382.00	
						Invoice Total	441202*	8/13/2024	\$	1,698.71	
						Project Subtotal			\$	11,380.71	Project Subtotal \$ 1,919.29
210265	3	2	1001 2nd Street, Kalamazoo	\$	17,695.01	Invoice Total	08771	3/14/2022	\$	10,823.90	
							08842	4/8/2022	\$	3,021.18	
							08978	5/10/2022	\$	156.15	
						Project Subtotal	09513	9/16/2022	\$	1,016.80	Project Subtotal \$ 2,676.98
									\$	15,018.03	Budget Returned \$ 2,676.98
											Budget Remaining \$ -
		2	Phase II	\$	12,895.00	Invoice Breakdown	08771	3/14/2022	\$	10,823.90	
							08842	4/8/2022	\$	1,489.25	
						Phase Subtotal			\$	12,313.15	Phase Subtotal \$ 581.85
		2	BEA & Due Care	\$	4,000.00		08842	4/8/2022	\$	1,531.93	
							08978	5/10/2022	\$	156.15	
							09513	9/16/2022	\$	216.80	
						Phase Subtotal			\$	1,904.88	Phase Subtotal \$ 2,095.12
		1	Phase I ESA Update	\$	800.00	Phase Subtotal	09513	9/16/2022	\$	800.00	Phase Subtotal \$ -
									\$	800.00	
220128	5	2	NACD - Ransom and North St.	\$	52,850.00	Invoice Total	09243	7/12/2022	\$	614.29	
							09296	8/4/2022	\$	12,499.46	
							09409	9/7/2022	\$	2,778.21	
							09636	10/21/2022	\$	4,152.64	
							09663	11/3/2022	\$	875.04	
							09859	12/12/2022	\$	3,599.99	
							09924	1/5/2023	\$	2,881.90	
							421464	3/23/2023	\$	25,002.47	
						Project Subtotal			\$	52,404.00	Project Subtotal \$ 446.00
											Budget Returned \$ 446.00
											\$ -
		2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)	\$	11,000.00		09243	7/12/2022	\$	324.13	
							09296	8/4/2022	\$	5,677.51	
							09409	9/7/2022	\$	151.63	
							09636	10/21/2022	\$	3,480.86	
							09663	11/3/2022	\$	216.34	
						Phase Subtotal			\$	9,850.47	Phase Subtotal \$ 1,149.53

**Kalamazoo County Brownfield Redevelopment Authority
U.S. EPA Brownfield Assessment Grant
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					429203	10/9/2023	\$	546.65				
					430075	11/6/2023	\$	1,487.00				
					431026	12/4/2023	\$	549.45				
					Phase Subtotal		\$	6,140.85	Phase Subtotal	\$	-	
		3	Brownfield Plan Amendment	\$	7,000.00							
					Phase Subtotal		\$	-	Phase Subtotal	\$	7,000.00	
									Phase Budget Returned	\$	7,000.00	
									Phase Budget Remaining	\$	-	
230923	10,14	3	Midlink Business Park Expansion	\$	12,500.00							
					Invoice Total	424164	6/8/2023	\$	480.25			
						426124	7/19/2023	\$	1,525.78			
						426219	8/7/2023	\$	862.34			
						427542	9/7/2023	\$	488.16			
						429024	10/9/2023	\$	2,733.55			
						429753	11/2/2023	\$	375.49			
						431433	12/7/2023	\$	71.63			
					Project Subtotal		\$	6,537.20	Project Subtotal	\$	2,819.33	
					Invoice Breakdown				Budget Returned	\$	2,819.33	
						424164	6/8/2023	\$	480.25			
						426124	7/19/2023	\$	1,525.78			
						426219	8/7/2023	\$	862.34			
						427542	9/7/2023	\$	488.16			
					Phase Subtotal		\$	3,356.53	Phase Subtotal	\$	3,143.47	
					Invoice Breakdown				Phase Budget Returned	\$	3,143.47	
						429024	10/9/2023	\$	2,733.55			
						429753	11/2/2023	\$	375.49			
						431433	12/7/2023	\$	71.63			
					Phase Subtotal		\$	3,180.67	Phase Subtotal	\$	2,819.33	
					Invoice Total	428218	9/18/2023	\$	1,230.54			
						429320	10/12/2023	\$	4,757.52			
						429752	11/2/2023	\$	2,693.54			
						431432	12/7/2023	\$	2,903.27			
						432668	1/8/2024	\$	1,857.40			
						433688	2/13/2024	\$	601.14			
						434695	3/12/2024	\$	60.89			
						435835	4/10/2024	\$	30.39			
						436933	5/13/2024	\$	30.39			
					Project Subtotal		\$	14,165.08	Project Subtotal	\$	219.61	
					Invoice Breakdown							
						428218	9/18/2023	\$	882.23			
					Phase Subtotal		\$	882.23	Phase Subtotal	\$	2,117.77	
									Phase Budget Returned*	\$	2,117.77	
									Phase Budget Remaining	\$	-	
					Invoice Total	428218	9/18/2023	\$	348.31			
						429320	10/12/2023	\$	4,150.34			
						429752	11/2/2023	\$	122.11			
						432668	1/8/2024	\$	518.94			
					Phase Subtotal		\$	5,139.70	Phase Subtotal	\$	110.30	
									Phase Budget Returned*	\$	110.30	
									Phase Budget Remaining	\$	-	
					Invoice Total	429320	10/12/2023	\$	607.18			
						429752	11/2/2023	\$	2,571.43			
						431432	12/7/2023	\$	2,903.27			
						432668	1/8/2024	\$	1,338.46			
						433688	2/13/2024	\$	601.14			
						434695	3/12/2024	\$	60.89			
						435835	4/10/2024	\$	30.39			
						436933	5/13/2024	\$	30.39			
					Phase Subtotal		\$	8,143.15	Phase Subtotal	\$	6,856.85	
									Phase Budget Returned*	\$	6,637.24	
									Phase Budget Remaining	\$	219.61	
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment	\$	23,250.00							
					Invoice Total	427548	9/7/2023	\$	4,887.17			
						429026	10/9/2023	\$	1,200.18			
						429756	11/2/2023	\$	69.55			
						431435	12/7/2023	\$	191.00			
						434698	3/12/2024	\$	498.53			
						435838	4/10/2024	\$	112.80			
						436940	5/13/2024	\$	91.16			
						438962	6/18/2024	\$	101.98			
					Invoice Total	441205*	8/13/2024	\$	60.77			
					Project Subtotal		\$	7,213.14	Project Subtotal	\$	1,943.76	
					Invoice Breakdown							
						427548	9/7/2023	\$	2,752.09			
						429026	10/9/2023	\$	447.91			
					Phase Subtotal		\$	3,200.00	Phase Subtotal	\$	-	
					Invoice Total	427548	9/7/2023	\$	2,135.08			
						429026	10/9/2023	\$	752.27			
						429756	11/2/2023	\$	69.55			
					Phase Subtotal		\$	2,956.90	Phase Subtotal	\$	2,043.10	
									Phase Budget Returned*	\$	2,043.10	
									Phase Budget Remaining	\$	-	
					Invoice Total	431435	12/7/2023	\$	191.00			
						434698	3/12/2024	\$	498.53			
						435838	4/10/2024	\$	112.80			
						436940	5/13/2024	\$	91.16			
						438962	6/18/2024	\$	101.98			
						441205	8/13/2024	\$	60.77			
					Phase Subtotal		\$	1,056.24	Phase Subtotal	\$	1,943.76	

**Kalamazoo County Brownfield Redevelopment Authority
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231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545	9/7/2023	\$ 799.90			
						429030	10/9/2023	\$ 479.03			
						429759	11/2/2023	\$ 4,648.57			
						431439	12/7/2023	\$ 4,002.89			
						432673	1/8/2024	\$ 641.52			
						433695	2/13/2024	\$ 61.05			
						434705	3/12/2024	\$ 242.83			
						435841	4/10/2024	\$ 552.35			
						436950	5/13/2024	\$ 273.21			
						438966	6/18/2024	\$ 101.97			
					Project Subtotal			\$ 11,803.32	Project Subtotal	\$ 796.36	
					Invoice Breakdown						
		3	Response Activity Plan/Conceptual Site Model	\$ 17,500.00		427545	9/7/2023	\$ 799.90			
						429030	10/9/2023	\$ 143.25			
						429759	11/2/2023	\$ 4,529.19			
						431439	12/7/2023	\$ 1,577.81			
						432673	1/8/2024	\$ 276.04			
						433695	2/13/2024	\$ 61.05			
						434705	3/12/2024	\$ 212.44			
					Phase Subtotal			\$ 7,599.68	Phase Subtotal	\$ 9,900.32	
									Phase Budget Returned*	\$ 9,900.32	
									Phase Budget Remaining	\$ -	
						429030	10/9/2023	\$ 335.78			
						429759	11/2/2023	\$ 119.38			
						431439	12/7/2023	\$ 2,425.08			
						432673	1/8/2024	\$ 365.48			
						434705	3/12/2024	\$ 30.39			
						435841	4/10/2024	\$ 552.35			
						436950	5/13/2024	\$ 273.21			
						438966	6/18/2024	\$ 101.97			
		3	Brownfield Cleanup Planning	\$ 5,000.00	Phase Subtotal			\$ 4,203.64	Phase Subtotal	\$ 796.36	
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total	429758	11/2/2023	\$ 337.40			
						431438	12/7/2023	\$ 1,551.79			
						432672	1/8/2024	\$ 1,072.13			
						433694	2/13/2024	\$ 154.89			
						434704	3/12/2024	\$ 493.89			
						435840	4/10/2024	\$ 255.96			
						436949	5/13/2024	\$ 1,402.35			
					Project Subtotal			\$ 5,268.41	Project Subtotal	\$ 6,847.80	
					Invoice Breakdown				Budget Returned	\$ 6,000.00	
		2	Eligibility/HASP/SAP/HMI	\$ 7,200.00		429758	11/2/2023	\$ 337.40			
						431438	12/7/2023	\$ 1,551.79			
						432672	1/8/2024	\$ 1,072.13			
						433694	2/13/2024	\$ 154.89			
					Phase Subtotal			\$ 3,116.21	Phase Subtotal	\$ 4,083.79	
									Phase Budget Returned*	\$ 4,083.79	
									Phase Budget Remaining	\$ -	
		3	Brownfield Plan Evaluation	\$ 3,000.00		434704	3/12/2024	\$ 493.89			
						435840	4/10/2024	\$ 255.96			
						436949	5/13/2024	\$ 1,402.35			
					Phase Subtotal			\$ 2,152.20	Phase Subtotal	\$ 847.80	
		3	Brownfield Plan Preparation	\$ 6,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	
231766	16	1, 2, 3	702 W. Michigan Avenue, Kalamazoo	\$ 44,000.00	Invoice Total	429751	11/2/2023	\$ 709.55			
						431431	12/7/2023	\$ 14,104.00			
						432667	1/8/2024	\$ 9,832.64			
						433687	2/13/2024	\$ 576.99			
					Project Subtotal			\$ 25,223.18	Project Subtotal	\$ 18,776.82	
					Invoice Breakdown				Budget Returned	\$ 18,776.82	
		1	Eligibility/Phase I ESA	\$ 4,000.00		429751	11/2/2023	\$ 661.80			
						431431	12/7/2023	\$ 2,540.41			
						432667	1/8/2024	\$ 797.79			
					Phase Subtotal			\$ 4,000.00	Phase Subtotal	\$ -	
		2	Phase II ESA/HASP/SAP	\$ 18,500.00		431431	12/7/2023	\$ 8,117.24			
						432667	1/8/2024	\$ 7,970.09			
						433687	2/13/2024	\$ 576.99			
					Phase Subtotal			\$ 16,664.32	Phase Subtotal	\$ 1,835.68	
		2	Hazardous Materials Inspection	\$ 7,000.00		429751	11/2/2023	\$ 47.75			
						431431	12/7/2023	\$ 3,446.35			
						432667	1/8/2024	\$ 1,064.76			
					Phase Subtotal			\$ 4,558.86	Phase Subtotal	\$ 2,441.14	
		2	BEA/Due Care	\$ 5,500.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 5,500.00	
		3	Brownfield Plan Evaluation	\$ 3,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00	
		3	Brownfield Plan Preparation	\$ 6,000.00							
					Phase Subtotal			\$ -	Phase Subtotal	\$ 6,000.00	
240812	17	1	Teresa's Kitchen, 1222 S. Burdick, Kalamazoo	\$ 25,015.00	Invoice Total	436934	5/13/2024	\$ 307.97			
					Invoice Total	438959	6/18/2024	\$ 2,692.03			
					Invoice Total	441204*	8/13/2024	\$ 376.98			
								\$ -			
					Project Subtotal			\$ 3,376.98	Project Subtotal	\$ 21,638.02	

