
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 24, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89772873909>

Webinar ID: 897 7287 3909

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 27, 2023**
 5. Public Comments (4 minutes each)
 6. Disclosure of Interest Statement(s)
 7. Consent Agenda – Invoices
 - a. **From General 243 Fund**
 - i. **\$806.25** - Fishbeck Invoice 426213 (W.O. 23-1 General Environmental)
 - ii. **\$1,742.20** – Varnum Invoice 1308667 (IPUSA)
 - iii. **\$1,101.60** – Varnum Invoice 1308629 (Contractual Other)
 - b. **Project Business**
 - i. MEDC Annual Reporting – Authorize Staff to Submit Project Reports to MEDC
 - c. **EPA Grant**
 - i. **\$1,036.37** – Fishbeck invoice 426224 (W.O. #9 555 Eliza Street Expansion)
 - ii. **\$3,109.00** – Fishbeck Invoice 426223 (W.O. #6 Parchment Mill Site #2)
 - iii. **\$1,093.13** - Fishbeck Invoice 426222 (W.O. #2 Outreach & Programmatic)
 - iv. **\$862.34** – Fishbeck Invoice 426219 (W.O. #10 Midlink Expansion)
 - v. **\$597.55** – Fishbeck Invoice 426220 (W.O. #8 Comstock Center)
 8. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Fishbeck EPA Grant Work Order #14 Midlink Brownfield Plan Amendment
 - b. **Discussion/Action:** Schupan Project Application Part I & Part II
-

- c. **Discussion/Action:** Great Lakes Water Infrastructure Conference, Kalamazoo, MI September 19-21, 2023
 - i. \$195 – Staff Registration

- d. **Discussion/Action:** Developer Reimbursement from 2022 TIR
 - i. **\$7,490.37** - Stryker 4th TIF Reimbursement (State TIR)
 - ii. **\$86,385.74** - General Mills 12th TIF Reimbursement (Local TIR)
 - iii. **\$55,562.73** - Stadium Park Way, Select Products, 3rd TIF Reimbursement (Local TIR)

- e. **Discussion/Action:** Transfers to the LBRF (fund 242)
 - i. \$458.41 – 9008 Portage Road 1st Transfer (2022 Local TIR)
 - ii. \$9,033.35 - RAI Jets (\$4,387.12 State & \$4,646.23 Local; Capture Complete total into LBRF \$34,053.92)
 - iii. \$57,124.21 - Stadium Park Way 1st Transfer (2022 Local TIR)

- f. **Discussion/Action:** Fishbeck
 - i. Parchment Mill Site #2 Roadmap to Redevelopment Presentation
 - ii. EPA Grant Contract Memo & Summary
 - iii. General Environmental Contract Memo & Summary

9. Financial Reports

- a. **Discussion:** Fund 243 Report and Fund 242 Summary

10. Staff Report/Updates

- a. Black Business Expo at Kalamazoo Expo Center 8/26/23 1pm-5pm
- b. IPUSA Assignment of Reimbursement with KCLBA Update
- c. National Brownfields Conference 2023 Update

11. Committees - times dates and places

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

12. Other

13. Board Member Comments

14. Adjournment

Next Meeting: Thursday, September 28th, 2023, at 3:00 p.m.

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com 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 27, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT - MINUTES

Present: Kenneth Peregon, Connie Ferguson, Jared Lutz, David (Wei) Wang, and Andrew Wenzel

Members Excused: Gary Barton, Christopher Carew, Jodi Milks, and Monteze Morales

Vacancies: none

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 6

1. Call to Order: **Chair Peregon called the meeting to order at 3:02 p.m. and noted that the meeting is being recorded.**
 2. Roll Call and Members Excused: **Gary Barton, Christopher Carew, Jodi Milks, and Monteze Morales were excused.**
 3. Approval of the Agenda:
Ferguson motioned to approve item 3. Wenzel seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of **June 22, 2023**
Lutz moved to approve item 4. Ferguson seconded. None opposed, motion carried.
 5. Public Comments (4 minutes each) **None**
 6. Disclosure of Interest:
 7. Consent Agenda – Invoices
 - a. **From General 243 Fund**
 - i. **\$ 2,294.95** - Fishbeck Invoice 425333 (W.O. 23-1 Gen. Environmental)
 - ii. **\$ 24,726.80** - FY 2023 Q2 Administrative reimbursement to Planning Dept (County Fiscal Year)
 - b. **From EPA Grant**
-

- i. **\$ 286.50** – Fishbeck Invoice 425337 (Outreach & Programmatic)
- ii. **\$ 2,303.21** - Fishbeck Invoice 426125 (Comstock Center)
- iii. **\$ 731.87** – Fishbeck Invoice 425256 (555 Eliza St Expansion)
- iv. **\$1,525.78** – Fishbeck Invoice 426124 (Midlink Expansion)

c. Project Business

- i. Q3 FY 2023 Authorization of Staff to Submit to EGLE Grant and Loan Report (State Fiscal Year)
- ii. **\$548.69** - Q3 FY23 EGLE Admin Invoice (State Fiscal Year)

Wang motioned to approve item 7, the full Consent Agenda, Wenzel seconded. None opposed, motion carried.

8. Discussion and/or Action Calendar

a. Discussion/Action: Redman Ventures, LLC

- i. Project Application Part I & Part II

Lutz motioned to approve item 8ai, pending payment of application fee of 10% of the total amount of funding request from the EPA Grant, which was \$1,200. Wenzel seconded. None opposed, motion carried.

- ii. Fishbeck Work Order #11 EPA Grant – Redman Ventures, LLC

Ferguson moved to approve Item 8aii, up to the amount of \$11,200, Wang seconded. A roll call vote was taken, motion carried with 4 Yes, Director Wenzel abstained.

b. Discussion/Action: Hollander Development, Legacy Senior Living

- i. Project Application Part I & Part II

Wang motioned to approve item 8bi, waiving the payment of the application fee, Lutz seconded. None opposed, motion carried.

- ii. Fishbeck Work Order #12 EPA Grant – Legacy Senior Living

Lutz motioned to approve item 8bii, up to the amount of \$22,500, Ferguson seconded. A roll call vote was taken, the motion carried with 4 Yes and Director Wenzel abstained.

c. Discussion/Action: YWCA

- i. Project Application Part I & Part II

Discussion ensued about the funding request from the Local Brownfield Revolving Fund (LBRF). The Young Women’s Christian Association (YWCA) is intending to

purchase the former Advia Credit Union Headquarters at 550 S. Riverview Drive, Parchment, Michigan 49004. Environmental assessments on the property have indicated the building may be at risk of having elevated vapor intrusion in the future. In an abundance of caution, the YWCA is seeking funding for the installation of a vapor mitigation system, the YWCA requested the Board consider funding the installation of a vapor mitigation system as a grant from the LBRF.

Wenzel motioned to approve item 8ci, waiving the application fee, approving the applications, and a grant from the Local Brownfield Revolving Fund for up to \$100,000.00 to install a vapor mitigation system at 550 S. Riverview Drive, in Parchment, MI 49004. Lutz seconded. None opposed, motion carried.

ii. Fishbeck Work Order #13 EPA Grant – YWCA

Ferguson moved to approve item 8cii, up to the amount of \$23,250, Wang seconded. A roll call vote was taken, the motion carried with 4 Yes and Director Wenzel abstained.

d. **Discussion/Action:** 440 NC, LLC Memo of Understanding with City BRA

Wenzel motioned to approve item 8d, authorizing the Chair to sign the document, and authorizing staff to send the letter to the City of Kalamazoo Brownfield Redevelopment Authority, Wang seconded. None opposed, motion carried.

e. **Discussion/Action:** Developer Reimbursements

i. **\$526,957.60** - Midlink 19th TIF Reimbursement (2021 Local TIR)

ii. **\$6,227.14** - 9008 Portage Road 2nd TIF Reimbursement (\$2,220.39 State & \$4,006.75 Local)

Wenzel motioned to approve both items in 8e, Wang seconded. None opposed, motion carried.

f. **Discussion/Action:** National Brownfields Conference August 8-11, 2023

i. \$1,700 - Director Budget (1 Director)

Ferguson motioned to approve item 8f, Lutz seconded. None opposed, motion carried.

g. **Discussion/Action:** Kalamazoo Black Business Expo, August 26th, 2023

i. Information Booth: Registration \$75

Wenzel Motioned to approve item 8gi, Lutz seconded. None opposed, motion carried.

h. **Discussion/Action:** Fishbeck

- i. Act 381 Legislation Changes: Housing Incentives
- ii. Midlink Brownfield Plan Amendment Memo
- iii. EPA Grant

1. Work Order #6 Amendment EPA Grant - Parchment Mill Site #2

Wang motioned to approve item 8hiii1, Ferguson seconded. A roll call vote was taken, the motion carried with 4 Yes and Director Wenzel abstained.

2. Contract Memo & Summary

- iv. General Environmental Contract Memo & Summary

Fishbeck staff presented all memos and summaries

9. Financial Reports:

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

Staff presented the financial reports.

