
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 28, 2025
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Link to join Webinar

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

Webinar ID: 860 8118 9885

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of June 26, 2025 (July 24, 2025, meeting canceled)
 5. Public Comments (*4 minutes each*)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$350.00** – Staff Reimbursement for MEDA Membership Fee
 - ii. **\$45.00** – Staff Reimbursement for MAP Pro-Housing Workshop Invoice 6049
 - iii. **\$21,609.38** - FY25Q2 Reimbursement to Planning Dept
 - iv. **\$645.00** - MEDA Basic Course Registration Fee Invoice 6430
 - v. **\$1,620.00** – Fishbeck Invoice 453354 (W.O. 2025-1 Gen. Env.)
 - vi. **\$1,555.32** - Staff Reimbursement for 2025 EPA Brownfields Conference
 - vii. **\$600.00** – Varnum Invoice 1384340 (Pavilion Investors & Maple Hill)
 - viii. **\$1,927.50** – Fishbeck Invoice 454221 (W.O. 2025-1 Gen. Env.)
 - b. **Project Business:**
 - i. **Developer Reimbursements for 2024 Tax Increment Revenue**
 1. **\$1,841.15** – Blackbird Billiards 9th TIF Payment (\$767.73 State & \$1,073.42 Local)
 2. **\$101,797.02** – General Mills 12th TIR Payment (Local)
 3. **\$5,519.22** – D&D Realty 9th TIF Payment - Metal Mechanics (Local)
 - ii. **The Mill at Vicksburg – Paper City Development, LLC**
 1. **\$255.43** - FY25Q3 Admin Invoice for EGLE Loan (State Fiscal Year)
 2. **\$245.00** – Reimbursement to Paper City FY25Q1(EGLE Approved 2/14/25)
 3. **\$1,330.00** – Reimbursement to Paper City FY25Q2 (EGLE Approved 5/5/2025)
 - iii. **2024 MEDC Annual Reports** – Authorize Submittal to MEDC by 8/31/2025
 - iv. **555 Eliza Street** – Authorization for 2025 EGLE Loan Payment of \$10,000.00
-

c. **From EPA Grant Fund:**

- i. **\$127.36** – Fishbeck Invoice 453138 (WO#18 J. Smith Ent.)
- ii. **\$167.13** – Fishbeck Invoice 454496 (WO #18 J. Smith Ent.)

d. **From LBRF Fund:**

- i. **\$1,587.50** – Fishbeck Invoice 453355 (W.O. 2025-3 RSFW – 5928 E. MI)
- ii. **\$70.00** – Fishbeck Invoice 454528 (W.O. 2025-3 RSFW – 5928 E. MI)

7. Discussion and/or Action Calendar

a. **Action:** Kalamazoo Curling Club

- i. Part I & Part II Project Applications
- ii. Fishbeck Work Order 2025-4 Kalamazoo Curling Club (Parchment Mill Site)

b. **Action:** Flowers Automotive Recycling

- i. Part I & Part II Project Applications
- ii. Fishbeck Work Order #20 – Flowers Automotive (EPA Grant)

c. **Action:** Kalamazoo County Land Bank Eastside Condo Project

- i. Part I & Part II Project Applications

d. **Action/Discussion:** Fishbeck

- i. General Environmental Memo & Billing Summary
- ii. EPA Grant Memo & Billing Summary
 - 1. EPA Grant Project Budget Amendments of Encumbered Dollars
 - 2. Fishbeck Work Order #2 Amend. #5 Outreach & Programmatic

e. **Action:** KCBRA 2024 Annual Report

f. **Closed Session:** Policy Discussion

8. Financial Reports

a. **Discussion:** KCBRA General Fund 243 Q2 Report

b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. Summer Tax Increment Financing Statements sent to LUGs on 7/15/25
 - b. BRA Staff attended a pro-housing workshop from Mi Association of Planners 7/16/25
 - c. 555 Eliza Street/200 Lee Street LBRF Loan Request Update
 - d. Staff to Submitted EGLE Loan Report FY25Q3 on 7/22/25
 - e. Green Development Ventures, LLC BFP & Development Agreement Draft Pending
-

- f. Director Wenzel & Director Gulau Terms Expire on September 30, 2025
- g. BRA Staff to Present Brownfields 101 to City of Galesburg City Council 9/8/25

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, September 25, 2025, at 3:00 p.m.