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

Project ID	Phase	Description	Budget	Invoice #	Invoice Date	Amount	Phase Subtotal	Project Subtotal	Budgets Remaining	Check
				Invoice Breakdown						
	1	Eligibility/Phase I ESA	\$ 3,000.00	436934	5/13/2024	\$ 307.97				
				438959	6/18/2024	\$ 2,692.03				
							Phase Subtotal		Phase Subtotal	\$ -
	2	HMI	\$ 4,765.00							
							Phase Subtotal		Phase Subtotal	\$ 4,765.00
	2	Phase II	\$ 12,250.00	441204	8/13/2024	\$ 376.98				
							Phase Subtotal		Phase Subtotal	\$ 11,873.02
	2	BEA/Due Care	\$ 5,000.00							
							Phase Subtotal		Phase Subtotal	\$ 5,000.00
241171	18	1 J. Smith Laundry and Apts -802 N. Westnedge Avenue, 438 & 442 W. Frank Street	\$ 34,495.00							
							Project Subtotal		Project Subtotal	\$ 34,495.00
				Invoice Breakdown						
	1	Eligibility/Phase I ESA	\$ 3,000.00							
							Phase Subtotal		Phase Subtotal	\$ 3,000.00
	2	Phase II	\$ 18,495.00							
							Phase Subtotal		Phase Subtotal	\$ 18,495.00
	2	BEA/Due Care	\$ 5,000.00							
							Phase Subtotal		Phase Subtotal	\$ 5,000.00
	3	Brownfield Plan	\$ 8,000.00							
							Phase Subtotal		Phase Subtotal	\$ 8,000.00
		Approved Project Budgets Subtotal	\$ 378,005.01				Invoice Total		\$ 226,437.46	Budgets Remaining \$ 80,101.68
		Estimated Contractual Budget Remaining	\$ (86,705.01)				Actual Contractual Budget Remaining and un-invoiced		\$ 64,862.54	Check \$ 309,541.84
		Project Budgets Returned								
210265	3	2	1001 2nd Street, Kalamazoo	\$		2,676.98				
230922	7	2	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$		7,451.60				
210220	1	2	QAPP Preparation	\$		2,400.00				
230923	10	3	Midlink Business Park Expansion	\$		5,962.80				
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$		8,859.15				
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment*	\$		8,865.31				
220128	5	2	NACD - Ransom and North St.	\$		446.00				
231418	11	1,2,3	Redman Ventures, LLC	\$		2,043.10				
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$		9,900.32				
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$		4,083.79				
231766	16	1, 2,3	702 W. Michigan Avenue, Kalamazoo	\$		18,776.82				
220129	4	2	NACD - Church and Frank Street Parcels	\$		8,241.84				
230924	8	2	Comstock Charter Township, Comstock Center Redevelopment	\$		4,000.00				
231768	15	3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$		6,000.00				
			Available Contractual Budget Remaining	\$		3,002.70				
			Notes:							
			*Pending							

August 19, 2024

Ms. Kimberly Houston-Williams, EPA Grant Specialist
 Mr. Matthew Didier, EPA Project Officer
 77 West Jackson Boulevard
 Assistance Section, MA-10J
 Chicago, IL 60604-3507

RE: US EPA Cooperative Agreement, BF-00E03048-0, Request for Extension

Dear Ms. Houston-Williams and Mr. Didier,

This letter serves as a request for a one-year extension of the budget and project period of the US EPA Brownfield Assessment Grant, Cooperative Agreement BF-00E03048-0, on behalf of the Kalamazoo County Government and its Brownfield Redevelopment Authority. The extension is to modify the end date of the referenced grant from September 30, 2024 to September 30, 2025. The Kalamazoo County Government, in concert with the Kalamazoo County Brownfield Redevelopment Authority (KCBRA), has put forth good faith efforts to pursue and fund projects throughout the County. The KCBRA has initiated or completed 13 projects and has expended a total of \$229,298.56 (\$224,301.00 in contractual and \$4,997.56 in non-contractual expenses) as of June 30, 2024. Additionally, the KCBRA has allocated \$59,510.00 in active projects:

Project	Remaining Budget	Estimated Completion Timeline
Teresa's Kitchen	\$25,015.00	October 2024
J. Smith Laundry and Apts.	\$34,495.00	May 2025
Total	\$59,510.00	

Over the next two months, the KCBRA anticipates expending the authorized \$25,015.00 budget related to the Teresa's Kitchen project located at 1216, 1222, and 1228 S. Burdick Street in Kalamazoo. The J. Smith Laundry and Apartments project located at 802 N. Westnedge Avenue, 438 and 442 W. Frank Street in Kalamazoo is underway. However, due to the length of time securing concurrence with eligibility, it is not anticipated that the needed Phase II sampling could be completed prior to the existing grant period end. In addition, the development team is working to secure local and state funding sources that will leverage the EPA assessment grant dollars for the project. It is undetermined when the funding requirements will be completed for these other programs, but could be as late as Spring 2025. The anticipated Brownfield Plan needs accurate scope and budget estimates for the eligible activities and requires a few months for the adoption process. The KCBRA has also received a new project application for any remaining EPA assessment grant funds.

This leaves a total contractual budget of \$7,489.00, which will be utilized to complete the remaining project tasks, support the new project if funds remain, complete quarterly and fiscal yearly reporting, and complete the grant closeout. The remaining grant expenditures include a \$1,200 personnel budget, \$1,002.44 travel budget, and \$1,500 supplies budget. The personnel budget is anticipated to be utilized on administrative time of the Grant Manager and the travel budget is anticipated to be used for KCBRA board members to view the successful completion of EPA grant-funded projects to assist with ongoing community engagement efforts. Finally, the

remaining supplies budget will be used for printing of banners and marketing materials that will leverage the grant funding from the EPA.

Kalamazoo County appreciates the EPA's time and consideration of this matter. Please do not hesitate to contact me at (269) 384-8305 or mrwalt@kalcounty.com with any questions or concerns.

Sincerely,

Macy Rose Walters
Grant Project Manager

DRAFT

Memo

TO: Kalamazoo County Brownfield Redevelopment Authority

FROM: Logan Mulholland, Brownfield Project Analyst

DATE: August 5, 2024 **PROJECT NO.:** 230454

RE: Review of City of Portage Reimbursement Request, Stryker Research and Development Project

Fishbeck was requested to review the Reimbursement Request pertaining to the Stryker Research and Development Project Brownfield Plan, located at Portage Road and E. Milham Avenue, and adopted by the Kalamazoo County Board of Commissioners on February 21, 2017. Additionally, a Michigan Economic Development Corporation (MEDC) Work Plan was approved for the project on February 28, 2017.

The Stryker Research and Development Project Brownfield Plan anticipated available tax increment revenues as early as the 2018 taxes. The Brownfield Plan allows for the capture of up to \$7,376,155.71, of which, \$752,100 is attributable to the City of Portage Public Infrastructure Improvements (Roads). The Developer, Stryker Corporation, previously requested reimbursement of \$3,259,005.75 in eligible costs which was approved by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA).

The City of Portage has submitted a reimbursement request for \$437,645.20 eligible public infrastructure improvements related to the 4-to-3 lane conversion from Romence Road to East Milham Avenue. This amount is within the limits of the Brownfield Plan, MEDC Work Plan, and the Development and Reimbursement Agreement (dated February 23, 2017).

It is of note that the Brownfield Plan and MEDC Work Plan stated the City of Portage would “realign a portion of Lovers Lane to accommodate increased traffic and improve safety”. The realignment of Lovers Lane was ultimately supported by ERMARK funding, however, the City also implemented a 4-to-3 lane conversion to facilitate left turns onto Stryker Way and into businesses which was not supported by ERMARK funding. The 4-to-3 lane conversion is eligible public infrastructure improvements that were implemented to accommodate increased traffic caused by the Stryker Research and Development Project and were to improve the safety of the area. From Romence Road Parkway to East Milham Avenue, the costs were associated with the Stryker development, but from Romence Road Parkway to East Centre Avenue, they were not. A map delineating the 4-to-3 lane conversion section related to the Stryker brownfield plan is included in Appendix 1.

Fishbeck finds that all the requested reimbursements are for eligible public infrastructure improvements included in the Brownfield Plan and are within estimates identified in the Plan. It is of note that while the Lakeland Asphalt invoiced total is \$1,172,540.50, \$600,000 was covered by ERMARK funding and only \$377,625 is attributable to the Stryker Development, from Romence Road Parkway to East Milham Avenue, as shown on the Lover Lane Improvements Road Diet Quantities - Romence Road to East Milham Avenue cost breakdown provided. Additionally, the total engineering (Hurley & Stewart) incurred for the project was \$148,888, of which, \$59,555.20 is related to the Stryker Development, from Romence Road to East Milham Avenue, as shown on the Lover Lane Improvements Road Diet Quantities - Romence Road to East Milham Avenue cost breakdown provided.

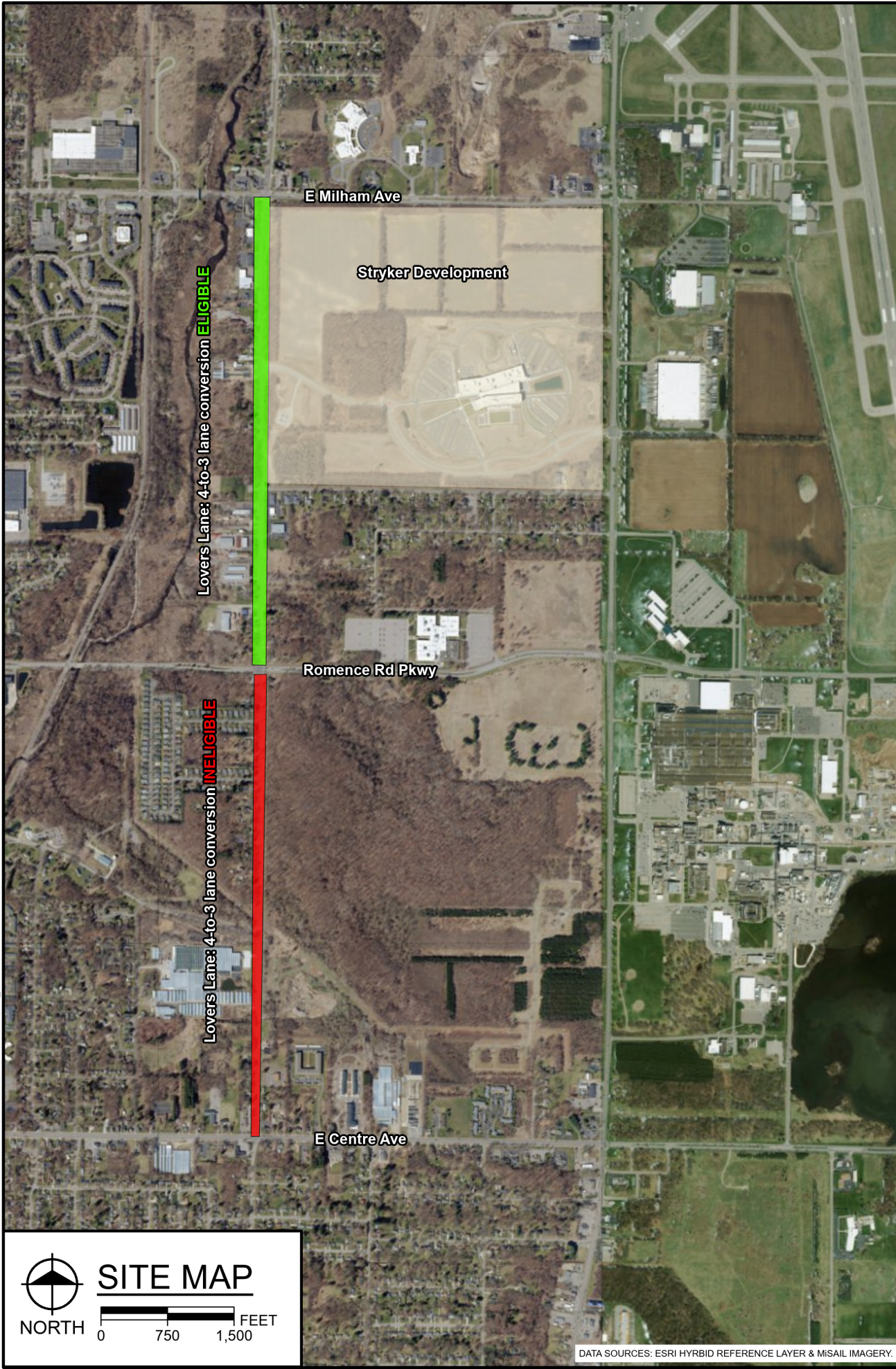
Fishbeck finds that documentation of the reimbursement request included invoices with dates and descriptions of the eligible activity and copies of checks.

