KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: **Thursday August 27, 2026**
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207A
TIME: 3:00 pm

AGENDA

Link to join Webinar
https://us02web.zoom.us/j/85921428104
Webinar ID: 859 2142 8104

1. Call to Order: 3:00
2. Roll Call and Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of July 23, 2026
5. Public Comments *(4 minutes each)*
6. Consent Agenda
   a. **From General Fund:**
      i. **$385.00 –** Administrator Walters CEcD Retake MC Test Invoice 114411
      ii. **$22,566.25** – Fishbeck Invoice 468099 (W.O. 2026-1 Gen. Env. West Main 1, LLC)
   b. **From Local Brownfield Revolving Fund:**
      i. **$9,500.00** – Fishbeck Invoice 468101 (W.O. 2026-3 MRC Ind.)
      ii. **$10,350.00** – Fishbeck Invoice 468708 (W.O. 2026-4 Hope THRU Nav.)
   c. **Project Business:**
      i. **Developer Reimbursements from Tax Increment Revenue**
         1. **$1,197,754.00 –** City of Portage 1st TIF Payment (Fed Ex/Scannell 2025 Local)
         2. **$58,247.66 –** Select Products Stadium Park Way 4th TIF Payment (2023 Local)
         3. **$36,234.62 –** Select Products Stadium Park Way 5th Payment (2024 Local)
         4. **$34,629.78 –** Select Products Stadium Park Way 6th Payment (2025 Local)
         5. **$27,400.45 –** Kalamazoo Storage Stadium Park Way 3rd TIF Payment ($10,173.79 State 2023 & $17,266.66 Local 2023)
         6. **$25,399.37 –** Kalamazoo Storage Stadium Park Way 4th TIF Payment (2024 Local)
         7. **$24,274.41 –** Kalamazoo Storage Stadium Park Way 5th TIF Payment (2025 Local)
         8. **$21,732.23** – 383 S. Pitcher Street 8th TIF Payment ($9,339.41 2025 Local & $12,392.82 2025 State)

   ii. **2025 MEDC Annual Reports** – Authorize Submittal to MEDC by 8/31/2026
   iii. **555 Eliza Street** – Authorization for Final EGLE Loan Payment of $99,166.62

d. **Transfers into the Local Brownfield Revolving Fund**
   i. **$2,614.53** – Stadium Park Way 2nd Transfer (2022 State TIR)
   ii. **$64,386.47 –** Delta Marriott (2025 Local TIR)

e. **Return of Tax Increment Revenue to Taxing Jurisdictions**
   i. **$79,212.23 -** Stadium Park Way School Operating ($37,791.18 of 2023, $35,921.18 of 2022, & $5,499.87 of 2021)
   ii. **$46,603.74 –** Stadium Park Way State Education Tax ($22,151.39 of 2023, $21,203.03 of 2022, & $3,249.32 of 2021)

7. Discussion and/or Action Calendar

   a. **Action**: WFH Cooper Corners, LLC Housing TIF – Cooper Township – Allen Edwin Homes
      i. Part I and Part II project applications
      ii. Ad-Hoc Committee for WFH Cooper Corners, LLC Brownfield Plan

   b. **Action:** Green Development Ventures, LLC H-TIF Plan – Oshtemo Township – Allen Edwin Homes
      i. KCBRA, Green Development Ventures, LLC, & Echo Workforce Investments, LLC Consent to Assignment and Conveyance Documents

   c. **Action**: 436 W. Willard Street – Kalamazoo Plating Works – Clark Willard
      i. Draft Grant Reimbursement Agreement
      ii. EGLE Grant 2026-3595 Acceptance Letter & Authorization for Chairperson to sign Grant Agreement

   d. **Discussion:** Fishbeck General Environmental Memo & Billing Summary

8. Financial Reports
   a. **Discussion:** KCBRA General Fund 243 Q3 Report
   b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates
   a. West Main 1, LLC Draft Development Agreement Pending
   b. City of Portage Ali Family Home Loan Repayment Agreement Pending
   c. City of Portage Ali Family Home Development Agreement Pending

d. 555 Eliza Street LBRF Loan Repayment Agreement Pending
e. Michigan Housing Partnership, LLC Development Agreement Pending
f. Maple Hill Leaseholds, LLC reassignment of TIF Pending
g. KCBRA Board Retreat 2026
h. Staff presented Housing TIF 101 to Oshtemo Township Board of Trustees 8/11/2026
i. Oshtemo Township adopted a Resolution in Support of the West Main 1, LLC H-TIF BFP on 8/11/2026
j. Staff Attended SME Brownfields Brainstorm Event 8/13/2026
k. Presented West Main 1, LLC H-TIF BFP to County BOC COW 8/18/2026
l. Public Hearing for West Main 1, LLC H-TIF Plan on 9/1/2026 at 6:45 p.m.
m. Staff to retake CEcD Exam Multiple Choice Portion 9/18/2026

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, September 24, 2026, at 3:00 p.m.

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

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

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE:	**Thursday, July 23, 2026**
PLACE OF MEETING:	201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME:	3:00 pm

DRAFT – MINUTES

Present: Lana Escamilla, Chad Goodwill, Chas Hammond, Commissioner Morales, Kenneth Peregon, and Andrew Wenzel.

Members Excused: Christopher Carew, Jared Lutz, and Jodi Milks.

Vacancies: none

Kalamazoo Township: Craig Sherwood

Oshtemo Township: none

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

Community: 3

1. Call to Order: **Chair Peregon called the meeting to order at 3:44 p.m.**

2. Roll Call and Members Excused: **Christopher Carew, Jodi Milks, and Jared Lutz were excused. Six (6) voting members of nine (9) board of directors were present.**

3. Approval of the Agenda:

   Chair Peregon requested Item 7d be added to the agenda, and for it to be discussed after Item 7av.

   Director Wenzel moved to approve item 3 as amended, the agenda, Director Hammond seconded. A Roll Call Vote was taken, six (6) Yes and zero (0) No, motion carried.

4. Approval of Minutes: BRA Minutes of June 25, 2026

   Director Hammond noted discrepancies in the minutes.

   Director Wenzel moved to approve Item 4, as amended to include adding the word "none" to public comment, correcting the next meeting date, and change the language to loan instead of grant on motion for item 7 di. Director Hammond seconded. None opposed, motion carried.

5. Public Comments: *(4 minutes each)*

6. Consent Agenda:
   a. **From General Fund:**

i. **$5,117.60** – Fishbeck Invoice 467414 (W.O. 2026-1 Gen. Env.)
ii. **$350.00 –** MEDA Membership Invoice #7796
iii. **$22,169.70** - FY26Q2 Reimbursement to Planning Dept

b. **From Local Brownfield Revolving Fund:**
i. **$291.55** – Fishbeck Invoice 467405 (W.O. 2025-5 KNAC)
ii. **$6,450.00** – Fisbeck Invoice 467419 (W.O. 2026-4 Hope THRU Nav)
iii. **$4,750.00** – Fishbeck Invoice 467421 (W.O. 2026-3 MRC Ind.)

c. **Developer Reimbursements from Tax Increment Revenue**
i. **$5,242.74** – Kalamazoo West 11th TIF Payment (2025 Local)
ii. **$1,633.39** – Blackbird Billiards 10th TIF Payment ($797.76 State 2025 & $835.63 Local 2025)
iii. **$104,845.86** – General Mills 15th TIF Payment (2025 Local)

d. **Transfers into the Local Brownfield Revolving Fund**
i. **$157.49** - Metal Mechanics Brownfield Plan 5th Transfer (2025 Local)

e. **Project Business:**
i. **Vicksburg Mill Paper City**
1. Authorization to Submit FY26Q2 Loan Report to EGLE (State FY)
2. **$164.22** – BRA Admin Expenses invoice for EGLE Loan FY26Q2 (State FY)

Director Hammond moved to approve Item 6 as presented, Director Escamilla seconded. None opposed, motion carried.

7. <u>Discussion and/or Action Calendar</u>

a. **Action**: West Main 1, LLC Brownfield Plan
i. Ad Hoc Committee Notes from June 3, 2026

Director Wenzel moved to approve Item 7ai as presented, Commissioner Morales seconded. None opposed, motion carried

ii. Ad Hoc Committee Notes from June 8, 2026

Director Wenzel moved to approve Item 7aii as presented, Director Hammond seconded. None opposed, motion carried

iii. Fishbeck Memo & Fact Sheet w/ Plante Moran Summary
iv. Staff Memo & Brownfield Plan Presentation
v. West Main 1, LLC Brownfield Plan

Staff presented the brownfield plan and the development team was available for questions. The community benefit of this project includes bringing a mixed-use development to Oshtemo Township's new Mixed Used Development District and increasing local housing stock by over 400 new units. Oshtemo Township would be reimbursed for their infrastructure costs, and the KCBRA would capture approximately $7.5 million into the Local Brownfield Revolving Fund (LBRF). Administrator Walters asked the board if there were any considerations to limit LBRF capture. Discussion ensued related to the case-by-case nature of brownfield plan negotiations and when LBRF capture has been limited in the past. In this case, the local government has already negotiated the community benefit, and members questioned whether after 30 years, $7.5 million would seem like as large or a figure. It was stated that limiting LBRF capture now limits funding toward future economic development projects county-wide. Administrator Walters noted that feedback from County Commissioners on past brownfield projects has been to try and avoid limiting the LBRF capture to promote LBRF fund sustainability. There was consensus from the board that for this project, capturing the full amount eligible into the LBRF would be an opportunity to support fund development and future projects.

Director Wenzel moved to approve Item 7av as presented, Director Goodwill seconded. None opposed, motion carried

d. **Discussion:** AEH 1706 W. Centre – City of Portage- H-TIF Project Request

Discussion ensued from the development team related to concern from Allen Edwin Homes over having a loan liability through this funding request and who could be the primary party on the loan agreement. There was consensus from the board directing staff to request Varnum add language into the reimbursement agreement to state the homeowner as the primary party of the development agreement, placing a lien on the property which would release the remaining loan funds due to the KCBRA if the property was sold to a tax-exempt buyer, including requiring the homeowner to maintain insurance on the home and create an escrow account that covers that expense. The responsibility of filing the lien paperwork was discussed, staff will ask Varnum to file the paperwork to ensure the KCBRA is notified of lapses or sale of home. The funding request will still be considered a loan, but the Ali Family will be the party responsible for the loan and not Allen Edwin Homes, even though AEH was the applicant on file for the request.

b. **Discussion:** Fishbeck General Environmental Memo & Billing Summary

c. **Discussion:** Metal Mechanics Brownfield Plan

   vi. **$4,886.36** – D&D Realty Metal Mechanics 10th TIF Payment (Final Payment to Developer w/ 2025 Local)

Commissioner Morales moved to approve item 7ci, Director Wenzel, none opposed, motion carried.

8. <u>Financial Reports:</u> **Staff Presented the Financial Reports.**

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

b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report
Staff noted the emerging developer and encumbered figure total were incorrect and they will be updated for the August meeting.

9. Staff Report/Updates: **Staff Presented Updates**
   a. Staff Attended City of Parchment BRA Meeting 6/16/2026
   b. Staff Attended Quarterly Kalamazoo Housing Stakeholders Meeting 6/26/2026
   c. Summer Tax Increment Financing Statements sent to LUGs on 7/17/2026
   d. Staff Attended City of Portage BRA Meeting 7/17/2026
   e. Staff Attended Kal. County Land Bank Strategic Planning Presentation 7/20/2026
   f. Staff Attended City of Parchment BRA Meeting 7/22/2026
   g. Michigan Housing Partnership, LLC Development Agreement Pending
   h. City of Portage Ali Family Home Loan Repayment Agreement Pending
   i. City of Portage Ali Family Home Development Agreement Pending
   j. 555 Eliza Street LBRF Loan Repayment Agreement Pending
   k. 436 Willard Street EGLE Grant Reimbursement Agreement Pending
   l. KCBRA Board Retreat 2026

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Hammond moved to adjourn, Director Escamilla seconded, the meeting adjourned at 4:49 p.m.**

Next meeting: Thursday, August 27, 2026, at 3:00 p.m.

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

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PLEASE CALL 269-384-8305 OR EMAIL MACY.WALTERS@KALCOUNTY.GOV
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Macy Rose Walters, MPA
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

International Economic Development Council

Invoice No. 114411

1275 K Street NW
Suite 300
Washington, DC 20005
Ph: (202) 223-7800
Fax: (202) 223-4745

INVOICE

Sold To:
Macy R. Walters
Kalamazoo County Brownfield Redevelopment Authority
201 W Kalamazoo Ave
Kalamazoo, MI 49007-3777
USA

Ship To:
Macy R. Walters
Kalamazoo County Brownfield Redevelopment Authority
201 W Kalamazoo Ave
Kalamazoo, MI 49007-3777
USA

Account No.	Purchase Order No.	Order Date	Order Number	Terms	Invoice Date
344646		08/14/2026	238409	Web registration	08/14/2026

Qty Shipped	Item Code	Description	Unit Price	Extended Price
1	CERT_0926/ RETAKE	Certification Exam - Virtual 09/18/2026 - 09/18/2026 Exam Candidate - Retake	385.00	385.00

Line Item Total	Freight	Handling	Other	Tax	Subtotal	Amount Received	Amount Due
385.00					385.00		385.00

fishbeck
Engineers | Architects | Scientists | Constructors

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

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

August 06, 2026
Project No: 2304540.03
Invoice No: 000000468099

Invoice Total 22,566.25

Project 2304540.03 KCBRA/W.O. 2026-1 General Environmental Consulting
Work Order 2026-1, Amendment No. 1

For Professional Services through July 31, 2026

Phase General Review 2026

Labor

	Hours	Rate	Amount	
Staff Environmental Specialist	8.75	140.00	1,225.00	
Senior Geologist	9.25	145.00	1,341.25	
Totals	18.00		2,566.25	
Total Labor				**2,566.25**

Consultants

Subconsultant				
7/20/2026	Plante Moran Realpoint LLC	Real Estate Consulting-West Main	20,000.00	
Total Consultants			**20,000.00**	**20,000.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	22,566.25	23,128.48	45,694.73
Limit			50,000.00
Remaining			4,305.27

Total this Phase 22,566.25

Billings to Date

	Current	**Prior**	**Total**
Labor	2,566.25	23,101.90	25,668.15
Consultant	20,000.00	0.00	20,000.00
Expense	0.00	13.98	13.98
Unit	0.00	12.60	12.60
Totals	**22,566.25**	**23,128.48**	**45,694.73**

Total this Invoice 22,566.25

Billings to Date

	Current	**Prior**	**Total**
Labor	2,566.25	23,101.90	25,668.15
Consultant	20,000.00	0.00	20,000.00
Expense	0.00	13.98	13.98

Unit	0.00	12.60	12.60
Totals	**22,566.25**	**23,128.48**	**45,694.73**

Item 6 b i

fishbeck
Engineers | Architects | Scientists | Constructors

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

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

August 06, 2026
Project No: 2600523.00
Invoice No: 000000468101

Invoice Total	**9,500.00**

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

For Professional Services through July 31, 2026

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Phase I ESA	3,000.00	100.00	3,000.00	3,000.00	0.00
Phase II ESA	19,000.00	75.00	14,250.00	4,750.00	9,500.00
BEA/DDCCR	5,500.00	0.00	0.00	0.00	0.00
Asbestos Survey	13,000.00	0.00	0.00	0.00	0.00
Total Fee	40,500.00		17,250.00	7,750.00	9,500.00

Total Fee **9,500.00**

Total this Invoice **9,500.00**

Billings to Date

	Current	Prior	Total
Fee	9,500.00	7,750.00	17,250.00
Totals	**9,500.00**	**7,750.00**	**17,250.00**

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Engineers | Architects | Scientists | Constructors

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

August 14, 2026
Project No: 2600833.00
Invoice No: 000000468708

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

Invoice Total	**10,350.00**

Project 2600833.00 Kalamazoo County BRA/707 North Westnedge Avenue, Kalamazoo
Work Order# 2026-4

For Professional Services through July 31, 2026

Phase	**Fee**	**Percent Complete**	**To Date**	**Previously Billed**	**Current Fee Billing**
Phase I ESA	3,000.00	100.00	3,000.00	3,000.00	0.00
Phase II ESA	13,800.00	100.00	13,800.00	3,450.00	10,350.00
BEA/DDCCR	5,000.00	0.00	0.00	0.00	0.00
Total Fee	21,800.00		16,800.00	6,450.00	10,350.00

Total Fee **10,350.00**

Total this Invoice **10,350.00**

Billings to Date

	Current	**Prior**	**Total**
Fee	10,350.00	6,450.00	16,800.00
Totals	**10,350.00**	**6,450.00**	**16,800.00**

Item 6 c i 1

#	Item			State	Local	Total
1	**Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review**					
2	Scannell / Project Spartan - City of Portage					
3	August 27, 2026					
4	**KCBRA**					
5	**Expenditures**	*distributed*	*Invoiced*	**State**	**Local**	**Total**
6	*Administrative*					
7	*2019 Admin Expense Legal Fees*				$ 2,805.50	$ 2,805.50
8	2021 Admin Expense	*12/31/2021*	$ 9,770.54	$ 9,000.00	$ 770.54	$ 9,770.54
9	2022 Admin Expense	*12/31/2022*	$ 14,741.94		$ 14,741.94	$ 14,741.94
10	2023 Admin Expense	*12/31/2023*	$ 20,831.93		$ 20,831.93	$ 20,831.93
11	2024 Admin Expense				$ 5,492.58	$ 5,492.58
12	2025 Admin Expense				$ 8,440.00	$ 8,440.00
13	*Subtotal KCBRA*	*$ -*	*$ -*	*$ 9,000.00*	*$ 53,082.49*	*$ 62,082.49*
14	**Payments to KCBRA**	*Approved*	*Distributed*	**State**	**Local**	**Total**
15	2019 Admin Charge				$ 2,805.50	$ 2,805.50
16	2021 Admin Charge	3/24/22	12/31/2021	$ 9,000.00	$ 770.54	$ 9,770.54
17	2022 Admin Charge	3/16/2023	12/31/2022	-	$ 14,741.94	$ 14,741.94
18	2023 Admin Charge	3/28/2024	12/31/2023		$ 20,831.93	$ 20,831.93
19	2024 Admin Charge				$ 5,492.58	$ 5,492.58
20	2025 Admin Charge				$ 8,440.00	$ 8,440.00
21	*Subtotal payments to KCBRA*			*$ 9,000.00*	*$ 53,082.49*	$ 62,082.49
22	**Subtotal Remaining to KCBRA**			**$ -**	**$ -**	**$ -**
23	**State Brownfield Fund**					
24	*State of Michigan Payment*	*Invoiced*	*distributed*	State	Local	Total
25	*2021 50% SET pending*	*12/12/2022*	*12/31/2022*	*$ 7,109.50*		*$ 7,109.50*
26	*No State TIR after 2022*					
27	*total*					***$ 7,109.50***
28	**City of Portage**					
29	**Expenditures/Invoices/Eligible Costs**	*Invoiced*	*date of approval*	State	Local	Total
30	Public Infrastructure Improv.	2,899,102.45	10/23/2025		$ 2,899,102.45	$ 2,899,102.45
31	(Streets, Roads, & Soft costs)					
32	**Payments to City of Portage**	*Approved*	*Distributed*			
33	*1st TIR Payment*				***$ 1,197,754.00***	***$ 1,197,754.00***
34	Subtotal payments to Portage					**$ 1,197,754.00**
35	**Subtotal Remaining to City of Portage**					***$ 1,701,348.45***
36	**Developer**					
37	**Expenditures/Invoices/Eligible Costs**	*Invoiced*	*date of approval*	**State**	**Local**	**Total**
38	Pre-Approved Activities	$16,212.32		9,245.50	$ 6,966.82	$ 16,212.32
39	Dust Control	$1,000.00		-	$ 1,000.00	$ 1,000.00
40	Public Infrastructure Imporv.	$8,540.00	**invoiced together 4/13/21**	-	$ 8,540.00	$ 8,540.00
41	Soil Management	$258,944.00	**approved by KCBRA 5/27/21**	-	$ 258,944.00	$ 258,944.00
42	Site Preparation	$1,042,757.25		-	$ 1,042,757.25	$ 1,042,757.25
43	Soft Cost (eligible activities)	$34,075.65		-	$ 34,075.65	$ 34,075.65
44	Brownfield Plan Prep	$10,783.75		-	$ 10,783.75	$ 10,783.75
45	*Principal Balance*	*$1,372,312.97*		*9,245.50*	*$ 1,363,067.47*	*$ 1,372,312.97*
34	**Interest Payments (2%)**					
35	*Interest balance 2021*	*$16,317.37*		*$ -*	*$16,317.37*	*$ 16,317.37*
36	*Interest balance 2022*	*$21,479.50*			*$21,479.50*	*$ 21,479.50*
36	*Interest balance 2023*	*$9,026.92*			*$9,026.92*	*$9,026.92*
36	*interest balance 2024*	*$7,018.72*			*$7,018.72*	*$7,018.72*
36	*subtotal interest balance to date*	*$53,842.50*				*$ 53,842.50*
36	**Payments to Developer**	*Approved*	*Distributed*	**State**	**Local**	**Total**
53	1st TIF reimbursement	3/24/22	3/28/2022	9,245.50	$ 309,153.85	$ 318,399.35
54	2nd TIF reimbursement	10/26/2023		-	$ 622,628.77	$ 622,628.77
55	3rd TIF reimbursement + interest total	10/24/2024			$ 485,127.35	$ 485,127.35
56	Subtotal Payments to Developer				**$ 1,416,909.97**	**$ 1,426,155.47**
57	**Subtotal Remaining to Developer**					$ 0.00
58	**Total Remaining Balances of all Entities**					$ 1,701,348.45
59	**Transfers to Local Brownfield Revolving Fund (643)**			State	Local	Total
60	**total allowed by BF plan**			**9,245.50**	**1,481,754.50**	**1,491,000.00**
61	from 2021 TIR		11/7/2022	9,245.50	0.00	9,245.50
62	from 2023 TIR		12/19/24		119,331.26	119,331.26
63	Subtotal to LBRF			9,245.50	119,331.26	128,576.76
64	Total remaining to collect in Local Brownfield Revoling fund (643)			0.00	1,362,423.24	**1,362,423.24**

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Stadium Park Way Redevelopment

August 27, 2026

KCBRA			**State**	**Local**	**Total**
Expenditures	*Estimate*	*Invoiced*			
Phase I ESA	$ 3,500.00	$ 3,348.00	$ 3,348.00	$ -	$ 3,348.00
Phase II ESA	$ 15,000.00	$ 12,127.00	$ 12,127.00	$ -	$ 12,127.00
BEA/Due Care	$ 3,000.00	$ 2,845.00	$ 2,845.00	$ -	$ 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	$ -	$ 4,649.75	$ 4,649.75
Administrative/Implementation					
2018 Administrative		$ 4,713.10	$ -	$ 4,713.10	$ 4,713.10
2019 Administrative		$ 2,620.31	$ -	$ 2,620.31	$ 2,620.31
2020 Administrative		$ 3,713.82	$ -	$ 3,713.82	$ 3,713.82
2021 Administrative		$ 2,254.74	$ -	$ 2,254.74	$ 2,254.74
2022 Administrative		$ 2,869.31	$ -	$ 2,869.31	$ 2,869.31
2023 Administrative		$ 4,457.87	$ -	$ 4,457.87	$ 4,457.87
2024 Administrative		$ 3,110.99		$ 3,110.99	$ 3,110.99
2025 Administrative		$ 5,000.00		$ 5,000.00	$ 5,000.00
Subtotal KCBRA	*$ 36,500.00*	*$ 53,880.72*	*$ 35,929.00*	*$ 33,389.89*	*$ 69,318.89*
Payments	Approved	Distributed			
admin 2018 & PR Ex.		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		12/21/2022	$ 2,010.37	$ 858.94	$ 2,869.31
admin 2023		12/21/2023	$ -	$ 4,457.87	$ 4,457.87
admin 2024		12/31/2024	$ -	$ 3,110.99	$ 3,110.99
admin 2025		12/31/2025	$ -	$ 5,000.00	$ 5,000.00
Subtotal KCBRA			*$ 35,929.00*	$ 33,389.89	$ 69,318.89
Remaining Balances after Payments					
Subtotal remaining to KCBRA			**$ -**	**$ -**	**$0.00**
					paid in full to date