MEETING HELD ON THE FOURTH THURSDAY OF THE MONTH

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

BOARD MEMBERS:

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

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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

DRAFT - MINUTES

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

Members Excused: Lana Escamilla and Commissioner Monteze Morales

Vacancies: none

Kalamazoo Township: Craig Sherwood, Township Trustee

Oshtemo Township: Jodi Stefforia, Township Planning Director

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

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

Community: 1

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

3. Approval of the Agenda:

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

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

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

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

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

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

6. Consent Agenda

a. From General Fund:

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

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

b. Project Business:

i. Developer Reimbursements for 2024 Tax Increment Revenue

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

ii. Transfers into LBRF

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

iii. Return of Tax Increment Revenue to Taxing Jurisdictions

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

c. From EPA Grant Fund:

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

d. From LBRF Fund:

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

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

7. Discussion and/or Action Calendar

a. Action: Flowers Automotive Recycling

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

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

b. Action: Maple Hill Leaseholds, LLC

i. Subaru Project Brownfield Plan

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

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

ii. Subaru Project Development Agreement

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

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

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

c. **Action/Discussion:** Fishbeck

i. General Environmental Memo & Billing Summary

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

There was no formal motion to accompany this request.

ii. EPA Grant Memo & Billing Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

The new schedule is below:

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

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

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

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

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

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

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

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

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

8. Financial Reports

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

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

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

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

10. Other

11. Board Member Comments

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

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

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

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

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



Invoice #6392
Due 6/27/2025

Macy Walters

Invoice Has been paid in full. Thank you!

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

Payment Amount

0.00

Saved Payment method

New Payment Method

Payment Information

link

mrw***@kalcounty.com

Use **** 3310

Pay another way

Use for existing scheduled payments

☐

Securely and conveniently store card

☐ for future use by Macy Walters



American Planning Association **Michigan Chapter**

Creating Great Communities for All

RECEIPT

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

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

Charges

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

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

Macy R Walters / Administrator
Kalamazoo County Brownfield Redevelopment
Authority

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

- Email: mrwalt@kalcounty.com

Non-Member Total \$45.00

Date Received: 07/14/2025

TOTAL \$45.00

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



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

INTER-OFFICE INVOICE

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

Invoice

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

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

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

Michigan Economic Developers Association
P.O. Box 15096
Lansing, MI 48901-5096
Tel 517-241-0011
E-Mail cjorae@medaweb.org



INVOICE 6430

7/8/2025

BILL TO

MESSAGE

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

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

TOTAL**645.00**

PAYMENT/CREDIT/WRITE OFF/DISCOUNTS APPLIED

(0.00)

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

Thank you for your business!

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

[Submit payment online here](#)

**Payment Options**

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

July 15, 2025

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

Project No: 2304540.02
 Invoice No: 000000453354

Project 2304540.02 KCBRA/W.O. 2025-1 Gen Environmental Review
For Professional Services through June 27, 2025

Phase General Review 2025

Labor

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

Billing Limits

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

Billings to Date

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

Billings to Date

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



FINANCE DEPARTMENT

KALAMAZOO COUNTY GOVERNMENT**Finance Department****Travel Expense Form – 2025 M&IE and Mileage**

Attach completed and signed form to your Munis Invoice submission TCM. Direct questions regarding this form to accountspayable@kalcounty.com.

Item 6 a vi

Employee Name Macy Rose Walters	Vendor #	Date Submitted 8/29/2025
Street Address 201 W. Kalamazoo Ave.	Department 2000 BROWNFIELD REDEVELOPMENT AUTH <input type="button" value="v"/>	
City, State, Zip Code kalamazoo, MI, 49007	Period Covered From: 8/4/2025	Period Covered To: 8/8/2025