10. Staff Report/Updates

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

11. Committees - times dates and places

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

12. Other

13. Board Member Comments

14. Adjournment: **Meeting adjourned at 5:12 p.m.**

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

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

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

DRAFT





Payment Options

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

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

Invoice : 426213
Invoice Date : 8/7/2023
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

	Fee	Available	Billings		
			To Date	Previous	Current
GR - General Review	14,000.00	6,855.69	7,950.56	7,144.31	806.25
<i>Rate Labor</i> 806.25					
CAS - Contractual Administrative Support	6,000.00	5,396.25	603.75	603.75	0.00
				Current Billings	806.25
				Amount Due This Bill	<u>806.25</u>

Total Fee : 20,000.00
To Date Billings : 8,554.31
Total Remaining : 11,445.69

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

Invoice: 426213

GR - General Review

Rate Labor

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	4.25	105.0000	446.25
Senior Hydrogeologist			
Jeffrey Hawkins	1.25	150.0000	187.50
Staff Environmental Specialist			
Logan Mulholland	1.50	85.0000	127.50
	0.50	90.0000	45.00
	-----		-----
Total Logan Mulholland	2.00		172.50
Total Staff Environmental Specialist	2.00		172.50
		Total Rate Labor	806.25
Total Bill Task: GR - General Review			806.25

VARNUM

BRIDGEWATER PLACE | POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 | TELEPHONE 616 / 336-6000 | FAX 616 / 336-7000
FLSCHUBKEGEL@VARNUMLAW.COM

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514



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

RE: IPUSA PAVILION 1, LLC
Matter Number: 379640
Invoice Number: 1308667
Invoice Date: July 17, 2023

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
06/16/23	0.74	Review collateral assignment of development agreement and multiple correspondence re the same. Elliott M. Berlin	229.40
06/20/23	0.38	Multiple correspondence re Collateral Assignment of Development Agreement. Elliott M. Berlin	117.80
06/21/23	1.35	Revise Collateral Assignment of Development Agreement and multiple correspondence re the same. Elliott M. Berlin	418.50
06/22/23	1.68	Multiple correspondence re Collateral Assignment of Development Agreement. Attend Brownfield Authority meeting. Elliott M. Berlin	520.80
06/22/23	0.20	Internal work session on IPUSA Collateral Assignment. Fred Schubkegel	62.00
06/26/23	0.02	Correspondence re Collateral Assignment. Elliott M. Berlin	6.20
06/27/23	0.62	Revise Consent to Collateral Assignment of Development Agreement. Elliott M. Berlin	192.20
06/28/23	0.49	Correspondence re collateral assignment. Elliott M. Berlin	151.90
06/29/23	0.14	Correspondence re collateral assignment. Elliott M. Berlin	43.40

VARNUM

July 17, 2023
Invoice No.: 1308667
Page 2

TOTAL LEGAL SERVICES \$ 1,742.20

TOTAL THIS INVOICE \$ 1,742.20
Previous Balance as of 07/17/23 \$ 0.00

TOTAL PAYMENT DUE \$ 1,742.20

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	310.00	5.42	\$1,680.20
Fred Schubkegel	310.00	0.20	\$62.00
TOTALS		5.62	\$1,742.20

VARNUM

BRIDGEWATER PLACE | POST OFFICE BOX 352
 GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 | TELEPHONE 616 / 336-6000 | FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269 / 553-3514

KALAMAZOO COUNTY DEPARTMENT OF PLANNING AND
 COMMUNITY DEVELOPMENT
 and Community Development
 Attn: Ms. Rachael Grover
 201 W. Kalamazoo Avenue
 Kalamazoo, MI 49007



RE: GENERAL
 Matter Number: 338050
 Invoice Number: 1308629
 Invoice Date: July 17, 2023

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
06/19/23	2.79	Review applicable Michigan laws re conflicts of interest and correspondence re the same. Elliott M. Berlin	948.60
06/19/23	0.20	Internal work session on conflicts disclosure issue. Fred Schubkegel	68.00
06/21/23	0.25	Internal work session on issue/language re disclosure of Board conflict of interest. Fred Schubkegel	85.00

TOTAL LEGAL SERVICES \$ 1,101.60

TOTAL THIS INVOICE \$ 1,101.60
 Previous Balance as of 07/17/23 \$ 0.00

TOTAL PAYMENT DUE \$ 1,101.60

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	340.00	2.79	\$948.60
Fred Schubkegel	340.00	0.45	\$153.00
TOTALS		3.24	\$1,101.60

Payment Options

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

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

Invoice : 426224
Invoice Date : 8/7/2023
Project : 230914
Project Name : KCBRA/Eliza Street Schoolcraft
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

WO #9

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
PH II - Phase II ESA	0.00	0.00	0.00	0.00	0.00
BPE - Brownfield Plan Evaluation	8,000.00	6,537.58	2,498.79	1,462.42	1,036.37
<i>Rate Labor</i>		1,036.37			
BPA - Brownfield Plan Amendment	7,000.00	7,000.00	0.00	0.00	0.00
Total Fee :	15,000.00				
To Date Billings :	2,498.79				
Total Remaining :	12,501.21				
			Current Billings		1,036.37
			Amount Due This Bill		<u>1,036.37</u>

Project: 230914 - KCBRA/Eliza Street Schoolcraft

Invoice: 426224

BPE - Brownfield Plan Evaluation

Rate Labor

Class / Employee

	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist				
David Stegink	7/10/2023	1.50	122.1000	183.15
	7/12/2023	1.00	122.1000	122.10
call w assessor				
	7/21/2023	0.75	122.1000	91.58
	7/24/2023	1.00	122.1000	122.10
Total David Stegink		4.25		518.93
Total Senior Environmental Specialist		4.25		518.93
Senior Geologist				
Therese Searles	7/24/2023	0.75	95.5000	71.63
BF evaluation discussion with DAS and LMM				
Staff Environmental Specialist				
Logan Mulholland	7/3/2023	2.00	74.3000	148.60
Finalize TIF Models, DAS email				
	7/10/2023	0.75	74.3000	55.73
review TIF draft, review TV				
	7/12/2023	0.75	74.3000	55.73
call with Ed				
	7/21/2023	2.00	74.3000	148.60
Edits to TIF table, finalize				
	7/24/2023	0.50	74.3000	37.15
Meeting on TIF with TMS, DAS				
Total Logan Mulholland		6.00		445.81
Total Staff Environmental Specialist		6.00		445.81
Total Rate Labor				1,036.37

Total Bill Task: BPE - Brownfield Plan Evaluation

1,036.37



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 Kalamazoo, MI 49008
 United States

Invoice : 426223
Invoice Date : 8/7/2023
Project : E220154
Project Name : KCBRA/Parchment Mill Site (WO #6)
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
E220154 - KCBRA/Parchment Mill Site (WO #6)		22,000.00	3,109.00	22,000.00	18,891.00	3,150.23
<i>Less Fee Exceeded</i>						<i>-41.23</i>
<i>Rate Labor</i>	3,150.23					
Total Fee :	22,000.00					<i>*Max Fee Exceeded</i>
To Date Billings :	22,000.00					Current Billings
Total Remaining :	0.00					3,109.00
						Amount Due This Bill
						<u>3,109.00</u>

Project: E220154 - KCBRA/Parchment Mill Site (WO #6) **Invoice: 426223**

CPA - Cleanup Planning Activities

Rate Labor		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<i>Class / Employee</i>				
Senior Environmental Specialist				
David Stegink		5.75	122.1000	702.08
Staff Environmental Specialist				
Logan Mulholland		17.75	74.3000	1,318.83
Total Staff Environmental Specialist		----- 17.75		----- 1,318.83
Technician				
Michelle Bell		18.00	62.7400	1,129.32
Total Technician		----- 18.00		----- 1,129.32
				Total Rate Labor
				3,150.23
Total Bill Task: CPA - Cleanup Planning Activities				3,150.23

Total Project: E220154 - KCBRA/Parchment Mill Site (WO #6) **3,150.23**



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

Invoice : 426222
Invoice Date : 8/7/2023
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic		5,000.00	1,539.24	4,553.89	3,460.76	1,093.13
Rate Labor			1,093.13			
					Current Billings	<u>1,093.13</u>
					Amount Due This Bill	<u><u>1,093.13</u></u>

Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **Invoice: 426222**

COMM - Community Outreach & Programmatic

Rate Labor

<u>Class / Employee</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Geologist			
Therese Searles	7.00	95.5000	668.50
Senior Hydrogeologist			
Jeffrey Hawkins	1.50	122.1000	183.15
Staff Environmental Specialist			
Logan Mulholland	3.25	74.3000	241.48
Total Staff Environmental Specialist	----- 3.25		----- 241.48

Total Rate Labor **1,093.13**

Total Bill Task: COMM - Community Outreach & Programmatic **1,093.13**

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **1,093.13**

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Attention: Macy Walters
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 Kalamazoo, MI 49008
 United States

Invoice : 426219
Invoice Date : 8/7/2023
Project : 230923
Project Name : KCBRA /Midlink Business Park Expansion
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

Contract : MIDeal
Contract Name : MIDeal Contracts
Billings

	<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
230923 - KCBRA /Midlink Business Park Expansion	6,500.00	4,493.97	2,868.37	2,006.03	862.34
Rate Labor		862.34			
Total Fee :	6,500.00				
To Date Billings :	2,868.37				
Total Remaining :	3,631.63				
			Current Billings		862.34
			Amount Due This Bill		<u>862.34</u>