Based on our review, Fishbeck finds a total of \$437,645.20 to be eligible for reimbursement. We recommend that BRA Staff advise the BRA Board that the reimbursement request is approvable.

A spreadsheet detailing the reimbursement request is included in Appendix 2. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

By email

Appendix 1



SITE MAP

0 750 1,500 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Kalamazoo County Brownfield Redevelopment Authority
 Portage Road and Milham Avenue, City of Portage
**City of Portage Reimbursement Request,
 Stryker Research and Development Project**

PROJECT NO.
230454

FIGURE NO.
1

Appendix 2

PROJECT TITLE: Styker Research and Development Project
 PROJECT ADDRESS: Portage Rd and E. Milham Ave.
 DATE OF BROWNFIELD PLAN: 1/13/2017
 PREPARED BY: LLM
 DATE PREPARED: 8/1/2024
 CONTINGENCY: 15% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs

Actual Costs Incurred

		Category Total	Total
5.00	Public Infrastructure Improvements		
5.01	Streets, roads	\$654,000.00	\$654,000.00
5.21	Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$0.00	\$0.00
Sub-Total		\$654,000.00	\$654,000.00
	Contingency 15%	\$98,100.00	\$98,100.00
		\$752,100.00	\$752,100.00
Total Potential Brownfield Plan Eligible Costs			\$752,100.00

Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
5.01	7/12/2019	\$ 132,556.64	PO 81576	Lakeland Asphalt	4-to-3 lane conversion from Romence Road to East Milham Avenue		X	Check #00000310427
5.01	7/26/2019	\$ 401,086.21	PO 81576	Lakeland Asphalt	4-to-3 lane conversion from Romence Road to East Milham Avenue		X	Check #00000310536
5.01	12/20/2019	\$ 38,897.65	PO 81576/83644	Lakeland Asphalt	4-to-3 lane conversion from Romence Road to East Milham Avenue		X	Check #00000312110
Less portion related to Romence Road to East Centre Avenue		\$ (194,915.50)		Lakeland Asphalt	4-to-3 lane conversion from Romence Road to East Centre Avenue			N/A
5.21	5/2/2019	\$ 198.00	9274	Severance Electric Co. Inc.	Miss Dig for Lovers Lane/Milham Ave.		X	Check #00000011103
5.21	7/20/2018	\$ 267.00	79535	Devon Title	Survey for 1405 Ramona Ave / Lovers Lane		X	Check #00000307157
5.21	7/12/2018	\$ 21,744.12	8348	Hurley & Stewart, LLC	Design Engineering		X	Check #00000009204
5.21	12/19/2018	\$ 47,855.16	8619	Hurley & Stewart, LLC	Design Engineering		X	Check #00000010224
5.21	1/21/2019	\$ 2,386.27	8664	Hurley & Stewart, LLC	Design Engineering		X	Check #00000010399
5.21	5/6/2019	\$ 11,458.91	8871	Hurley & Stewart, LLC	Construction Engineering		X	Check #00000011134
5.21	6/18/2019	\$ 45,703.14	8928	Hurley & Stewart, LLC	Construction Engineering		X	Check #00000011406
5.21	10/28/2019	\$ 19,740.40	9288	Hurley & Stewart, LLC	Construction Engineering		X	Check #00000012260
Less portion related to Romence Road to East Centre Avenue		\$ (89,332.80)		Hurley & Stewart, LLC	Design and Construction Engineering			N/A
		\$437,645.20						
Total		\$ 752,100.00						
		\$ 437,645.20						

Vendor Number: 3542

Name: DEVON TITLE AGENCY

Check NO: 00000307157

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
079535	721897	267.00
TOTALS	08/17/2018	\$267.00

Vendor Number: 3542

Name: DEVON TITLE AGENCY

Check NO: 00000307157

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
079535	721897	267.00
TOTALS	08/17/2018	\$267.00



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000307157

DATE 08/17/2018

AMOUNT
\$267.00

Pay ***Two Hundred Sixty-Seven and NO/100 Dollars*****

TO THE ORDER OF DEVON TITLE AGENCY
 800 E. MILHAM, STE 201
 PORTAGE, MI 49002

Alan Herring
Wm K. [Signature]

⑈0307157⑈ ⑈041000124⑈ 4130257793⑈

SEVERANCE ELECTRIC CO., INC.

4140 Rollridge
 Kalamazoo, MI 49004
 Phone: 269-345-0134 Fax: 269-342-2929

Invoice

Date	Invoice #
5/2/2019	9274

Bill To:

City of Portage
 7900 S. Westnedge
 Portage, MI 49081

Location:

Milham and Lovers Lane

Rec'd 5-16-19 CB

Project	Terms	Due Date	P.O. No.		
PORTAGE- TS V...			81848		
Date	Employee	Item Description	Qty	Price	Amount
4/26/2019	Ben C.	This work is associated with the Lovers Lane Project Miss dig Milham bill separate per Muhammad for Lovers project Material: Paint	2	96.00	192.00
			1	6.00	6.00

SENT BY FINANCE
 MAY 09 2019
 MAY 17 '19 11:00

WE APPRECIATE YOUR BUSINESS.
 PLEASE LET US KNOW HOW WE CAN BETTER SERVE YOU.
 WWW.SEVELECTRIC.COM

Total	\$198.00
Payments/Credits	\$0.00
Balance Due	\$198.00

Vendor Number: 0353

Name: SEVERANCE ELECTRIC COMPANY, INC

Check NO: 00000011103

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081848	9274	198.00
TOTALS	05/24/2019	\$198.00

Vendor Number: 0353

Name: SEVERANCE ELECTRIC COMPANY, INC

Check NO: 00000011103

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081848	9274	198.00
TOTALS	05/24/2019	\$198.00



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO: 00000011103

DATE 05/24/2019

AMOUNT
\$198.00

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF SEVERANCE ELECTRIC COMPANY, INC
 4140 ROLLRIDGE
 KALAMAZOO, MI 49004

Alan Herring
Wm K. [Signature]

7900 South Westnedge Avenue
Portage, MI 49002
269-329-4480 – phone
269-329-4506 – fax



From: Victoria Georgeau
Sent: Thursday, August 15, 2019 5:01 PM
To: 'Rachael A. Grover' <ragrov@kalamazoo.gov>
Cc: Kendra Gwin <gwink@portagemi.gov>; Christopher Forth <forthc@portagemi.gov>
Subject: RE: Signed Development Agreement for Stryker project

Good afternoon Rachael,

As you will recall, the City's development agreement with the Kalamazoo County Brownfield Redevelopment Authority included public improvement costs associated with straightening of the reverse curve on Lovers Lane. While the city subsequently received a grant from the state for this project (ERMARK funding), we also made the decision to implement a 4-to-3 lane conversion to facilitate left turns on to Stryker Way and into businesses. From Romence Road to East Milham Avenue our costs were associated with the Stryker development, but from Romence Road to East Centre Avenue, they were not. Could the city costs for the 4-to-3 lane conversion from Romence Road to East Milham Avenue be eligible for TIR capture/reimbursement?

If yes, we will assemble documentation of our costs and submit to you for reimbursement (I realize Stryker gets paid first, but thought we'd better submit any eligible expenses before we lose track of the documentation).

I look forward to your reply. Feel free to give me a call if it's easier.

Thanks,

Vicki Georgeau, AICP
Director of Community Development
City of Portage
7900 South Westnedge Avenue
Portage, MI 49002
269-329-4480 – phone
269-329-4506 – fax



From: Rachael A. Grover [<mailto:ragrov@kalamazoo.gov>]
Sent: Friday, February 24, 2017 9:44 AM
To: Victoria Georgeau <georgeav@portagemi.gov>
Subject: Signed Development Agreement for Stryker project

Mulholland, Logan

From: Grant Taylor <taylorg@portagemi.gov>
Sent: Tuesday, July 30, 2024 12:50 PM
To: Mulholland, Logan
Cc: Macy R. Walters
Subject: RE: Kalamazoo County Brownfield
Attachments: Hurley 8348.pdf; Hurley 8619.pdf; Hurley 8664.pdf; Hurley 8871.pdf; Hurley 8928.pdf; Hurley 9288.pdf

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL EMAIL

Afternoon Logan,

We are requesting \$437,180.20.

The invoices and checks provided were related to the entire stretch of Lovers Lane from Centre to Milham. The Styker Brownfield only covers **Romence to Milham**. The Road Diet Costs file covers the appropriate stretch of Romence to Milham for a total of \$437,180. **\$377,625 of that cost relates to the Lakeland Asphalt construction costs and is included within the 3 invoices previously provided. Hurley & Stewart engineering costs related to Romence to Milham were \$59,555.20.** I have attached those invoices (which total \$148,888) for your convenience as well.

Please let me know if you have any additional questions or concerns.

Thank you,

Grant Taylor, ACPFA, MiCPT
Deputy Director Treasury and Revenue
City of Portage | Finance Department
7900 South Westnedge Avenue | Portage, MI 49002
O 269-324-9267 E Taylorg@portagemi.gov
www.portagemi.gov

From: Mulholland, Logan <lmulholland@fishbeck.com>
Sent: Friday, July 26, 2024 10:54 AM
To: Grant Taylor <taylorg@portagemi.gov>
Cc: Macy R. Walters <mrwalt@kalamazoo.com>
Subject: RE: Kalamazoo County Brownfield

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

Hi Grant,

City of Portage
Lower Lane Improvements
Road Diet Quantities - Romence Road to East Milham Avenue (Excluding Realignment)