State Brownfield Fund			
State of Michigan Payment			**Total**
2018 50% SET paid	$6,072.00	$ 6,072.00	*$ 6,072.00*
2019 50% SET Paid	$7,352.50	$7,352.50	*$ 7,352.50*
2020 50% SET paid	$12,851.00	$12,851.00	*$ 12,851.00*
2021 50% SET paid	$12,604.56	$12,604.56	*$ 12,604.56*
2022 50% SET paid	$13,017.37	$13,017.37	*$ 13,017.37*
2023 50% SET pending	$13,586.00	$13,586.00	$ 13,586.00
total paid to SET			*$ 65,483.43*

Developer (Select)			**State**	**Local**	**Total**
Expenditures					
Eligible Developer Expense	***Estimate***	***Approved***			
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)	6412	11/17/22		$ 89,236.73	$ 89,236.73
3rd TIR payment (2022 tif)	26244	8/24/23		$ 55,562.73	$ 55,562.73
4th TIR payment (2023 tif)	*pending*			*$ 58,247.66*	*$ 58,247.66*
5th TIR payment (2024 tif)	*pending*			*$ 36,234.62*	*$ 36,234.62*
6th TIR payment (2025 tif)	*pending*			*$ 34,629.78*	*$ 34,629.78*
Subtotal Developer (Select) Payments			$ -	*$ 345,562.80*	*$ 345,562.80*

Interest (Select)	3%		local	total
2018 Interest	$0.00	$0.00		
2019 Interest			$13,660.43	$13,660.43
2020 Interest			$11,510.89	$11,510.89
2021 Interest			$8,833.79	$8,833.79
2022 Interest			$7,166.91	$7,166.91
2023 Interest			$5,500.03	$5,500.03

#		Estimate	Check #	Approved / Distributed	State	Local	Total
72	2024 Interest					$5,500.03	$5,500.03
73	2025 Interest					$5,500.03	$5,500.03
74	**Interest Total**					$57,672.10	$57,672.10
75							
76	**Developer (Select) Remaining Balances after Payments**						
77	**Subtotal remaining to Select Products**				$0.00	$167,456.94	$167,456.94
78							
79	**Developer (Harrison)**				**State**	**Local**	**Total**
80	**Expenditures**						
81	*Eligible Developer Expense*	***Estimate***		***Approved***			
82	*BEA Activities (Harrison) approved 2-27-20*	$ 15,204.78		$ 15,204.78		$ 15,204.78	$ 15,204.78
83							
84	*Total*				$ -	$ *15,204.78*	$ 15,204.78
85	*Subtotal Developer (Harrison)*				$ -	$ *15,204.78*	$ *15,204.78*
86							
87	**Payments (Harrison)**		check #	Distributed			
88	1st tif payment (2019 tif)		537558	6/15/2020		$ 15,204.78	$ 15,204.78
89							
90	*Subtotal Developer (Harrison) Payments*				$ -	$ *15,204.78*	$ *15,204.78*
91							
92	**Developer (Harrison) Remaining Balances after Payments**						
93	**Subtotal remaining to Harrison**				$0.00	$0.00	$0.00
94							*paid in full to date*
95	**Developer (National Flavors)**				**State**	**Local**	**Total**
96	**Expenditures**						
97	*Eligible Developer Expense*	***Estimate***		***Approved***			
98	*BEA Activities (Nat'l Flavors) approved 2-27-20*	$ 8,000.00		$ 8,000.00		$ 8,000.00	$ 8,000.00
99							
100	*Total*				$ -	$ *8,000.00*	$ 8,000.00
101	*Subtotal Developer (Nat'l Flavors)*				$ -	$ *8,000.00*	$ *8,000.00*
102							
103	**Payments (National Flavors)**		check #	Distributed			
104	1st tif payment (2019 TIF)		537612	6/22/2020		$ 8,000.00	$ 8,000.00
105							
106	*Subtotal Developer (Nat'l Flavors) Payments*				$ -	$ *8,000.00*	$ *8,000.00*
107							
108	**Developer (Nat'l Flavors) Remaining Balances after Payments**						
109	**Subtotal remaining to National Flavors**				$0.00	$0.00	$0.00
110							*paid in full to date*
111	**Developer (Kalamazoo Storage)**				**State**	**Local**	**Total**
112	**Expenditures**						
113	*Eligible Developer Expense*	***Estimate***		***Approved***			
114	*BEA Activities (Kzoo Storage) invoice packet #1 approved 2-27-20*	$ 25,172.50		$ 25,172.50	$ 13,635.94	$ 11,536.56	$ 25,172.50
115	*Invoice Packet #2 approved 12-19-2024*	$ 145,149.62		145,149.62	$ 10,173.79	$ 134,975.83	$ 145,149.62
116	*Total (invoice packet #2 Local only no EGLE approval)*				$ *23,809.74*	$ *146,512.38*	$ 170,322.12
117	*Subtotal Developer (Kzoo Storage)*				$ *23,809.74*	$ *146,512.38*	$ *170,322.12*
118							
119	**Payments (Kzoo Storage)**		check #	Distributed			
120	1st tif payment (2019 TIF)		537558	6/15/2020	$ 13,635.94	$ 1,112.60	$ 14,748.54
121	2nd tif payment (2020 TIF)		554184	4/19/2022	$ -	$ 10,423.96	$ 10,423.96
122	*3rd TIF payment (2023 TIF)*			*pending*	$ *10,173.79*	$ *17,226.66*	$ *27,400.45*
123	*4th TIF payment (2024 TIF)*			*pending*	$ -	$ *25,399.37*	$ *25,399.37*
124	*5th TIF payment (2025 TIF)*			*pending*		$ *24,274.41*	$ *24,274.41*
125	*Subtotal Developer (Kzoo Storage) Payments*				$ *23,809.74*	$ *78,437.00*	$ *102,246.74*
126							
127	**Developer (Kalamazoo Storage) Remaining Balances after Payments**						
128	**Subtotal remaining to Kalamazoo Storage**				$ -	$ 68,075.38	$ 68,075.38
129							
130	**Total Remaining Balances of all Entities**				$0.00	$235,532.32	$235,532.32
131							
132	**Transfers to Local Brownfield Revolving Fund (643)**				**State**	**Local**	**Total**
133	**total allowed by BF plan**				**$ 59,738.74**	**$ 716,126.79**	**$ 775,865.53**
134	1st LBRF Transfer 2022 TIR				$ 57,124.21		$ 57,124.21
135	2nd LBRF Transfer 2022 TIR				$ *2,614.53*		
136							
137	Subtotal to LBRF				$ 59,738.74	$ -	$ -
138	Total remaining to collect in Local Brownfield Revolving fund (643)				$ -	$ 716,126.79	**$ 775,865.53**

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

383 S. Pitcher Street Redevelopment

August 27, 2026

KCBRA			**State**	**Local**	**Total**
Expenditures	*Estimate*	*Invoiced/Approved*			
Administrative					
2018 Administrative				$ -	$ -
2019 Administrative		2/28/2020 approved		$ 698.74	$ 698.74
2020 Administrative		2/25/2021 approved		$ 536.61	$ 536.61
2021 Administrative		2/7/2022 approved		$ 420.88	$ 420.88
2022 Administrative		3/23/2023 approved		$ 520.38	$ 520.38
2023 Administrative		3/28/2024 approved		$ 800.11	$ 800.11
2024 Administrative		3/27/2025 approved		$ 1,272.38	$ 1,272.38
2025 Administrative		3/33/2026 approved		$ 4,086.00	$ 4,086.00
Subtotal KCBRA	*$ -*	*$ -*	*$ -*	*$ 8,335.10*	*$ 8,335.10*
Payments	Approved	Distributed			
KCBRA	2/28/20	2/28/2020		$ 698.74	$ 698.74
KCBRA	2/22/21	12/31/2020		$ 536.61	$ 536.61
KCBRA	2/7/22	12/31/2021		$ 420.88	$ 420.88
KCBRA	3/23/23	12/31/2022		$ 520.38	$ 520.38
KCBRA	3/28/24	12/31/2023		$ 800.11	$ 800.11
KCBRA	3/27/25	12/31/2024		$ 1,272.38	$ 1,272.38
KCBRA	*3/22/26*	*12/31/2025*		*$ 4,086.00*	*$ 4,086.00*
Subtotal KCBRA			*$ -*	*$ 8,335.10*	*$ 8,335.10*
Remaining Balances after Payments					
Subtotal KCBRA			**$ -**	**$ -**	**$ -**

State Brownfield Fund	*Distributed*	***State***	***local***	***Total***
State of Michigan Payment(2019 1/2 of SET)	11/17/2020	$ 916.50		$ 916.50
State of Michigan (2020 1/2 of SET)	12/31/2021	$ 1,041.00		$ 1,041.00
State of Michigan (2021 1/2 SET)	12/31/2022	$ *1,058.00*		$ *1,058.00*
State of Michigan (2022 1/2 SET)	12/31/2023	$ *1,122.00*		$ *1,122.00*
State of Michigan (2023 1/2 SET)	12/31/2024	$ 1,207.00		$ 1,207.00
State of Michigan (2024 1/2 SET)	12/31/2025	$ 1,297.00		$ 1,297.00
State of Michigan (2025 1/2 SET)	*pending*	*$ 1,356.00*		*$ 1,356.00*
Total				**$ 7,997.50**

Developer			**State**	**Local**	**Total**
Expenditures	**WP Approved**	**BRA**			
Eligible Developer Expense	***Estimate***	***Approved***			
Site Assessment and BEA	$ 16,741.00	$ 16,741.00	$ 6,927.43	$ 9,813.57	$ 16,741.00
Combined BF Plan and 381 WP	$ *6,500.00*	$ *6,500.00*	$ 2,689.70	$ 3,810.30	$ 6,500.00
Due Care	$ *85,700.00*	$ *27,968.13*	$ 11,573.21	$ 16,394.92	$ 27,968.13
Demolition	$ *92,300.00*	$ *130,109.64*	$ 43,922.80	$ 86,186.84	$ 130,109.64
Asbestos Abatement	$ *10,680.00*	$ *7,187.62*	$ 2,974.24	$ 4,213.38	$ 7,187.62
Site Prep	$ *9,500.00*	$ *61,666.61*	$ 4,520.77	$ 57,145.85	$ 61,666.61
15% contingency	$ 28,752.00				
Total	$ *250,173.00*	$ *250,173.00*	$ *72,608.14*	$ *177,564.86*	$ 250,173.00
Subtotal Developer			$ *72,608.14*	$ *177,564.86*	$ *250,173.00*
Non-Interest Payments	Approved	Distributed			
1st TIF payment	5/28/2020	6/22/2020		$9,761.87	$9,761.87
2nd TIF payment	7/23/2020	7/31/2020	$ 6,375.40		$6,375.40
3rd TIF payment	4/22/2021	5/26/2021	$ 7,171.07	$ 11,877.31	$19,048.38
4th TIF payment	4/28/2022	5/9/2022	$ 7,296.45	$ 12,429.24	$19,725.69
5th TIF payment	6/22/2023	7/7/2023	$ 7,732.71	$ 13,123.61	$20,856.32
6th TIF payment	6/27/2024	7/9/2024	$ 8,317.73	$ 13,918.09	$22,235.82
7th TIF payment	5/22/2025	7/8/2025	$ 8,940.90	$ 14,525.38	$23,466.28
8th TIF payment	*pending*		*$ 9,339.41*	*$ 12,392.82*	*$21,732.23*
Subtotal Developer Payments			$ *55,173.67*	*$88,028.32*	$ *143,201.99*

Interest (3%)			
1st interest from 11/21/2019 on $243,673 allowed principal	$2,693.45	$3,815.62	$6,509.07
2nd interest 2020 on $227,535.73 principal remaining	$1,906.29	$4,919.78	$6,826.07
3rd interest 2021 on $208,487.35 principal remaining	*$2,588.16*	*$3,666.46*	*$6,254.62*
4th interest on 2022 on $188,761.66 principal remaining corrected from '23 report*	*$3,319.56*	*$2,343.29*	*$5,662.85*
5th interest on 2023 on $167,905.34	*$2,084.38*	*$2,952.78*	*$5,037.16*
6th interest on 2024 on $144,439.07	*$1,793.07*	*$2,540.10*	*$4,333.17*
7th interest on 2025 on $122,706.87	*$1,523.28*	*$2,157.92*	*$3,681.21*
Interest Total	$15,908.19	$22,395.95	$38,304.15
Developer Remaining Balances after Payments (incl. interest)			
Subtotal Remaining to Developer	$33,342.67	$111,932.49	$145,275.16
Total Remaining Balances of all Entities	**$ 33,342.67**	**$ 111,932.49**	**$145,275.16**

Michigan Economic Development Corporation | MEDC

Local Brownfield Revolving Fund M-0000160426

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

If there is no balance, enter $0.

* **Balance as of 12/31 of reported Calendar Year**

$5,429,812

No Brownfield Projects

☐ **No Brownfield Projects, including no TIR capture/reimbursement to report in the Calendar Year**

Certification

Comments

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Brownfield Annual Report M-0000158905

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Landscape Forms, Inc.

Date Brownfield Plan Approved
Sep 17, 2024

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture not started

***Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements
$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

***Current Taxable Value**
$0

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
-$66,816

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
0

***Does this TIF capture overlap with any other abatement?**
No

Additional Information
under construction, capture begins in 2028.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160419

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Maple Hill Leaseholds, LLC

Date Brownfield Plan Approved
Aug 19, 2025

- [ ] **Local Only Plan?**
- [ ] **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture not started

*** Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements
$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

*** Current Taxable Value**
$1,529,600

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$0

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
0

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information
the development is currently under sale and reassignment as of 2026 - Maple Hill sold to Fox Motors

Certification

* [x] **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158969

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Metal Mechanics

Date Brownfield Plan Approved
Oct 4, 2016

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

*** Amount of Local ISD Specific-Tax TIR Received**
$789

Amount of School Operating Tax Capture Received
$0

*** Amount of Local ISD Ad Valorem TIR Received**
$436

*** Amount of Local Tax Capture Received**
$4,818

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$6,043

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$0

*** Amount of Local Admin To Be Reimbursed**
$1,000

*** Amount of Local Tax Capture To Be Reimbursed**
$4,886

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$157

*** Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$6,043

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$386,622

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$307,622

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**
30,000

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
1

*** Actual Capital Investment**
$1,474,946

*** Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

IFT abatement overlaps. Developer fully reimbursed as of 2025 tax year, the remaining TIR collections will be for Local brownfield revolving fund deposits to the Authority.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160424

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Midlink

Date Brownfield Plan Approved
Sep 2, 2008

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

*** Amount of Local ISD Specific-Tax TIR Received**
$46,514

Amount of School Operating Tax Capture Received
$0

*** Amount of Local ISD Ad Valorem TIR Received**
$144,601

*** Amount of Local Tax Capture Received**
$470,523

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$661,638

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$0

*** Amount of Local Admin To Be Reimbursed**
$57,690

*** Amount of Local Tax Capture To Be Reimbursed**
$603,948

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$661,638

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$24,497,628

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$17,132,931

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
1,848

*** Square Feet of Commercial**
60,000

*** Square Feet of Industrial**
2,095,032

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
806

*** Actual Capital Investment**
$109,000,000

*** Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

Plan overlaps with renaissance zone for some parcels and IFT abatements on some parcels. The plan was amended to the full 25-30 years in 2024. The area was designated an economic opportunity zone. Future development planned for the site.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160422

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name

Pavilion Investors LLC

Date Brownfield Plan Approved

Apr 1, 2025

☐ **Local Only Plan?**

☐ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**

Capture not started

***Project Status**

Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

***ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements

$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed

$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

***Current Taxable Value**

$444,013

***Principal and Interest on all Outstanding Indebtedness**

$0

Captured Taxable Value

$0

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**

0

***Square Feet of Residential**

0

***Square Feet of Retail**

0

***Square Feet of Commercial**

0

***Square Feet of Industrial**

0

***Square Feet of Public Infrastructure**

0

***Linear Feet of Public Infrastructure**

0

***New Jobs Created**

0

***Does this TIF capture overlap with any other abatement?**

No

Additional Information

MSHDA Eligible Activities

The Number of Housing Units Produced

0

The number of income qualified purchaser households served

0

The number of income qualified renting households assisted

0

For the initial reporting period, the prices at which the housing units were sold or rented

0

Racial and socioeconomic data on the individuals purchasing or renting the housing units, or, if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located

0

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160416

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Scannell Properties, LLC

Date Brownfield Plan Approved
Nov 6, 2019

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

*** Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$0

*** Amount of Local ISD Ad Valorem TIR Received**
$130,375

*** Amount of Local Tax Capture Received**
$467,683

*** ISD Code**
39000

ISD Code 2
0

Total of Tax Capture Received
$598,058

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$0

*** Amount of Local Admin To Be Reimbursed**
$8,440

*** Amount of Local Tax Capture To Be Reimbursed**
$589,618

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$598,058

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$19,295,033

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$18,741,544

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**
321,000

*** Square Feet of Public Infrastructure**
10,000

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
700

*** Actual Capital Investment**
$0

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information
Need to update 2022 report which shows an added figured in the local reimbursement total, it should be $622,628. *This property was damaged by a tornado in 2024*

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160417

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Stadium Park Way

Date Brownfield Plan Approved
Jan 16, 2018

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

*** Amount of Local ISD Specific-Tax TIR Received**
$18,599

Amount of School Operating Tax Capture Received
$0

*** Amount of Local ISD Ad Valorem TIR Received**
$5,464

*** Amount of Local Tax Capture Received**
$56,410

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$80,473

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$0

*** Amount of Local Admin To Be Reimbursed**
$5,000

*** Amount of Local Tax Capture To Be Reimbursed**
$75,473

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$80,473

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$7,473,077

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$7,012,270

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**
50,000

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
8

*** Actual Capital Investment**
$4,278,000

*** Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

IFT abatement overlaps. Holding TIR for pending developer reimbursement invoice submittal, Kalamazoo Storage approved in 2025. Likely a state return of TIR for previous years will be issued as their invoices came in less than expected.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158907

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
The Mill at Vicksburg

Date Brownfield Plan Approved
Mar 6, 2019

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$8,238

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$24,714

***Amount of Local ISD Ad Valorem TIR Received**
$9,551

***Amount of Local Tax Capture Received**
$17,273

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$59,776

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$28,833

***Amount of Local Admin To Be Reimbursed**
$6,000

***Amount of Local Tax Capture To Be Reimbursed**
$20,824

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$0

***Amount of SBRF To Be Reimbursed**
$4,119

Total of Tax Capture Reimbursements
$59,776

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$1,531,412

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$1,371,612

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
0

***Actual Capital Investment**
$0

***Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

This plan has an existing EGLE loan to be repaid with TIF.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158901

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
232, LLC

Date Brownfield Plan Approved
Aug 3, 2011

- [x] Local Only Plan?
- [ ] Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**
Capture started

***Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

***Amount of Local ISD Specific-Tax TIR Received**

Amount of School Operating Tax Capture Received
$0

***Amount of Local ISD Ad Valorem TIR Received**
$1,220

***Amount of Local Tax Capture Received**
$5,519

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$6,739

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$0

***Amount of Local Admin To Be Reimbursed**
$886

***Amount of Local Tax Capture To Be Reimbursed**
$0

***Amount of Local Only Tax Capture To Be Reimbursed**
$5,853

***Amount of LBRF To Be Reimbursed**
$0

***Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$6,739

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$332,199

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$141,427

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
6

***Square Feet of Residential**
5,050

***Square Feet of Retail**
0

***Square Feet of Commercial**
3,300

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
0

***Actual Capital Investment**
$850,000

***Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

This project overlaps with the City of Kalamazoo DDA but there was $0 in DDA capture 2025.

Certification

* [x] **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158908

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
383 S. Pitcher Street

Date Brownfield Plan Approved
Apr 4, 2017

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$2,712

*** Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$7,983

*** Amount of Local ISD Ad Valorem TIR Received**
$3,144

*** Amount of Local Tax Capture Received**
$13,334

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$27,173

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$9,339

*** Amount of Local Admin To Be Reimbursed**
$4,086

*** Amount of Local Tax Capture To Be Reimbursed**
$12,392

*** Amount of Local Only Tax Capture To Be Reimbursed**

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$1,356

Total of Tax Capture Reimbursements
$27,173

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$9,339

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$12,392

Total of Environmental and Non-Environmental Reimbursed
$21,731

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$652,452

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$413,352

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
8,360

*** Square Feet of Industrial**
17,060

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
438

*** New Jobs Created**
25

*** Actual Capital Investment**
$3,820,767

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160425

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
555 E. Eliza Street

Date Brownfield Plan Approved
Dec 16, 2014

☐ **Local Only Plan?**

☐ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$23,510

*** Amount of Local ISD Specific-Tax TIR Received**
$12,206

Amount of School Operating Tax Capture Received
$38,946

*** Amount of Local ISD Ad Valorem TIR Received**
$2,845

*** Amount of Local Tax Capture Received**
$59,182

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$136,689

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$50,701

*** Amount of Local Admin To Be Reimbursed**
$1,940

*** Amount of Local Tax Capture To Be Reimbursed**
$72,293

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$11,755

Total of Tax Capture Reimbursements
$136,689

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$4,015,545

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$3,918,402

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**
100,000

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
18

*** Actual Capital Investment**
$1,051,000

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information
TIR held for EGLE payment and reimbursements to the authority for plan related expenses.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158904

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
9008 Portage Road

Date Brownfield Plan Approved
Dec 3, 2013

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$785

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$2,298

***Amount of Local ISD Ad Valorem TIR Received**
$910

***Amount of Local Tax Capture Received**
$3,265

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$7,258

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$0

***Amount of Local Admin To Be Reimbursed**
$12

***Amount of Local Tax Capture To Be Reimbursed**
$4,163

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$2,691

***Amount of SBRF To Be Reimbursed**
$392

Total of Tax Capture Reimbursements
$7,258

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$139,700

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$130,846

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
1,421

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
70

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
14

***Actual Capital Investment**
$280,000

***Does this TIF capture overlap with any other abatement?**
No

Additional Information

project profile may need to be updated to include state capture into the LBRF, total is based on developer eligible expenses which is why it seems we have over captured on state TIR. Pre-approved activities reimbursed with State ($9,735.88) can be matched into the LBRF. To date, pending transfers by the BRA a total of $8,970.38 of state TIR have been deposited into the LBRF and $4,850.38 of local TIR for plan related expenses incurred by the BRA have been transferred into the LBRF from previous year's revenue due to the admin plan capture maximum being close to capped. A total of $13,820.76 has been transferred into the LBRF by the BRA as of May 2026. All EGLE eligible expenses have been reimbursed, only non-environmental reimbursements remain to the developer.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160215

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Blackbird Billiards

Date Brownfield Plan Approved
Dec 15, 2015

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$228

*** Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$684

*** Amount of Local ISD Ad Valorem TIR Received**
$264

*** Amount of Local Tax Capture Received**
$855

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$2,031

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$797

*** Amount of Local Admin To Be Reimbursed**
$284

*** Amount of Local Tax Capture To Be Reimbursed**
$836

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$114

Total of Tax Capture Reimbursements
$2,031

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$1,634

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$1,634

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$50,491

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$37,991

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
3,120

*** Square Feet of Industrial**
0

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
1

*** Actual Capital Investment**
$200,000

*** Does this TIF capture overlap with any other abatement?**
Yes

Additional Information

Land Bank state reverted property overlaps with 50/50 but ended 2019.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160385

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Graphic Packaging International, LLC

Date Brownfield Plan Approved
Sep 17, 2019

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$37,050

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$102,541

***Amount of Local ISD Ad Valorem TIR Received**
$42,956

***Amount of Local Tax Capture Received**
$181,882

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$364,429

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$121,066

***Amount of Local Admin To Be Reimbursed**
$18,500

***Amount of Local Tax Capture To Be Reimbursed**
$206,338

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$0

***Amount of SBRF To Be Reimbursed**
$18,525

Total of Tax Capture Reimbursements
$364,429

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$327,405

Total of Environmental and Non-Environmental Reimbursed
$327,405

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$10,874,938

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$5,696,923

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
0

***Actual Capital Investment**
$0

***Does this TIF capture overlap with any other abatement?**
No

Additional Information

TIF held for pending developer reimbursements, figures listed above are estimates of what the payments to the developer will be once we receive invoices for review. This project has an approved act 381 workplan through the MEDC.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160418

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Green Development Ventures LLC - West Ridge Oshtemo

Date Brownfield Plan Approved
Jun 30, 2026

☐ **Local Only Plan?**

☐ **Project Includes EGLE Pre-Approved Activities**

*** Tax Capture Status**
Capture not started

*** Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

*** ISD Code**
39010

ISD Code 2

Total of Tax Capture Received
$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements
$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

*** Current Taxable Value**
$112,600

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$0

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
0

*** Square Feet of Industrial**
0

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
0

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information
housing TIF plan under construction.