Project: 230923 - KCBRA /Midlink Business Park Expansion

Invoice: 426219

230923 - KCBRA /Midlink Business Park Expansion

Rate Labor

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Geologist				
Therese Searles	7/6/2023	0.50	95.5000	47.75
	TIF modeling consideration discussion with LM			
	7/11/2023	0.50	95.5000	47.75
	update with LM			
Total Therese Searles		1.00		95.50
Total Senior Geologist		1.00		95.50
Senior Hydrogeologist				
Jeffrey Hawkins	7/12/2023	0.25	122.1000	30.53
	emails to Rob B; met with LLM to discuss options			
Staff Environmental Specialist				
Logan Mulholland	7/5/2023	3.25	74.3000	241.48
	Review TIF model, review additional parcels			
	7/6/2023	2.00	74.3000	148.60
	TIF model V2, summary email to JCH and TMS			
	7/12/2023	0.75	74.3000	55.73
	JH about new property, email Rob			
	7/20/2023	3.50	74.3000	260.05
	Midlink memo finalized			
Total Logan Mulholland		9.50		705.86
Total Staff Environmental Specialist		9.50		705.86
Staff Technician				
Shelbey Senkewitz	7/20/2023	0.50	60.8900	30.45
	Edit Plan Amendment memo			
			Total Rate Labor	862.34
Total Bill Task: 230923 - KCBRA /Midlink Business Park Expansion				862.34

Payment Options

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

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

Invoice : 426220
Invoice Date : 8/7/2023
Project : 230924
Project Name : KCBRA /Comstock Center Redevelopment
Bill Term : BT1

For Professional Services Rendered Through 7/28/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

		<u>Billings</u>					
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>	
230924 - KCBRA /Comstock Center Redevelopment							
Elg & PH1 - Eligibility & Phase I ESA		4,000.00	0.00	4,000.00	4,000.00	0.00	
PH2 ESA - Phase II ESA		18,000.00	18,000.00	597.55	0.00	597.55	
Rate Labor	597.55						
					Current Billings	<u>597.55</u>	
Total Fee :	22,000.00					Amount Due This Bill	<u><u>597.55</u></u>
To Date Billings :	<u>4,597.55</u>						
Total Remaining :	<u>17,402.45</u>						

Project: 230924 - KCBRA /Comstock Center Redevelopment

Invoice: 426220

PH2 ESA - Phase II ESA
Rate Labor

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
Senior Environmental Specialist					
Kirk Perschbacher	7/25/2023	1.00	146.0000	146.00	
				Review SAP and HASP	
Senior Hydrogeologist					
Erik Peterson	7/24/2023	2.00	95.5000	191.00	
				SAP	
	7/25/2023	2.25	95.5000	214.88	
				SAP amendments based upon WO budget, boring location map, HASP	
Total Erik Peterson		4.25		405.88	
Total Senior Hydrogeologist		4.25		405.88	
Staff Technician					
Shelbey Senkewitz	7/26/2023	0.75	60.8900	45.67	
				Edit SAP & HASP reports	
				Total Rate Labor	597.55

Total Bill Task: PH2 ESA - Phase II ESA

597.55

Total Project: 230924 - KCBRA /Comstock Center Redevelopment

597.55

I. Scope of Services

The property subject to this Work Order is located within the Midlink Business Park. The project developer (5200 East Cork Street Investors, LLC) is requesting an amendment to the Midlink Brownfield Plan to include funding for eligible expenses related to constructing a new 165,000-square-foot speculative warehouse/light manufacturing building on 14 acres of surplus land at Midlink Business Park. The new construction will result in an increase in available tax increment revenues.

The KCBRA approved project planning activities associated with the Plan Amendment in Work Order 10 on April 27, 2023. A summary document of the Midlink Brownfield Plan Amendment Evaluation was prepared and presented to the KCBRA during the July 28, 2023 regular meeting. Infrastructure improvements and site preparation activities are eligible for properties that are in a qualified local unit of government, an *Economic Opportunity Zone*, or that is a former mill. The Midlink Business Park fits statute criteria for an *Economic Opportunity Zone* as the site is approximately 340 acres, previously contained a General Motors manufacturing facility that was approximately 1,896,906 square feet, and is located in Comstock Township, which is contiguous to the City of Kalamazoo, a qualified LUG. The Brownfield Plan Amendment proposed in this work order would designate Midlink Business Park as an Economic Opportunity Zone to allow for future eligible activities including public infrastructure and site preparation activities. The Amendment is proposed to address the future eligible costs of 5200 East Cork Street Investors, LLC. However, should the KCBRA choose to support additional projects located within the Midlink Business Park, those additional eligible costs could also be built into the Plan Amendment using the tax increment attributable to the specific parcels where those additional activities would occur.

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.

Brownfield Plan Amendment	\$ 6,000
Total Estimated Budget – Work Order #14	\$ 6,000

III. Schedule

As project planning activities for the 5200 East Cork Street Investors, LLC new expansion activities are complete, preparation of the Brownfield Plan Amendment can begin as soon as authorization is received. It is anticipated that the Brownfield Plan Amendment will be ready for KCBRA consideration at the regular September meeting.



July 10, 2023

Ms. Macy R. Walters
Administrator
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

Dear Macy:

Please find the enclosed Part 1 Project Application for the Green Aluminum building construction located on Lots 7 and 9 of the Midlink Business Park. Green Aluminum, LLC will be constructing a new 103,000 sq ft building with a total investment in the project estimated at \$20,000,000. Green Aluminum, LLC will be requesting reimbursement of eligible expenses related to the environmental due diligence, site preparation and public infrastructure improvements from the available tax incremental revenue generated from this project. Details on the total costs of the reimbursement will be coming soon. Also included in the Part 1 Project Application is the proposed site plan and building renderings.

This is an exciting project and allows a local business to stay in the Kalamazoo area and expand operations.

Thank you for your consideration of this project.

Sincerely,

Green Aluminum, LLC

A handwritten signature in black ink that reads "Gary R. Curtis".

Gary Curtis

President

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
 Partnership
 Corporation
 Other (specify)

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
 Relocation
 Expansion
 Rehabilitation

21 Project Size:
 Parcel Size (acres):
 Existing building area (sq ft):
 New building area (sq ft):

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

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

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

Tax Base Information

24 Total Investment Anticipated:

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

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input checked="" type="checkbox"/>	Due Care	<input checked="" 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 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:

27 Estimated State Equalized Value after Project Completion:

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	<input type="text" value="Gary R. Curtis"/>	Date	<input type="text" value="6/29/23"/>
Title	<input type="text" value="President"/>		
Direct office or cell number	<input type="text" value="269-382-0000"/>		
Fax number	<input type="text"/>		
Email address	<input type="text" value="gcurtis@schupan.com"/>		

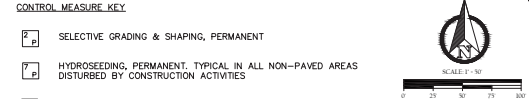
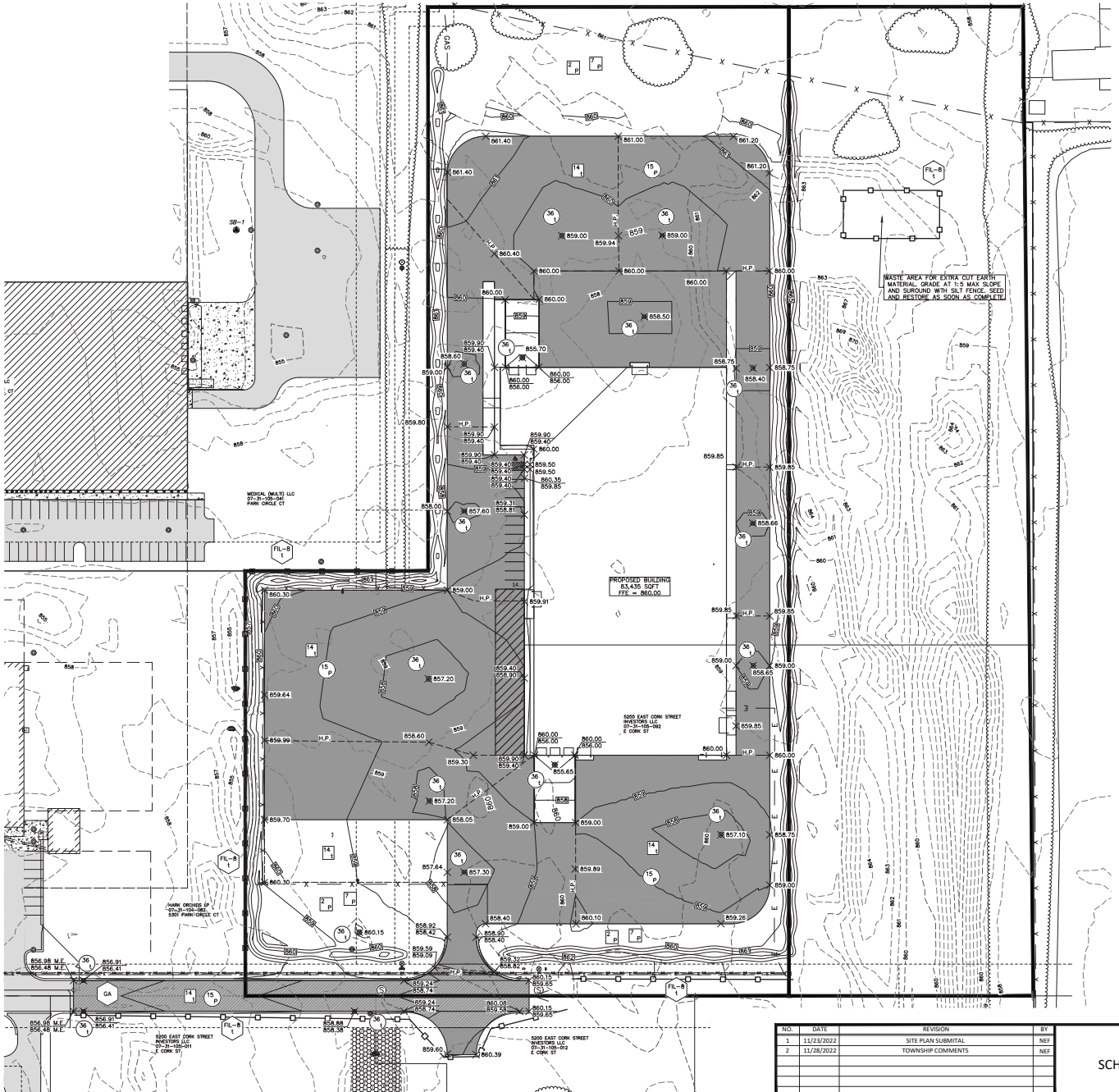
If you have questions regarding the application, please contact:

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



- CONTROL MEASURE KEY**
- 7-P SELECTIVE GRADING & SHAPING, PERMANENT
 - 15-P HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
 - 14 AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
 - 15-P PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
 - FIL-2 SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE-WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
 - 36 SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
 - 43 CULVERT SEDIMENT TRAP, TEMPORARY, TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
 - FIL-B FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY, TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
 - 1P TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
 - 1A DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.

GENERAL SOIL EROSION MEASURES (APPLICABLE TO ENTIRE SITE)

7-P 15-P FIL-B
14 36 1P 1A

LEGEND

36 MICHIGAN UNIFIED KEYING SYSTEM (MUKS)

BEST MANAGEMENT PRACTICE (BMP)

1 TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED)

P PERMANENT CONTROL MEASURE

NOTE:

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITIES. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- GRADING PLAN NOTES:**
- 1) SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
 - 2) REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
 - 3) ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MOIST-WEED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE IF APPLICABLE, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS IF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUESTED BY THE PERMIT BY RULE. EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - 4) AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ARE TO REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - 5) ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - 6) GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSE WHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SOILING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - 7) CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
 - 8) ANY DISTURBED AREA WHICH WILL BE LEFT UNPROTECTED 20 DAYS OR LONGER MUST BE SEED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
 - 9) ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
 - 10) ALL NON PAVED AREAS TO BE TOPSOILED (6" MIN) & SEEDED
 - 11) VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
 - 12) DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER, AND AUTOMATED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADVISE TO ALL ORGANIZATIONS OF THE TOWNSHIP, COUNTY, MICHIGAN OR ANY OTHER GOVERNMENT AGENCY.
 - 13) MAX. SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE TOWNSHIP, COUNTY, MICHIGAN OR ANY OTHER GOVERNMENT AGENCY.
 - 14) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
 - 15) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSION AND SEDIMENT CONTROL PERMIT.
 - 16) PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
 - 17) MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE ON 3 OR GREATER AFTER.
 - 18) CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
 - 19) ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED ACTION WATER OPERATOR AND MAINTAINED BY CONTRACTOR EVERY 7 DAYS AND AFTER EVERY SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH NPDES PERMIT BY RULE REQUIREMENTS IF APPLICABLE.
 - 20) DROSH CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
 - 21) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

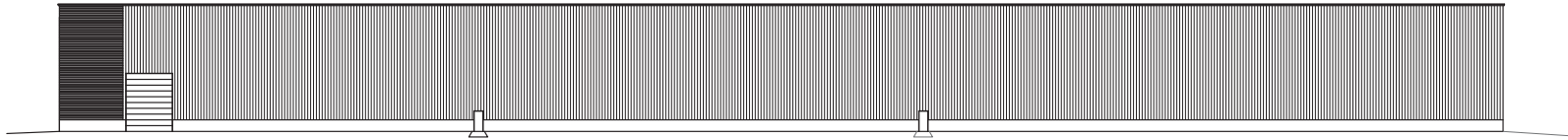
NO.	DATE	REVISION	BY
1	11/23/2022	SITE PLAN SUBMITTAL	NEE
2	11/28/2022	TOWNSHIP COMMENTS	NEE

COMSTOCK TOWNSHIP
MEDIUM BUSINESS PARK
KALAMAZOO COUNTY, MICHIGAN
SCHUPAN SHRED AND SORT
GRADING PLAN

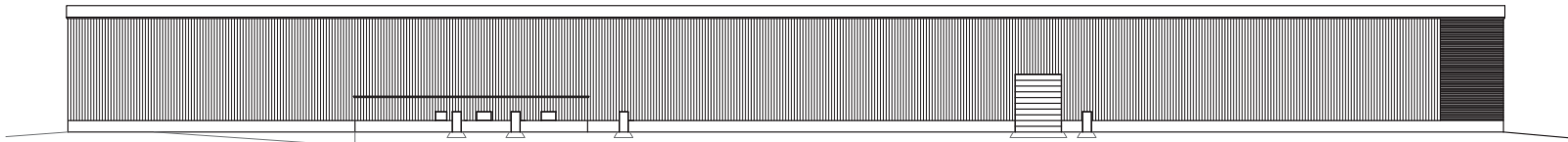
VK CIVIL Rriesman & Korhorn

Byron Center, MI (269) 277-2388
Kalamazoo, MI (269) 697-7120
www.VKcivil.com

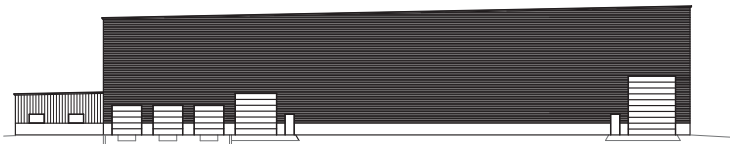
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CHECKED DGL
Sheet No. C400



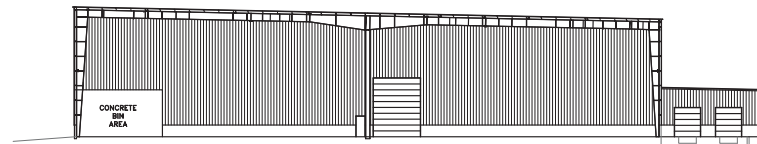
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
NON-HEATED BUILDING

PROPOSED NEW BUTLER BUILDING FOR:
SCHUPAN SHRED & SORT
 KALAMAZOO MI

CONTRACTOR PREPARED BY:
JAMES WARE CONSTRUCTION, INC.
 803 NORTH CLAY STREET - SUITE A
 STURGIS, MICHIGAN 48981
 PHONE: 269.651.4747



Approved



ENGINEER:
 RAYMOND A. WARE P.E.
 803 NORTH CLAY STREET - SUITE A
 STURGIS, MI 48981
 MICHIGAN LICENSE NUMBER 35682
 EXPIRES: MARCH 31, 2023

DATE: 12/01/22

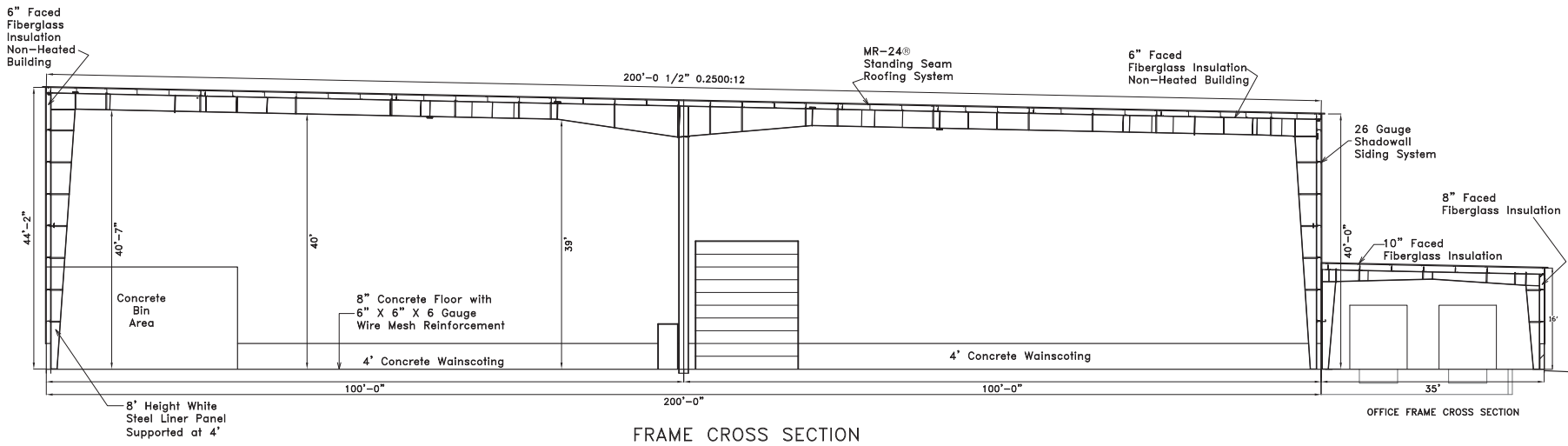
SHEET NUMBER: 3

SCALE: 1" = 20'