Pay Item Code	Pay Items	Road Diet Plan Quantities	Unit	Unit Price	Total Price
1000001	Mobilization, Max. \$100,000	0.40	LS	\$ 100,000.00	\$ 40,000.00
2040020	Curb and Gutter, Rem	180	Ft	\$ 5.50	\$ 990.00
2090001	Project Cleanup	0.40	LS	\$ 6,500.00	\$ 2,600.00
4030005	Dr Structure Cover, Adj, Case 1	39	Ea	\$ 425.00	\$ 16,575.00
4037050	Dr Structure Cover, Type B, Modified	23	Ea	\$ 500.00	\$ 11,500.00
4037050	Dr Structure Cover, Type Q, Modified	16	Ea	\$ 500.00	\$ 8,000.00
5010002	Cold Milling HMA Surface	23,593	Syd	\$ 1.30	\$ 30,670.90
5017031	HMA, 13A, Modified	2,715	Ton	\$ 69.25	\$ 188,013.75
6020015	Conc Base Cse, Nonreinf, 6 inch	45	Syd	\$ 40.00	\$ 1,800.00
8027001	Curb and Gutter, Conc, Det C4, Modified	143	Ft	\$ 14.85	\$ 2,123.55
8030034	Sidewalk Ramp, Conc, 4 inch	373	Sft	\$ 4.50	\$ 1,678.50
8037001	Curb Ramp Opening, Conc	37	Ft	\$ 20.50	\$ 758.50
8037001	Detectable Warning Surface, Modified	29	Ft	\$ 60.00	\$ 1,740.00
8100370	Post, Steel, 2 lb	72	Ft	\$ 4.00	\$ 288.00
8100371	Post, Steel, 3 lb	333	Ft	\$ 6.00	\$ 1,998.00
8100397	Sign, Type II, Rem	1	Ea	\$ 25.00	\$ 25.00
8100399	Sign, Type IIB	48	Sft	\$ 16.00	\$ 768.00
8100403	Sign, Type III, Rem	14	Ea	\$ 25.00	\$ 350.00
8100404	Sign, Type IIIA	20.25	Sft	\$ 15.00	\$ 303.75
8100405	Sign, Type IIIB	50.50	Sft	\$ 15.00	\$ 757.50
8100616	Reflective Panel for Permanent Sign Support, 6 foot	2	Ea	\$ 20.00	\$ 40.00
8110041	Pavt Mrkg, Ovly Cold Plastic, 12 inch, Crosswalk	731	Ft	\$ 5.95	\$ 4,349.45
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	178	Ft	\$ 12.50	\$ 2,225.00
8110056	Pavt Mrkg, Ovly Cold Plastic, Bike	19	Ea	\$ 125.00	\$ 2,375.00
8110063	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	16	Ea	\$ 165.00	\$ 2,640.00
8110071	Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	6	Ea	\$ 165.00	\$ 990.00
8110078	Pavt Mrkg, Ovly Cold Plastic, Thru Arrow Sym	6	Ea	\$ 145.00	\$ 870.00
8110091	Pavt Mrkg, Polyurea, 4 inch, White	493	Ft	\$ 0.75	\$ 369.75
8110092	Pavt Mrkg, Polyurea, 4 inch, Yellow	10,768	Ft	\$ 0.75	\$ 8,076.00
8110094	Pavt Mrkg, Polyurea, 6 inch, White	8,817	Ft	\$ 0.85	\$ 7,494.45
8110451	Recessing Pavement Markings, Transv	957	Sft	\$ 2.95	\$ 2,823.15
8120140	Lighted Arrow, Type C, Furn	1	Ea	\$ 100.00	\$ 100.00
8120141	Lighted Arrow, Type C, Oper	1	Ea	\$ 1.00	\$ 1.00
8120170	Minor Traf Devices	0.40	LS	\$ 25,675.00	\$ 10,270.00
8120250	Plastic Drum, High Intensity, Furn	210	Ea	\$ 18.00	\$ 3,780.00
8120251	Plastic Drum, High Intensity, Oper	210	Ea	\$ 1.00	\$ 210.00
8120350	Sign, Type B, Temp, Prismatic, Furn	323	Sft	\$ 5.00	\$ 1,615.00
8120351	Sign, Type B, Temp, Prismatic, Oper	323	Sft	\$ 0.25	\$ 80.75
8127051	Maintaining Traffic	0.40	LS	\$ 45,000.00	\$ 18,000.00
8167011	Slope Restoration, Modified	100	Syd	\$ 3.75	\$ 375.00

Subtotal	\$ 377,625.00
Engineering	\$ 59,555.20
TOTAL	\$ 437,180.20

Lakeland Asphalt	Lovers Lane Improvement Project		PO 81576							
		Pay Est 1	Pay Est 2	Pay Est 3	Pay Est 4	Pay Est 5	Pay Est 6			
	date	7/12/2019						Amount Paid	Balance of PO	
	check#									
400-4255-761.9507-ERMK18	600,000.00	149,039.72						281,596.36	852,046.49	
400-4255-761.9507-19ST06	533,642.85	132,556.64								
400-0000-205.0000		-28,159.64						-28,159.64		
	1,133,642.85	253,436.72	0.00	0.00	0.00	0.00	0.00	253,436.72	852,046.49	
Amount to receive & invoice		281,596.36								
Retainage		(28,159.64)								
Interest to pay		-								
Amount of payment		253,436.72								


Ref
 151121
 511121

CITY OF PORTAGE

COMMUNICATION

TO: Laurence Shaffer, City Manager

DATE: July 11, 2019

FROM: Kendra Gwin, Director of Transportation & Utilities 

SUBJECT: Partial Payment Request (No. 1) for the Lovers Lane Improvements Project

Attached for approval is partial payment request (No. 1) to Lakeland Asphalt Corporation for work completed on the Lovers Lane Improvements Project. This payment request represents partial mobilization of site, traffic control, removals, storm drainage structures, concrete curb and gutter, and asphalt. The project is 25% complete, with \$28,159.64 retainage being held until final closeout.

The partial payment request has been reviewed and the payments are recommended for approval.

Attachments



CITY OF PORTAGE
CERTIFICATE OF PAYMENT DUE AND
STATUS OF ACCOUNT

CONTRACTOR: Lakeland Asphalt Corporation
548 Avenue A
Battle Creek, MI 49037

CONTRACT: Lovers Lane Improvements Project

Purchase Order: ~~092704~~
081576

Contract Completion Date: 7/3/2019
Contract Date: 4/11/2019
Extended to: N/A
Original Contract Amount: \$1,133,642.85
Change Orders: \$0.00

There is now due and payable from the City to the Contractor:

Partial Payment No. 1

Dated: Thursday, July 11, 2019

The status of account under this contract is:

Payment #	Amount Earned	Retainage Withheld	Payment Made
1	\$281,596.36	\$28,159.64	\$253,436.72
Total to Date	\$281,596.36	\$28,159.64	\$253,436.72

Total amount due contractor this pay estimate: \$253,436.72

Recommended by:

Approved by:

Kendra Gwin 7-11-19
Kendra Gwin P.E. Date
Director of Transportation & Utilities

Laurence Shaffer 7/11/19
Laurence Shaffer Date
City Manager

CITY OF PORTAGE
Lovers Lane Improvements

PAY ESTIMATE NO. 1
June 11, 2019
First Payment for Project

GENERAL PROJECT DATA:

PROJECT OWNER: City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

CONTRACTOR: Lakeland Asphalt Corp.
548 Avenue A
Battle Creek, MI 49037

CONTRACT SUMMARY:

CONTRACT COMPLETION DATE:	July 3, 2019
ORIGINAL CONTRACT AMOUNT:	\$ 1,133,642.85
PROJECT ADDITIONAL WORK:	\$ -
CONTRACT TOTAL:	\$ 1,133,642.85

PAYMENT SUMMARY:

TOTAL VALUE OF WORK COMPLETED:	\$ 281,596.36
LESS RETAINED: 10% OF WORK COMPLETED	\$ 28,159.64
VALUE OF THIS ESTIMATE:	\$ 253,436.72
LESS PREVIOUS PAYMENTS:	\$ -
AMOUNT DUE CONTRACTOR THIS ESTIMATE:	\$ 253,436.72

RECOMMENDED BY: HURLEY & STEWART, LLC



Jeff Paulson, PE, Project Manager

DATE: 6/11/19

CITY OF PORTAGE DEPARTMENT OF TRANSPORTATION AND
UTILITIES



DATE: 7/11/2019

Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000310427

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081576	PAY# 1 W/H RETAIN	281,596.36 -28,159.64
TOTALS	07/12/2019	\$253,436.72

Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000310427

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081576	PAY# 1 W/H RETAIN	281,596.36 -28,159.64
TOTALS	07/12/2019	\$253,436.72



CITY OF PORTAGE
7900 SOUTH WESTNEDGE AVENUE
PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000310427

DATE 07/12/2019

AMOUNT
\$253,436.72

Pay ***Two Hundred Fifty-Three Thousand Four Hundred Thirty-Six and 72/100 Dollars*****

TO THE ORDER OF LAKELAND ASPHALT CORP.
548 AVENUE A
BATTLE CREEK, MI 49037

Alan Herring
Wm K. [Signature]

⑈0310427⑈ ⑈041000124⑈ 4130257793⑈

Lakeland Asphalt	Lovers Lane Improvement Project		PO 81576						
	date	Pay Est 1	Pay Est 2	Pay Est 3	Pay Est 4	Pay Est 5	Pay Est 6	Amount Paid	Balance
	check#	7/12/2019	7/26/2019						of PO
400-4255-761.9507-ERMK18	600,000.00	149,039.72	450,960.28					1,133,642.85	0.00
400-4255-761.9507-19ST06	533,642.85	132,556.64	401,086.21						
400-0000-205.0000		-28,159.64	-28,522.50					-56,682.14	
	1,133,642.85	253,436.72	823,523.99	0.00	0.00	0.00	0.00	1,076,960.71	0.00
Amount to receive & invoice			852,046.49						
Retainage			(28,522.50)						
Amount of payment			823,523.99						

CITY OF PORTAGE**COMMUNICATION**

TO: Laurence Shaffer, City Manager**DATE:** July 19, 2019**FROM:** Kendra Gwin, Director of Transportation & Utilities *KG***SUBJECT:** Partial Payment Request (No. 2) for the Lovers Lane Improvements Project

Attached for approval is partial payment request (No. 2) to Lakeland Asphalt Corporation for work completed on the Lovers Lane Improvements Project. This payment request represents partial mobilization of site, traffic control, storm drainage structures, concrete curb and gutter, asphalt, and pavement markings. The job exceeded planned quantity with 12" storm sewer, drainage structures, temporary pavement marking and hot mix asphalt. We are anticipating a change order request on the next pay estimate. The project is 98% complete, as we are awaiting misssdig staking for sign replacement with \$56,682.14 retainage being held until final closeout.

The partial payment request has been reviewed and the payments are recommended for approval.

Attachments

RECEIVED

JUL 19 2019

CITY MANAGER'S OFFICE
PORTAGE, MI



CITY OF PORTAGE
CERTIFICATE OF PAYMENT DUE AND
STATUS OF ACCOUNT

CONTRACTOR: Lakeland Asphalt Corporation
548 Avenue A
Battle Creek, MI 49037

CONTRACT: Lovers Lane Improvements Project

Purchase Order: ~~092704~~
81574

Contract Completion Date: 7/3/2019
Contract Date: 4/11/2019
Extended to: N/A
Original Contract Amount: \$1,133,642.85
Change Orders: \$0.00

There is now due and payable from the City to the Contractor:

Partial Payment No. 2

Dated: Thursday, July 18, 2019

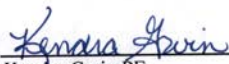
The status of account under this contract is:

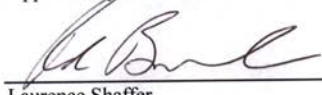
Payment #	Amount Earned	Retainage Withheld	Payment Made
1	\$281,596.36	\$28,159.64	\$253,436.72
2	\$852,046.49	\$28,522.50	\$823,523.99
Total to Date	\$1,133,642.85	\$56,682.14	\$1,076,960.71

Total amount due contractor this pay estimate: \$823,523.99

Recommended by:

Approved by:


Kendra Gwin PE Date 7-18-19
Director of Transportation & Utilities


Laurence Shaffer Date
City Manager

CITY OF PORTAGE
Lovers Lane Improvements

PAY ESTIMATE NO. 2
July 18, 2019
Second Payment for Project

GENERAL PROJECT DATA:

PROJECT OWNER: City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

CONTRACTOR: Lakeland Asphalt Corp.
548 Avenue A
Battle Creek, MI 49037

CONTRACT SUMMARY:

CONTRACT COMPLETION DATE:		July 3, 2019
ORIGINAL CONTRACT AMOUNT:	\$	1,133,642.85
PROJECT ADDITIONAL WORK:	\$	-
CONTRACT TOTAL:	\$	1,133,642.85

PAYMENT SUMMARY:

TOTAL VALUE OF WORK COMPLETED:		\$	1,133,642.85
LESS RETAINED: 10% OF WORK COMPLETED	\$	56,682.14	
VALUE OF THIS ESTIMATE:	\$	1,076,960.71	
LESS PREVIOUS PAYMENTS:	\$	253,436.72	
AMOUNT DUE CONTRACTOR THIS ESTIMATE:		\$	823,523.99

RECOMMENDED BY: HURLEY & STEWART, LLC


DATE: 7/18/19
Jeff Paulson, PE, Project Manager

CITY OF PORTAGE DEPARTMENT OF TRANSPORTATION AND
UTILITIES


DATE: 7/18/2019

Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000310536

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081576	PAY# 2 RETAIN PAY# 2	852,046.49 -28,522.50
TOTALS	07/26/2019	\$823,523.99

Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000310536

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
081576	PAY# 2 RETAIN PAY# 2	852,046.49 -28,522.50
TOTALS	07/26/2019	\$823,523.99



CITY OF PORTAGE
7900 SOUTH WESTNEDGE AVENUE
PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000310536

DATE 07/26/2019

AMOUNT
\$823,523.99

Pay ***Eight Hundred Twenty-Three Thousand Five Hundred Twenty-Three and 99/100 Dollars*

TO THE ORDER OF LAKELAND ASPHALT CORP.
548 AVENUE A
BATTLE CREEK, MI 49037

Alan Herring
Wm K. [Signature]

⑈0310536⑈ ⑈041000124⑈ 4130257793⑈

Lakeland Asphalt	Lovers Lane Improvement Project			PO 81576 / 83644		
		Pay Est 1	Pay Est 2	Pay Est 3		
	date	7/12/2019	7/26/2019	12/20/2019	Amount Paid	Balance
	check#			**FINAL**		of PO
400-4255-761.9507-ERMK18	600,000.00	149,039.72	450,960.28			0.00
400-4255-761.9507-19ST06	533,642.85	132,556.64	401,086.21		1,172,540.50	
400-4255-761.9507-19ST06	38,897.65			38,897.65		
400-0000-205.0000		-28,159.64	-28,522.50	56,682.15		0.01
	1,172,540.50	253,436.72	823,523.99	95,579.80	1,172,540.51	0.00
Amount to receive & invoice				38,897.65		
Retainage				56,682.15		
Interest to pay				429.87	400-4255-761.9507-ERMK18 (will be over budget)	
Amount of payment				96,009.67		

CITY OF PORTAGE

COMMUNICATION

TO: Joseph La Margo, City Manager

DATE: December 9, 2019

FROM: Kendra Gwin, Director of Transportation & Utilities ~~X~~

SUBJECT: Final Payment Request (No. 3) for the Lovers Lane Improvements Project

Attached for approval is final payment request (No. 3) to Lakeland Asphalt Corp. for work completed on the Lovers Lane Improvements Project. This payment request represents work completed and retainage held for Consent of Surety, Power of Attorney, Release and Waiver of Lien Rights for final and complete payment for the following: Cripps Fontaine Excavating, J.L. Milling, PK Contracting, Inc., Rathco Safety Supply, Inc., Remington Construction Co., and S & T Lawn Service, Inc. The final payment is for \$95,579.79. The project is 100% complete.

The final payment request has been reviewed and the payment is recommended for approval.

Attachments

RECEIVED

DEC 11 2019

**CITY MANAGER'S OFFICE
PORTAGE, MI**



CITY OF PORTAGE
 CERTIFICATE OF PAYMENT DUE AND
 STATUS OF ACCOUNT

CONTRACTOR: Lakeland Asphalt Corporation
 548 Avenue A
 Battle Creek, MI 49037

CONTRACT: Lovers Lane Improvements Project

Purchase Order: ~~092704~~ 81576
\$
83644

Contract Completion Date: 7/3/2019
 Contract Date: 4/11/2019
 Extended to: N/A
 Original Contract Amount: \$1,133,642.85
 Change Orders: \$38,897.65
 New Contract Amount: \$1,172,540.50

There is now due and payable from the City to the Contractor:

Final Payment No. 3

Dated: Wednesday, December 11, 2019

The status of account under this contract is:

Payment #	Amount Earned	Retainage Withheld	Payment Made
1	\$281,596.36	\$28,159.64	\$253,436.72
2	\$852,046.49	\$28,522.50	\$823,523.99
3	\$38,897.65	-\$56,682.15	\$95,579.79
Total to Date	\$1,172,540.50	\$0.00	\$1,172,540.50

Total amount due contractor this pay estimate: \$95,579.79

Recommended by:

Approved by:

Kendra Gwin 12-11-19
 Kendra Gwin P.E. Date
 Director of Transportation & Utilities

Joseph La Margo
 Joseph La Margo Date
 City Manager

**CITY OF PORTAGE
Lovers Lane Improvements**

PAY ESTIMATE NO. 3
November 8, 2019
Final Payment for Project

GENERAL PROJECT DATA:

PROJECT OWNER: City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

CONTRACTOR: Lakeland Asphalt Corp.
548 Avenue A
Battle Creek, MI 49037

CONTRACT SUMMARY:

CONTRACT COMPLETION DATE:	July 3, 2019
ORIGINAL CONTRACT AMOUNT:	\$ 1,133,642.85
PROJECT ADDITIONAL WORK:	\$ 38,897.65
CONTRACT TOTAL:	\$ 1,172,540.50


PAYMENT SUMMARY:

TOTAL VALUE OF WORK COMPLETED:	\$ 1,172,540.50
LESS RETAINED: 10% OF WORK COMPLETED	\$ -
VALUE OF THIS ESTIMATE:	\$ 1,172,540.50
LESS PREVIOUS PAYMENTS:	\$ 1,076,960.71
AMOUNT DUE CONTRACTOR THIS ESTIMATE:	\$ 95,579.79

RECOMMENDED BY: HURLEY & STEWART, LLC


DATE: 11/8/19
Jeff Paulson, PE, Project Manager

CITY OF PORTAGE DEPARTMENT OF TRANSPORTATION AND
UTILITIES


DATE: 11/13/2019

11/8/2019



Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000312110

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
083644	PAY #3 RELEASE RETAINAGE	38,897.65 57,112.02
TOTALS	12/20/2019	\$96,009.67

Vendor Number: 1217

Name: LAKELAND ASPHALT CORP.

Check NO: 00000312110

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
083644	PAY #3 RELEASE RETAINAGE	38,897.65 57,112.02
TOTALS	12/20/2019	\$96,009.67



CITY OF PORTAGE
7900 SOUTH WESTNEDGE AVENUE
PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000312110

DATE 12/20/2019

AMOUNT
\$96,009.67

Pay ***Ninety-Six Thousand Nine and 67/100 Dollars*****

TO THE ORDER OF LAKELAND ASPHALT CORP.
548 AVENUE A
BATTLE CREEK, MI 49037

Alan Herring
Wm K. [Signature]