MSHDA Eligible Activities

The Number of Housing Units Produced
0

The number of income qualified purchaser households served
0

The number of income qualified renting households assisted
0

For the initial reporting period, the prices at which the housing units were sold or rented
0

Racial and socioeconomic data on the individuals purchasing or renting the housing units, or, if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located
0

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160427

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
2747 S. 11th St. (previous Holiday Lanes Bowling Alley)

Date Brownfield Plan Approved
Feb 6, 2018

☐ **Local Only Plan?**

☐ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$0

***Amount of Local ISD Ad Valorem TIR Received**
$18,803

***Amount of Local Tax Capture Received**
$46,483

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$65,286

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$0

***Amount of Local Admin To Be Reimbursed**
$900

***Amount of Local Tax Capture To Be Reimbursed**
$0

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$64,386

***Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$65,286

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$6,023,760

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$2,771,277

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
30,000

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
1

***Actual Capital Investment**
$1,474,946

***Does this TIF capture overlap with any other abatement?**
No

Additional Information
Developer fully reimbursed as of 2024 taxes, capturing into the LBRF.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158929

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
IPUSA

Date Brownfield Plan Approved
Aug 16, 2022

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Under Construction

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$0

***Amount of Local ISD Ad Valorem TIR Received**
$126,324

***Amount of Local Tax Capture Received**
$257,808

***ISD Code**
39030

ISD Code 2

Total of Tax Capture Received
$384,132

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$0

***Amount of Local Admin To Be Reimbursed**
$48,900

***Amount of Local Tax Capture To Be Reimbursed**
$335,232

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$0

***Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$384,132

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$18,799,339

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$18,651,932

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
62,400

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
51

***Actual Capital Investment**
$51,860,000

***Does this TIF capture overlap with any other abatement?**
No

Additional Information

Note: Correction to 2024 ISD, this property has not yet received IFT status. Local ISD Specific tax for 2024 should be $0 and $60,512 for Local ISD Ad Valorem.

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000160217

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Kalamazoo Mortgage

Date Brownfield Plan Approved
Jun 21, 2016

☑ Local Only Plan?

☐ Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**
Capture started

*** Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

*** Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$0

*** Amount of Local ISD Ad Valorem TIR Received**
$1,576

*** Amount of Local Tax Capture Received**
$3,896

*** ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$5,472

Amount and Purpose of Tax Expenditures by BRA

*** Amount of State Tax Capture To Be Reimbursed**
$0

*** Amount of Local Admin To Be Reimbursed**
$230

*** Amount of Local Tax Capture To Be Reimbursed**
$5,242

*** Amount of Local Only Tax Capture To Be Reimbursed**
$0

*** Amount of LBRF To Be Reimbursed**
$0

*** Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$5,472

Environmental and Non-Environmental Tax Expenditures by BRA

*** (EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

*** (MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

*** Amount of Treasury TIR (Form 4650)**
$0

*** Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

*** Current Taxable Value**
$398,177

*** Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$226,577

Project Metrics (Cumulative)

*** Number of Residential Units Constructed or Rehabilitated**
0

*** Square Feet of Residential**
0

*** Square Feet of Retail**
0

*** Square Feet of Commercial**
11,000

*** Square Feet of Industrial**
0

*** Square Feet of Public Infrastructure**
0

*** Linear Feet of Public Infrastructure**
0

*** New Jobs Created**
20

*** Actual Capital Investment**
$1,200,000

*** Does this TIF capture overlap with any other abatement?**
No

Additional Information

Certification

* ☑ I certify that to the best of my knowledge the information submitted in this report is true and correct.

Attachments

Brownfield Annual Report M-0000158931

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
KALSEE Credit Union

Date Brownfield Plan Approved
Mar 21, 2023

☐ **Local Only Plan?**

☑ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture started

***Project Status**
Construction Complete

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

Amount of State Education Tax Capture Received
$0

***Amount of Local ISD Specific-Tax TIR Received**
$0

Amount of School Operating Tax Capture Received
$0

***Amount of Local ISD Ad Valorem TIR Received**
$3,739

***Amount of Local Tax Capture Received**
$10,421

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$14,160

Amount and Purpose of Tax Expenditures by BRA

***Amount of State Tax Capture To Be Reimbursed**
$0

***Amount of Local Admin To Be Reimbursed**
$484

***Amount of Local Tax Capture To Be Reimbursed**
$13,676

***Amount of Local Only Tax Capture To Be Reimbursed**
$0

***Amount of LBRF To Be Reimbursed**
$0

***Amount of SBRF To Be Reimbursed**
$0

Total of Tax Capture Reimbursements
$14,160

Environmental and Non-Environmental Tax Expenditures by BRA

***(EGLE) Amount of Environmental Tax Capture To Be Reimbursed**
$0

***(MSF) Amount of Non-Environmental Tax Capture Reimbursed**
$0

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

***Amount of Treasury TIR (Form 4650)**
$0

***Amount of Treasury TIR (Form 5176BR/6098)**
$0

Activity Status

***Current Taxable Value**
$664,582

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$537,582

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
2,800

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
2

***Actual Capital Investment**
$3,000,000

***Does this TIF capture overlap with any other abatement?**
No

Additional Information

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

Brownfield Annual Report M-0000158906

County of Kalamazoo BRA

Due

Pending

Reported Calendar Year: 2025

Project Details

Project Name
Kartar #6

Date Brownfield Plan Approved
Sep 17, 2013

☐ **Local Only Plan?**

☐ **Project Includes EGLE Pre-Approved Activities**

***Tax Capture Status**
Capture not started

***Project Status**
Construction on hold

Reason on Hold

Property owned by Kalamazoo County Land Bank has not been sold or redeveloped.

If you have capture data to report, Tax Capture Status must reflect that Capture Started or Capture/Reimbursement complete.

Amount and Purpose of Tax Increment Revenue (TIR) by BRA

***ISD Code**
39000

ISD Code 2

Total of Tax Capture Received
$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements
$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed
$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

***Current Taxable Value**
$0

***Principal and Interest on all Outstanding Indebtedness**
$0

Captured Taxable Value
$0

Project Metrics (Cumulative)

***Number of Residential Units Constructed or Rehabilitated**
0

***Square Feet of Residential**
0

***Square Feet of Retail**
0

***Square Feet of Commercial**
0

***Square Feet of Industrial**
0

***Square Feet of Public Infrastructure**
0

***Linear Feet of Public Infrastructure**
0

***New Jobs Created**
0

***Does this TIF capture overlap with any other abatement?**
No

Additional Information

Certification

* ☑ **I certify that to the best of my knowledge the information submitted in this report is true and correct.**

Attachments

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDIATION AND REDEVELOPMENT DIVISION

GRETCHEN WHITMER
GOVERNOR

EGLE

PHILLIP D. ROOS
DIRECTOR

August 6, 2026

VIA EMAIL

Macy Walters, Administrator
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, Michigan 49007
Macy.Walters@Kalcounty.gov

Dear Macy Walters:

SUBJECT: Brownfield Redevelopment Loan Payoff
CMS 555 Eliza Street, Schoolcraft Project, Tracking Code 2015-1242

The Kalamazoo County Brownfield Redevelopment Authority received a Brownfield Redevelopment Loan (BRL) award totaling $150,000 from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the CMS 555 Eliza Street, Schoolcraft project. The contract was executed on September 14, 2015.

The remaining loan balance for this project as of the date of this letter is $99,166.62. This payoff amount is valid through December 31, 2026. If you desire to pay off the loan balance early, please remit payment in the amount of **$99,166.62** by check made payable to: "State of Michigan."

Hot Key	Location	Amount
BRLP	6C37	$99,166.62

Mail the remittance check with a copy of this letter to:

Regular Mail:

Cashier's Office for Department of Environment, Great Lakes, and Energy
Michigan Department of Transportation
Accounting Services Center
P.O. Box 30657
Lansing, MI 48909-8157

Overnight or Express Mail:

Cashier's Office for Department of Environment, Great Lakes, and Energy
Michigan Department of Transportation
Accounting Services Center
Van Wagoner Building, 1st Floor West
425 West Ottawa
Lansing, MI 48933

Thank you for your cooperation. Please contact me if you have any questions.

Sincerely,

Jeff Hukill, Brownfield Specialist
Remediation and Redevelopment Division
517-242-9276

Attachment
cc: Lori Carter, MDOT
Madeleine Schmitt, MDOT
Joseph Finkbeiner, MDOT
Carrie Geyer, EGLE
Mark Kussro, EGLE
Douglas Koop, EGLE
File #2015-1242

State Of Michigan
Department of Environment, Great Lakes, and Energy
Remediation & Redevelopment Division Brownfield Grants and Loans BRL

2015-1242 555 East Eliza Street, Schoolcraft #450484

Compound period	Annual	Revised
Annual rate	1.5000%	0.25%
Loan amount awarded	$ 150,000	
Loan Execution	09/14/15	

PMT #/ Descr.	Transaction Date	Loan Draw amount	Interest	Principal	Unspent Loan Funds	Total Payment Amount	Principal Balance	Paid
Loan Draw #W6600252	10/30/15	150,000.00					150,000.00	
Return Unused Loan Funds	02/15/19		391.28		9.21	400.49	149,990.79	
	09/14/20		Amendment #1 changes terms. Delays initial payment for 3 years.					
	09/14/21		Reduces interest rate when payments begin to .25%					
	09/14/22		Extends repayment by making the payments equal to $10,000 annually.					
1	09/14/23		0.00	10,000.00	0.00	10,000.00	139,990.79	✓
2	09/14/24		349.98	9,650.02	0.00	10,000.00	130,340.77	✓
3	09/14/25		325.85	9,674.15	0.00	10,000.00	120,666.62	✓
Additional Principal / Payoff Amount				21,500.00		21,500.00	99,166.62	✓
Next Payment Due: 4	**09/14/26**		**247.92**	**9,752.08**	**0.00**	**10,000.00**	**89,414.54**	
5	09/14/27		223.54	9,776.46	0.00	10,000.00	79,638.08	
6	09/14/28		199.10	9,800.90	0.00	10,000.00	69,837.18	
7	09/14/29		174.59	9,825.41	0.00	10,000.00	60,011.77	
8	09/14/30		150.03	9,849.97	0.00	10,000.00	50,161.80	
9	09/14/31		125.40	9,874.60	0.00	10,000.00	40,287.20	

10	09/14/32	100.72	9,899.28	0.00	10,000.00	30,387.92
11	09/14/33	75.97	9,924.03	0.00	10,000.00	20,463.89
12	09/14/34	51.16	9,948.84	0.00	10,000.00	10,515.05
13	09/14/35	26.29	9,973.71	0.00	10,000.00	541.34
14	09/14/36	1.35	541.34	0.00	542.69	0.00
		2,051.90	149,990.79	0.00	152,042.69	

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Delta Marriott 2747 & 2749 S. 11th Street (Holiday Lanes)

August 27, 2026

247-017*			State	Local	Total
Expenditures	*Estimate*	*Invoiced*			
Administrative cap of $18,000					
2020 Administrative		-		$ 4,202.34	$ 4,202.34
2021 Administrative				$ 751.58	$ 751.58
2022 Administrative				$ 1,115.63	$ 1,115.63
2023 Administrative				$ 1,853.21	$ 1,853.21
2024 Administrative				$ 2,986.45	$ 2,986.45
2025 Administrative				$ 900.00	$ 900.00
Subtotal KCBRA	*$ -*	*$ -*	*$ -*	*$ 11,809.21*	*$ 11,809.21*
Payments		Distributed			
2020 Admin charge		12/31/2020		$ 4,202.34	$ 4,202.34
2021 Admin charge		12/31/2021		$ 751.58	$ 751.58
2022 Admin Charge		12/21/2022		$ 1,115.63	$ 1,115.63
2023 Admin Charge		12/31/2023		$ 1,853.21	$ 1,853.21
2024 Admin Charge		12/31/2024		$ 2,986.45	$ 2,986.45
2025 Admin Charge		12/31/2025		$ 900.00	$ 900.00
Subtotal KCBRA			$ -	$ 11,809.21	$ 11,809.21
Remaining Balances after Payments					
Subtotal KCBRA Remaining			**$ -**	**$ -**	**$ -**
State Brownfield Fund					
State of Michigan Payment	***invoiced***	***distributed***			
2020 50% of SET* w/MTT correct.	$ 6,654.00	12/31/2021	$ 5,292.00		$ 5,292.00
Total					**$ 5,292.00**
Developer			**State**	**Local**	**Total**
Expenditures					
Eligible Developer Expense					
Phase 1 ESA	$ 2,000.00	Invoice Packet = $247,376.00	$ 11,900.00		$ 11,900.00
Building Demolition	$ 241,076.00		$ -	$ 231,176.00	$ 231,176.00
Brownfield Plan	$ 4,300.00		$ -	$ 4,300.00	$ 4,300.00
Total $247,376.00		$ -	*$ 11,900.00*	$ 235,476.00	$ 247,376.00
Subtotal Developer			*$ 11,900.00*	$ 235,476.00	$ 247,376.00
*state not captured as of 2020					
Non-Interest Payments					
State to Developer					
1st TIF Payment (2020-2024 TIF)			$ 11,900.00	$ 235,476.00	$ 247,376.00
Subtotal Developer Payments			$ 11,900.00	$ 235,476.00	$ 247,376.00
Interest	principal bal.	3%		Local	
2024 Interest on principal rem.				0	$ -
***no interest reported, invoice packet submitted and paid in same year**				-	$ -
Developer Remaining Balances after Payments			State	Local	
Subtotal Developer with interest			**$ -**	**$ -**	**$ -**
Total Remaining Balances of all Entities			$ -	$ -	$ -
Local Brownfield Revolving Fund 643					
		approved	**State**	**Local**	**Total**
			11,900.00	**235,476.00**	**247,376.00**
2020 TIR transfer		**9/23/2021**	2,100.00	-	2,100.00
2024 TIR transfer		**9/30/2025**	9,800.00	284.30	10,084.30
2025 TIR transfer		*pending*	-	*64,386.47*	*64,386.47*
subtotal to LBRF			$ 11,900.00	$ 64,670.77	$ 76,570.77
Total Remaining to Capture			-	$ 170,805.23	$ 170,805.23

MILLER JOHNSON
Growth Advisors

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

JOE G. AGOSTINELLI, CEcD
Managing Director

269.567.0669
joe@mjgrowthadvisors.com

July 21, 2026

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

Re: Allen Edwin Homes Project in the Cooper Township

Dear Macy,

Enclosed please find a Part I and Part II project applications and associated supporting documentation for a new brownfield plan for the WFH Cooper Corners, LLC (Allen Edwin Homes) project in Cooper Township. Allen Edwin Homes, headquartered in Portage, Michigan, is one of Michigan's largest home builders with 30 years of building experience and over 10,000 homes built. Allen Edwin Homes builds homes that are 30-40% more efficient than a typical used home. The applicant, WFH Cooper Corners, LLC, is an affiliated LLC of Allen Edwin Homes created for the purposes of this project.

Allen Edwin Homes is a very active home builder in the Southwest Michigan market, including developments such as Applegate in Portage, Pennridge Trail in Portage, Castle Creek Farms in Galesburg, Concord Farms in Mattawan, Gilmore Farms in Richland, and Vintage Point in Paw Paw. Allen Edwin Homes is also under construction on Housing TIF projects in Kalamazoo County, including West Ridge (Oshtemo), Creekside Commons (Portage), and Oakland Commons (Portage).

Allen Edwin Homes is planning to develop an approximately 7.4-acre property along Riverview Drive in Cooper Township. The project includes one parcel in southwest Cooper Township, approximately 0.5 miles north of Parchment North Elementary School. The development will include preparing the site to make way for 20 new single family homes, bringing Kalamazoo County closer to its goal of closing the 8,000 new-unit demand identified in the W.E. Upjohn Institute's Housing Needs Assessment. The capital investment on this project is expected to be approximately $6.7 million with construction to start in Fall 2026 and all units completed in 2028. The Developer intends to deliver the 20 homes over a 2-year build cycle, including approximately 10 homes per year. All 20 homes are expected to be rental units, including 8 income-restricted four-bedroom rentals at 100% AMI rents, net of utility allowance. The 100% AMI Rent in Kalamazoo County net of utilities is $2,562 in 2026.

This Brownfield plan contemplates eligible activities for environmental site assessments ($2,150), potential rent loss ($1,310,880), infrastructure and safety improvements ($1,252,260), site preparation costs ($257,850), contingency ($151,011), and brownfield plan/work plan preparation

---

and implementation ($75,000). The total eligible activities are anticipated to be approximately $3,658,981 inclusive of interest. Interest is calculated at 5% of unreimbursed hard costs and capped at 20% of eligible activities, in compliance with KCBRA policy.

The Developer has been actively engaged with Cooper Township on the project. A Municipal Services Agreement is expected on this Project to assist the Township with municipal services funding. A site plan for this project, as well as the eligible property are included as attachments in this Part I and Part II Applications. Thank you in advance for your support and we look forward to working with you on this project. If you have any questions or would like to discuss the project further, please do not hesitate to call.

Regards,

MILLER JOHNSON GROWTH ADVISORS

BY

JOE AGOSTINELLI
MANAGING DIRECTOR

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application: July 20, 2026

Business Information

2 Name of Applicant: WFH Cooper Corners, LLC

3 Business Address: 2186 E Centre Street, Portage, MI 49002

4 Business Telephone Number: 269.210.2123

5 Contact Person(s) & Title: Brian Farkas, Vice President of Workforce Housing

6 Contact Person(s) Telephone Number: 248.412.3407

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: bfarkas@allenedwin.com

9 Entity Type:

Proprietorship	
Partnership	
Corporation	✓
Other (specify)	

10 Describe nature and history of business:

Single-purpose entity that is a subsidiary of Allen Edwin Homes, one of Michigan's largest home builders with 30 years of building experience and over 10,000 homes built.

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

Allen Edwin Homes is under construction on various HTIF projects throughout the State of Michigan, including Three Rivers, East Bay Township, Allegan, and Fremont. Kalamazoo County projects include Creekside Commons & Oakland Commons (Portage) and West Ridge (Oshtemo)

Proposed Project Site Information

12 Address(es) (if known): V/L N Riverview Dr

13 Tax IDs: 03-25-276-022

14 Present Owner(s): Green Development Ventures, LLC

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.:

Ownership

17 Any currently known environmental issues? No

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

19 Is access to site permitted? No [ ] Yes [✓]

20 Project Type:

New	✓
Relocation	
Expansion	
Rehabilitation	

21 Project Size:

Parcel Size (acres): 7.39

Existing building area (sq ft): 0

New building area (sq ft): 37,600-sf +

22 Project timeline (proposed or actual):

Start date: Fall 2026 | Completion Date: Fall 2028

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

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

Tax Base Information

24 Total Investment Anticipated: $6.7

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 (subject to location and/or project scope):

Phase I ESA		Phase II ESA	
BEA		Due Care	
Hazardous Materials Building Surveys (asbestos and Lead)		Clean-up Planning	
		Demolition	
Additional Response Activities		Site Preparation	
Lead and Asbestos Abatement		Housing Activities	✓
Infrastructure Improvements			

26 Current State Equalized Value: $42,800

27 Estimated State Equalized Value after Project Completion: $3,103,656 (2029)

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 0 | FTE Jobs Created: 0

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 box SIGN 18LPWPLK-4QKJ77RZ | Date Jul 21, 2026

Printed Name Brian Farkas

Title Vice President of Workforce Housing

Phone Number/ Direct Line 248.412.3407

Email address bfarkas@allenedwin.com

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator
Email: macy.walters@kalcounty.gov
Kalamazoo County Administration Building
Department of Planning and Development Office #407
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
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: July 21, 2026

Business Information

2 Name of Applicant: WFH Cooper Corners, LLC

3 Business Address: 2186 E Centre Street, Portage, MI 49002

4 Business Telephone Number: 269.210.2123

5 Contact Person(s) & Title: Brian Farkas, Vice President of Workforce Housing

6 Contact Person(s) Telephone Number: 248.412.3407

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: bfarkas@allenedwin.com

Proposed Project Site Information

9 Address(es) (if known): V/L N Riverview Dr

10 Tax IDs: 03-25-276-022

11 Project timeline (proposed or actual):

Start date: Fall 2026 Completion Date: Fall 2028

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: Third Coast Bank

Legal Counsel: Miller Johnson

Environmental Consultant: Environmental Science and Planning

Architect:

Construction Management: Allen Edwin Homes

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated: $ 6,714,110

Land:	
New Construction/Site Improvements:	6,714,110
Eligible Brownfield Activities (Specify):	
Other (Specify below):	
Total Capital Investment:	$ 6,714,110

Revised 12/12/2025

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Local Brownfield Revolving Fund Grant/Loan Funding:	0
Brownfield Plan and Act 381 Work Plan(s):	3,658,981
Other Funding (example EPA Grant Funding or Fund 243 Site study):	0

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:	0
Brownfield Redevelopment Loan:	0
Brownfield Assessment:	0

Michigan Economic Development Corporation/ Michigan State Housing Development Authority

Community Revitalization Program Loan and/or Grant:	0
Business Development Program Loan and/or Grant:	0
Housing Tax Increment Financing and/or Other Programs:	0

Total Brownfield Funding Requested: $3,658,981

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

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

No ✓

Yes ☐

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

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

Signature	
Date	Jul 21, 2026
Printed Name	Brian Farkas
Title	Vice President of Workforce Housing
Phone number/ Direct Line	248.412.3407
Email address	bfarkas@allenedwin.com

If you have questions regarding the application, please contact:

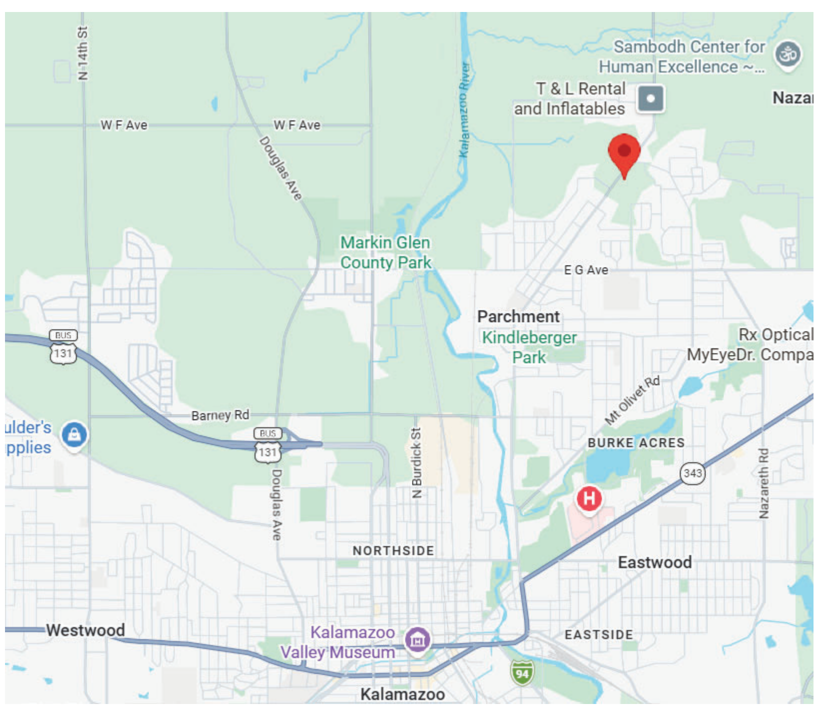
Macy Rose Walters, Brownfield Redevelopment Administrator

Email: Macy.Walters@kalcounty.gov

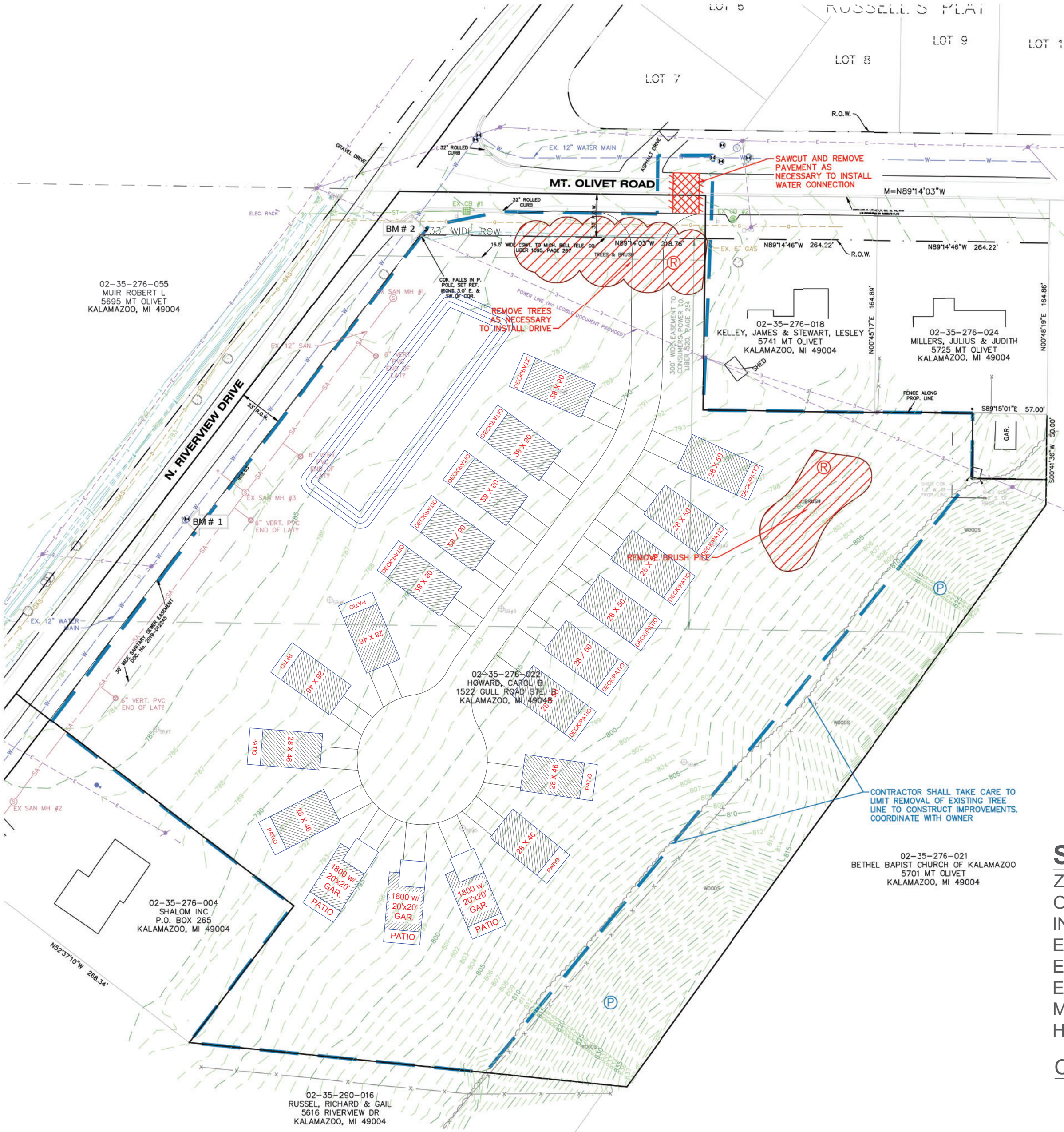
KCBRA Office: (269) 384-8305

Kalamazoo County Government
Planning and Development Department Office #407
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007


5753
N RIVERVIEW DR
5741
5725
5640


N 14th St
W F Ave
W F Ave
Douglas Ave
Kalamazoo River
Sambodh Center for Human Excellence ~...
T & L Rental and Inflatables
Markin Glen County Park
E G Ave
Parchment
Kindleberger Park
Rx Optical
BUS 131
Barney Rd
N Burdick St
Mt Olivet Rd
BURKE ACRES
343
Nazareth Rd
NORTHSIDE
Eastwood
Westwood
Kalamazoo Valley Museum
EASTSIDE
94
Kalamazoo

COOPER CORNERS



SITE NOTES:

ZONING: R-3 RESIDENTIAL
OVERALL SITE AREA = 7.4 ACRES +/-
INTERNAL FRONT SETBACK = 24 FEET
EXTERIOR FRONT SETBACK = 50 FEET
EXTERIOR REAR SETBACK = 15 FEET
EXTERIOR SIDE SETBACK = 15 FEET
MINIMUM SIDE BUILDING SEPARATION = 12 FEET
HOMES PROPOSED = 20 TOTAL

CONCEPTUAL SITE LAYOUT A 2.0

Scale: 1" = 40'

Cooper Corners
Single Family Residential Community
Sample Portfolio of Homes

Cooper Corners Residential Community
(street view)

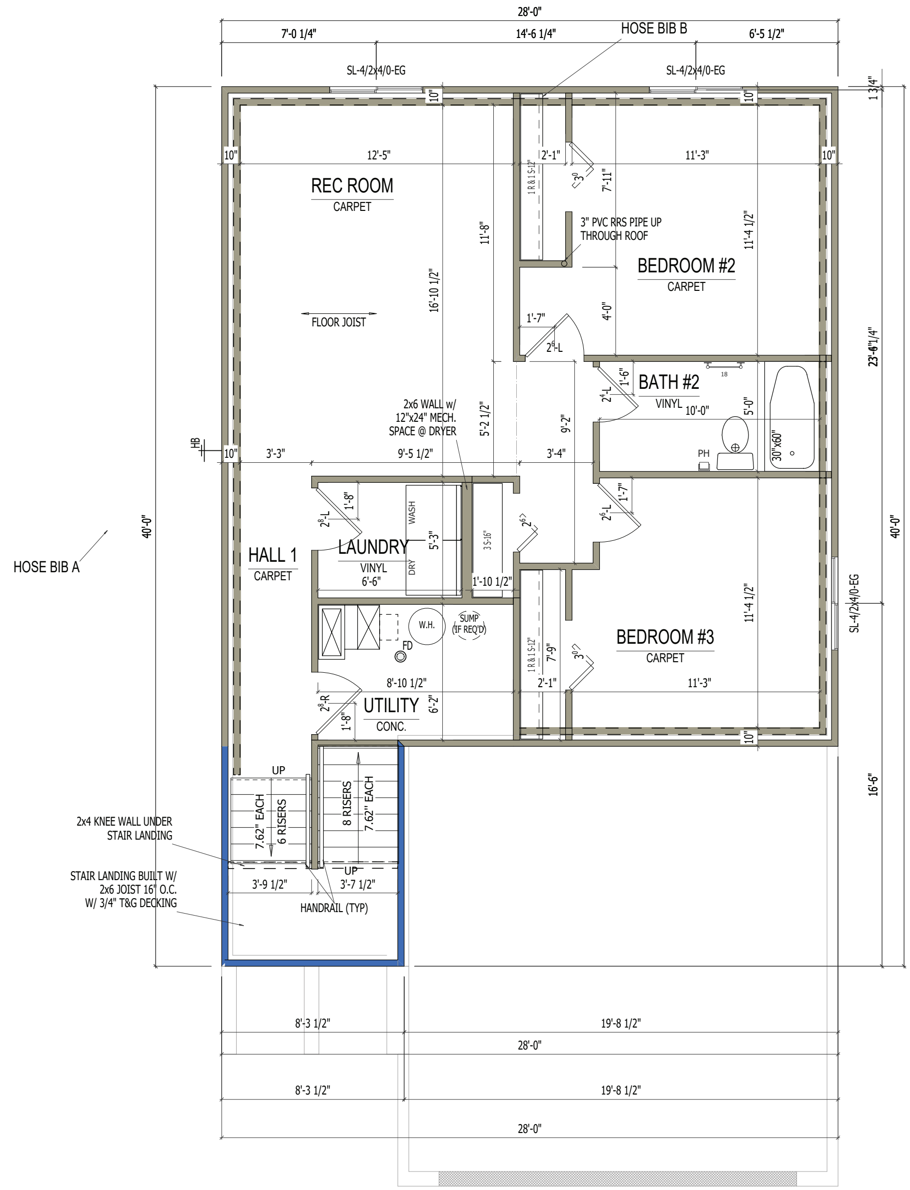
Two-Story & Raised Ranch Homes
1,800-2,085 Sq Ft
3-5 Bedrooms/2-3 Bathrooms
2-Stall Garage/Driveway

1,800 Square Foot Raised Ranch Home

3 Bedrooms, 2 ½ Bathrooms

2 Stall Garage, 2 Car Driveway

Integrity 1800



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

ms/A-07.00.vxp

REMARKS

REV. NO. | DATE

ELEVATION A1

GARAGE RIGHT

REVISION

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/05/2024

i1800

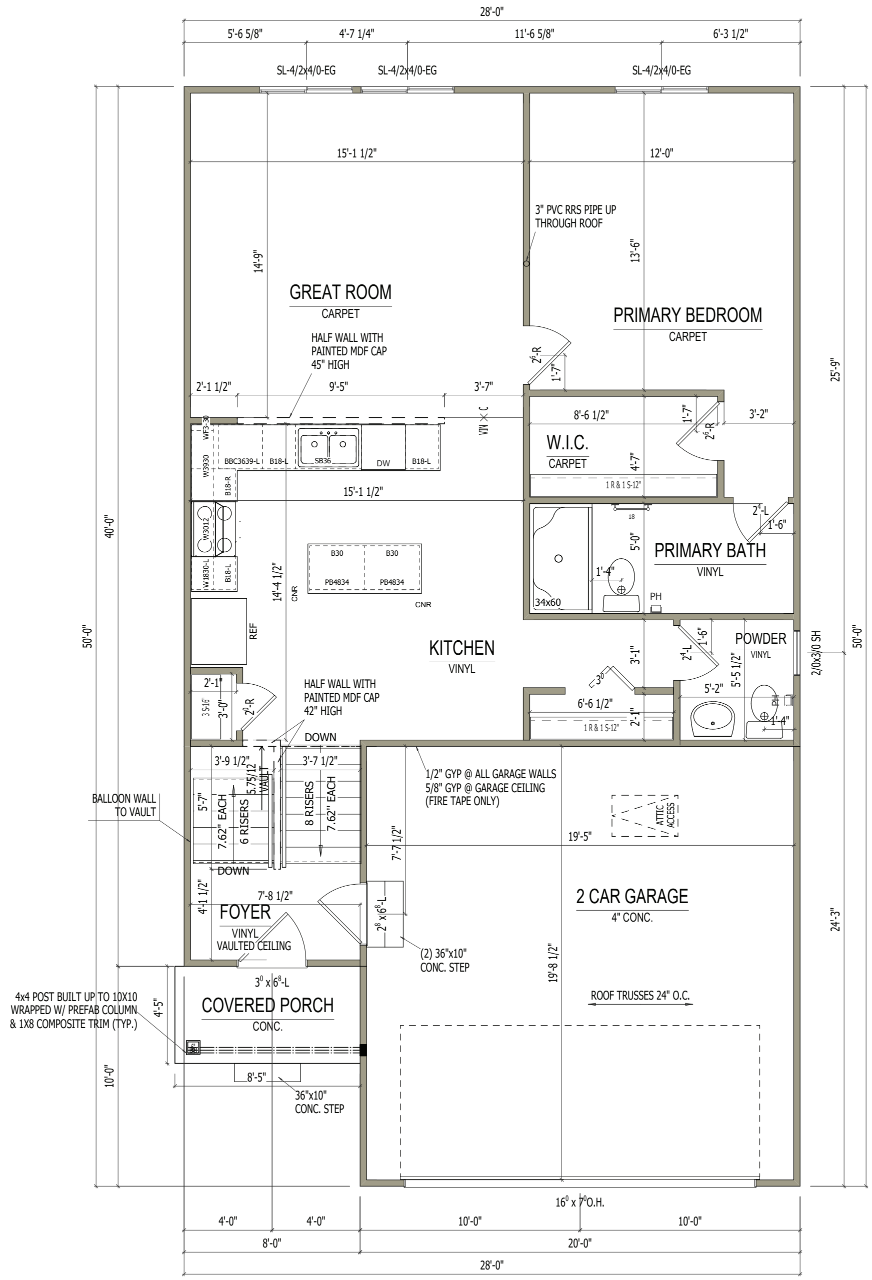
FOR:
Allen Edwin Homes

LOT #:

LOCATION:

SHEET NUMBER

A-07.00



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

ms/A-08.00.vxp

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/05/2024

i1800
FOR:
Allen Edwin Homes
LOT #:
LOCATION:

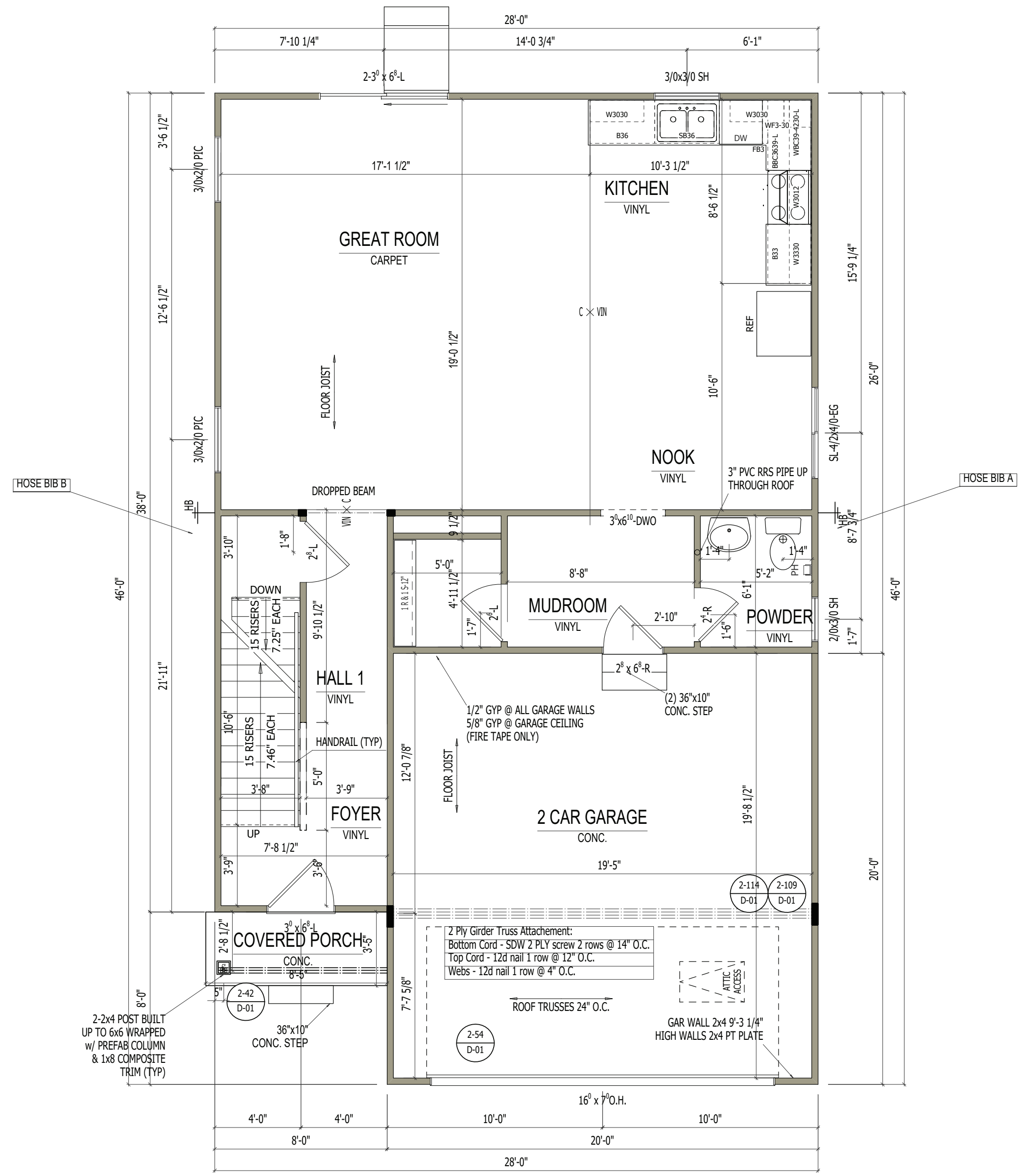
SHEET NUMBER
A-08.00

1,910 Square Foot
Two-Story Home

4 Bedrooms, 2 ½
Bathrooms

2 Stall Garage, 2 Car
Driveway

Integrity 1910



FIRST FLOOR i1910

SCALE: 1/4"=1'-0"

ms/A-07.00.vxp

REMARKS

REV. NO. | DATE

ELEVATION A1

GARAGE RIGHT

REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
02/29/2024

i1910

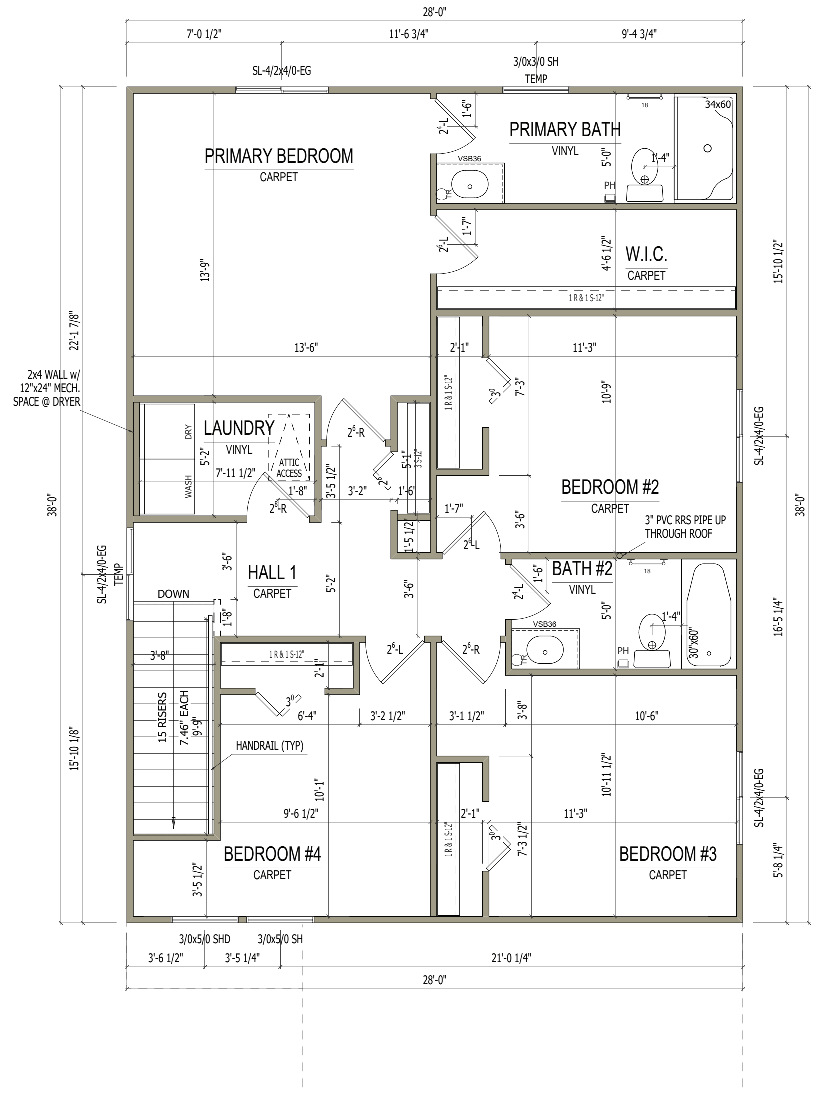
FOR:
Allen Edwin Homes

LOT #:

LOCATION:

SHEET NUMBER

A-07.00



SECOND FLOOR i1910

SCALE: 1/4"=1'-0"

ms/A-08.00.vxp

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
02/29/2024

i1910
FOR:
Allen Edwin Homes
LOT #:
LOCATION:

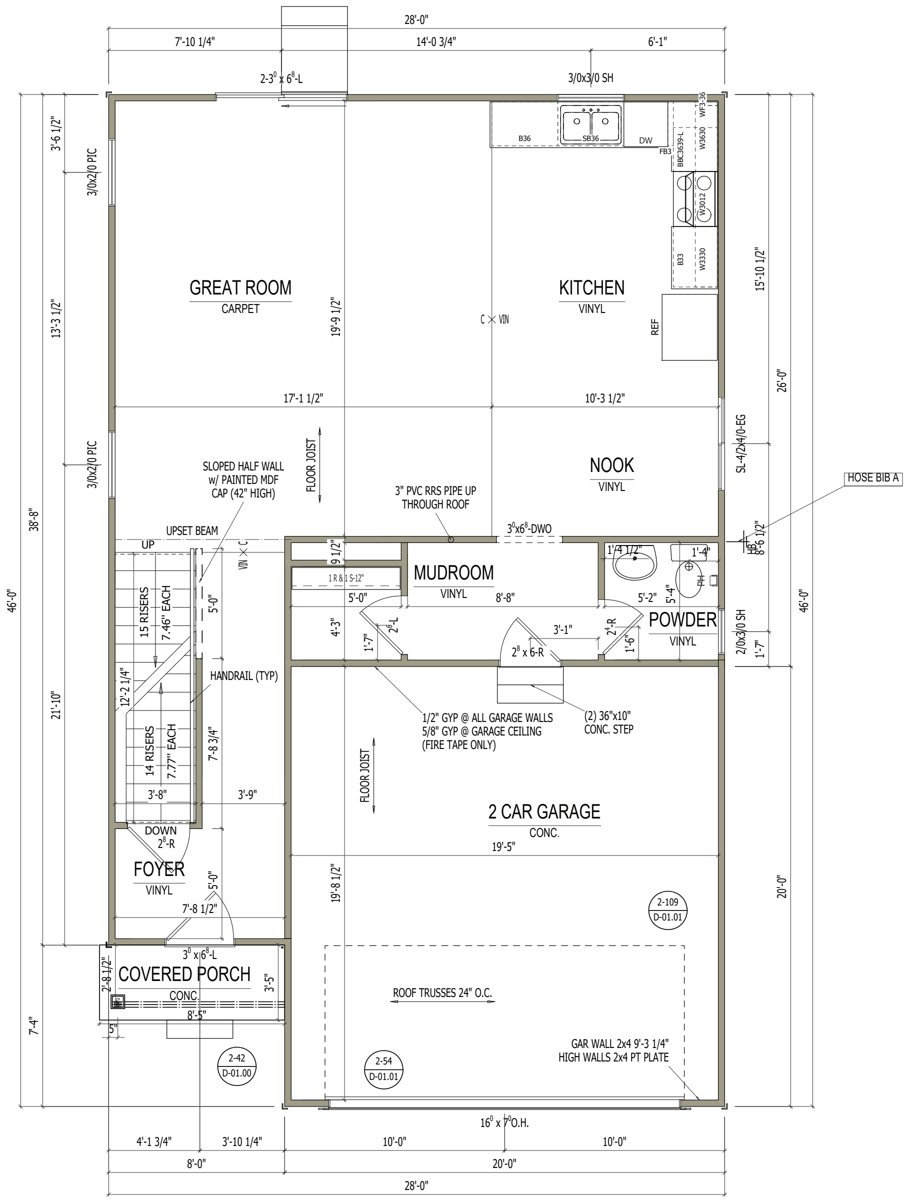
SHEET NUMBER
A-08.00

2,085 Square Foot Two-Story Home

5 Bedrooms, 2 ½ Bathrooms

2 Stall Garage, 2 Car Driveway

Integrity 2085



FIRST FLOOR i2085

SCALE: 1/4"=1'-0"

ms/A-07.00.vxp

REMARKS

REV. NO. | DATE

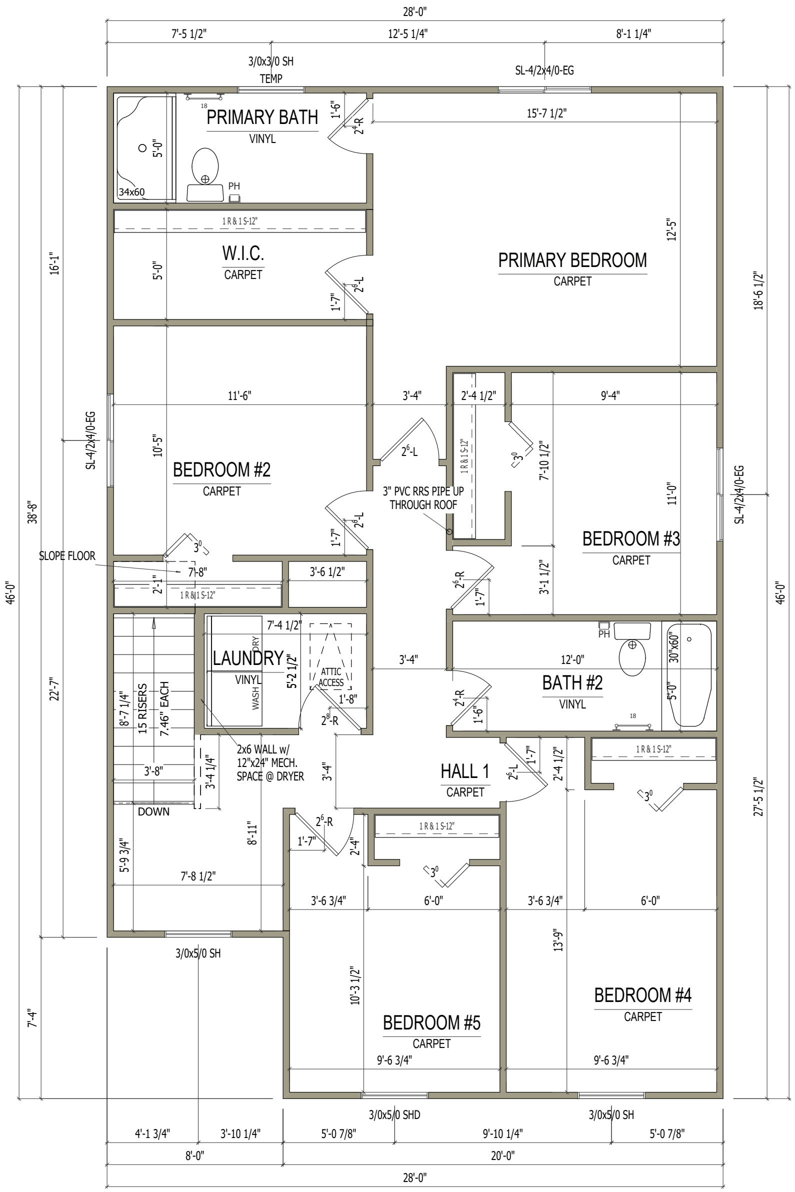
ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/04/2024

i2085
FOR:
Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00



SECOND FLOOR i2085

SCALE: 1/4"=1'-0"

ms/A-08.00.vxp

REMARKS | DATE | REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/04/2024

i2085
FOR:
Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-08.00

DRAFT

CONSENT TO ASSIGNMENT AND CONVEYANCE

This Consent to Assignment and Conveyance (this "Consent"), dated as of August __, 2026 (the "**Effective Date**"), is entered into among **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq., whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the "Authority"), **OSHTEMO TOWNSHIP** ("Township"), a Michigan public body corporate, whose address is 7275 W. Main Street Kalamazoo, MI 49009 and **GREEN DEVELOPMENT VENTURES, LLC,** a Michigan limited liability company, whose address is 2186 E Centre Street, Portage, Michigan 49002 (the "Assignor"), and **ECHO WORKFORCE INVESTMENTS, LLC**, a Michigan limited liability company, the address of which is 2186 E. Centre Ave., Portage, MI 49002 ("Assignee").

RECITALS

A. The Authority, the Township, and Assignor entered into that certain Brownfield Plan Development Agreement dated October 23, 2025 (the "Agreement")

B. Developer intends to convey its interest in the Property (as defined in the Agreement) to Assignee (the "Conveyance").

C. In connection with the Conveyance, Assignor intends to assign Assignee, and Assignee intends to assume from Assignor, all of Assignor's rights, interests, and obligations in and under the Agreement pursuant to the terms and an Assignment and Assumption of the Brownfield Plan Development Agreement dated as of the date hereof (the "Assignment").

D. Unless otherwise defined herein, all capitalized terms shall have the meaning ascribed to them in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Recitals. The above recitals are hereby incorporated herein and made a part hereof.

2. Consent to Assignment and Conveyance. Subject to the provisions of this Consent, the Authority and the Township hereby consent to the Conveyance and the Assignment, and hereby waive, on a one-time basis, any default or breach of the Agreement resulting therefrom or that would be caused thereby.

3. No Modification, Waiver or Release. Except as expressly set forth on Section 2 of this Consent, this Consent shall not be construed in any manner to modify, waive or affect any of the provisions of the Agreement, or to waive any breach or default by any party under the Agreement. No party to the Agreement shall be released from the performance and observance of any and all of its respective obligations under and all of the provisions of the Agreement.

4. No Further Assignment or Conveyance. This Consent shall not be construed as a consent by the Authority and the Township to, or as permitting, any other or further assignment of the Agreement by any party or conveyance of the Property, or any portion thereof, that would be prohibited by the Agreement.

5. Miscellaneous. This Consent shall be governed by the laws of the State of Michigan. This Consent may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Consent to Assignment and Conveyance to be executed as of the Effective Date for all purposes.

ASSIGNOR:

Green Development Ventures, LLC

____
By: Thomas M. Larabel
Its: Authorized Agent

ASSIGNEE:

Echo Workforce Investments, LLC

____
By: Trenton R. Hayward
Its: Authorized Agent

AUTHORITY:

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

By:______________________________

Name Printed: ______________________

Title:______________________________

Date:______________________________

TOWNSHIP:

OSHTEMO TOWNSHIP

By:______________________________

Name Printed: ______________________

Title:______________________________

Date:______________________________

ASSIGNMENT AND ASSUMPTION OF BROWNFIELD PLAN DEVELOPMENT AGREEMENT

This Assignment and Assumption of the Brownfield Plan Development Agreement ("Assignment"), dated August __, 2026, is entered into between Green Development Ventures, LLC, a Michigan limited liability company, the address of which is 2186 E. Centre Ave., Portage, MI 49002 ("Assignor"), and Echo Workforce Investments, LLC, a Michigan limited liability company, the address of which is 2186 E. Centre Ave., Portage, MI 49002 ("Assignee").

RECITALS:

A. Assignor is the Developer under a Brownfield Plan Development Agreement dated October 23, 2025 (the "Agreement"), attached hereto as Exhibit A, with the Kalamazoo County Brownfield Redevelopment Authority and Oshtemo Township concerning the procedures and commitments associated with the Brownfield Plan approved under Act 381.

B. Assignor has elected to assign its rights and obligations under the Agreement to Assignee.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is acknowledged, the parties agree as follows:

1. Assignor assigns, transfers, and conveys to Assignee any and all rights, interest and obligations that Assignor has in the Agreement.

2. Assignee accepts and assumes all of Assignor's rights, interests and obligations under the Agreement, and agrees to be bound by the Agreement and become responsible for, and to pay, perform or discharge, as appropriate, Assignor's obligations under the Agreement, in accordance with and subject to the terms and conditions thereof.

"ASSIGNOR"	"ASSIGNEE"
Green Development Ventures, LLC	Echo Workforce Investments, LLC
______________________________	______________________________
By: Thomas M. Larabel	By: Trenton R. Hayward
Its: Authorized Agent	Its: Authorized Agent

EXHIBIT A

Brownfield Plan Development Agreement dated October 23, 2025 between the Kalamazoo County Brownfield Redevelopment Authority, Oshtemo Township and Green Development Ventures, LLC (without exhibits)

See attached.

DRAFT

BROWNFIELD GRANT AGREEMENT

This Grant Agreement (the "Agreement"), is entered into on ___________________, 2026 among the Kalamazoo County Brownfield Redevelopment Authority, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the "Authority"), and Clark Logistics Group LXI, LLC, a Michigan limited liability company ("Clark"), whose address is 3700 E Milham Ave Suite A Portage, MI 49002, Trim-Pac Inc., a Michigan corporation ("Trim-Pac"), whose address is 436 W Willard St., Kalamazoo, MI 49007, Conlee Holdings I, LLC, a Michigan limited liability company ("Conlee"), whose address is 1826 Oakland Drive, Kalamazoo, MI 49008, and Commercial Asset Company, LLC, a Michigan limited liability company ("CAC," and individually and collectively with Clark,Trim-Pac, and Conlee, "Developer"), whose address is 6011 Stadium Dr, Kalamazoo, MI 49009.

RECITALS

WHEREAS, The Developer is engaged in the redevelopment of the parcel located at 436 Willard Street in Kalamazoo, Michigan 49007 for a commercial/industrial redevelopment of an older industrial building near downtown Kalamazoo. This is the second of three phases of investment into the property. In this phase, portions of the building are being rehabilitated to accommodate a new tenant into the building that brings additional investment and jobs and supports the existing tenant already on site. The project will involve interior demolition, installation of a vapor mitigation system, and due to environmental conditions of the site the City is requiring installation of a stormwater treatment system. EGLE Funds will be used to finalize the design of the VI mitigation system and construct the VI mitigation system to address vapor intrusion and bring the building to a usable state, the Developer anticipates investing $3,000,000 in the property (the "Project").

WHEREAS, the Michigan Department of Environment Great Lakes and Energy ("EGLE") has awarded the Authority a grant of $700,000 ("Grant") to be used for certain the costs of certain Grant Eligible Activities, including the design and installation of a vapor mitigation system at the Property.

WHEREAS, the purpose of this Agreement is to describe the terms and conditions for the use of the Grant for the Development.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

1. **Recitals**. The above recitals are acknowledged as true and correct and are incorporated as reference into this Paragraph.

2. **Use of EGLE Grant Dollars.** The Grant proceeds will be used to fund Grant Eligible Activities up to the amount of the Grant. Developer shall be solely responsible for all costs and expenses in excess of the Grant funding.

3. **Grant Agreement**. The Developer will cooperate with the Authority who has contracted with a qualified Environmental Consultant or Consultants and/or other competent and qualified Contractor or Contractors to manage and/or conduct and complete the Grant Eligible Activities.

4. **Responsibilities of the Developer.**

4.1 Construction of Development. The Developer may proceed with the Development and the obligations under this Agreement in its discretion. If it decides to do so, Developer shall fully cooperate with the Authority as the consultants complete the Grant Eligible Activities and the Development in accordance with this Agreement, and in accordance with any applicable law, regulation, code, and ordinance.

4.2 Compliance with Grant Agreement. The Developer shall comply with all terms and conditions of the Grant Documents, each of which is hereby incorporated by reference as though fully set forth herein, including but not limited to preparing Work Plans, conducting Grant Eligible Activities, providing documentation of expenses, and general terms and conditions. Developer shall have the same responsibilities and obligations to the Authority as the Authority has to EGLE under the Grant Documents.

4.3 Indemnification of Indemnified Persons. The Developer shall defend, indemnify, and hold the Indemnified Persons harmless from any loss, damages, costs, expense (including reasonable counsel fees) or liability of any nature due to any and all suits, actions, legal or administrative proceedings, demands or claims arising or resulting from the following:

4.3.1 Any activity undertaken pursuant to this Agreement or from injuries to persons or property as a result of the construction, Developer ownership or operation, use or maintenance of the Development;

4.3.2 Any acts or omissions, negligent or otherwise, of the Environmental Consultant and/or Contractors or their employees or agents in the performance of the work specified in this Agreement; or

4.3.3 Failure by the Environmental Consultant and/or Contractors to comply with the provisions of this Agreement.

4.3.4 termination of the EGLE Grant Agreement by EGLE or termination of this Agreement except to the extent caused by the Authority.

4.4 Regulatory Compliance. While on the Site or Development, the Developer, the Environmental Consultant, and any Contractor shall impose work orders on its employees, agents and subcontractors which are designed to assure that they comply with all applicable federal, state and local laws and regulations (including occupational safety and environmental protection statutes and regulations) in performing services under this Agreement, and shall comply with any directions of governmental agencies relating to site safety, security, traffic or other like matters as it relates to those Eligible Activities performed by the Developer, Environmental Consultant or Contractor, as applicable.

4.5 Cooperation. The Developer shall assist and cooperate with the Authority, and consultants or contractors hired by the Authority, in providing information that the Authority may require in providing necessary reports to EGLE or other governmental agencies.

4.6 Site Access. The Developer shall grant the Authority, or its designated agents, access to the Site to exercise their respective rights related to the purposes and pursuant to the terms of this Agreement. Site access shall include the right to inspect the performance of any Grant Eligible Activities, as provided in the Grant Document. The Authority shall give the Developer at least 24 hours prior notice of its intent to access the site. If notice cannot be given due to an emergency or any other similar unforeseen circumstance, the Authority shall give such prior notice as is reasonable and practicable under the circumstances. All such agents must comply with all Site safety standards while accessing the Site.

4.7 Payment of County and Authority Legal and Professional Fees. The Developer shall reimburse the County and the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval and administration of the grant for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related to obtaining the Grant, including future expense. The Developer shall reimburse the County and/or the Authority for such expenses within 30 days from the date that the County or the Authority sends an invoice and request for payment.

5. **Event of Default; Remedies.** If for any reason (i) the Developer impedes in the completion of Eligible Activities, (ii) the Developer does not complete the Project, (iii) the Developer defaults under this Agreement, the Authority shall have the right, but not the obligation, to terminate this Agreement effective immediately, and the Developer will be responsible for all costs which the Authority and/or County has incurred in connection with the Property and this Agreement, and shall be responsible for all repayments to the EGLE. The Developer's obligations under this Paragraph shall survive the expiration or early termination of this Agreement.

6. **Responsibilities of the Authority**

6.1 Execution of the EGLE Brownfield Grant Agreement. The Authority shall execute the EGLE Grant Agreement which will provide for the direct payment of invoices related to Grant Eligible Activities that have been conducted, completed, and approved in accordance with the scope and terms of this Agreement and the Grant Agreement.

6.2 Preparation of the Grant Work Plan. The Authority's Consultants shall prepare a draft Grant Work Plan which describes the scope of work, cost estimates, and schedule for each Grant Eligible Activity included in Appendix A of the Grant Agreement and submit the Grant Work Plan to EGLE.

6.2.1 EGLE will review the Work Plan and approve the Grant Work Plan or request revisions, which will be made by the Authority's Consultants and resubmitted to EGLE for approval, with a copy to the Brownfield Redevelopment Administrator.

6.3 Execution of the Grant Work Plan. Following EGLE approval of the Grant Work Plan, the Authority will proceed with the Eligible Activities. For contracts over $20,000, except for professional services, the Authority's consultants may be required to comply with applicable bid solicitation requirements in the Grant Agreement.

6.3.1 The Authority's consultant will forward the documentation to the EGLE Grant Coordinator for review and preliminary approval.

6.3.2 EGLE will review and provide preliminary approval or request additional information as may be required under the terms of the Grant Agreement, which will be provided by the Authority, as necessary.

6.4 Reimbursement for Approved Eligible Activities. Upon EGLE preliminary approval, the Brownfield Redevelopment Administrator, the Authority, the Developer, and EGLE will cooperate in the preparation of any additional documentation as may be required under the terms of the Grant Agreement for EGLE final approval of Grant payment.

6.4.1 Upon EGLE final approval, Grant funds will be transferred by EFT to the Authority.

6.4.2 Within 30 days of receipt of Grant funds by the Authority from EGLE, the Authority will provide payment of outstanding invoices for Eligible Activities, using the Grant funds, either by check or EFT transfer, as agreed to by the Consultant and the Authority.

7. Miscellaneous Provisions

7.1 Successors and Assigns; Assignments. There are no other intended beneficiaries to this Agreement. The Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns; however, the Developer shall not assign this Agreement without the prior written consent of the Authority. No person not a party hereto is intended to be a beneficiary of or to have the right to enforce this Agreement.

7.2 Department Contact. The Developer will not have any direct contact with EGLE regarding the Grant. All communications with the EGLE regarding the Grant will be through the Authority.

7.3 Entire Agreement. This Agreement, represents the entire agreement, as it exists at the time of the signing of this Agreement between the parties. This Agreement, may not be amended, altered or modified unless the party against whom enforcement of any waiver, modification or discharge is sought agrees in writing.

7.4 Notices. All notices and other communications required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, or one day after being sent by overnight courier, or three days after being mailed by registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer:

Clark Logistics Group VII, LLC
Attn: Charles J. Clark
3700 E Milham Ave. Suite A

Portage, MI 49002

If to the Authority: Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue, Room 101
Kalamazoo, Michigan 49007

With copy to: County Attorney

7.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

7.6 Waiver. No delay on the part of any party hereto in the exercise of any right or remedy shall operate as a waiver of such right or any other right; a waiver on any one occasion shall not be construed as a bar to or waiver of any subsequent breach of the same or any other provision of this Agreement on a future occasion.

7.7 Severability. In case any one or more of the provisions contained in this Agreement or any document, instrument or agreement required hereunder should be declared invalid, illegal, or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein or therein shall not in any way be affected or impaired thereby.

7.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed to be an original, but all such counterparts taken together shall constitute but one and the same agreement.

7.9 Amendments. This Agreement may not be modified or amended except pursuant to a written instrument signed by the Authority and Developer. Provided however, it may be necessary to modify this Agreement to address the terms of the EGLE Grant Agreement between the Authority and the EGLE, once received. Upon receipt, Developer with cooperate with the Authority to execute a written amendment to this Agreement making such modifications.

7.10 Joint and Several Obligations. All obligations of Developer hereunder shall be joint and several among Clark, Trim-Pac, Conlee, and CAC.

8. Definitions

8.1 Definitions. The following capitalized terms used in this Agreement shall have the following meanings, except to the extent the context in which they are used requires otherwise:

8.1.1 "Agreement" means this Agreement entered into between the Authority and the Developer.

8.1.2 "Contractor" means any general or environmental contractor or subcontractor with whom the Authority contracts to complete work at the Eligible Property and/or Site.

8.1.3 "Brownfield Redevelopment Administrator" means the staff member designated by the Authority with responsibility for implementation of the Grant Agreement.

8.1.4 "Development" means the site work and design and installation of a vapor mitigation system relating to the Eligible Property as described on attached Exhibit A.

8.1.5 "EGLE Grant Coordinator" means the EGLE staff person assigned to manage the terms and conditions of the Grant Agreement.

8.1.6 "Environmental Consultant" means any environmental consulting firm retained or hired by the Authority to fulfill all or part its obligations under this Agreement, including the Grant Eligible Activities set forth in the Grant Agreement.

8.1.7 "Event of Default" means the failure of performance or breach by a party to carry out its obligations under this Agreement or, with respect to a party, if any representation or warranty of such party was materially not accurate when made, and such obligation has not been performed or such representation or warranty corrected within the cure period provide herein, if any, after written notice thereof has been given by the other party. It also means any filing of bankruptcy or bankruptcy reorganization by the Developer.

8.1.8 "Grant Agreement" means the EGLE Brownfield Grant Agreement executed between EGLE and the Authority for the reimbursement of Grant Eligible Activities, a copy of which is attached hereto as Exhibit B.

8.1.9 "Grant Application" means the Application for the grant submitted by the Authority to EGLE, including all and all related schedules, exhibits, and appendices attached thereto or other materials incorporated therein.

8.1.10 "Grant Documents" means, collectively, the Grant Application, the Grant Agreement, the Grant Work Plan, and all related schedules, exhibits, and appendices attached thereto or other materials incorporated therein.

8.1.11 "Grant Eligible Activities" means the design and installation of a vapor mitigation system identified in the Grant Documents.

8.1.12 "Grant Work Plan" means a detailed work plan submitted to the EGLE for approval which includes a description of proposed Grant Eligible Activities, budget, and schedule consistent with Appendix A of the Grant Agreement.

8.1.13 "Indemnified Persons" means the Authority and its officers, agents, and employees.

KALAMAZOO COUNTY BROWNFIELD

REDEVELOPMENT AUTHORITY

Signature:____

Name Printed: ____

Title:____

Date:________________________________

CLARK LOGISTICS GROUP LXI, LLC

Signature:____

Name Printed: ____

Title:____

Date:________________________________

[Continued on following page]

TRIM-PAC INC.