REVISIONS	BY:
PER REVIEW EMAIL DATED 01/12/23	RW 02/16/23

ELEVATIONS

SCALE: 1" = 20'



FRAME CROSS SECTION

FRAME CROSS SECTION

SCALE: 1/8" = 1'

PROPOSED NEW BUTLER BUILDING FOR:
SCHUPAN SHRED AND SORT
 KALAMAZOO MI

CONTRACTOR: PREPARED BY:
JAMES WARE CONSTRUCTION, INC.
 905 NORTH CLAY STREET - SUITE A
 STURGIS, MICHIGAN 49091
 PHONE: 269.651.4747



ENGINEER: **RAYMOND A. WARE**
 905 NORTH CLAY STREET - SUITE A
 STURGIS, MI 49091
 MICHIGAN LICENSE NUMBER 35682
 EXPIRES: JANUARY 31, 2025

DATE: 01/03/23

SHEET NUMBER: **5**

SCALE: 1/8" = 1'

REVISIONS	BY:
PER REVIEW EMAIL DATED 01/12/23	JW 02/16/23

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

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

1 Date of Application:

Business Information

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

Proposed Project Site Information

9 Address(es) (if known):
 10 Tax IDs:
 11 Project timeline (proposed or actual):
 Start date: Completion Date:
 12

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

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

Project Team

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

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:
 Land:
 New Construction/Site Improvements:
 Eligible Brownfield Activities (Specify):
 Other (Specify below):
 Total Capital Investment:

Environmental Due Diligence- \$20,000
 Brownfield Plan Preparation- \$10,000
 Public Infrastructure (roads, storm sewer, water main, curb and gutter, sanitary sewer)- \$600,000
 Site Preparation (clearing and grubbing, cut & fill)- \$460,000
 Contingency (15%)- \$163,500
 Total- \$1,253,500
 Rounded to \$1,300,000

Revised 12/7/2022

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	
Brownfield Plan and Act 381 Work Plan(s):	\$1,253,500
Other Funding (example EPA Assessment grant funding):	
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	
Brownfield Redevelopment Loan:	
Brownfield Assessment:	
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	
Business Development Program Loan and/or Grant:	
Total Brownfield Funding Requested:	\$ 1,253,500 .

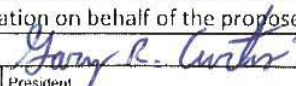
If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

14 Do you intend on or anticipate appealing the property taxes for this project site? No Yes

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

Will be requesting a PA 198 Tax Abatement

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	July 25, 2023
Title	President		
Direct office or cell number	443-255-9437		
Fax number			
Email address	gcurtis@schupan.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator
Email: mrwalt@kalcounty.com
KCBRA Office: (269) 384-8305

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

Revised 12/7/2022



GREAT LAKES
Water Infrastructure
CONFERENCE

September 19-21, 2023 | Kalamazoo, Michigan

30+ Presentations | 4 Tracks | Exhibitors | Networking | CECs

[Secure your lodging by the Aug. 28 deadline!](#)

Radisson Plaza Hotel at Kalamazoo Center

100 West Michigan Avenue
Kalamazoo, Michigan, USA, 49007

Online reservations are unavailable at this time. You must contact the hotel directly to book.

Phone Reservation: 269-343-3333 - mention EGLE Water Infrastructure Conference

Register for the conference by August 31 to save \$55!

Join the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as we host the **[Great Lakes Water Infrastructure Conference](#)** on September 19-21, 2023 in Kalamazoo, Michigan. Register by August 31 to get the \$195 rate!

The target audience for this conference includes local drinking water and wastewater administrators and professional staff, planning officials, consultants, federal, state, and local governments, policy makers, and anyone in the Great Lakes region interested in this important water infrastructure work.

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Stryker Instruments

August 24, 2023

KCBRA		<u>State</u>	<u>Local</u>	<u>Total</u>
5	Expenditures			
6	Plan Related Expenses Legal Costs	\$ -	\$ 10,060.50	\$ 10,060.50
7	2017 Administrative Expense local only		\$ 6,565.96	\$ 6,565.96
8	2018 Administrative Expense local only		\$ 8,822.35	\$ 8,822.35
9	2019 Admin 2-27-20 local only		\$ 50,956.60	\$ 50,956.60
10	2019 Plan Related Expenses Legal Costs		\$ 142.50	\$ 142.50
11	2020 Admin		\$ 63,305.96	\$ 63,305.96
12	2021 Admin		\$ 37,579.02	\$ 37,579.02
13	2022 Admin		\$ 49,060.76	\$ 49,060.76
14	Subtotal KCBRA	\$ -	\$ 226,493.65	\$ 226,493.65
16	Payments	Approved	Distributed	Total
17	KCBRA	3/28/19	3/28/19	\$ -
18	KCBRA 2-27-20	2/27/2020		\$ 59,921.45
19	KCBRA 12/31/2020			\$ 63,305.96
20	KCBRA 12/31/2021			\$ 37,579.02
21	KCBRA 12/31/2022			\$ 56,417.51
22	Subtotal KCBRA	\$ -	\$ 217,223.94	\$ 217,223.94
23	Remaining Balances after Payments			
24	Subtotal KCBRA balance remaining	\$ -	\$ 9,269.71	\$ 9,269.71
25	State Brownfield Fund			Total
26	<i>State of Michigan Payment</i>			
27	2018 50% of SET	11/4/2019	\$ 11,111.00	\$ 11,111.00
28	2019 50% of SET	12/31/2019	\$ 147,478.00	\$ 147,478.00
29	2020 50% SET	12/31/2020	\$ 213,038.50	\$ 213,038.50
30	2021 50% SET	12/31/2021	\$ 205,184.00	\$ 205,184.00
31	2022 50% SET	pending	\$ 206,226.41	\$ 206,226.41
33	Developer			
34	Expenditures	Max State Capture \$3,674,745	50.45% School/49.55% local	
35	<i>Interest Eligible Developer Expense</i>		Approved by KCBRA	
36	Due Care Activities: Reimbursement Req. #1	2/28/2019	\$ 1,422.44	\$ 1,422.44
37	Phase I, II, BEA Activities:	2/28/2019	\$ 21,196.46	\$ 21,196.46
38	Due Care Activities:			
39	Public Infrastructure school and local	2/28/2019	\$ 109,196.27	\$ 107,248.27
40	Site Prep school and local	2/28/2019	\$ 25,729.50	\$ 25,270.50
41	Contingencies:*			
42	Brownfield Plan: school and local	2/28/2019	\$ 8,685.00	\$ 8,685.00
43	Reimbursement Req. #2	9/22/2022	\$ 1,485,889.88	\$ 1,465,682.43
44				
45	Total		\$ 1,652,119.55	\$ 1,606,886.20
46	<i>Interest 2% on interest eligible costs)</i>			
47	1st interest - from 2/28/2019 to 4/29/19 on \$307,433.44		\$ 509.92	\$ 500.82
48	2nd interest from 4/30/2019 to 12/31/219 on \$224,881.52		\$ 1,529.28	\$ 1,502.00
49	3rd interest for 2020 on 224881.52		\$ 2,269.05	\$ 2,228.58
50	4th interest - from 9/22/2022 to pending on \$2,951,572.31		\$ 3,182.12	\$ 3,125.35
51	Total Interest charged		\$ 7,490.37	\$ 7,356.75
52	Interest Payments (school & local)		\$ -	\$ -
53			\$ -	\$ -
54	Total Interest Interest (2%) & Int Only Pmts:		\$ 7,490.37	\$ 7,356.75
55	Subtotal Developer		\$ 1,659,609.92	\$ 1,614,242.95
57	Non-Interest Payments	Approved	Distributed	
58	Developer payment 4-29-19			\$ 44,407.49
59	Developer payment 3-11-20	2/27/20	3/11/20	\$ 121,822.18
60	Developer payment 12/21/2022			\$ 1,485,889.88
61	Developer payment pending			\$ 7,490.37
62	Subtotal Developer Non-Interest payments			\$ 1,652,119.55
64	Remaining Balances after Payments			
65	Expenses Subtotal		\$ 0.00	\$ (0.00)
66	Interest		\$ -	\$ 7,356.75
67	Subtotal Developer		\$ 0.00	\$ 7,356.75
68				
69	Total Remaining Balances of all Entities		\$ 0.00	\$ 16,626.46