03121100 0410001241 4130257793

**City of Portage
 Lower Lane Improvements**

Quantities to Date

Pay Item Code	Pay Items	Plan Quantities	Unit	Contract		Pay Estimate #1 - 6/11/13		Pay Estimate #2 - 7/18/13		Pay Estimate #3 - 11/8/13		Project Total		Remaining		
				Unit Price	Total Price	Units	Total	Units	Total	Units	Total	Units	Total			
1000001	Mobilization, Max \$100,000	1	LS	\$ 1,100,000.00	\$ 1,100,000.00	0.75	\$ 750,000.00	0.25	\$ 250,000.00	\$ -	\$ -	1.00	\$ 1,000,000.00	0.00	\$ -	
2071212	Obstacles, Modified	1	LS	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,500.00	0.00	\$ -	
2003011	Dr Structure, Ram	2	EA	\$ 350.00	\$ 700.00	4.00	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	4.00	\$ 1,400.00	-3.00	\$ (700.00)	
2003016	Signs, Warn, Less Than 24 inch	40	FL	\$ 12.50	\$ 500.00	81.00	\$ 1,012.50	24.00	\$ 300.00	\$ -	\$ -	85.00	\$ 1,062.50	-38.00	\$ (545.00)	
2006200	Curb and Gutter, Form	222	FL	\$ 5.50	\$ 1,221.00	1,500.00	\$ 8,250.00	328.00	\$ 1,804.00	\$ -	\$ -	2,148.00	\$ 12,275.00	7.00	\$ 35.00	
2004000	Paint, Ram	2433	SYD	\$ 4.00	\$ 9,732.00	2,655.00	\$ 10,620.00	-218.00	\$ (876.00)	\$ -	\$ -	2,437.00	\$ 9,744.00	-3.00	\$ (12.00)	
2003000	Erection Control, Inlet Protection, Fabric Drop	8	EA	\$ 100.00	\$ 800.00	4.00	\$ 400.00	4.00	\$ 400.00	\$ -	\$ -	8.00	\$ 800.00	0.00	\$ -	
2003004	Erection Control, 5ft Fence	328	FL	\$ 3.50	\$ 1,148.00	\$ -	\$ -	300.00	\$ 1,050.00	\$ -	\$ -	300.00	\$ 1,050.00	-28.00	\$ (98.00)	
2009001	Project Cleanup	1	LS	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	1.00	\$ 6,500.00	\$ -	\$ -	1.00	\$ 6,500.00	0.00	\$ -	
2010002	Subbase, CSP	535	CYD	\$ 21.00	\$ 11,235.00	403.00	\$ 8,463.00	387.00	\$ 8,127.00	\$ -	\$ -	790.00	\$ 16,590.00	45.00	\$ 945.00	
3020118	Aggregate Base, 6 inch	2480	CYD	\$ 13.50	\$ 4,617.00	\$ -	\$ -	119.00	\$ 1,606.50	\$ -	\$ -	119.00	\$ 1,606.50	226.00	\$ 3,166.00	
3020200	Aggregate Base, 8 inch	2502	CYD	\$ 7.00	\$ 17,514.00	1,465.00	\$ 10,255.00	1,180.00	\$ 8,314.00	\$ -	\$ -	2,645.00	\$ 17,529.00	-43.00	\$ (215.00)	
3072000	Finishing	21	STA	\$ 500.00	\$ 10,500.00	1.00	\$ 5,000.00	11.00	\$ 5,500.00	\$ -	\$ -	21.00	\$ 10,500.00	0.00	\$ -	
4827001	Storm Sewer, 12 inch, Modified	44	FL	\$ 35.00	\$ 1,540.00	85.00	\$ 2,975.00	\$ -	\$ -	\$ -	\$ -	85.00	\$ 2,975.00	-41.00	\$ (1,455.00)	
4930002	Dr Structure Cover, 48x 48x 4.5	303	EA	\$ 455.00	\$ 137,775.00	6.00	\$ 2,730.00	68.00	\$ 30,960.00	\$ -	\$ -	104.00	\$ 46,725.00	-1.00	\$ (422.00)	
4930003	Dr Structure Cover, Type K	6	EA	\$ 500.00	\$ 3,000.00	\$ -	\$ -	6.00	\$ 3,000.00	\$ -	\$ -	6.00	\$ 3,000.00	0.00	\$ -	
4923122	Dr Structure, Top, 12 inch	2	EA	\$ 450.00	\$ 900.00	4.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	4.00	\$ 1,800.00	-2.00	\$ (900.00)	
4923169	Dr Structure, 60 inch dia, Modified	2	EA	\$ 3,000.00	\$ 6,000.00	4.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	4.00	\$ 12,000.00	-2.00	\$ (900.00)	
4923200	Dr Structure Cover, Type B, Modified	67	EA	\$ 500.00	\$ 33,500.00	2.00	\$ 1,000.00	40.00	\$ 20,000.00	\$ -	\$ -	68.00	\$ 34,500.00	-1.00	\$ (500.00)	
4923202	Dr Structure Cover, Type D, Modified	32	EA	\$ 500.00	\$ 16,000.00	15.00	\$ 7,500.00	17.00	\$ 8,500.00	\$ -	\$ -	32.00	\$ 16,000.00	0.00	\$ -	
5810002	Cold Milling HMA Surface	54	SYD	\$ 1.50	\$ 77,442.25	1,069.00	\$ 1,603.70	57,587.00	\$ 86,616.30	\$ -	\$ -	54,650.00	\$ 77,096.00	334.00	\$ 432.00	
5817121	HMA, 3.5, Modified	319	TA	\$ 68.00	\$ 21,688.00	108.98	\$ 7,359.84	981.42	\$ 66,990.16	\$ -	\$ -	390.60	\$ 26,528.00	-44.00	\$ (3,300.00)	
5817123	HMA, 3.5, Modified	7146	TA	\$ 68.25	\$ 488,860.50	338.77	\$ 23,459.82	7,188.58	\$ 497,538.87	-\$ 136.00	\$ (9,416.00)	7,391.75	\$ 511,876.63	-245.75	\$ (17,018.13)	
5817201	HMA, 3.5, Modified	89	TA	\$ 68.50	\$ 6,094.50	\$ -	\$ -	64.95	\$ 5,448.08	\$ -	\$ -	64.95	\$ 5,448.08	0.00	\$ -	
6020015	Concrete Base, Conc, Nonreinf, 8 inch	222	FL	\$ 40.00	\$ 8,880.00	\$ -	\$ -	38.00	\$ 1,520.00	\$ -	\$ -	38.00	\$ 1,520.00	62.00	\$ 2,500.00	
6010007	Driveway, Nonreinf, Conc, 8 inch	83	SYD	\$ 45.40	\$ 3,768.20	56.00	\$ 2,542.40	\$ -	\$ -	\$ -	\$ -	56.00	\$ 2,542.40	1.00	\$ 317.80	
6027001	curb and Gutter, Conc, Dnt, 4x Modified	2294	FL	\$ 14.85	\$ 34,065.90	1,088.00	\$ 16,117.20	1,267.00	\$ 18,703.95	\$ -	\$ -	2,355.00	\$ 32,821.25	69.00	\$ 1,024.65	
6030024	Schedule Rammed, Conc, 4 inch	722	FL	\$ 22.00	\$ 15,884.00	\$ -	\$ -	733.00	\$ 16,269.00	\$ -	\$ -	733.00	\$ 16,269.00	0.00	\$ -	
6037001	Curb Ramp Opening, Conc	66	FL	\$ 20.50	\$ 1,353.00	\$ -	\$ -	66.00	\$ 1,353.00	\$ -	\$ -	66.00	\$ 1,353.00	0.00	\$ -	
6037001	Detectable Warning Surface, Modified	51	FL	\$ 60.00	\$ 3,060.00	\$ -	\$ -	60.00	\$ 3,600.00	\$ -	\$ -	60.00	\$ 3,600.00	-0.00	\$ (640.00)	
8100310	Post, Street, 2 1/2	198	FL	\$ 4.60	\$ 910.80	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ 702.00	702.00	\$ 702.00	732.00	0.00	\$ (640.00)
8100317	Post, Street, 3 1/2	873	FL	\$ 6.00	\$ 5,238.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ 4,536.00	4,536.00	\$ 4,536.00	173.00	\$ 1,038.00	
8100397	Sign, Type II, Ram	3	EA	\$ 25.00	\$ 75.00	2.00	\$ 50.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 25.00	3.00	\$ 75.00	
8100399	Sign, Type III	116	FL	\$ 16.00	\$ 1,856.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43.00	\$ 692.00	73.00	\$ 1,164.00	
8100402	Sign, Type III, Erect, Solv	1	EA	\$ 25.00	\$ 25.00	\$ -	\$ -	1.00	\$ 25.00	\$ -	\$ -	1.00	\$ 25.00	0.00	\$ -	
8100403	Sign, Type III, Ram	50	EA	\$ 25.00	\$ 1,250.00	2.00	\$ 50.00	\$ -	\$ -	\$ -	\$ -	1,000.00	\$ 2,500.00	1,250.00	0.00	\$ -
8100404	Sign, Type IIIA	51	EA	\$ 15.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52.00	\$ 780.00	-1.00	\$ (22.00)	
8100405	Sign, Type IIIA	156	EA	\$ 15.00	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ 245.25	\$ 2,094.75	3,693.75	\$ 3,693.75	0.00	\$ (1,368.75)	
8100616	Reflective Panel for Prominent Sign Support, 6 foot	10	EA	\$ 20.00	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ 192.00	8.00	\$ 192.00	2.00	\$ 40.00	
8107000	Shield Sign	2	EA	\$ 350.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	2.00	\$ 700.00	
8110041	Paint Mktg, Only Cold Plastic, 12 inch, Crosswalk	1120	FL	\$ 1.50	\$ 1,680.00	\$ -	\$ -	1,204.00	\$ 1,806.00	\$ -	\$ -	2,404.00	\$ 4,212.00	-114.00	\$ (678.00)	
8110042	Paint Mktg, Only Cold Plastic, 12 inch, White	248	FL	\$ 3.50	\$ 876.00	\$ -	\$ -	200.00	\$ 700.00	\$ -	\$ -	200.00	\$ 700.00	48.00	\$ 168.00	
8110045	Paint Mktg, Only Cold Plastic, 24 inch, Stop Bar	250	FL	\$ 12.50	\$ 3,125.00	\$ -	\$ -	281.00	\$ 3,512.50	\$ -	\$ -	281.00	\$ 3,512.50	14.00	\$ 350.00	
8110056	Paint Mktg, Only Cold Plastic, 24 inch, Stop Bar	50	EA	\$ 125.00	\$ 6,250.00	\$ -	\$ -	49.00	\$ 6,125.00	\$ -	\$ -	49.00	\$ 6,125.00	1.00	\$ 125.00	
8110063	Paint Mktg, Only Cold Plastic, 11 Turn Arrow Sym	15	EA	\$ 15.00	\$ 225.00	\$ -	\$ -	43.00	\$ 645.00	\$ -	\$ -	43.00	\$ 645.00	0.00	\$ -	
8110068	Paint Mktg, Only Cold Plastic, Only	3	EA	\$ 165.00	\$ 495.00	\$ -	\$ -	3.00	\$ 495.00	\$ -	\$ -	3.00	\$ 495.00	0.00	\$ -	
8110891	Paint Mktg, Only Cold Plastic, 16 Turn Arrow Sym	1	EA	\$ 165.00	\$ 1,650.00	\$ -	\$ -	13.00	\$ 2,145.00	\$ -	\$ -	13.00	\$ 2,145.00	0.00	\$ -	
8110907	Paint Mktg, Only Cold Plastic, 18 Turn Arrow Sym	1	EA	\$ 165.00	\$ 1,650.00	\$ -	\$ -	3.00	\$ 495.00	\$ -	\$ -	3.00	\$ 495.00	0.00	\$ -	
8111078	Paint Mktg, Only Cold Plastic, 18 Turn Arrow Sym	10	EA	\$ 145.00	\$ 1,450.00	\$ -	\$ -	10.00	\$ 1,450.00	\$ -	\$ -	10.00	\$ 1,450.00	0.00	\$ -	
8112091	Paint Mktg, Polyurea, 4 inch, White	1287	FL	\$ 0.75	\$ 965.25	\$ -	\$ -	1,133.00	\$ 849.75	\$ -	\$ -	1,133.00	\$ 849.75	154.00	\$ 115.50	
8112092	Paint Mktg, Polyurea, 4 inch, Yellow	2633	FL	\$ 0.75	\$ 1,974.75	\$ -	\$ -	22,605.00	\$ 18,776.25	\$ -	\$ -	25,030.00	\$ 18,776.25	1,297.00	\$ 819.00	
8113094	Paint Mktg, Polyurea, 6 inch, White	22	FL	\$ 5.00	\$ 110.00	\$ -	\$ -	22,567.00	\$ 19,181.50	\$ -	\$ -	22,589.00	\$ 19,181.50	141.00	\$ 119.50	
8115043	Road Speed Mktg	307	SR	\$ 5.00	\$ 1,535.00	\$ -	\$ -	464.00	\$ 2,320.00	\$ -	\$ -	464.00	\$ 2,320.00	-157.00	\$ (785.00)	
8115045	Recessing Pavement Markings, Transv	1671	SR	\$ 2.85	\$ 4,760.35	\$ -	\$ -	1,806.00	\$ 5,127.00	\$ -	\$ -	1,806.00	\$ 5,127.00	-101.00	\$ (271.50)	



8120022	Barricade, Type III, High Intensity, Lighted, Fum	12	Ea	\$ 48.00	\$ 576.00	\$ -	8.00	\$ 368.00	\$ -	8.00	\$ 368.00	4.00	\$ 184.00	
8120023	Barricade, Type III, High Intensity, Lighted, Oper	12	Ea	\$ 1.00	\$ 12.00	\$ -	8.00	\$ 8.00	\$ -	8.00	\$ 8.00	4.00	\$ 4.00	
8120143	Lighted Arrow, Type C, Fum	2	Ea	\$ 100.00	\$ 200.00	2.00	\$ 200.00	\$ -	\$ -	2.00	\$ 200.00	0.00	\$ -	
8120141	Lighted Arrow, Type C, Oper	2	Ea	\$ 1.00	\$ 2.00	2.00	\$ 2.00	\$ -	\$ -	2.00	\$ 2.00	0.00	\$ -	
8120170	Minor Traf Devices	11	S	\$ 25,675.00	\$ 25,675.00	0.50	\$ 12,837.50	0.50	\$ 12,837.50	\$ -	1.00	\$ 25,675.00	0.00	\$ -
8120218	Paint Mfg, Lengt, 6 Inch or Less Width, Ram	529	PI	\$ 1.50	\$ 793.50	\$ -	513.00	\$ 769.50	\$ -	813.00	\$ 769.50	118.00	\$ 174.00	
8120240	Paint Mfg, Type R, 4 inch, White, Temp	390	PI	\$ 1.10	\$ 429.00	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	390.00	\$ 429.00	
8120241	Paint Mfg, Type R, 4 inch, Yellow, Temp	390	PI	\$ 1.10	\$ 429.00	3,670.00	\$ 4,037.00	2,323.00	\$ 2,556.30	-5,993.00	\$ (8,592.30)	0.00	\$ -	
8120250	Plastic Drum, High Intensity, Fum	420	Ea	\$ 18.00	\$ 7,560.00	118.00	\$ 2,124.00	266.00	\$ 4,788.00	10.00	\$ 159.60	394.00	\$ 7,092.00	
8120251	Plastic Drum, High Intensity, Oper	420	Ea	\$ 1.00	\$ 420.00	118.00	\$ 118.00	266.00	\$ 266.00	10.00	\$ 10.00	394.00	\$ 394.00	
8120250	Sign, Type B, Temp, Prismatic, Fum	640	SR	\$ 8.00	\$ 5,120.00	452.00	\$ 2,260.00	99.50	\$ 497.50	\$ -	851.50	\$ 2,757.50	94.50	\$ 472.50
8123351	Sign, Type B, Temp, Prismatic, Oper	646	SR	\$ 0.25	\$ 161.50	452.00	\$ 113.00	99.50	\$ 24.88	\$ -	351.50	\$ 137.88	94.50	\$ 23.02
8127251	Maintaining Traffic	11	S	\$ 45,000.00	\$ 45,000.00	0.50	\$ 22,500.00	0.50	\$ 22,500.00	\$ -	1.00	\$ 45,000.00	0.00	\$ -
8187011	Slope Restoration, Modified	2894	Byd	\$ 3.75	\$ 10,762.50	\$ -	2,008.00	\$ 7,630.00	\$ -	2,008.00	\$ 7,630.00	688.00	\$ 2,672.50	
8230991	Hydrant, Ram	1	Ea	\$ 475.00	\$ 475.00	1.00	\$ 475.00	\$ -	\$ -	1.00	\$ 475.00	0.00	\$ -	
8237001	Water Main, DJ, 6 Inch, Tr Det B	6	PI	\$ 150.00	\$ 900.00	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	0.00	\$ 900.00	
8237050	Live Tap, 6 Inch by 16 Inch	1	Ea	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	1.00	\$ 5,000.00	
8237050	Fire Hydrant	1	Ea	\$ 4,200.00	\$ 4,200.00	1.00	\$ 4,200.00	\$ -	\$ -	1.00	\$ 4,200.00	0.00	\$ -	
8237050	Gate Box, Reconst, Case 1	20	Ea	\$ 205.00	\$ 4,100.00	20.00	\$ 5,000.00	\$ -	\$ -	20.00	\$ 5,000.00	0.00	\$ -	
Extra	Temp Removal			\$ 300.00	\$ 300.00	1.00	\$ 300.00	\$ -	\$ -	1.00	\$ 300.00	-1.00	\$ (300.00)	
Extra	2" Diameter Catch Basin			\$ 2,875.33	\$ 2,875.33	\$ -	\$ -	\$ -	1.00	\$ 2,875.33	1.00	\$ 2,875.33	-1.00	\$ (2,875.33)
Extra	Shout Changes			\$ 2,124.72	\$ 2,124.72	\$ -	\$ -	\$ -	1.00	\$ 2,124.72	1.00	\$ 2,124.72	-1.00	\$ (2,124.72)
Extra	Valve Box Extensions			\$ 2,352.20	\$ 2,352.20	\$ -	\$ -	\$ -	1.00	\$ 2,352.20	1.00	\$ 2,352.20	-1.00	\$ (2,352.20)
Extra	Water Main Investigation and Connection			\$ 1,727.09	\$ 1,727.09	\$ -	\$ -	\$ -	1.00	\$ 1,727.09	1.00	\$ 1,727.09	-1.00	\$ (1,727.09)
Extra	Temp Paint, 4" Yellow			\$ 0.59	\$ 0.59	\$ -	24,304.00	\$ 14,339.36	24,304.00	\$ 14,339.36	-24,304.00	\$ (14,339.36)		
Extra	Waterborn, 12" Crosswalk			\$ 3.03	\$ 3.03	\$ -	324.00	\$ 872.00	324.00	\$ 872.00	-324.00	\$ (872.00)		
Extra				\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	0.00	\$ -		
Extra				\$ -	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	0.00	\$ -		