Date	Activity Type	Indicate Meals Claimed	Explanation (All M&IE listed must include location)	Amount	
				Travel	Training
8/4/25	Transportation	<input type="checkbox"/> B <input type="checkbox"/> L <input type="checkbox"/> D	Amtrack ticket to Chicago IL	\$ 43.00	
8/4/25	Transportation	<input type="checkbox"/> B <input type="checkbox"/> L <input type="checkbox"/> D	Lyft from Train Station to Hotel	\$ 26.74	
8/4/25	M&IE (Overnight)	<input type="checkbox"/> B <input type="checkbox"/> L <input checked="" type="checkbox"/> D	travel departing at 10am	\$ 69.00	
8/5/25	M&IE (Overnight)	<input type="checkbox"/> B <input checked="" type="checkbox"/> L <input checked="" type="checkbox"/> D	full day of travel	\$ 92.00	
8/6/25	M&IE (Overnight)	<input type="checkbox"/> B <input checked="" type="checkbox"/> L <input checked="" type="checkbox"/> D	full day of travel	\$ 92.00	
8/7/25	M&IE (Overnight)	<input type="checkbox"/> B <input checked="" type="checkbox"/> L <input checked="" type="checkbox"/> D	full day of travel	\$ 92.00	
8/8/25	M&IE (Overnight)	<input type="checkbox"/> B <input checked="" type="checkbox"/> L <input type="checkbox"/> D	travel departing at 7am	\$ 28.00	
8/8/25	Transportation	<input type="checkbox"/> B <input type="checkbox"/> L <input type="checkbox"/> D	Lyft from Hotel to Train Station	\$ 45.86	
8/8/25	Transportation	<input type="checkbox"/> B <input type="checkbox"/> L <input type="checkbox"/> D	Amtrack ticket to Battle Creek, MI	\$ 43.00	
8/4 - 8/8	Lodging	<input type="checkbox"/> B <input type="checkbox"/> L <input type="checkbox"/> D	Marriott Marquis Hotel (4 nights)	\$ 1,023.75	

Date	Description (Include point to point traveled and purpose of trip)	Mileage	
		Travel	Training
8/4/25	Travel to the EPA Brownfields Conference from 8/4/25 departing at 10am to Chicago, IL		
	Departure from Amtrack 119 McCamly St S, Battle Creek, MI 49017 to Amtrack 225 S. Canal St. Chicago, Illinois 60661		
	Lyft from 225 S. Canal St. Chicago, Illinois 60661 to Marriott Marquis 2121 S Prairie Ave, Chicago, IL 60616		
8/8/25	Lyft from Marriott Marquis 2121 S Prairie Ave, Chicago, IL 60616 to Union Station 225 S. Canal St. Chicago, Illinois 60661		
	Travel back from conference on 8/8/25 departing Union Station at 6:45 am to Battle Creek, MI		

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; that proper documentation has been submitted; and that they represent proper charges against the County.

Total Mileage:	0.0	0.0
Travel Account #:	\$ 1,555.32	
Training Account #:		\$ 0.00
Total Due:	\$ 1,555.32	

\$627.44 from EPA Grant & \$927.88 from KCBRA Travel

Employee Signature

Date

Department Authorized Approver Signature

Date



PRESENT THIS DOCUMENT FOR BOARDING

RES# F20673-04JUN25

RESERVATION NUMBER F20673

BTL



CHI

Round-Trip

Battle Creek, MI

Chicago, IL
Union Station

AUGUST 4, 2025

Depart

TRAIN	BLUE WATER	DEPARTS	ARRIVES
365	Aug 4, 2025	10:00 AM	11:45 AM
		Battle Creek, MI	Chicago, IL Union Station

1 Coach Seat

Return

TRAIN	WOLVERINE	DEPARTS	ARRIVES
350	Aug 8, 2025	6:45 AM	10:50 AM
		Chicago, IL Union Station	Battle Creek, MI

1 Coach Seat

PASSENGERS (1)

WALTERS, MACY ADULT

AMTRAK GUEST REWARDS

No member number provided. Join at Amtrak.com

Proper identification is required for all passengers. This document is valid for only passengers listed. See www.amtrak.com/ID for details.