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

August 24, 2023

KCBRA				State	Local	Total
Expenditures	Estimate*	Actual				
Phase I	\$ 3,000.00	\$ 3,008.75	\$ 3,008.75	\$ -	\$ -	\$ 3,008.75
Phase II	\$ 15,900.00	\$ 15,909.01	\$ 15,909.01	\$ -	\$ -	\$ 15,909.01
BEA/Due Care Plan	\$ 5,000.00	\$ 4,991.25	\$ 4,991.25	\$ -	\$ -	\$ 4,991.25
Act 381 Work Plan	\$ 4,000.00	\$ 4,533.75	\$ 4,533.75	\$ -	\$ -	\$ 4,533.75
Addl Assessment/Plan	\$ 3,000.00	\$ 2,872.60	\$ 2,872.60	\$ -	\$ -	\$ 2,872.60
		\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 700.00
Administrative						
2014 Administrative Expenses				\$ 14,272.45	\$ -	\$ 14,272.45
2015 Administrative Expenses				\$ 17,500.39	\$ -	\$ 17,500.39
2016 Administrative Expenses				\$ 11,186.12	\$ -	\$ 11,186.12
2016 legal bill - State school tax	(Varnum bill of \$1353.74 split w/Midlink)			\$ 676.88	\$ -	\$ 676.88
2017 Administrative Expenses	\$ 21,918.87			\$ 21,918.87	\$ -	\$ 21,918.87
2018 Administrative Expenses	\$ 29,228.77			\$ 29,228.77	\$ -	\$ 29,228.77
2019 Administrative Expenses	\$ 13,370.76			\$ 13,370.76	\$ -	\$ 13,370.76
2020 Administrative Expenses	\$ 13,994.83			\$ 13,994.83	\$ -	\$ 13,994.83
2021 Administrative Expenses				\$ 7,312.88	\$ -	\$ 7,312.88
2022 Administrative Expense				\$ 4,093.89	\$ -	\$ 4,093.89
Subtotal KCBRA	\$ 30,900.00	\$ 32,015.36	\$ 32,015.36	\$ 133,555.84	\$ -	\$ 165,571.20
Payments	Approved	Distributed				
KCBRA		December 2015	\$ 32,015.36	\$ 14,272.45	\$ -	\$ 46,287.81
KCBRA		12/15/2016		\$ 17,500.39	\$ -	\$ 17,500.39
KCBRA	8/24/17	8/24/2017		\$ 11,863.00	\$ -	\$ 11,863.00
KCBRA	5/26/2018			\$ 21,918.87	\$ -	\$ 21,918.87
KCBRA	3/28/19	12/31/2018		\$ 29,228.77	\$ -	\$ 29,228.77
KCBRA	2/27/20	12/31/2019		\$ 13,370.76	\$ -	\$ 13,370.76
KCBRA	2/25/21	12/31/2020		\$ 13,994.83	\$ -	\$ 13,994.83
KCBRA	2/25/22	12/31/2021		\$ 7,312.88	\$ -	\$ 7,312.88
KCBRA	3/23/23	12/31/2022		\$ 4,093.89	\$ -	\$ 4,093.89
Subtotal KCBRA			\$ 32,015.36	\$ 133,555.84	\$ -	\$ 165,571.20
Remaining Balances after Payments						
Subtotal KCBRA Balance Remaining			\$ 0.00	\$ 0.00	\$ -	\$ 0.00
Developer						
Expenditures	Approved					
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	Approved	Distributed				
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	pending			\$ 86,385.74	\$ -	\$ 86,385.74
Subtotal Developer			\$ 1,048,500.00	\$ 437,183.68	\$ -	\$ 1,485,683.68
Remaining Balances after Payments						
Subtotal			\$ -	\$ 314,316.32	\$ -	\$ 314,316.32
GM overcollected SET			\$ 97,602.60	\$ -	\$ -	\$ 97,602.60
GM Return of SET overpayment Pending			\$ (97,602.60)	\$ -	\$ -	\$ -
Subtotal Developer remaining balance			\$ -	\$ 314,316.32	\$ -	\$ 314,316.32
Total Remaining Balances of all Entities						
			\$ -	\$ 314,316.32	\$ -	\$ 314,316.32
Transfers to Local Brownfield Revolving Fund (643)						
			State	Local		Total
from 2020 TIR	2/24/2022	3/7/2022	310,467.33	0.00		310,467.33
from 2021 TIR pending	11/17/2022		48,943.82	0.00		48,943.82
Subtotal to LBRF			359,411.15	0.00		359,411.15
Total amount collected in Local Brownfield Revolving fund (643)						359,411.15

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review
 Stadium Park Way Redevelopment
 August 24, 2023

KCBRA			State	Local	Total
Expenditures	Estimate	Involved			
Phase I ESA	\$ 3,500.00	\$ 3,348.00	\$ 1,412.19	\$ 1,935.81	\$ 3,348.00
Phase II ESA	\$ 15,000.00	\$ 12,127.00	\$ 5,115.17	\$ 7,011.83	\$ 12,127.00
BEA/Due Care	\$ 3,000.00	\$ 2,845.00	\$ 1,200.02	\$ 1,644.98	\$ 2,845.00
BF Plan & Amend, prep.	\$ 15,000.00	\$ 17,609.00	\$ 17,609.00	\$ -	\$ 17,609.00
2018 legal and contractual (Select)		\$ 4,649.75	\$ 1,961.26	\$ 2,688.49	\$ 4,649.75
Administrative/Implementation					
2018 Administrative		\$ 4,713.10	\$ 3,949.25	\$ 763.85	\$ 4,713.10
2019 Administrative		\$ 2,620.31	\$ 1,105.25	\$ 1,515.06	\$ 2,620.31
2020 Administrative		\$ 3,713.82	\$ 1,566.49	\$ 2,147.33	\$ 3,713.82
2021 Administrative		\$ 2,254.74	\$ -	\$ 2,254.74	\$ 2,254.74
Subtotal KCBRA	\$ 36,500.00	\$ 51,625.98	\$ 33,918.63	\$ 19,962.09	\$ 53,880.72
Payments	Approved	Distributed			
admin 2018		12/31/2018	\$ 8,599.00	\$ 763.85	\$ 9,362.85
admin 2019		12/31/2019	\$ -	\$ 2,620.31	\$ 2,620.31
admin 2020		12/31/2020	\$ 1,566.49	\$ 2,147.33	\$ 3,713.82
admin 2021		12/31/2021	\$ -	\$ 2,254.74	\$ 2,254.74
elig. KCBRA expenses		2/24/2022	\$ 23,753.14	\$ 12,175.86	\$ 35,929.00
admin 2022		pending	\$ -	\$ -	\$ 2,869.31
Subtotal KCBRA			\$ 33,918.63	\$ 19,962.09	\$ 56,750.03
Remaining Balances after Payments					
Subtotal remaining to KCBRA			\$ (0.00)	\$ 0.00	\$ (2,869.31)

paid in full to date

State Brownfield Fund			Total
State of Michigan Payment			
2018 50% SET paid		\$ 6,072.00	\$ 6,072.00
2019 50% SET Paid		\$ 7,352.50	\$ 7,352.50
2020 50% SET paid		\$ 12,851.00	\$ 12,851.00
2021 50% SET paid		\$ 12,604.56	\$ 12,604.56
2022 50% SET pending		\$ 13,017.37	\$ 13,017.37
total paid to SET			\$ 51,897.43

Developer (Select)			State	Local	Total
Expenditures	Estimate	Approved			
Eligible Developer Expense					
Additional Response (Select)	\$ 780,000.00	\$ 455,347.64	\$ 455,347.64	\$ -	\$ 455,347.64
Total			\$ 455,347.64	\$ -	\$ 455,347.64
Subtotal Developer (Select)			\$ 455,347.64	\$ -	\$ 455,347.64
Non-Interest Payments (Select)	check #	Distributed			
1st TIR payment (2020 tif)	554191	4/20/22	\$ 71,651.28	\$ -	\$ 71,651.28
2nd TIR payment (2021 tif)	pending	11/17/22	\$ 89,236.73	\$ -	\$ 89,236.73
3rd TIR payment (2022 tif)	pending	pending	\$ 55,562.73	\$ -	\$ 55,562.73
Subtotal Developer (Select) Payments			\$ 160,888.01	\$ -	\$ 160,888.01

Interest (Select)			Local	Total
2018 Interest	3%	\$ 0.00	\$ -	\$ -
2019 Interest		\$ 0.00	\$ 13,660.43	\$ 13,660.43
2020 Interest		\$ 0.00	\$ 11,510.89	\$ 11,510.89
2021 Interest		\$ 0.00	\$ 8,833.79	\$ 8,833.79
2022 Interest		\$ 0.00	\$ 7,166.91	\$ 7,166.91
Interest Total			\$ 41,172.02	\$ 41,172.02