Total	\$ 1,133,642.85	Total	\$ 281,596.36	Total	\$ 870,758.49	Total	\$ 20,185.65	Total	\$ 1,172,540.50	Total	\$ (38,897.85)
		Est Retainage	\$ 28,159.64	Est Retainage	\$ 66,882.14	Est Retainage	\$ 20,185.65				
		Est Value	\$ 253,436.72	Est Value	\$ 814,076.35	Est Value	\$ 20,185.65				
Total Complete	\$ 281,596.36	Total Complete	\$ 1,152,354.85	Total Complete	\$ 1,172,540.50	Total Retain	\$ -				
Total Retain	\$ 28,159.64	Total Retain	\$ 75,394.14	Total Retain	\$ -	Total Value	\$ 1,076,960.71	Total Value	\$ 1,172,540.50		
Previously Paid	\$ -	Previously Paid	\$ 253,436.72	Previously Paid	\$ 1,076,960.71	Previously Paid	\$ 95,579.79				
Previously Paid	\$ 253,436.72	Previously Paid	\$ 823,523.99	Previously Paid	\$ 823,523.99	Previously Paid	\$ 95,579.79				



Hurley & Stewart, LLC
 2800 S. 11th Street
 Kalamazoo, MI 49009

P.O. # 78216
 Reid 7-24-18
 GB
 (not final)

City of Portage
 Kendra Gwin
 7719 S. Westnedge
 Portage, MI 49002

Invoice number 8348
 Date 07/12/2018

Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Amount	Billed	Billed	Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	0.00	21,744.12	21,744.12
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	0.00	0.00	0.00
18-021D DISCRETIONARY ENGINEERING ALLOWANCE				
Total	148,888.00	0.00	21,744.12	21,744.12

Invoice total **21,744.12**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
8348	07/12/2018	21,744.12	21,744.12				
	Total	21,744.12	21,744.12	0.00	0.00	0.00	0.00

O.K 7-16-18
 K. Stewart

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

SENT BY FINANCE

JUL 12 2018

JUL 24 '18 PM 3:29

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 0000009204

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8348	21,744.12
076469	8350	33,749.47
TOTALS	07/27/2018	\$55,493.59

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 0000009204

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8348	21,744.12
076469	8350	33,749.47
TOTALS	07/27/2018	\$55,493.59



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:0000009204

DATE 07/27/2018

AMOUNT
\$55,493.59

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. Herring



Hurley & Stewart, LLC
 2800 S. 11th Street
 Kalamazoo, MI 49009

ok
 JCH
 12/28/18

City of Portage
 Kendra Gwin
 7719 S. Westnedge
 Portage, MI 49002

Invoice number 8619
 Date 12/19/2018

Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	21,744.12	68,513.73	46,769.61
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	0.00	0.00	0.00
18-021D CITY DISCRETIONARY ENGINEERING ALLOWANCE				
18-021D DISCRETIONARY ENGINEERING ALLOWANCE	10,000.00	0.00	1,085.55	1,085.55
Total	148,888.00	21,744.12	69,599.28	47,855.16

Invoice total **47,855.16**

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

SENT BY FINANCE
DEC 20 2018

DEC 31 '18 AM 10:52

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000010224

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8619	47,855.16
TOTALS	01/04/2019	\$47,855.16

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000010224

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8619	47,855.16
TOTALS	01/04/2019	\$47,855.16



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000010224

DATE 01/04/2019

AMOUNT
\$47,855.16

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. [Signature]



Hurley & Stewart, LLC
 2800 S. 11th Street
 Kalamazoo, MI 49009

ok
 JLT
 2/4/19

P.O. # 78216
 Rec'd 2-4-19
 CB
 (not final)

City of Portage
 Kendra Gwin
 7719 S. Westnedge
 Portage, MI 49002

Invoice number 8664
 Date 01/21/2019
 Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	68,513.73	70,900.00	2,386.27
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	0.00	0.00	0.00
18-021D CITY DISCRETIONARY ENGINEERING ALLOWANCE				
18-021D DISCRETIONARY ENGINEERING ALLOWANCE	10,000.00	1,085.55	1,085.55	0.00
Total	148,888.00	69,599.28	71,985.55	2,386.27

Invoice total **2,386.27**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
8664	01/21/2019	2,386.27	2,386.27				
	Total	2,386.27	2,386.27	0.00	0.00	0.00	0.00

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

SENT BY FINANCE

JAN 22 2019

FEB 5 '19 AM 8:38

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000010399

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8664	2,386.27
TOTALS	02/08/2019	\$2,386.27

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000010399

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8664	2,386.27
TOTALS	02/08/2019	\$2,386.27



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000010399

DATE 02/08/2019

AMOUNT
\$2,386.27

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. [Signature]



Hurley & Stewart, LLC
 2800 S. 11th Street
 Kalamazoo, MI 49009

ok
 Jett
 5/13/19

P.O. # 78216
 Rec'd 5-15-19 CB
 (not Final)

City of Portage
 Kendra Gwin
 7719 S. Westnedge
 Portage, MI 49002

Invoice number 8871
 Date 05/06/2019

Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	70,900.00	70,900.00	0.00
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	0.00	11,458.91	11,458.91
18-021D CITY DISCRETIONARY ENGINEERING ALLOWANCE				
Subtotal	10,000.00	1,085.55	1,085.55	0.00
Total	148,888.00	71,985.55	83,444.46	11,458.91

Invoice total **11,458.91**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
8871	05/06/2019	11,458.91	11,458.91				
	Total	11,458.91	11,458.91	0.00	0.00	0.00	0.00

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

SENT BY FINANCE

MAY 09 2019

MAY 17 '19 AM 11:00

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000011134

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
076469	8872	6,088.84
078216	8871	11,458.91
081838	8873	20,207.13
TOTALS	05/31/2019	\$37,754.88

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000011134

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
076469	8872	6,088.84
078216	8871	11,458.91
081838	8873	20,207.13
TOTALS	05/31/2019	\$37,754.88



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000011134

DATE 05/31/2019

AMOUNT
\$37,754.88

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. Herring



Hurley & Stewart, LLC
 2800 S. 11th Street
 Kalamazoo, MI 49009

OK
 JKH
 6/24/19

P.O. # 78216
 Rec'd 6-26-19
 QB
 (not final)

City of Portage
 Kendra Gwin
 7719 S. Westnedge
 Portage, MI 49002

Invoice number 8928
 Date 06/18/2019

Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	70,900.00	70,900.00	0.00
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	11,458.91	57,162.05	45,703.14
18-021D CITY DISCRETIONARY ENGINEERING ALLOWANCE				
Subtotal	10,000.00	1,085.55	1,085.55	0.00
Total	148,888.00	83,444.46	129,147.60	45,703.14

Invoice total **45,703.14**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
8928	06/18/2019	45,703.14	45,703.14				
	Total	45,703.14	45,703.14	0.00	0.00	0.00	0.00

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

SENT BY FINANCE

JUN 20 2019

JUN 26 '19 AM 11:03

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000011406

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8928	45,703.14
081838	8944	5,060.55
TOTALS	07/12/2019	\$50,763.69

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000011406

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	8928	45,703.14
081838	8944	5,060.55
TOTALS	07/12/2019	\$50,763.69



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000011406

DATE 07/12/2019

AMOUNT
\$50,763.69

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. Herring



Hurley & Stewart, LLC
2800 S. 11th Street
Kalamazoo, MI 49009

P.O. # 78216

Rec'd 11-4-19 CB

\$10,825.95 line 2 (Not final)

\$8,914.45 line 1

City of Portage
Kendra Gwin
7900 S. Westnedge
Portage, MI 49002

Invoice number 9288
Date 10/28/2019

Project **Lovers Lane Reverse Curve Alignment**

PO# 078216

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
18-021D DESIGN ENGINEERING				
Subtotal	70,900.00	70,900.00	70,900.00	0.00
18-021D CONSTRUCTION ENGINEERING				
Subtotal	67,988.00	57,162.05	67,988.00	10,825.95
18-021D DISCRETIONARY ENGINEERING ALLOWANCE	10,000.00	1,085.55	10,000.00	8,914.45
Total	148,888.00	129,147.60	148,888.00	19,740.40

SENT BY FINANCE

OCT 29 2019

NOV 4 '19 PM 4:21

Invoice total **19,740.40**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
9288	10/28/2019	19,740.40	19,740.40				
	Total	19,740.40	19,740.40	0.00	0.00	0.00	0.00

c.k. 10-30-19
K. Stuenkel

Invoices are due 30 days from date of issuance. Thank you for your prompt reply!

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000012260

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	9288	19,740.40
083362	9289	3,874.50
TOTALS	11/22/2019	\$23,614.90

Vendor Number: 2905

Name: HURLEY & STEWART, LLC

Check NO: 00000012260

PURCHASE ORDER NUMBER	INVOICE NUMBER	AMOUNT PAID
078216	9288	19,740.40
083362	9289	3,874.50
TOTALS	11/22/2019	\$23,614.90



CITY OF PORTAGE
 7900 SOUTH WESTNEDGE AVENUE
 PORTAGE, MICHIGAN 49002

PNC Bank, N.A. 070 6-12/410

Check NO:00000012260

DATE 11/22/2019

AMOUNT
\$23,614.90

Pay *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID *** ACH STUB *** VOID ***