IMPORTANT INFORMATION

- | | | | |
|---|---------|-----------|-------------|
| • VLD DATE TRAIN TICKETED; NO SHOW: FORFEIT VALUE | • ADULT | FULL FARE | ID REQUIRED |
| • COACH: CHANGES CANCELS PERMITTED, NO FEE | | | |

- The boarding gate at Chicago Station closes five minutes prior to train departure time.
- eTickets for Reserved services are valid only for the specific train number, date and accommodation type booked.
- Passengers are encouraged to arrive at the station 30 minutes before departure or 60 minutes if in need of ticketing and/or baggage assistance, or if you're boarding at a Canadian station. Check the recommended arrival times for your departure station at Amtrak.com/at-the-station.
- Tickets are non-transferable and are valid only for the personal use of the passenger(s) named on the ticket.
- Changes to your itinerary may result in an increase to your fare and may result in fees or forfeiture of value. Learn more at Amtrak.com/changes.
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Transaction Details

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Merchant Contact Information

 1 MASSACHUSETTS AVE, DC 20001 800-872-7245

Additional Information

Transaction Date Wed 06/04/25

Posted Date Wed 06/04/25

Purchase Method ONLINE

Category PASSENGER RAILWAYS

Miles Earned 129

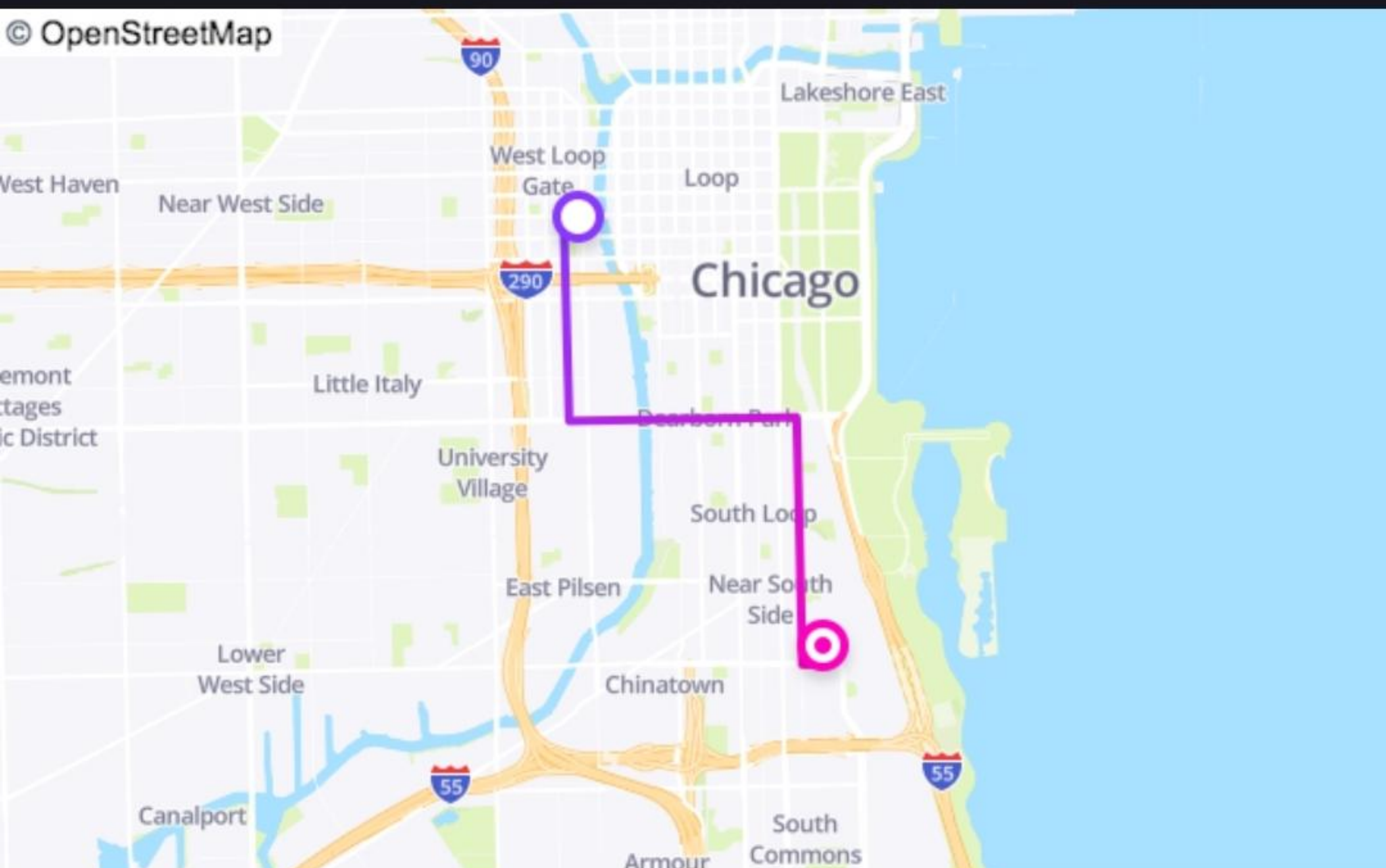
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FDIC