Signature:____

Name Printed: ____

Title:____

Date:______________________________

CONLEE HOLDINGS I, LLC

Signature:____

Name Printed: ____

Title:____

Date:______________________________

COMMERCIAL ASSET COMPANY, LLC

Signature:____

Name Printed: ____

Title:____

Date:______________________________

BROWNFIELD GRANT AGREEMENT

BETWEEN THE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

AND THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

This Grant Agreement ("Agreement") is made between the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division ("State"), and the Kalamazoo County Brownfield Redevelopment Authority ("Grantee").

The purpose of this Agreement is to provide funding in exchange for work to be performed for the project named below. The State is authorized to provide grant assistance pursuant to Clean Michigan Initiative Implementation, Public Act 196, of Act 451 of 1994 as amended. This Agreement is subject to the terms and conditions specified herein.

PROJECT INFORMATION:

Project Name: Kalamazoo Plating Works

Location Code: 7P62

Amount of grant: $700,000

Tracking Code: 2026-3595

Start Date: **Date executed by the State**

End Date: **Two Years after Start Date**

GRANTEE CONTACT INFORMATION:

Name/Title: Macy Walters, Brownfield Redevelopment Authority Administrator

Organization: Kalamazoo County

Address: Kalamazoo County Administration Building, Planning and Development Office #407
201 West Kalamazoo Avenue

City, State, ZIP: Kalamazoo, Michigan, 49007

Phone Number: 269-384-8305

E-Mail Address: macy.walters@kalcounty.gov

SIGMA Vendor ID Number: CV0048021

STATE'S CONTACT INFORMATION:

Name/Title: Douglas Koop, Brownfield Coordinator

Division/Bureau/Office: Remediation and Redevelopment Division

Address: 525 West Allegan Street

City, State, ZIP: Lansing, Michigan 48933

Phone Number: 517-245-5054

E-Mail Address: KoopD@Michigan.gov

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

FOR THE GRANTEE:

	Kenneth Peregon, Chair	
Signature	Name/Title	Date

FOR THE STATE:

	Mike Neller, Director	
Signature	Name/Title	Date

I. PROJECT SCOPE

This Agreement and its appendices constitute the entire Agreement between the State and the Grantee and may be modified only by written agreement between the State and the Grantee.

(A) The scope of this project is limited to the activities specified in Appendix A and such activities as are authorized by the State under this Agreement. Any change in project scope requires prior written approval in accordance with Section III, Changes, in this Agreement.

(B) By acceptance of this Agreement, the Grantee commits to complete the project identified in Appendix A within the time period allowed for in this Agreement and in accordance with the terms and conditions of this Agreement.

II. AGREEMENT PERIOD

Upon signature by the State, the Agreement shall be effective from the Start Date until the End Date on page 1. The State shall have no responsibility to provide funding to the Grantee for project work performed except between the Start Date and the End Date specified on page 1. Expenditures made by the Grantee prior to the Start Date or after the End Date of this Agreement are not eligible for payment under this Agreement.

III. CHANGES

Any changes to this Agreement other than budget line item revisions 20 percent or less of the total Agreement amount shall be requested by the Grantee or the State in writing and implemented only upon approval in writing by the State. The State reserves the right to deny requests for changes to the Agreement or to the appendices. No changes can be implemented without approval by the State.

IV. GRANTEE DELIVERABLES AND REPORTING REQUIREMENTS

The Grantee shall submit deliverables and follow reporting requirements specified in Appendix A of this Agreement.

(A) The Grantee must complete and submit quarterly progress reports according to a form and format prescribed by the State and must include supporting documentation of eligible project expenses. These reports shall be due according to the following*:*

Reporting Period	**Due Date**
January 1 – March 31	April 30
April 1 – June 30	July 31
July 1 – September 30	Before October 15*****
October 1 – December 31	January 31

*****Due to the State's year-end closing procedures, there will be an accelerated due date for the report covering July 1 – September 30. Advance notification regarding the due date for the quarter ending

September 30 will be sent to the Grantee. If the Grantee is unable to submit a report in early October for the quarter ending September 30, an estimate of expenditures through September 30 must be submitted to allow the State to complete its accounting for that fiscal year.

The forms provided by the State shall be submitted to the State's contact at the address on page 1. All required supporting documentation for expenses must be included with the report as outlined in Appendix A.

(B) The Grantee shall provide a final project report in a format prescribed by the State. The Grantee shall submit the final status report, including all supporting documentation for expenses, along with the final project report and any other outstanding products within 30 days from the End Date of the Agreement.

(C) The Grantee must provide electronic copies of all products and deliverables in accordance with Appendix A.

(D) All products shall acknowledge that the project was supported in whole or in part by EGLE, per the guidelines provided by the program.

(E) If 15 percent (15%) or more of the grant amount is expended in a single quarter, payment requests may be submitted once monthly during that quarter.

V. <u>GRANTEE RESPONSIBILITIES</u>

(A) The Grantee agrees to abide by all applicable local, state, and federal laws, rules, ordinances, and regulations in the performance of this grant.

(B) All local, state, and federal permits, if required, are the responsibility of the Grantee. Award of this grant is not a guarantee of permit approval by the State.

(C) The Grantee shall be solely responsible to pay all applicable taxes and fees, if any, that arise from the Grantee's receipt or execution of this grant.

(D) The Grantee is responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services submitted to the State under this Agreement. The Grantee shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in drawings, designs, specifications, reports, or other services.

(E) The State's approval of drawings, designs, specifications, reports, and incidental work or materials furnished hereunder shall not in any way relieve the Grantee of responsibility for the technical adequacy of the work. The State's review, approval, acceptance, or payment for any of the services shall not be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

(F) The Grantee acknowledges that it is a crime to knowingly and willingly file false information with the State for the purpose of obtaining this Agreement or any payment under the Agreement, and that any such filing may subject the Grantee, its agents, and/or employees to criminal and civil prosecution and/or termination of the grant.

VI. USE OF MATERIAL

Unless otherwise specified in this Agreement, the Grantee may release information or material developed under this Agreement, provided it is acknowledged that the State funded all or a portion of its development.

The State, and federal awarding agency, if applicable, retains a royalty-free, nonexclusive and irrevocable right to reproduce, publish, and use in whole or in part, and authorize others to do so, any copyrightable material or research data submitted under this grant whether or not the material is copyrighted by the Grantee or another person. The Grantee will only submit materials that the State can use in accordance with this paragraph.

VII. ASSIGNABILITY

The Grantee shall not assign this Agreement or assign or delegate any of its duties or obligations under this Agreement to any other party without the prior written consent of the State. The State does not assume responsibility regarding the contractual relationships between the Grantee and any subcontractor.

VIII. SUBCONTRACTS

The State reserves the right to deny the use of any consultant, contractor, associate, or other personnel to perform any portion of the project. The Grantee is solely responsible for all contractual activities performed under this Agreement. Further, the State will consider the Grantee to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the anticipated Grant. All subcontractors used by the Grantee in performing the project shall be subject to the provisions of this Agreement and shall be qualified to perform the duties required.

IX. NON-DISCRIMINATION

The Grantee shall comply with the Elliott Larsen Civil Rights Act, 1976 PA 453, as amended, MCL 37.2101 *et seq.*, the Persons with Disabilities Civil Rights Act, 1976 PA 220, as amended, MCL 37.1101 *et seq.*, and all other federal, state, and local fair employment practices and equal opportunity laws and covenants that it shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to his or her hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of his or her race, religion, color, national origin, age, sex, height, weight, marital status, or physical or mental disability that is unrelated to the individual’s ability to perform the duties of a particular job or position. The Grantee agrees to include in every subcontract entered into for the performance of this Agreement this covenant not to discriminate in employment. A breach of this covenant is a material breach of this Agreement.

X. UNFAIR LABOR PRACTICES

The Grantee shall comply with the Employers Engaging in Unfair Labor Practices Act, 1980 PA 278, as amended, MCL 423.321 *et seq*.

XI. LIABILITY

(A) The Grantee, not the State, is responsible for all liabilities as a result of claims, judgments, or costs arising out of activities to be carried out by the Grantee under this Agreement, if the liability is caused by the Grantee, or any employee or agent of the Grantee acting within the scope of their employment or agency.

(B) Nothing in this Agreement should be construed as a waiver of any governmental immunity by the Grantee, the State, its agencies, or their employees as provided by statute or court decisions.

XII. CONFLICT OF INTEREST

No government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee's Board of Directors, its employees, partner agencies, or their families shall benefit financially from any part of this Agreement.

XIII. ANTI-LOBBYING

If all or a portion of this Agreement is funded with federal funds, then in accordance with 2 CFR 200, as appropriate, the Grantee shall comply with the Anti-Lobbying Act, which prohibits the use of all project funds regardless of source, to engage in lobbying the state or federal government or in litigation against the State. Further, the Grantee shall require that the language of this assurance be included in the award documents of all subawards at all tiers.

If all or a portion of this Agreement is funded with state funds, then the Grantee shall not use any of the grant funds awarded in this Agreement for the purpose of lobbying as defined in the State of Michigan's lobbying statute, MCL 4.415(2). "'Lobbying' means communicating directly with an official of the executive branch of state government or an official in the legislative branch of state government for the purpose of influencing legislative or administrative action." The Grantee shall not use any of the grant funds awarded in this Agreement for the purpose of litigation against the State. Further, the Grantee shall require that language of this assurance be included in the award documents of all subawards at all tiers.

XIV. DEBARMENT AND SUSPENSION

By signing this Agreement, the Grantee certifies that it has checked the federal debarment/suspension list at www.SAM.gov to verify that its agents, and its subcontractors:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or the state.

(2) Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, as defined in 45 CFR 1185; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

(3) Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in subsection (2).

(4) Have not within a three-year period preceding this Agreement had one or more public transactions (federal, state, or local) terminated for cause or default.

(5) Will comply with all applicable requirements of all other state or federal laws, executive orders, regulations, and policies governing this program.

XV. AUDIT AND ACCESS TO RECORDS

The State reserves the right to conduct a programmatic and financial audit of the project, and the State may withhold payment until the audit is satisfactorily completed. The Grantee will be required to maintain all pertinent records and evidence pertaining to this Agreement, including grant and any required matching funds, in accordance with generally accepted accounting principles and other procedures specified by the State. The State or any of its duly authorized representatives must have access, upon reasonable notice, to such books, records, documents, and other evidence for the purpose of inspection, audit, and copying. The Grantee will provide proper facilities for such access and inspection. All records must be maintained for a minimum of five years after the final payment has been issued to the Grantee by the State.

XVI. INSURANCE

(A) The Grantee must maintain insurance or self-insurance that will protect it from claims that may arise from the Grantee's actions under this Agreement.

(B) The Grantee must comply with applicable workers' compensation laws while engaging in activities authorized under this Agreement.

XVII. OTHER SOURCES OF FUNDING

The Grantee guarantees that any claims for reimbursement made to the State under this Agreement must not be financed by any source other than the State under the terms of this Agreement. If funding is received through any other source, the Grantee agrees to delete from Grantee's billings, or to immediately refund to the State, the total amount representing such duplication of funding.

XVIII. COMPENSATION

(A) A breakdown of costs allowed under this Agreement is identified in Appendix A. The State will pay the Grantee a total amount not to exceed the amount on page 1 of this Agreement, in accordance with Appendix A, and only for expenses incurred and paid. All other costs necessary to complete the project are the sole responsibility of the Grantee.

(B) Expenses incurred by the Grantee prior to the Start Date or after the End Date of this Agreement are not allowed under the Agreement, unless otherwise specified in Appendix A.

(C) The State will approve payment requests after approval of reports and related documentation as required under this Agreement.

(D) The State reserves the right to request additional information necessary to substantiate payment requests.

(E) Payments under this Agreement may be processed by Electronic Funds Transfer (EFT). The Grantee may register to receive payments by EFT at the SIGMA Vendor Self Service web site (https://sigma.michigan.gov/webapp/PRDVSS2X1/AltSelfService).

(F) An amount equal to ten percent (10%) of the grant award will be withheld by the State until the project is completed in accordance with Section XIX, Closeout, and Appendix A.

XIX. CLOSEOUT

(A) A determination of project completion, which may include a site inspection and an audit, shall be made by the State after the Grantee has met any match obligations, satisfactorily completed the activities, and provided products and deliverables described in Appendix A.

(B) Upon issuance of final payment from the State, the Grantee releases the State of all claims against the State arising under this Agreement. Unless otherwise provided in this Agreement or by State law, final payment under this Agreement shall not constitute a waiver of the State's claims against the Grantee.

(C) The Grantee shall immediately refund to the State any payments in excess of the costs allowed by this Agreement.

XX. CANCELLATION

This Agreement may be canceled by the State, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the Grantee, or upon mutual agreement by the State and Grantee. The State may honor requests for just and equitable compensation to the Grantee for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the State and the State will no longer be liable to pay the grantee for any further charges to the grant.

XXI. TERMINATION

(A) This Agreement may be terminated by the State as follows.

(1) Upon 30 days written notice to the Grantee:

a. If the Grantee fails to comply with the terms and conditions of the Agreement, or with the requirements of the authorizing legislation cited on page 1, or the rules promulgated thereunder, or other applicable law or rules.
b. If the Grantee knowingly and willingly presents false information to the State for the purpose of obtaining this Agreement or any payment under this Agreement.

c. If the State finds that the Grantee, or any of the Grantee's agents or representatives, offered or gave gratuities, favors, or gifts of monetary value to any official, employee, or agent of the State in an attempt to secure a subcontract or favorable treatment in awarding, amending, or making any determinations related to the performance of this Agreement.
d. If the Grantee or any subcontractor, manufacturer, or supplier of the Grantee appears in the register of persons engaging in unfair labor practices that is compiled by the Michigan Department of Licensing and Regulatory Affairs or its successor.
e. During the 30-day written notice period, the State shall withhold payment for any findings under subparagraphs a through d above, and the Grantee will immediately cease charging to the grant and stop earning match for the project (if applicable).

(2) Immediately and without further liability to the State if the Grantee, or any agent of the Grantee, or any agent of any subcontract is:

a. Convicted of a criminal offense incident to the application for or performance of a State, public, or private contract or subcontract;
b. Convicted of a criminal offense, including but not limited to any of the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or attempting to influence a public employee to breach the ethical conduct standards for State of Michigan employees;
c. Convicted under State or federal antitrust statutes; or
d. Convicted of any other criminal offense that, in the sole discretion of the State, reflects on the Grantee's business integrity.
e. Added to the federal or state Suspension and Debarment list.

(B) If a grant is terminated, the State reserves the right to require the Grantee to repay all or a portion of funds received under this Agreement.

XXII. IRAN SANCTIONS ACT

By signing this Agreement, the Grantee is certifying that it is not an Iran linked business, and that its contractors are not Iran linked businesses, as defined in MCL 129.312.

XXIII. ACCESS AGREEMENTS

A voluntary access agreement or court-ordered access must be secured by the Grantee prior to performance of the scope of work described in Appendix A for any portion of the project area or property where grant activities will be undertaken and that is not owned by the Grantee. Evidence of access must be provided to the State at its request.

XXIV. GRANT ADMINISTRATION

Grant Administration costs are eligible for reimbursement in accordance with Appendix A. Grant administration costs will be limited to three percent (3%) of the total award amount.

XXV. INELIGIBLE EXPENSES

Although the following costs may be related to the scope of work described in Appendix A, the following are ineligible for reimbursement under the grant:

Office equipment; software; insurance; taxes, except sales taxes; replacement or purchase of equipment; drinking water supply replacement, defined as but is not limited to, providing bottled water, constructing a new well, and extending or constructing a water supply system; operation and maintenance of long term response and due care activities; restoration of property or infrastructure, unless included in Appendix A; fees for attorneys or legal advice except for administrative or management costs directly related to implementing the grant; grant recipient staff time for application submittal; costs for eligible activities reimbursed under the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (Act 381); costs incurred for activities outside a State-approved work plan; labor overtime rates; and training.

Travel costs for either vehicle use or vehicle mileage will be reimbursed, but not both. Vehicle mileage will be reimbursed at a maximum of the federal rate allowed by the Internal Revenue Service at the time the costs are incurred.

Fees, such as those incurred for state or local permits; underground storage tank registration; late fees; or other fees may be eligible at the State's discretion. Other expenses may be determined ineligible in the course of invoice reviews.

XXVI. BIDS, CONTRACTORS

(A) For contracts for work performed under this agreement that totals $20,000 or more, the Grantee shall provide, or cause to be provided, the qualifications of the selected contractor(s) to the State. The State reserves the right to object to the selected contractor(s) or their qualifications. If the State has objections, it will inform the Grantee in writing within 30 days of receipt of the selected contractor's qualifications.

(B) For any contract for work performed under this agreement that totals $20,000 or more, except professional services, the Grantee shall solicit, or cause to be solicited, bids from at least three qualified contractors. The way in which bids or requests for quotes (RFQs) are solicited must be done in a manner acceptable to the Grantee. The Grantee shall provide the State copies of the bid specifications, proof of bid solicitation to at least three qualified contractors, copies of all bids received, a bid tabulation, and a written contractor recommendation. If the contractor that submitted the lowest bid is not the contractor selected, the Grantee must submit written justification for the selection.

(C) Any contractor(s) retained for corrective action on regulated underground storage tanks shall be a qualified underground storage tank consultant that meets the requirements of Section 21325 of Part 213, Leaking Underground Storage Tanks of the NREPA.

(D) Any contractor(s) and professionals retained with state funds must possess appropriate qualifications, experience, licensing, and insurance for the work including but not limited to, surveying; engineering; asbestos, lead, mold, and hazardous material abatement; and transport, storage, and disposal of hazardous and non-hazardous waste.

(E) Subsurface work on contaminated properties that involves penetrating or disturbing the existing surfaces; working with subsurface infrastructure, monitoring wells, or sewers; handling of existing soil, sediments, or groundwater; or other site activities with the reasonable potential for unacceptable human exposure must be conducted by personnel in accordance with OSHA and MIOSHA requirements, including under HAZWOPER, MIOSHA-STD-1216 and 29 CFR 1910.120, as applicable.

(F) Contractor markup on subcontractors and equipment is limited to a maximum of ten percent (10%) of the original cost, and subject to approval by the State.

XXVII. WORK PLANS AND PROJECT IMPLEMENTATION

(A) Prior to conducting any activities under the Agreement, the Grantee or its contractor shall submit a detailed work plan to the State for its approval. Work plans must include a description of the proposed activities, a budget, and a schedule for conducting the activities under Appendix A. A supplementary work plan, budget, and schedule are required for each subsequent phase of work. The Grantee and its contractor shall not proceed with grant- funded activities until the State approves the work plan, budget, and schedule in writing. The State may approve, modify and approve, or require amendments to the work plan.

(B) The Grantee or its contractor shall implement the work plan upon the State's written approval and according to the schedules contained therein. Changes or additions to the work plan may be submitted in writing and are subject to approval by the State. Changes to work plans without prior approval from the State, or performance of activities that are not part of an approved work plan or an amendment to a work plan, may result in the Grantee being responsible for payment of unapproved activities.

XXVIII. ECONOMIC DEVELOPMENT

(A) The Grant Recipient acknowledges by its signature of this Agreement that there have been no material changes in the economic development proposal, property ownership, or other conditions of the property or project since the date the grant funds were awarded.

(B) In the event the proposed development changes or is not implemented, the Grantee shall immediately notify the State in writing and shall try to secure a new development project for the property. The Grantee shall then notify the State in writing of the proposed development. The alternate development project is also subject to approval by the State.

XXIX. OTHER TERMS AND CONDITIONS

(A) The State may withhold the grant until the State determines that the Grantee is able to proceed with the project scope described in Appendix A, pursuant to Part 196, Section 19612(3), of the NREPA.

(B) Following completion of the project, the State may conduct compliance inspections to determine whether the project is being maintained for the use specified in this Agreement.

(C) The Grantee acknowledges, by signature of this Agreement, that the State is not obligated to provide additional funding beyond the Agreement amount should additional environmental costs be necessary to complete the project.

(D) If necessary to allow for completion of the project, the Grantee and State may mutually agree to extend the term of the Agreement. Agreement extensions should be requested by the Grantee or the State in writing, prior to the Agreement end date. This Agreement may only be extended by a signed agreement between both parties.

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

APPENDIX A

APPENDIX A

for **BROWNFIELD REDEVELOPMENT GRANT / LOAN AGREEMENT**

Project Details			
Project Name and Address	Kalamazoo Plating Works 436 West Willard Street, 522 and 528 North Westnedge Street, 443 and 439 West Ransom Street Kalamazoo Michigan 49007	**Grantee**	Kalamazoo County Brownfield Redevelopment Authority
Tracking Code	2026-3595	**Location Code**	7P62
Capital Investment	$6,000,000	**Jobs Created**	9 full time equivalent
Total Grant Funding	$700,000	**Total Loan Funding**	NA

PROJECT DESCRIPTION:
The grant will be used to design, install and commission an active Vapor Mitigation System within an inter-connected complex of manufacturing and warehousing buildings near downtown Kalamazoo. Former electroplating, machine shop, and industrial blower fan manufacturing released contaminants into the soil and groundwater below the structures. The building covers more than 100,000 square feet within the footprint and was falling into disrepair before rehabilitation of the entire complex began in 2024.

ANTICIPATED SCOPE OF WORK / BUDGET:
The scope of work will take place within the project boundaries identified in Figure 1 and includes the following activities to facilitate the safe reuse of the property:

1. Due care, including but not limited to design, installation and commissioning of a vapor mitigation system.

2. To request closeout of the grant, the Grantee must provide a comprehensive grant closeout report in the format provided by the Department of Environment, Great Lakes, and Energy (EGLE). The report will provide a comprehensive summary of all activities completed and expenses incurred under the grant.

3. During the time of the grant funded activities, the Grantee is required to install a full color, 48” by 96” grommeted vinyl sign, or equivalent, on the property displaying the EGLE logo. An image file with the sign design will be provided to the Grantee by the brownfield coordinator.

4. Third-party oversight professional including but not limited to assisting the Grantee with grant management; review of technical work plans and reports; meetings and communications of a technical nature; site inspections; and other technical oversight, as needed.

5. Grant/loan administration including but not limited to grant management, tracking, and reporting activities by Grantee.

6. Contingency for unanticipated conditions that may be encountered during the performance of eligible activities. Contingency will not be utilized without authorization from EGLE.

PROJECT BUDGET	
Task	**Grant**
1. Due Care	$576,700
2. EGLE Grant/Loan Closeout Report	$5,000
3. EGLE Sign	$500
4. Grant/Loan Administration	$21,000
5. Contingency	$96,800
Total	**$700,000**

In addition to the broad budget items above, the grant may be used for work plan and budget development, bid solicitation, technical specifications, oversight, project management, reporting and other task related activities approved by the EGLE brownfield coordinator. Operation and maintenance plans must be prepared for any engineering controls implemented with the grant funding. All grant-eligible work, including tasks not listed above, must be approved in advance. Work completed without an approved work plan may not be eligible for grant or loan reimbursement.

The grant administration, EGLE sign, and closeout report budgets, as well as reasonable costs to attend the kickoff meeting are approved upon signature of this agreement.

A budget for work plan development of up to $3,000 per work plan is pre-approved. If development of a work plan is expected to cost more than the pre-approved budget, the anticipated cost to develop the work plan must be approved by the brownfield coordinator in advance, or the excess cost will not be eligible for reimbursement. Work plan development will be paid for under the appropriate budget items listed above. Refer to EGLE's Brownfield Eligible Activity Resource document when preparing the work plan. Prior to the start of any other grant-eligible work, a work plan must be submitted to EGLE for review and approval.

Progress reports must be submitted quarterly and include invoices for expenses incurred during the quarter. Submission of a progress report is required even if no expenses were incurred.