TO THE ORDER OF HURLEY & STEWART, LLC
 2800 S. 11TH ST.
 KALAMAZOO, MI 49009

Alan Herring
Wm K. Herring

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Stryker Instruments

August 22, 2024

KCBRA		State	Local	Total
Expenditures				
Plan Related Expenses	Legal Costs	\$ -	\$ 10,060.50	\$ 10,060.50
2017 Administrative Expenses	local only		\$ 6,565.96	\$ 6,565.96
2018 Administrative Expenses	local only		\$ 8,822.35	\$ 8,822.35
2019 Admin 2-27-20	local only		\$ 50,956.60	\$ 50,956.60
2019 Plan Related Expenses	Legal Costs		\$ 142.50	\$ 142.50
2020 Admin			\$ 63,305.96	\$ 63,305.96
2021 Admin			\$ 37,579.02	\$ 37,579.02
2022 Admin			\$ 49,060.76	\$ 49,060.76
2023 Admin			\$ 38,426.71	\$ 38,426.71
Subtotal KCBRA		\$ -	\$ 264,920.36	\$ 264,920.36
Payments		Approved	Distributed	Total
KCBRA		3/28/19	3/28/19	\$ -
KCBRA 2-27-20		2/27/2020		\$ 59,921.45
KCBRA 12/31/2020				\$ 63,305.96
KCBRA 12/31/2021				\$ 37,579.02
KCBRA 12/31/2022				\$ 56,417.51
KCBRA 10/26/23				\$ 9,269.71
KCBRA 12/31/2023				\$ 38,426.71
Subtotal KCBRA				\$ 264,920.36
Remaining Balances after Payments				
Subtotal KCBRA balance remaining		\$ -	\$ -	\$ -
State Brownfield Fund				Total
<i>State of Michigan Payment</i>				
2018 50% of SET	11/4/2019	\$ 11,111.00		\$ 11,111.00
2019 50% of SET	12/31/2019	\$ 147,478.00		\$ 147,478.00
2020 50% SET	12/31/2020	\$ 213,038.50		\$ 213,038.50
2021 50% SET	12/31/2021	\$ 205,184.00		\$ 205,184.00
				\$ 576,811.50
Developer: Stryker		State	Local	Total
Expenditures				
Max State Capture \$3,674,745		50.45% School/49.55% local		
<i>Interest Eligible Developer Expense</i>		Approved by KCBRA		
Due Care Activities:	Reimbursement Req. #1	2/28/2019	\$ 1,422.44	\$ 1,422.44
Phase I, II, BEA Activities:		2/28/2019	\$ 21,196.46	\$ 21,196.46
Due Care Activities:				
Public Infrastructure	school and local	2/28/2019	\$ 109,196.27	\$ 107,248.27
Site Prep	school and local	2/28/2019	\$ 25,729.50	\$ 25,270.50
Contingencies:*				
Brownfield Plan:	school and local	2/28/2019	\$ 8,685.00	\$ 8,685.00
	Reimbursement Req. #2	9/22/2022	\$ 1,485,889.88	\$ 1,465,682.43
Total			\$ 1,652,119.55	\$ 1,606,886.20
<i>Interest 2% on interest eligible costs</i>				
1st interest - from 2/28/2019 to 4/29/19 on \$307,433.44			\$ 509.92	\$ 500.82
2nd interest from 4/30/2019 to 12/31/219 on \$224,881.52			\$ 1,529.28	\$ 1,502.00
3rd interest for 2020 on 224881.52			\$ 2,269.05	\$ 2,228.58
4th interest - from 9/22/2022 to pending on \$2,951,572.31			\$ 3,182.12	\$ 3,125.35
Total Interest charged			\$ 7,490.37	\$ 7,356.75
Interest Payments (school & local)			\$ -	\$ -
Total Interest			\$ 7,490.37	\$ 7,356.75
Subtotal Developer			\$ 1,659,609.92	\$ 1,614,242.95
Non-Interest Payments		Approved	Distributed	
Developer payment 4-29-19			\$ 44,407.49	\$ 38,144.43
Developer payment 3-11-20	2/27/20	3/11/20	\$ 121,822.18	\$ 103,059.34
Developer payment 12/21/2022			\$ 1,485,889.88	\$ 1,465,792.55
Interest Payments				
Developer payment	8/24/2023		\$ 7,490.37	\$ -
Developer payment	10/26/2023		\$ -	\$ 7,246.63
Subtotal Developer Non-Interest payments			\$ 1,659,609.92	\$ 1,614,242.95
Remaining Balances after Payments				
Expenses Subtotal		\$ 0.00	\$ (110.12)	\$ (110.12)
Interest		\$ -	\$ 110.12	\$ 110.12
Subtotal Developer		\$ 0.00	\$ (0.00)	\$ 0.00
Developer: City of Portage		could use 50.45% School/49.55% local		
Expenditures		maximum \$752,100 includes 15% contingency		
Approved		Distributed		
Public Infrastructure			\$ 220,792.00	\$ 216,853.20
contingencies:*			\$ -	\$ -
total eligible expenses	\$437645.20		\$ 216,853.20	\$ 437,645.20
Payments		Approved	Distributed	
2021 TIF payment	pending 8/22/2024		\$ 220,792.00	\$ 220,792.00
2023 TIF Payment	pending 8/22/2024		\$ 216,853.20	\$ 216,853.20
Subtotal remaining to developer non-interest payments		\$ 0.00	\$ (0.00)	\$ 437,645.20
Total Remaining Balances of all Entities		\$ 0.00	\$ (0.01)	\$ (0.00)
Transfers to Local Brownfield Revolving Fund (643)		State	Local	Total
total allowed by BF plan		22,618.90	2,477,381.10	2,500,000.00
2021 TIR 1st transfer	10/26/2023	22,618.90	0.00	22,618.90
2022 TIR 2nd transfer	10/26/2023		2,231,766.94	2,231,766.94
2023 TIR 3rd transfer	pending 8/22/2024		245,614.16	245,614.16
Subtotal to LBRF		22,618.90	2,477,381.10	2,500,000.00
Total remaining to collect in Local Brownfield Revolving fund (643)		0.00	0.00	0.00

1	Postage		
2	Jan-March	\$	0.99
3	April-June		
4	July-Sept.		
5	Oct.-Dec.		
6	Total	\$	0.99

7			
8	Printing		
9	Jan-March	\$	28.49
10	April-June		1.67
11	July-Sept.		
12	Oct.-Dec.		
13	Total	\$	30.16

14			
15	Office Supplies		
16			
17			
18			
19	Total	\$	-

20			
21	Contractual		
22	Fishbeck 2/13/24	\$	1,142.50
23	Fishbeck 3/12/24	\$	627.50
24	Fishbeck 3/31/24	\$	1,120.00
25	Fishbeck 5/13/24	\$	922.50
26	Fishbeck 6/18/24	\$	1,772.00
27	Fishbeck 7/9/24	\$	800.00
28	Fishbeck 8/13/24	\$	1,138.00
29	Total	\$	7,522.50

30			
31	Contractual Op.		
32	Fishbeck 8/13/24	\$	210.00
33			
34	Total	\$	210.00

35			
36	Site Study		
37			
38			
39			
40	Total	\$	-

	Contractual - Other		
	Varnum (IPUSA)	\$	155.00
	Varnum (IPUSA)	\$	712.50
	Varnum (Midlink)	\$	522.00
	Total	\$	1,389.50

	Communication - Internal		
	Network Jan.-March		589.5
	Network April-June		589.50
	Network July-Sept.		196.5
	Network Oct.-Dec.		
	Total	\$	1,375.50

	Communication		
	Total	\$	-

	Travel		
	Staff Q1 Travel Invoice		61.71
	Total	\$	61.71

	Marketing		
	Total	\$	-

	Employee Training		
	State of Economic Dev	\$	99.00
	Total	\$	99.00

	Miscellaneous		
	Total	\$	-
	Indirect Cost alloc.	\$	-

	Interest Expense		
	Total		0.00

	Total Expenses	\$	55,095.16
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Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund	3,872,183
Fund 242 LBRF	4,505,148

41
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MUNIS Actual							
2023 BRA TOTAL YEAR END	4,455,282.02		0.00	4,455,282	4,455,282		4,455,282.02
AS OF 8/16/2024							\$3,966,923.50
BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP			
County BRA (acct 24370300-)		55,095.16		-55,095.16		MUNIS Actual, Admin Expense (D6)	
Dividends	92,333.31				92,333.31		
Service Fees (application fee payments)	5,000.00						
3rd Party Reimbursements	12,619.63						
Midlink local TIR tax (acct 24370301-420.00)	209,989.74				209,989.74		
Midlink school TIR tax (acct 24370301-420.01)					0		
Midlink Admin chg							
General Mills local TIR (acct 24370304-420.00)	55,760.34				55,760		
General Mills school TIR (acct 24370304-420.01)					0		
General Mills Admin chg							
9008 Portage Road local TIR (acct 24370303-420.00)	4,411.79	4,159.00			253		
9008 Portage Road school TIR (acct 24370303-420.01)	3,247.64	2,834.64			413		
9008 Portage Road Admin Chg							
555 E. Eliza St. Local TIR (24370306-420.00)	438.14				438		
555 E. Eliza St. School TIR (24370306-420.01)					0		
555 E. Eliza St. Admin Chg							
232 LLC (24370307-420.00)	5,785.97	5,595.01			191		
232 LLC Admin. Chg							
Blackbird Billiards local TIR (24370308-420.00)	615.76	1,015.19			-399		
Blackbird Billiards School TIR (24370308-420.01)		718.50			-718.50		
Blackbird Billiards Admin Chg							
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,765.48	4,608.20			157.28		
Kalamazoo West Admin. Chg							
Metal Mechanics Local TIR (24370311-420.00)	2,227.43	5,224.57			-2,997		
Metal Mechanics School TIR (24370311-420.01)					0		
Metal Mechanics Admin. Chg.							
Scanell/Project Spartan Local TIR (24370318-420.00)	103,887.48				103,887		
Scanell/Project Spartan School TIR (24370318-420.01)					0		
Scanell/Project Spartan Admin. Chg.							
Stryker Local (24370313-420.00)	191,631.41	1,142,509.04			-950,878		
Stryker School (24370313-420.01)		591,697.67			-591,698		
Stryker Admin. Chg							
Stadium Park Way Local (24370314-420.00)	134,880.26				134,880		
Stadium Park Way School (24370314-420.01)					0		
Stadium Park Way Admin Chg							
383 S. Pitcher St Local TIR (24370315-420.00)	14,718.20	13,918.09			800		
383 S. Pitcher School TIR (24370315-420.01)	9,524.73	8,317.73			1,207		
383 S. Pitcher Admin Chg							
Vickburg Mill (24370316)							
Vicksburg Mill Admin. Chg							
Delta Marriott (24370317) Local TIR	54,491.94						
Delta Marriott School TIR							
Delta Marriott Admin. Chg							
2 and 10 Mills St. (Environmental Work)							
Graphic Packaging Local TIR (24370319-420.00)	270,711.15				270,711		
Graphic Packaging School TIR (24370319-420.01)	166,589.56				166,590		
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)	27,336.83	12,133.05					
KALSEE Credit Union State TIR (24370321-420.01)		11,499.46					
KALSEE Credit Union Admin. Charge							
619 Porter St. (Environmental work)	12,619.63						
BRA ACTUAL TOTAL 2024 AS OF 8/16/2024	1,370,966.79	1,859,325.31	-	-488,359	-488,359		3,966,924

2020-24 Pending remaining of approved Work Orders & Other Expenses							
General Fund	Revenues	Expenses					
WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017	
WO#2018-1 - General Env. Consulting			20			unused in 2018	
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application				
WO# 2018-2 ET Annual Report Assistance			25			unused in 2018	
WO# 2018-3 Website Assistance -Envirologic			42.5			unused in 2018	
Web Hosting (annual expense)		300					
WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019	
WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019	
WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020	
WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021	
WO#2022-1 General Environmental + admin			11,722.50			unused in 2022	
WO#2023-1 General Environmental + Admin			6,780.44			unused in 2023	
WO #2024-1 General Environmental + Admin		12,267.50		Remaining amount in W.O.			
Fund 243 (247) Work Order TOTAL			12,567.50				3,953,308
Local Brownfield Revolving Fund 242	Revenues	Expenses					
Dividends Summary for 2024	73,801			Michigan CLASS \$4.6M			
440 LLC - Funding Request		0.00		Remaining amount in W.O.			
WO#2021-2 3800 Wynn Rd General Env.		6,832.02		Remaining amount in W.O.			4,505,148
WO#2023-2 YWCA VMI system (GRA)		20,180.83		Remaining amount in W.O.			
WO#2023-3 436 W. Willard Street (LRA)		0.00		Remaining amount in W.O.			
530 S. Rose Street Project (GRA)		86,896.74					
555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00					
Fund 242 (643) Work Order Total		508,409.59					
<i>total work orders & other expenses from both accounts</i>		<i>522,325.09</i>					

Estimated totals for Projects w/ Pending Invoice Packets not yet submitted for Eligible Expenses to Developers (with required documentation):
Delta Marriott Invoices (estimated) 82,473.15
IPUSA (TBD)
100 Island Ave., LLC (TBD)
ESTIMATED Total Remaining (w/remaining encumbrances TBD) 3,870,834.85

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41			
Transfer from RAI Jets pending 8/24/23	9,033.35			
Trasfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84			
Transfer from Midlink Business Park 10/26/23	776,830.38			
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93		
Fishbeck WO#2023-2 YWCA 3/13/2024		87,897.02		
Fishbeck WO #2023-2 YWCA 4/10/2024		1,384.65		
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/2024		10,292.01		
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65			
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11			
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72			
Fishbeck WO #2023-2 YWCA 7/9/2024		537.50		
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92			
Transfer from KALSEE Credit Union 8/22/24	2,036.46			
Transfer from Stryker 8/22/24	245,614.16			
Subtotals	5,172,164.32	158,606.62	5,013,557.70	
			Fund 242 TOTAL to date	\$ 5,013,557.70
Estimated amount with encumbrances \$4,507,982.75				
See Expense Detail 2024 for outstanding workorders				