Developer (Select) Remaining Balances after Payments			Local	Total
Subtotal remaining to Select Products			\$ 294,459.63	\$ 294,459.63

paid in full to date

Developer (Harrison)			State	Local	Total
Expenditures	Estimate	Approved			
Eligible Developer Expense					
BEA Activities (Harrison) approved 2-27-20	\$ 15,204.78	\$ 15,204.78	\$ 15,204.78	\$ -	\$ 15,204.78
Total			\$ 15,204.78	\$ -	\$ 15,204.78
Subtotal Developer (Harrison)			\$ 15,204.78	\$ -	\$ 15,204.78
Payments (Harrison)	check #	Distributed			
1st tif payment (2019 tif)	537558	6/15/2020	\$ 15,204.78	\$ -	\$ 15,204.78
Subtotal Developer (Harrison) Payments			\$ 15,204.78	\$ -	\$ 15,204.78
Developer (Harrison) Remaining Balances after Payments			\$ 0.00	\$ 0.00	\$ 0.00

paid in full to date

Developer (National Flavors)			State	Local	Total
Expenditures	Estimate	Approved			
Eligible Developer Expense					
BEA Activities (Nat'l Flavors) approved 2-27-20	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ -	\$ 8,000.00
Total			\$ 8,000.00	\$ -	\$ 8,000.00
Subtotal Developer (Nat'l Flavors)			\$ 8,000.00	\$ -	\$ 8,000.00
Payments (National Flavors)	check #	Distributed			
1st tif payment (2019 TIF)	537612	6/22/2020	\$ 8,000.00	\$ -	\$ 8,000.00
Subtotal Developer (Nat'l Flavors) Payments			\$ 8,000.00	\$ -	\$ 8,000.00

Developer (Nat'l Flavors) Remaining Balances after Payments			Local	Total
Subtotal remaining to National Flavors			\$ 0.00	\$ 0.00

paid in full to date

Developer (Kalamazoo Storage)			State	Local	Total
Expenditures	Estimate	Approved			
Eligible Developer Expense					
BEA Activities (Kzoo Storage) approved 2-27-20	\$ 25,172.50	\$ 25,172.50	\$ 13,635.94	\$ 11,536.56	\$ 25,172.50
Total			\$ 13,635.94	\$ 11,536.56	\$ 25,172.50
Subtotal Developer (Kzoo Storage)			\$ 13,635.94	\$ 11,536.56	\$ 25,172.50
Payments (Kzoo Storage)	check #	Distributed			
1st tif payment (2019 TIF)	537558	6/15/2020	\$ 13,635.94	\$ 1,112.60	\$ 14,748.54
2nd tif payment (2020 TIF)	554184	4/19/2022	\$ -	\$ 10,423.96	\$ 10,423.96
Subtotal Developer (Kzoo Storage) Payments			\$ 13,635.94	\$ 11,536.56	\$ 25,172.50

Developer (Kalamazoo Storage) Remaining Balances after Payments			Local	Total
Subtotal remaining to Kalamazoo Storage			\$ 0.00	\$ 0.00

paid in full to date

Total Remaining Balances of all Entities			Local	Total
			\$ 294,459.63	\$ 294,459.63

Memo

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

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

DATE: August 24, 2023

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

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

2. Parchment Mill Site

Project No: E220154 – W.O. 6

Update:

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

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

To-date Fishbeck has developed a tri-fold brochure and banner, prepared for and staffed a booth at the Kindleberger Festival, had several meetings and planning sessions with the City Council and the Planning Commission. Community engagement events were also held on August 23, and September 20, 2022 at the Parchment District library to assess community input regarding redevelopment plans. Based on community input, specific future land uses preferred by the community have been identified. A Site-wide project needs list has been developed. Based on the definition of the project, we drafted a project plan, preliminary budgets, potential

cleanup and goals, etc. Those project plans were used to craft the EPA grant request (the actual grant proposal writing were paid by the County BRA). Updated accomplishments were presented to the KCBRA board at their December 15, 2022 meeting. Fishbeck has prepared the Roadmap to Redevelopment and distributed it to various stakeholders for their review. The City of Parchment was awarded an \$800,000 EPA Multipurpose Grant. The final invoice is presented for consideration this month. It is anticipated that the final project documentation for the scope of work funded by Kalamazoo County's EPA assessment grant will be presented to the KCBRA at the regular September meeting.

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

Update:

The property consists of one parcel that is approximately 1.33 acres and is developed with a 3,726-square-foot former schoolhouse building that was constructed in 1870 and located at 6667 Stadium Drive in Oshtemo Township. The southern addition to the former schoolhouse building was constructed in the 1950s. Also, an approximately 5,700-square-foot former bus garage exists on the property. Years without use and significant water intrusion have caused the structure to become severely dilapidated and unsafe in its current condition. Shannon and Kevin Brown, the property owners and doing business as Watershed LLC, had plans to redevelop the structures into a mixed-use redevelopment. The KCBRA approved a project application submitted by the Browns and an associated work order to perform an asbestos survey and a Brownfield Plan evaluation. U.S. EPA eligibility was received on May 12, 2023. A Health and Safety Plan and Sampling and Analysis Plan have been prepared and submitted to the EPA. The HASP was accepted and the SAP was approved by the USEPA on June 13, 2023. However, the developers encountered significantly higher redevelopment costs than expected and decided to halt redevelopment and list the property for sale. Unused budgets allocated to this project were returned to support future projects. However, a new buyer and developer has come forward and is interested in conducting the proposed assessment and seeking funding support through the KCBRA. Invoicing for Work Order 7 is complete.

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

Redman Ventures, LLC has a purchase agreement in place with the Browns to purchase the property located at 6667 Stadium Drive. The KCBRA approved a project application submitted by Robert Redman and an associated work order to complete a Phase I ESA, Asbestos Survey, and Brownfield Plan evaluation activities. The Phase I ESA will be completed for the purchasing entity to comply with All Appropriate Inquiry, an Asbestos Survey will determine if any asbestos-containing materials exist that will require abatement prior to renovations/interior demolition. Brownfield Plan evaluation activities consist of working with the township assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. Eligibility for the site was received, the HASP accepted, and SAP approved by the USEPA for the property for assessment under the previous developer. Updated documents were presented to the EPA Project Officer for accurate record retention. There are no invoices for consideration yet regarding Work Order 11. The Phase I ESA is anticipated to be completed prior to the August 25, 2023 proposed closing date. Field services for the asbestos survey have been scheduled.

5. Midlink Business Park Expansion – Comstock Charter Township
Project No: 230923 – W.O. 10 and W.O. 14

Update:

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

The new construction will result in an increase in available tax increment revenues. Work Order 10 approved project planning activities associated with a Brownfield Plan Amendment to accommodate additional costs related to the expansion. U.S. EPA eligibility was received on May 12, 2023. A summary of the planning activities, including remaining reimbursable expenses, sequencing of reimbursement, and timing considerations were presented to the KCBRA at the July regular meeting. An invoice for Work Order 10 is presented for consideration. Work Order 14 is presented for the Board's consideration to prepare the Brownfield Plan Amendment.

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

Update:

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is complete and identified five Recognized Environmental Conditions (RECs) related to former site uses of laundromat and automotive services, a former machine shop, and one parcel with documentation of a tank but no record of removal or assessment. Fishbeck has met with Steve Deisler of Comstock Township and the three property owners to secure access agreements to complete Phase II assessment activities to address the identified RECs. A HASP and SAP were prepared and submitted to the USEPA to move forward with the proposed Phase II assessment work. During the EPA review of those documents, it was determined that petroleum eligibility should be sought for the site with the identification of the reportedly removed tank without documentation or assessment data. A petroleum eligibility request has been prepared and will be submitted to the State of Michigan for a Petroleum eligibility determination. Once petroleum eligibility is secured and formal approval of the SAP is received, Fishbeck is prepared to move forward with assessment consistent with the approved Phase II budget. Specifically, Fishbeck is preparing to conduct a GPR survey to assess the former tank on the east section of the property along King Highway, Geoprobe soil boring installation to assess soil and groundwater across three identified areas of the site, and vapor pin sampling on the remaining building on the northwestern portion of the building. In addition to these activities, there is potential for further assessment that would require an amended work order should the KCBRA choose to support further assessment. For example, results of the GPR survey may warrant further assessment through soil borings, the results of the vapor pin sampling may suggest the need for a Vapor Mitigation System, and Hazardous Materials Inspections should be completed for any buildings that are proposed for demolition and/or renovations.

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

Update:

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

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

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

8. Lagacy 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. The community is designed as a sustainable development that provides much needed affordable housing options and allows residents to age in place. The property consists of 14 current parcels that will be combined and addressed as 730 N. Burdick Street. Phase I and II Environmental Site Assessments have already been completed. Sampling has identified existing contamination, but further cleanup planning is needed to safely reuse the site and support redevelopment. Fishbeck will prepare a Response Activity Plan (ReSAP), inclusive of the development of a conceptual site model (CSM) that details all available environmental data for the project site and discusses potential unacceptable contaminant exposure pathways relative to the planned redevelopment of the site. The ReSAP will be prepared to satisfy requirements by the Michigan State Housing Development Authority (MSHDA) for tax credit support for the planned development. The plan will present a detailed description of response activities that will be undertaken to eliminate unacceptable exposures. The preparation of the CSM, including a discussion of proposed response activities, is critical to efficiently communicating site conditions with the EGLE. Once completed, the ReSAP will be submitted to EGLE

for review and concurrence that the property is, or will be, safe for its planned end use following the completion of necessary response activities to mitigate unacceptable risk for all complete exposure pathways.

The KCBRA approved Work Order 12 to complete the ReSAP, prepare a Conceptual Site Model (CSM), and conduct brownfield cleanup planning activities, including communicating with regulatory agencies and evaluating leveraged funds to support safe reuse of the site. Fishbeck prepared an eligibility demonstration that was submitted to the USEPA. Following some questions on site ownership, an amended eligibility demonstration is being prepared. There are no invoices for consideration this month. Initial activities completed will be captured on next month's invoicing.