Project deliverables for activities paid for by the grant must be provided to EGLE throughout the course of the grant. Deliverables may include, but are not limited to, bid documentation as required by the agreement, invoices and appropriate backup documentation for reimbursement, technical reports, and summaries of activities completed under the grant (including dates, quantities, transport and/or disposal documentation, monitoring summaries, photos, logs, figures/as built drawings/site plans, data/analytical results, or other relevant documentation.) A copy of EGLE's Brownfield Grant and Loan Deliverable Resource will be provided during the kick-off meeting or can be requested at any time.

Ten percent of the grant award or amount spent will be retained by EGLE until the grant funded activities are complete, including receipt of all deliverables, closeout reporting, and documentation that any engineering controls funded by the grant are fully commissioned and operating as designed.

SCHEDULE:
The grant administration task will be conducted during the entire length of the agreement. Work under the contingency task will be completed as necessary. Following the start of the agreement, the remaining tasks are anticipated to be conducted in the timeframes described below.

Task #	Task	Schedule (Months following signed agreement)
1	Due Care	Months 1-20
2	EGLE Grant Closeout Report	Months 20-24

A more detailed schedule for the above tasks shall be provided by the Grantee within the project work plans.

FIGURE 1

Kalamazoo Plating Works

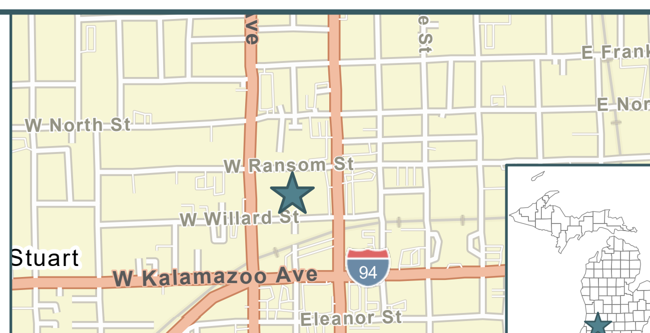
MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

436 West Willard Street, 522 & 528 North Westnedge Avenue, and 443 & 439 West Ransom Street

Kalamazoo, Michigan 49007

Project Boundary

EGLE Remediation and Redevelopment Division, 7/8/2026



July 27, 2026

VIA EMAIL

Kenneth Peregon, Chair
Kalamazoo County Brownfield Redevelopment Authority
Kalamazoo County Administration Building
Planning and Development Office #407
201 West Kalamazoo Avenue
Kalamazoo, Michigan 49007

Dear Ken Peregon:

I am pleased to inform you that the Michigan Department of Environment, Great Lakes, and Energy (EGLE) has completed its review of your July 2026 application for funding under the Brownfield Redevelopment Program. Your application for the Kalamazoo Plating Works Project was awarded $700,000 in Brownfield Redevelopment Grant funds. The funding was approved by Chief Deputy Director, Aaron B. Keatley, on July 23, 2026. This award has also been approved by the State Administrative Board.

Your Brownfield Coordinator, Doug Koop, will assist in forwarding a grant agreement for your signature. The agreement describes the terms and conditions for the expenditure of funds. Doug will work with you to initiate the project once the agreement is signed by you and EGLE.

If you have questions regarding your award, please contact Ryan Londrigan, Supervisor, Brownfield Redevelopment Unit, Remediation and Redevelopment Division, at 989-891-6072; LondriganR@Michigan.gov; or EGLE, P.O. Box 30426, Lansing, Michigan 48909-7926.

Sincerely,

Mike Neller

Mike Neller, Director
Remediation and Redevelopment Division
517-512-5859

cc: Senator Sean McCann
Representative Julie M. Rogers
Phillip D. Roos, Director, EGLE
Aaron B. Keatley, Chief Deputy Director, EGLE
Travis Boeskool, Senior Deputy Director, EGLE
Dylan Gebhard, Legislative Liaison, EGLE
Dale George, Communications Director, EGLE
Carrie Geyer, EGLE
Ryan Londrigan, EGLE
Douglas Koop, EGLE
File #2026-3595

fishbeck
Engineers | Architects | Scientists | Constructors

750 Trade Centre Way, Suite 200
Kalamazoo, Michigan 49002

269.375.3824 | fishbeck.com

Memo

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

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

DATE: **August 27, 2026**

RE: **General/LBRF Funding Updates**

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

1. **General Environmental Review**

   Project No: 230454 – W.O. 2023-1, W.O. 2024-1, W.O. 2025-1, Amend. No. 1, and W.O. 2026-1, Amend. No. 1

   Update:

   Fishbeck continues to respond to general environmental consulting needs as directed by the board and/or the Brownfield Redevelopment Administrator. Work Order 2026-1, Amendment No. 1 was approved by the board in June to increase the annual general consulting budget. This budget increase allowed Fishbeck to engage with Plante Moran Realpoint to conduct real estate consulting services regarding the West Main 1, LLC proposed brownfield plan project. ***Fishbeck attended the Oshtemo Township board meeting and the Kalamazoo County Committee of the Whole meetings this month, as requested. Oshtemo Township passed a resolution in support of the West Main 1, LLC brownfield plan and the Brownfield Administrator presented the plan to both the Township and the County COW. There was no Kalamazoo County Land Bank Authority meeting held this month; the next scheduled KCLBA meeting is September 10th. This month's invoice for consideration includes meetings with Plante Moran Realpoint/West Main 1, LLC project meetings, reimbursement review for the AEH Oshtemo project, communication with KCBRA staff, and preparation of meeting materials.***

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

   Update:

   The KCBRA approved a project application in February 2026 from MRC Industries, Inc. (MRC), a nonprofit organization in Kalamazoo County that provides vocational training, employment support, and life skills services to individuals with intellectual and development disabilities, traumatic brain injuries, and persistent mental illness. MRC's current headquarters no longer meets its needs so is negotiating a purchase agreement to acquire the 1.467-acre site with approximately 33,500 square footage of existing office and warehouse space. In support of acquisition, MRC is requesting support from the KCBRA to complete due diligence assessment activities to support redevelopment decision-making. Specifically, MRC has requested completion of a Phase I Environmental Site Assessment (ESA), a Baseline Environmental Assessment (BEA), and evaluation and installation of a vapor mitigation system (VMS), as necessary. Revision 1 of Work Order 2026-3 was approved March 26, 2026 to include the scope and budget to complete a Phase I ESA, Limited Phase II ESA (inclusive of soil, groundwater, and soil-gas sampling), preparation of a BEA and Documentation of Due Care Compliance Report (DDCCR), and completion of an Asbestos Survey. The purchase agreement has since been finalized. The current property owner requested that any scope of work involving physical sampling wait to be coordinated until after the completion of the Phase I ESA. The Phase I ESA is complete and identified two Recognized Environmental Conditions (RECs): the possibility of soil and groundwater impacts at the Subject Property associated with long-term commercial/industrial use, inferred presence of urban fill, and historical railroad operations; and the possibility that groundwater contamination from one or more adjacent sites may have migrated on to the Subject Property at concentrations which would represent an unacceptable exposure risk. Phase II ESA activities were recommended as result of the Phase I ESA findings and field work was conducted on June 17, 2026, including the collection of six soil samples, two groundwater samples, and three sub-slab soil gas samples. Analytical results were received June 26, 2026 and identified the presence of Arsenic and Selenium in soil exceeding GRCC. No volatile organic compounds (VOCs) or polynuclear aromatic hydrocarbons (PNAs), were detected in soil, and no impacts were detected in groundwater. Soil gas samples were not analyzed due to no VIAP concerns in soil or groundwater. ***The Phase II ESA report was drafted last month. Upon authorization, Fishbeck has now finalized the report as closing is anticipated in September. Fishbeck is currently drafting and will work to complete the BEA and DDCCR prior to closing, and will submit the BEA after closing. The Asbestos Survey will be conducted after MRC takes possession of the building, tentatively scheduled for the week of September 21st. This month's invoice for consideration includes the 75% completion of the Phase II ESA activities.***

3. **Kalamazoo Nonprofit Advocacy Coalition (KNAC), 315 W. Michigan Avenue, Kalamazoo, Michigan Project No: 2600547 -W.O. 2026-5**
Update:
The 30,000 square foot Former First Baptist Church is located at 315 W. Michigan Avenue and is Kalamazoo's oldest public building, completed in 1855. In 2017, the 501(c) organization KNAC was formed to preserve the building and transform it into a community arts and innovation center. KNAC is investing almost $10 million in the proposed renovations to make the building more accessible, sustainable, and functional, leveraging multiple funding sources. At the March 2026 regular KCBRA meeting, the board accepted the Part 1 project application, waiving the application fee, and voted to approve a $10,000 reimbursement of the asbestos survey pending a lien waiver furnished by Fishbeck. Fishbeck has furnished a lien waiver for the survey costs to KCBRA staff and it is Fishbeck's understanding that reimbursement has been issued to KNAC. Board action during the May KCBRA meeting approved KNAC's LBRF grant request, up to

$224,521.40 based on the bid tabulation sheet, to cover the abatement and needed air monitoring and oversight services, inclusive of a 15% flexible contingency budget. Further, the board approved work order 2026-5 to detail the scope and budget to conduct the necessary abatement oversight services during the abatement portion of the redevelopment. Fishbeck invoicing will only note the base contract amount of $195,236 at this point in time, until and if the contingency is needed. Abatement work is targeted for September or October 2026 and anticipated to take 4 weeks. ***There is no update this month and no invoice for consideration this month.***

4. **HOPE thru Navigation, 707 N. Westnedge Avenue, Kalamazoo, Michigan**
Project No: 2600833 -W.O. 2026-4, Amendment No. 1
Update:

The KCBRA accepted a project application from Helping Other People Exceed HOPE Thru Navigation seeking funding support in support of acquisition of the property located at 707 N. Westnedge Avenue. HOPE Thru Navigation have indicated they have entered into a purchase agreement with the City of Kalamazoo Brownfield Redevelopment Authority, the current property owner. It is HOPE thru Navigation's intent to develop three tiny home units, each approximately 410 square-feet in size, on the property. This proposed development is similar to the Tiny Homes Phase 1 development that HOPE thru Navigation completed across the street. Work order 2026-4 was approved in May 2026 regarding the completion of a Phase I Environmental Site Assessment (ESA) utilizing the Authority's Site Study Fund. Work order 2026-4, Amendment No. 1 was approved in June 2026 utilizing the Authority's LBRF to complete a Phase II ESA to evaluate the identified Recognized Environmental Conditions (RECs), and prepare a Baseline Environmental Assessment (BEA), and Documentation of Due Care Compliance (DDCCR), if applicable. The Phase I ESA is complete and the report has been furnished to both the KCBRA and the applicant. RECs identified during the Phase I ESA, consist of the potential for presence of impacted fill material and the potential for impact from two separate historical clothes cleaning operations formerly located on the Subject Property. ***Fishbeck has completed all Phase II ESA activities, which included the collection of soil, groundwater, and soil gas samples and issuing the report. During the installation of borings, Fishbeck did note the presence of buried fill material consistent with other parcels in the area/common history for the area. Laboratory results identified select contaminants (PNA phenanthrene and the metals arsenic, mercury, and selenium) in soil samples about EGLE cleanup criteria. These results indicate that preparation of a BEA and DDCCR are applicable. VIAP Screening Level (SL) exceedances in soil do not appear to represent a potential source for an unacceptable vapor intrusion exposure and do not appear to require additional assessment and/or response relative to the VIAP. Fishbeck has met with the applicant and the KCBRA Administrator to discuss the Phase II ESA findings and has separately met with HOPE thru Navigation's project architect. Understanding the environmental conditions helps to inform redevelopment planning which in turn will help inform preparation of the DDCCR. Additional sampling may be recommended. This month's invoice for consideration includes the remainder of Phase II ESA activities.***

Kalamazoo County Brownfield Redevelopment Authority

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	**W.O.**	**Site/Phase**	**Total**	**County Funding**	**Invoice #**	**Invoice Date**	**Invoice Amount**	**Task Budget Remaining**	**Total Budget Remaining**
230454	**2023-1**	**General Environmental Review (2023)**	**$ 14,000.00**	**$ 14,000.00**	420292	2/16/2023	$160.00		
	BT1				421238	3/16/2023	$315.00		
					423214	5/10/2023	$2,147.75		
					424170	6/8/2023	$2,226.61		
					425333	7/12/2023	$2,294.95		
					426213	8/7/2023	$806.25		
					427541	9/7/2023	$1,420.00		
					429022	10/9/2023	$963.75		
					429750	11/2/2023	$652.50		
					431430	12/7/2023	$585.00		
					432686	1/9/2024	$365.00		
		Phase Subtotal	**$ 14,000.00**	**$ 14,000.00**			***$11,936.81***		**$2,063.19**
		Contractual Administrative (2023)	**$ 6,000.00**	**$ 6,000.00**	421238	3/16/2023	$315.00		
					423214	5/10/2023	$288.75		
					432686	1/9/2024	$679.50		
		Phase Subtotal	**$ 6,000.00**	**$ 6,000.00**			***$1,283.25***		**$4,716.75**
		2023 Project Total	**$20,000.00**	**$20,000.00**			***$13,220.06***		**$6,779.94**
230454	**2024-1**	**General Environmental Review (2024)**	**$ 14,000.00**	**$ 14,000.00**	433684	2/13/2024	$1,142.50		
	BT2				434692	3/12/2021	$627.50		
					435834	4/10/2024	$1,120.00		
					436931	5/13/2024	$922.50		
					438958	6/18/2024	$1,772.00		
					439225	7/9/2024	$800.00		
					441203	8/13/2024	$1,138.00		
					442374	*9/12/2024*	*$2,024.75*		
					443527	10/11/2024	$1,690.00		
					444673	11/7/2024	$1,205.00		
					445828	12/4/2024	$212.50		
					447349	1/14/2025	$683.24		
					449918	3/3/2025	$63.75		
		Phase Subtotal	**$ 14,000.00**	**$ 14,000.00**			***$13,401.74***		**$598.26**
		Contractual Administrative (2024)	**$ 3,000.00**	**$ 3,000.00**					
					441203	8/13/2024	$210.00		
					442374	9/12/2024	$273.00		
					443527	10/11/2024	$220.50		
					444673	11/7/2024	$351.05		
					445828	12/4/2024	$375.00		
		Phase Subtotal	**$ 3,000.00**	**$ 3,000.00**			***$1,429.55***		**$1,570.45**

*Invoices Pending Approval by KCBRA

Kalamazoo County Brownfield Redevelopment Authority

08/2026

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Grant App - EPA Grant Applications	$ 3,000.00	$ 3,000.00					
					444673	11/7/2024	$717.50		
					445828	12/4/2024	$2,205.00		
					449918	3/3/2025	$63.75		
		Phase Subtotal	$ 3,000.00	$ 3,000.00			$2,986.25		$13.75
		2024 Project Total	$ 20,000.00	$ 20,000.00			*$17,817.54*		$2,182.46
230454	2025-1	General Environmental Review (2025)	$ 20,000.00	$ 20,000.00	448686	2/14/2025	$1,802.50		
	BT3	Amendment #1	$ 5,000.00	$ 5,000.00	449919	3/3/2025	$5,232.75		
					451612	6/9/2025	$4,050.36		
					453354	7/15/2025	$1,620.00		
					454221	8/6/2025	$1,927.50		
					455826	9/19/2025	$1,840.00		
					457242	10/17/2025	$2,640.28		
					457500	11/5/2025	$1,759.05		
					459321	12/11/2025	$2,003.75		
					460422	1/12/2026	$851.25		
		Phase Subtotal	$ 25,000.00	$ 25,000.00			*$23,727.44*		$1,272.56
		Contractual Administrative (2025)	$ 1,000.00	$ 1,000.00	448686	2/14/2025	$220.22		
		Admendment #1	$ 4,000.00	$ 4,000.00	449919	3/3/2025	$78.33		
					451612	6/9/2025	$301.50		
					457226	10/17/2025	$400.00		
					459321	12/11/2025	$350.00		
					460422	1/12/2026	$1,283.75		
		Phase Subtotal	$ 5,000.00	$ 5,000.00			*$2,633.80*		$2,366.20
		2025 Project Total	$30,000.00	$30,000.00			*$26,361.24*		$3,638.76
230454	2026-1	General Environmental Review (2026)	$ 30,000.00	$ 30,000.00	460419	1/12/2026	$351.25		
.03		Amendment #1	$ 20,000.00	$ 20,000.00	461597	2/11/2026	$1,015.00		
					462727	3/11/2026	$2,478.75		
					463885	4/7/2026	$7,988.89		
					464957	5/6/2026	$1,955.74		
		Invoice 464954 re: KNAC/Abatement Oversight (contractor estimating services)			464954	5/6/2026	$1,500.00		
					466416	6/11/2026	$4,221.25		
					467414	7/9/2026	$5,117.60		
					*468099**	*8/6/2026*	*$22,566.25*		
		Phase Subtotal	$ 50,000.00	$ 50,000.00		Project Subtotal	*$47,194.73*		$2,805.27

General Environmental Review
Budget and Cost Summary

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

Kalamazoo County Brownfield Redevelopment Authority

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					06713	7/9/2020	$130.00	$33,412.50	$33,412.50
					06809	8/11/2020	$78.75	$33,333.75	$33,333.75
					06896	9/8/2020	$315.00	$33,018.75	$33,018.75
					06982	10/12/2020	$297.50	$32,721.25	$32,721.25
					07042	11/5/2020	$52.50	$32,668.75	$32,668.75
					07162	12/7/202	$78.75	$32,590.00	$32,590.00
					07346	2/5/2021	$52.50	$32,537.50	$32,537.50
					07464	3/9/2021	$262.50	$32,275.00	$32,275.00
					07515	4/8/2021	$35.00	$32,240.00	$32,240.00
					07670	5/21/2021	$700.00	$31,540.00	$31,540.00
					07956	8/9/2021	$131.25	$31,408.75	$31,408.75
					08051	9/14/2021	$26.25	$31,382.50	$31,382.50
					08355	12/7/2021	$210.00	$31,172.50	$31,172.50
					08767	3/10/2022	$288.75	$30,883.75	$30,883.75
					08839	4/8/2022	$393.75	$30,490.00	$30,490.00
					08976	5/10/2022	$28.75	$30,461.25	$30,461.25
					09126	6/13/2022	$86.25	$30,375.00	$30,375.00
					422268	4/17/2023	$28.75	$30,346.25	$30,346.25
						Project Subtotal	**$9,653.75**		**$30,346.25**
					08138	10/6/2021	$11,504.97	$9,495.03	$9,495.03
210178	**2021-2**	**3800 Wynn Road, Kalamazoo Twp.**	**$ 21,000.00**	**$ 21,000.00**	08253	11/4/2021	$308.51	$9,186.52	$9,186.52
					08357	12/7/2021	$1,102.50	$8,084.02	$8,084.02
					08473	1/6/2022	$897.00	$7,187.02	$7,187.02
					08670	2/18/2022	$130.00	$7,057.02	$7,057.02
					09079	6/8/2022	$225.00	$6,832.02	$6,832.02
						Project Subtoal	**$14,167.98**		**$6,832.02**
		Phase II ESA	**$ 15,000.00**	**$15,000.00**	08138	10/6/2021	$9,787.47	$5,212.53	$5,212.53
					08253	11/4/2021	$262.50	$4,950.03	$4,950.03
					08357	12/7/2021	$1,102.50	$3,847.53	$3,847.53
					08473	1/6/2022	$897.00	$2,950.53	$2,950.53
							$12,049.47		$2,950.53
		BEA/Due Care	**$ 3,000.00**	**$3,000.00**	08138	10/6/2021	$1,717.50	$1,282.50	$1,282.50
					08253	11/4/2021	$46.01	$1,236.49	$1,236.49
					08670	2/18/2022	$130.00	$1,106.49	$1,106.49
					09079	6/8/2022	$262.50	$843.99	$843.99
							$2,156.01		$843.99
		Contingency	**$ 3,000.00**	**$3,000.00**					
							$0.00		$3,000.00
231417	**2023-2**	**YWCA, 550 S. Riverview Drive, Parchment - VMS Installation**	$ 100,000.00	$100,000.00	434709	3/13/2024	$87,897.02	$22,102.98	$22,102.98
	BT2	**LBRF funding -Amendment March 2024**	$10,000.00	$10,000.00	231417	4/10/2024	$1,384.65	$20,718.33	$20,718.33
					439172	7/8/2024	$537.50	$20,180.83	$20,180.83
					443511	10/10/2024	$437.55	$19,743.28	$19,743.28
					445436	12/4/2024	$115.00	$19,628.28	$19,628.28
					448166	2/10/2025	$4,534.50	$15,093.78	$15,093.78
					449775	3/3/2025	$10,144.55	$4,949.23	$4,949.23
			$110,000	**$110,000.00**		**Project Subtotal**	**$105,050.77**		**$4,949.23**

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI	$ 24,000.00	$24,000.00	433674	2/12/2024	$13,707.93		
		LBRF Funding			435843	4/10/2024	$10,292.07		
						Project Subtotoal	$24,000.00		$0.00
2500252	2025-2	Habitat for Humanity - Cooper Twp.	$ 5,100.00	$ 5,100.00	448692	2/14/2025	$285.25	$4,814.75	$4,814.75
					449934	3/3/2025	$2,323.25	$2,491.50	$2,491.50
					451038	5/14/2025	$2,477.50	$14.00	$14.00
						Project Subtoal	$5,086.00		$14.00
		Phase I ESA	$ 3,000.00	$3,000.00	448692	2/14/2025	$218.25	$2,781.75	
					449934	3/3/2025	$2,222.75	$559.00	
					451038	5/14/2025	$314.75	$244.25	
							$2,755.75		$244.25
		GPR Survey	$ 2,100.00	$2,100.00	448692	2/147/2025	$67.00	$2,033.00	
					449934	3/3/2025	$100.50	$1,932.50	
					451038	5/14/2025	$2,162.75	-$230.25	
							$2,330.25		-$230.25
2500502	2025-3	Rooney's Soul Food Wagon -5928 E. Michigan Avenue, Comstock Township	$ 14,000.00	$14,000.00	451050	5/14/2025	$4,633.16	$19,066.84	$19,066.84
		Admendment #1	$ 9,700.00	$9,700.00	451637	6/9/2025	$7,366.50	$11,700.34	$11,700.34
			$ 23,700.00	$23,700.00	453355	7/15/2025	$1,587.50	$10,112.84	$10,112.84
					454528	8/13/2025	$70.00	$10,042.84	$10,042.84
					455825	9/19/2025	$35.00		
						Project Subtoal	$13,692.16		$10,007.84
		Phase I ESA	$ 3,000.00	$3,000.00	451050	5/14/2025	$2,985.66	$14.34	$14.34
							$2,985.66		$14.34
		Hazardous Materials Inspection	$ 6,000.00	$6,000.00	451050	5/14/2025	$546.00	$5,454.00	$5,454.00
					451637	6/9/2025	$81.50	$5,372.50	$5,372.50
					453355	7/15/2025	$48.00	$5,324.50	$5,324.50
					455825	9/19/2025	$35.00		
							$710.50		$5,289.50
		BEA/Due Care	$ 5,000.00	$5,000.00	451637	6/9/2025	$848.00	$4,152.00	$4,152.00
					453355	7/15/2025	$147.50	$4,004.50	$4,004.50
					454528	8/13/2025	$70.00	$3,934.50	$3,934.50
							$1,065.50		$3,934.50