9. YWCA – 550 S. Riverview, Parchment, Michigan Project No: 231417 – W.O. 13

Update:

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

The KCBRA approved Work Order 13 at the July KCBRA meeting to seek concurrence with U.S. EPA on eligibility, prepare a Health and Safety Plan (HASP), and a Sampling and Analysis Plan (SAP) for the site. Additional services include Pressure Field Extension (PFE) testing to assess the building conditions and system requirements. Further cleanup planning involves the design of the vapor mitigation system (VMS). A budget for project management inclusive of coordination and communication regarding the EPA grant related costs is also included in this work order. Costs associated with the actual installation of the VMS are not included in the EPA grant request. The costs associated for installation of the VMS were approved for support by the KCBRA using the County's LBRF. A separate work order for the use of LBRF funds will be prepared at the appropriate time.

Eligibility was received for the site on August 9, 2023. In preparing to initiate PFE testing, it was determined that additional sampling is not needed to conduct the PFE testing and design the VMS. Since no physical sampling will occur, a SAP is not required to be submitted to the USEPA. A HASP has been created for field staff to safely access the site. As the site is not yet owned by YWCA, authorization to access the site is needed before PFE testing can begin. There are no invoices for consideration this month. Initial activities completed will be captured on next month's invoicing.

Memo

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

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

DATE: August 24, 2023

RE: General/LBRF Funding Updates

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

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

Update:

General Review: Fishbeck is completing soil investigation activities and oversight of the evaluation of a Vapor Intrusion Mitigation system for the Eliza Street expansion. Fishbeck communicated with developers submitting new project applications prior to application approval including Hollander Development for a housing project on the northside of Kalamazoo and YWCA regarding a property in Parchment subject to a proposed purchase agreement.

Contractual Administrative Support: No activities to report this month.

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

Update:

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

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

Update:

No activities to report this month.

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

Update:

There are no invoices for consideration this month. However, Fishbeck is contacting the Township Assessor to determine current taxable value status and end of year implications.

1	Postage	Jan-March	\$	4.64
2		April-June		
3		July-Sept.		
4		Oct.-Dec.		
5		Total	\$	4.64
6	Printing	Jan-March	\$	8.99
7		April-June		45.63
8		July-Sept.	\$	2.09
9		Oct.-Dec.		
10		Total	\$	56.71
11	Office Supplies			
12	J.B. Printing (B.Cards-MW)		\$	31.50
13				
14				
15	Total		\$	31.50
16	Contractual			
17	Fishbeck 2/16/23		\$	160.00
18	Fishbeck 3/16/23		\$	315.00
19	Fishbeck 5/10/23		\$	2,147.75
20	Fishbeck 6/8/23		\$	2,226.61
21	Fishbeck 7/12/23		\$	2,294.95
22	Fishbeck 8/7/23		\$	806.25
23				
24				
25				
26				
27				
28				
29				
30		Total	\$	7,950.56
31	Contractual Op.			
32	Fishbeck 3/16/23		\$	315.00
33	Fishbeck 5/10/23		\$	288.75
34				
35				
36				
37				
38				
39		Total	\$	603.75
40	Site Study			
41				
42				
43				
44		Total	\$	-

Other contract	
Varnum - KALSEE	\$ 1,147.00
Varnum - 100 Island Ave	\$ 341.00
Varnum - IPUSA	\$ 1,742.20
Varnum - Contractual Other	\$1,101.60
Total	\$ 4,331.80
Communication -internal	
Network Jan.-March	533.25
Network April-June	532.52
Network July-Sept.	177.5
Network Oct.-Dec.	
Total	\$ 1,243.27
Communication	
Total	\$ -
Travel	
Walters Vicks Mill Tour 11/22	23.44
Walters Vicks Mill Tour 04/23	24.56
Total	\$ 48.00
Marketing	
Total	\$ -
Employee Training	
Total	\$0.00
Miscellaneous	
Total	\$ -
Indirect Cost alloc.	
	\$ -
Interest Expense	
Total	0.00
Total Expenses	
	\$ 62,752.32

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

*previous invoice from 2022

243 total with encumbrances 2,332,887
242 total with encumbrances 1,774,709

	Carry fwd 2010-2018			\$238,924	
BRA ACTUAL TOTAL 2019 AS OF 3-12-20	2,419,002.16	587,581.34	0.00	1,831,421	2,070,344.48

BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
County BRA (acct 24370300-)	22,634.20	62,752.32		-40,118.12	MUNIS Actual, Admin Expense (D6)
Dividends	13,854.20			13,854.20	
Service Fees	8,780.00				
Midlink local TIR tax (acct 24370301-420.00)	256,923.88	526,957.60		-270,033.72	
Midlink school TIR tax (acct 24370301-420.01)	94,289.62			94,290	
Midlink Admin chg					
General Mills local TIR (acct 24370304-420.00)	54,447.12		86,385.74	-31,939	
General Mills school TIR (acct 24370304-420.01)				0	
General Mills Admin chg					
9008 Portage Road local TIR (acct 24370303-420.00)	676.24		6,227.14	-5,551	
9008 Portage Road school TIR (acct 24370303-420.01)				0	
9008 Portage Road Admin Chg					
Corner @ Drake (24370305-420.00)		2,602.89		-2,603	
Corner @ Drake Admin Chg					
555 E. Eliza St. Local TIR (24370306-420.00)	226.92			227	
555 E. Eliza St. School TIR (24370306-420.01)	257.10			257	
555 E. Eliza St. Admin Chg					
232 LLC (24370307-420.00)		5,137.46		-5,137	
232 LLC Admin. Chg					
Blackbird Billiards local TIR (24370308-420.00)	568.52	965.83		-397	
Blackbird Billiards School TIR (24370308-420.01)		675.15		-675.15	
Blackbird Billiards Admin Chg					
RAI AZO, LLC local TIR (24370309-420.00)	1,292.27			1,292.27	
RAI AZO, LLC School TIR (24370309-420.01)				0	
RAI Admin Chg					
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81	4,220.87		99.94	
Kalamazoo West Admin. Chg					
Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835	
Metal Mechanics School TIR (24370311-420.01)				0	
Metal Mechanics Admin. Chg.					
Scanell/Project Spartan Local TIR (24370318-420.00)	103,248.09			103,248	
Scanell/Project Spartan School TIR (24370318-420.01)		50,393.50		-50,394	*2021 TIR Return
Scanell/Project Spartan Admin. Chg.					
Stryker Local (24370313-420.00)	178,553.33			178,553	
Stryker School (24370313-420.01)			7,490.37	-7,490	
Stryker Admin. Chg					
Stadium Park Way Local (24370314-420.00)	58,432.04		55,562.73	2,869	
Stadium Park Way School (24370314-420.01)	70,141.58			70,142	
Stadium Park Way Admin Chg					
383 S. Pitcher St Local TIR (24370315-420.00)	13,643.99	13,123.61		520	
383 S. Pitcher School TIR (24370315-420.01)	8,854.71	7,732.71		1,122	
383 S. Pitcher Admin Chg					
Vicksburg Mill (24370316)					
Vicksburg Mill Admin. Chg					
Delta Marriott (24370317) Local TIR	47,842.60				
Delta Marriott School TIR					
Delta Marriott Admin. Chg					
2 and 10 Mills St. (Environmental Work)					
Graphic Packaging Local TIR (24370319-420.00)	136,354.17			136,354	
Graphic Packaging School TIR (24370319-420.01)	65,427.31			65,427	
Graphic Packaging Admin Chg					
IPUSA Local TIR (24370320-420.00)					
IPUSA State TIR (24370320-420.01)					
IPUSA Admin. Charge					
KALSEE Credit Union Local TIR (24370321-420.00)					
KALSEE Credit Union State TIR (24370321-420.01)					
KALSEE Credit Union Admin. Charge					
619 Porter St. (Environmental work)					
BRA ACTUAL TOTAL 2023 AS OF 08/17/2023	1,120,189.43	679,452.00	155,665.98	285,071	2,355,416

2020-23 Pending remaining of approved Work Orders & Other Expenses					
General Fund					
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		11,445.69	Remaining amount in W.O.		
2020 Pending TIF Payments to Developers & other expenses					
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37			
RAI AZO School & Interest		1,234			
Fund 243 (247) Work Order TOTAL		15,696.79		-15,696.79	2,332,887
Local Brownfield Revolving Fund					
440 LLC - Funding Request		15,000.00	invoices approved 5/25/2023		
WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.	-6,832.02	1,774,709
Fund 242 (643) Work Order TOTAL		21,832.02			
<i>total work orders & other expenses from both accounts</i>		37,528.81			

Pending reimbursements to Developers (with required documentation):

Delta Marriott Invoices (estimated)	82,473.15
City of Portage Invoices (TBD)	0.00
2022 Developer Reimbursement Scannell	622,628.77

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

1,627,785.20

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 pending	458.41		
Transfer from RAI Jets pending	9,033.35		
Trasfer from Stadium Park Way pending	57,124.21		
Subtotals	1,819,496.08	44,787.51	1,774,708.57
			Fund 242 TOTAL to date \$ 1,774,708.57

*see Expense Detail 2023 for outstanding workorders