*Invoices Pending Approval by KCBRA

Kalamazoo County Brownfield Redevelopment Authority

08/2026

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Ground Penetrating Radar (GPR) Geophysical Survey	$ 2,700.00	$2,700.00	451050	5/14/2025	$422.00	$2,278.00	$2,278.00
					451637	6/9/2025	$2,260.00	$18.00	$18.00
							$2,682.00		$18.00
		Sub-Slab Soil Gas Sampling	$ 7,000.00	$7,000.00	451050	5/14/2025	$679.50	$6,320.50	$6,320.50
					451637	6/9/2025	$4,177.00	$2,143.50	$2,143.50
					453355	7/15/2025	$1,392.00	$751.50	$751.50
							$6,248.50		$751.50
2501481	2025-4	Kalamazoo Curling Club- Island Avenue and Belleisle Boulevard	$ 8,000.00	$ 8,000.00	457231	10/17/2025	$3,600.00		
		Amendment No. 1	$ 5,500.00	$5,500.00	457486	11/4/2025	$4,400.00		
			$ 13,500.00	$ 13,500.00	463892	4/7/2026	$2,500.00		
					464956	5/6/2026	$3,000.00		
						Project Subtotal	$13,500.00		$0.00
.00	2025-4	Phase I ESA	$ 4,000.00	$4,000.00	457231	10/17/2025	$3,600.00		
					457486	11/4/2025	$400.00		
							$4,000.00		$0.00
.00	2025-4	BEA	$ 4,000.00	$4,000.00	457486	11/4/2025	$4,000.00		
.01	Am. #1	Phase I ESA update & BEA	$ 2,500.00	$ 2,500.00	463892	4/7/2026	$2,500.00		
.01	Am. #1	DDCCR	$ 3,000.00	$ 3,000.00	464956	5/6/2026	$3,000.00		
							$5,500.00		$0.00
2600187	2026-2	Flowers Automotive, Crosstown Parkway & 4th Street, Kalamazoo, MI	$ 25,500.00	$25,500.00	462642	3/10/2026	$17,500.00		
					463888	4/7/2026	$6,500.00		
					464953	5/6/2026	$1,500.00		
						Project Subtotal	$25,500.00		$0.00
		Phase II ESA	$ 15,000.00	$15,000.00	462642	3/10/2026	$15,000.00		
		BEA/DDCCR	$ 5,000.00	$5,000.00	463888	4/7/2026	$5,000.00		
		Due Care Planning	$ 3,000.00	$3,000.00	463888	4/72026	$1,500.00		
					464953	5/6/2026	$1,500.00		
		Phase I ESA	$ 2,500.00	$2,500.00	462642	3/10/2026	$2,500.00		

*Invoices Pending Approval by KCBRA

Kalamazoo County Brownfield Redevelopment Authority

08/2026

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	**W.O.**	**Site/Phase**	**Total**	**County Funding**	**Invoice #**	**Invoice Date**	**Invoice Amount**	**Task Budget Remaining**	**Total Budget Remaining**
2600523	**2026-3 REV 1**	**MRC Industries, Inc., 407 E. Ransom Street, Kalamazoo**	**$ 40,500.00**	**$40,500.00**	466494	6/15/2026	$3,000.00		
					46721	7/9/2026	$4,750.00		
					468101*	***8/6/2026***	***$9,500.00***		
						Project Subtotal	**$17,250.00**		**$23,250.00**
		Phase I ESA	**$ 3,000.00**	**$3,000.00**					
					466494	6/15/2026	$3,000.00		
							$3,000.00		$0.00
		Limited Phase II ESA	**$ 19,000.00**	**$19,000.00**	467421	7/9/2026	$4,750.00		
					468101	8/6/2026	$9,500.00		
							$14,250.00		$4,750.00
		BEA/DDCCR	**$ 5,500.00**	**$5,500.00**					
							$0.00		$5,500.00
		Asbestos Survey	**$ 13,000.00**	**$13,000.00**					
							$0.00		$13,000.00
2600547	**2026-5**	**KNAC 315 W. Michigan Avenue**	**$ 195,236.00**	**$ 195,236.00**					
		Board action 5-28-26 approved LBRF request of $224,521.40			467405	7/9/2026	$291.55		
		*Work Order approved 6-25-26							
						Project Subtoal	**$291.55**		**$194,944.45**
		Abatement Oversight	**$ 195,236.00**	**$ 195,236.00**					
		(Additional contingency budget of $29,285.40 approved 6-25-26, if needed)			467405	7/9/2026	$291.55		
							$291.55		$194,944.45
2600833	**2026-4**	**HOPE Thru Navigation - 707 N. Westnedge Ave**	**$ 3,000.00**	**$ 3,000.00**	467419	7/9/2026	$6,450.00		
		Amendment #1	**$ 18,800.00**	**$18,800.00**	***468708****	***8/14/2026***	***$10,350.00***		
			$ 21,800.00	**$ 21,800.00**					
						Project Subtotal	**$16,800.00**		**$5,000.00**
		Phase I	**$ 3,000.00**	**$ 3,000.00**					
					467419	7/9/2026	$3,000.00		
							$3,000.00		$0.00
		Phase II ESA	**$ 13,800.00**	**$13,800.00**					
					467419	7/9/2026	$3,450.00		
					468708	8/14/2026	$10,350.00		
							$13,800.00		$0.00

Kalamazoo County Brownfield Redevelopment Authority

General Environmental Review
Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		BEA & DDCCR	$ 5,000.00	$5,000.00					
							$0.00		$5,000.00
		Total Project Budgets	$653,544.00	$653,544.00		Total	$362,685.78		$290,858.22
		Note: There were no invoices for consideration in April 2025							

Item 8 a

KCBRA Fund 243 General Fund 2026 Expense Detail

Postage		
Jan-March	$	-
April-June	$	154.62
July-Sept.		
Oct.-Dec.		
Total	**$**	**154.62**

Printing		
Jan-March	$	-
April-June	$	-
July-Sept.		
Oct.-Dec.		
Total	**$**	**-**

Office Supplies		
Total	**$**	**-**

Contractual		
Fishbeck invoice 2/11/26	$	1,015.00
Fishbeck invoice 3/11/26	$	2,478.75
Fishbeck invoice 3/27/26	$	7,988.89
Fishbeck invoice 4/24/26	$	1,500.00
Fishbeck invoice 4/24/26	$	1,955.74
Fishbeck invoice 6/15/26	$	4,221.25
Fishbeck invoice 7/9/26	$	5,117.60
Fishbeck (West Main 1 review)	*$*	*22,566.25*
Total	**$**	**46,843.48**

Site Study		
KNAC Reimbursement HMI	$	10,000.00
Total	**$**	**10,000.00**

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

Communication		
Total	**$**	**-**

Travel		
Total	**$**	**-**

Marketing		
Bluetree Webdesign Invoice 5/27/26	$	80.00
Total	**$**	**80.00**

Employee Training		
IEDC Membership Renewal - Walters '26	$	195.00
CEcD Exam Fee - Walters 4/2/26	$	610.00
MEDA Membership Fee- Walters '26	$	350.00
CEcD Exam Fee - Walters 9/18/26	*$*	*385.00*
Total	**$**	**1,540.00**

Miscellaneous		
Total	$	-

Indirect Cost alloc.		
Total	**$**	**-**

Interest Expense		
Total	**$**	**-**

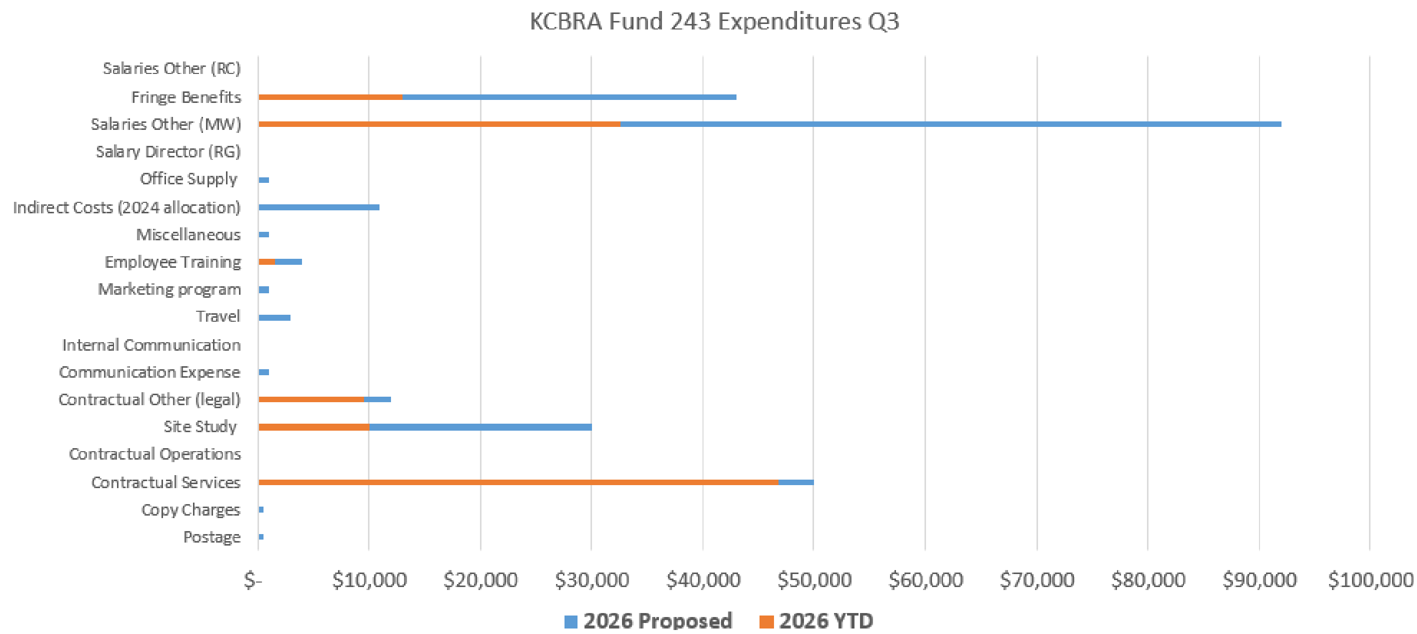
Salaries		
Salary R Q1	$	-
Salary M Q1	$	16,774.24
Fringe Q1	$	6,709.70
Salary R Q2	$	-
Salary M Q2	$	15,835.50
Fringe Q2	$	6,334.20
Salary Q3 R		
Salary Q3 M		
Fringe Q3		
Salary Q4 R		
Salary Q4 M		
Fringe Q4		
Total	**$**	**45,653.64**

Total Expenses	**$**	**113,853.24**

KCBRA Admin Account Balance	$839,518.94

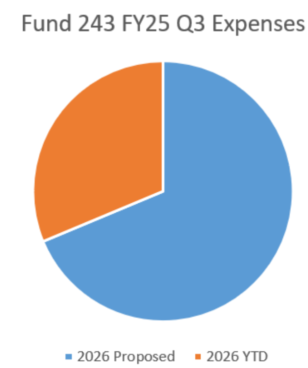
Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund	$4,834,179.02
Fund 242 LBRF	$4,247,507.40



Expenditures

Expenses - 243 accounts	2026 Proposed	2026 YTD
Postage	$ 500	$ 155
Copy Charges	$ 500	$ -
Contractual Services	$ 50,000	$ 46,843
~~Contractual Operations~~	$ -	$ -
Site Study	$ 30,000	$ 10,000
Contractual Other (legal)	$ 12,000	$ 9,582
Communication Expense	$ 1,000	$ -
~~Internal Communication~~	$ -	$ -
Travel	$ 3,000	$ -
Marketing program	$ 1,000	$ 80
Employee Training	$ 4,000	$ 1,540
Miscellaneous	$ 1,000	$ -
Indirect Costs (2024 allocation)	$ 11,000	$ -
Office Supply	$ 1,000	$ -
Salary Director (RG)	$ -	$ -
Salaries Other (MW)	$ 92,000	$ 32,610
Fringe Benefits	$ 43,000	$ 13,044
Salaries Other (RC)	$ -	$ -
Total	**$ 250,000**	$ 113,853



1							
2		MUNIS Actual	MUNIS Actual				
3	2026 MUNIS BRA TOTAL YEAR END						5,964,875.00
4	**ESTIMATED TOTAL FUND BALANCE AS OF 4/17/26**						$4,817,335.54
5	**2025 BRA Carry Forward Administrative Fund Balance**						$872,076.12
6	**Administrative Fund Balance as of 8/19/26**						**$839,518.94**
7	**BRA Fund 243 for 2026 (Formerly Fund 247)**	Revenues	Expenses	*Estimated Pending reimb.*	REV-EXP		
8	County BRA (acct 24370300-)		113,853.24		-113,853.24	MUNIS Actual, Admin Expense (D6)	
9	Dividends	76,296.06			76,296.06		
10	Service Fees (application fee payments)	5,000.00					
11	3rd Party Reimbursements		4,850.38				
12	Midlink local TIR tax (acct 24370301-420.00)	258,880.12	208,561.28		50,318.84		
13	Midlink school TIR tax (acct 24370301-420.01)				0		
14	Midlink Admin chg						
15	General Mills local TIR (acct 24370304-420.00)	60,098.44	104,845.86		-44,747		
16	General Mills school TIR (acct 24370304-420.01)				0		
17	General Mills Admin chg						
18	9008 Portage Road local TIR (acct 24370303-420.00)	686.57	4,621.72		-3,935		
19	9008 Portage Road school TIR (acct 24370303-420.01)				0		
20	9008 Portage Road Admin Chg						
21	555 E. Eliza St. Local TIR (24370306-420.00)	37,317.77			37,318		
22	555 E. Eliza St. School TIR (24370306-420.01)	38,946.63			38,947		
23	555 E. Eliza St. Admin Chg				0		Prev Yrs admin JE in MUNI
24	232 LLC Local TIR (24370307-420.00)	5,853.37			5,853		
25	232 LLC Admin. Chg						
26	Blackbird Billiards local TIR (24370308-420.00)	680.41	835.63		-155		
27	Blackbird Billiards School TIR (24370308-420.01)	341.91	797.76		-455.85		
28	Blackbird Billiards Admin Chg						
29	Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,472.59	5,242.74		229.85		
30	Kalamazoo West Admin. Chg						
31	Metal Mechanics Local TIR (24370311-420.00)	2,489.38	13,522.55		-11,033		
32	Metal Mechanics School TIR (24370311-420.01)		6,554.39		-6,554		
33	Metal Mechanics Admin. Chg.						
34	Scanell/Project Spartan Local TIR (24370318-420.00)	98,344.31	*1,197,754.00*		-1,099,410		
35	Scanell/Project Spartan Admin. Chg.						
36	Schupan Local (24370326-420.00)	33,375.35	51,088.95				
37	Schupan State (24370326-420.01)						
38	Schupan Admin. Chg						
39	Stadium Park Way Local (24370314-420.00)	80,474.32	*196,012.50*		-115,538		
40	Stadium Park Way School (24370314-420.01)		*138,604.29*		-138,604		
41	Stadium Park Way Admin Chg						
42	383 S. Pitcher St Local TIR (24370315-420.00)	16,478.82	*9,339.41*		7,139		
43	383 S. Pitcher School TIR (24370315-420.01)	10,695.41	*12,392.82*		-1,697		
44	383 S. Pitcher Admin Chg						
45	Vickburg Mill Local TIR (24370316)	10,950.20					
46	Vicksburg Mill State TIR (24370316)						
47	Vicksburg Mill Admin. Chg						
48	Delta Marriott (24370317) Local TIR	65,286.47	*64,386.47*				
49	Delta Marriott School TIR						
50	Delta Marriott Admin. Chg						
51	2 and 10 Mills St. (Environmental Work)						
52	Graphic Packaging Local TIR (24370319-420.00)	225,527.55			120,682		
53	Graphic Packaging School TIR (24370319-420.01)	138,345.48			138,345		
54	Graphic Packaging Admin Chg						
55	IPUSA Local TIR (24370320-420.00)	156,104.95	335,232.36				
56	IPUSA State TIR (24370320-420.01)						
57	IPUSA Admin. Charge						
58	KALSEE Credit Union Local TIR (24370321-420.00)	7,410.28	14,099.50				
59	KALSEE Credit Union State TIR (24370321-420.01)						
60	KALSEE Credit Union Admin. Charge						
61	Landscape Forms, Inc.						
62	**City BRA Projects to Reimburse KCBRA (3rd Party Reim.)**						
63	615 W. Kalamazoo Ave. (KCBRA fully reimbursed 9/25)						
64	619 Porter St. (Environmental work)						
65	Clarkwillard Trimpack Property (LBRF Loan)						
66	315 E Frank Street (Legal Fees)						
67	The "B" on Burdick						

68	BRA ACTUAL TOTAL IN 2026 AS OF 8/19/26	1,335,056.39	2,482,595.85	-	-1,147,539	-1,147,539	4,817,336
69							
70	**2020-26 Pending remaining of approved Work Orders & Other Expenses**						
71	***General Fund***						
72	WO#17 - Gen Env. Consulting, Ammend. #1			85			unused in 2017
73	WO#2018-1 - General Env. Consulting			20			unused in 2018
74	WO#19 - Checker Motors MDEQ SSA grant application			$1179 + $58 application			
75							
76	WO# 2018-2 ET Annual Report Assisstance			25			unused in 2018
77	WO# 2018-3 Website Assisstance -Envirologic			42.5			unused in 2018
78	Web Hosting (annual expense)		0	Remaining amount in W.O.			
79	WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019
80	WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019
81	WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020
82	WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021
83	WO#2022-1 General Environmental + admin			11,722.50			unused in 2022
84	WO#2023-1 General Environmental + Admin			6,780.44			unused in 2023
85	WO #2024-1 General Environmental + Admin			2,354.96			unused in 2024
86	WO# 2025-1 General Environmental + Admin			3,223.76			unused in 2025
87	WO# 2025-2 Habitat for Humanity		0.00	amount remaining in w.o.			
88	WO# 2026-1 General Environmental		-16,843.48	amount remaining in w.o.			
89	**Fund 243 (247) Work Order TOTAL**		-16,843.48				**4,834,179**
91	***Local Brownfield Revolving Fund 242***	Revenues	Expenses				
92	Dividends deposited to date	497,883		on Michigan CLASS $4.6M			
93	440, LLC - Funding Request		0.00	Remaining amount in W.O.			
94	WO#2021-2 3800 Wynn Rd General Env.		0.00	$6,832 Remaining ($21K allocated)			4,247,507
95	WO#2023-2 YWCA VMI system (GRA)		4,949.23	Remaining ($110k allocated)			
96	WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.			
97	555 Eliza Street/ Lee Street Expansion (LRA)		425,995.00	Encumbered figure of Loan Amt.			
98	WO# 2026-3 MRC Industries		27,750.00	Remaining amount in W.O.			
99	WO# 2026-4 Hope THRU Navigation Tiny Homes		5,000.00	Remaining amount in W.O.			
	WO# 2026-5 KNAC		224,229.85	Remaining amount in W.O.			
101	City of Portage - Ali Family Home- Tornado Project		123,873.00	Remaining amount in W.O.			
102	*estimated work order totals LBRF*		*811,797.08*	*w/ pending LBRF requests*			
103	***Emerging Developer Fund Work Orders & Other Expenses***		*500,000.00*	Estimated Amt. Allocated for 2026			
104	WO# 2025-2 Habitat for Humanity		0.00	$14 unused ($2,500 allocated)			
105	WO# 2025-3 Rooney's Soul Food Wagon		0.00	$11,377.84 unused ($25k allocated)			
106	WO# 2025-4 The Kalamazoo Curling Club		0.00	Remaining amount in W.O.			
107	WO# 2026-2 Flowers Automotive Recycling		0.00	Remaining amount in W.O.			
108	*Emerging Developer Allocation for 2026*		***469,000.00***	**Remaining in 2026 Allocation**			
109	**Fund 242 (643) Encumbrances & Work Order Total**		1,311,797.08	w/ Emerging Developer Allocation for 2025			
111	*total work orders & other expenses from both accounts*		1,294,953.60				

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

projects that have held TIR but not approved invoice packet

Graphic Packaging

The Vicksburg Mill

ESTIMATED Total Remaining including TIR (w/remaining developer invoice packts encumbrances TBD) **4,834,179.02**

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	Running Balance
Carry Forward from 2014 - 2025	**5429812.5**		**5,429,812.50**
Dividends from Michigan CLASS investment $4.6 M 1/31/26	16,285.35		5,446,097.85
Dividends from Michigan CLASS investment $4.6 M 2/28/26	14,544.31		5,460,642.16
Fishbeck WO #2026-2 Flowers Automotive Recycling 3/10/26		(17,500.00)	5,443,142.16
Fishbeck WO# 2025-4 Kalamazoo Curling Club 3/27/26		(2,500.00)	5,440,642.16
Dividends from Michigan CLASS investment $4.6 M 3/31/26	15,963.96		5,456,606.12
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/7/26		(6,500.00)	5,450,106.12
Dividends from Michigan CLASS investment $4.6 M 4/30/26	16,462.25		5,466,568.37
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/24/26		(1,500.00)	5,465,068.37
Fishbeck WO# 2025-4 Kalamazoo Curling Club 4/24/26		(3,000.00)	5,462,068.37
Transfer from 9008 Portage Road 5/28/26	10,527.71		5,472,596.08
Dividends from Michigan CLASS investment $5.4 M 5/31/26	*17,209.55*		5,489,805.63
Fishbeck WO#2026-3 MRC Industries 6/15/26		*(3,000.00)*	5,486,805.63
Dividends from Michigan CLASS investment $5.4 M 6/30/26	16,831.91		5,503,637.54
Fishbeck WO#2026-5 KNAC 7/9/26		(291.55)	5,503,345.99
Fishbeck WO#2026-4 Hope THRU Nav 7/9/26		(6,450.00)	5,496,895.99
Fishbeck WO#2026-3 MRC Industries 7/9/26		(4,750.00)	5,492,145.99
Transfer from Metal Mechanics 7/23/26	157.49		5,492,303.48
Transfer from Stadium Park Way 8/27/26	*2,614.53*		5,494,918.01
Transfer from Delta Marriott 8/27/26	*64,386.47*		5,559,304.48
Dividends from Michigan CLASS investment $5.4 M 7/31/26	*17,495.99*		5,576,800.47
Fishbeck WO#2026-4 Hope THRU Nav 7/31/26		***(10,350.00)***	*5,566,450.47*
Fishbeck WO#2026-3 MRC Industries 7/31/26		***(9,500.00)***	*5,556,950.47*
2026 LBRF Transactions to Date	**192,479.52**	**(65,341.55)**	**127,137.97**
Subtotals	5,622,292.02	(45,491.55)	5,576,800.47
		Fund 242 TOTAL to date $	**5,559,304.48**
Estimated amount less encumbrances	**4,247,507.40**	*See Expense Detail 2025 for outstanding workorders*	

Dividends 2026 Year to Date	**114,793.32**
Total Dividend Deposits to Date	497,882.54

Total Project Revenues for 2026 Year to Date	77,686.20
Total Project Expenses for 2026 Year to Date	-65,341.55
LBRF work order totals remaining	**0.00**
LBRF grant and loan totals remaining	**458,694.23**
LBRF amount less encumbrances	**4,265,003.39**

***County Treasury Moved $400,000.00 into the MI Class Investment Account of $4.6 M on 4/8/2026 totalling $5.4M in the account ($5,446,345.09 in account)**

Cash balance in LBRF as of 8/21/2026	$73,285.21
Estimated cash balance after consent agenda 8/27/2026	$137,932.20

LBRF Emerging Developer Fund	
Encumbered Amt.	-
Total Fund Exp.	50,778.16
2026 Expenses	(31,000.00)
Allocated in '26	500,000.00
Remaining	469,000.00
Projects Funded	4