Trip

Aug 4, 2025, 12:16 PM • 2.9 miles • 16 min

© OpenStreetMap



W Adams & S Canal

Chicago, IL 60606

Pickup

12:16 PM

Marriott Marquis, 2121 S Prairie

Chicago, IL 60616

Drop-off

12:33 PM

Payment

Lyft Standard fare (2.9 mi, 16m)	\$16.01
City of Chicago Accessibility Fee	\$0.10
City of Chicago Fee	\$1.13
Downtown Zone Surcharge	\$1.50
City of Chicago Airport, McCormick Place, Navy Pier Surcharge	\$5.00
Tip	\$3.00

[←](#) Ride on 8/4/25, 12:16 PM

Payment

Lyft Standard fare (2.9 mi, 16m)	\$16.01
City of Chicago Accessibility Fee	\$0.10
City of Chicago Fee	\$1.13
Downtown Zone Surcharge	\$1.50
City of Chicago Airport, McCormick Place, Navy Pier Surcharge	\$5.00
Tip	\$3.00

**Venmo**

Total charge

\$26.74**Personal**

Venmo



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Ride

Lyft Standard

Ladia • Nissan Altima



Your rating ★★★★★

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MARRIOTT MARQUIS CHICAGO

GUEST FOLIO

1739	WALTERS/MACY	218.00	08/08/25	05:46	39891	54982
ROOM	NAME	RATE	DEPART	TIME	ACCT#	GROUP
QQ	KALAMAZOO COUNTY BRA		08/04/25	12:40		
TYPE	1780 MEACHEM ROAD		ARRIVE	TIME		
83	BATTLE CREEK MI 49017					
ROOM		DSXXXXXXXXXXXX3310			MBV#:	
CLERK	ADDRESS	PAYMENT				
DATE	REFERENCES		CHARGES	CREDITS	BALANCES DUE	
08/04	GP ROOM	1739, 1	218.00			
08/04	ROOM TAX	1739, 1	25.94			
08/04	CITY TAX	1739, 1	9.81			
08/04	CNTY TAX	1739, 1	2.18			
08/05	GP ROOM	1739, 1	218.00			
08/05	ROOM TAX	1739, 1	25.94			
08/05	CITY TAX	1739, 1	9.81			
08/05	CNTY TAX	1739, 1	2.18			
08/06	GP ROOM	1739, 1	218.00			
08/06	ROOM TAX	1739, 1	25.94			
08/06	CITY TAX	1739, 1	9.81			
08/06	CNTY TAX	1739, 1	2.18			
08/07	GP ROOM	1739, 1	218.00			
08/07	ROOM TAX	1739, 1	25.94			
08/07	CITY TAX	1739, 1	9.81			
08/07	CNTY TAX	1739, 1	2.18			
08/08	CCARD-DS			1023.72		
	PAYMENT RECEIVED BY: DISCOVER	XXXXXXXXXXXX3310				.00

===== EXP. REPORT SUMMARY =====						
08/04	GP ROOM		218.00			
	ROOM TAX		25.94			
	CITY TAX		9.81			
	CNTY TAX		2.18			
08/05	GP ROOM		218.00			
	ROOM TAX		25.94			
	CITY TAX		9.81			
	CNTY TAX		2.18			
08/06	GP ROOM		218.00			
	ROOM TAX		25.94			
	CITY TAX		9.81			
	CNTY TAX		2.18			
08/07	GP ROOM		218.00			
	ROOM TAX		25.94			
	CITY TAX		9.81			
	CNTY TAX		2.18			

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Signature X



Schedule

Brownfields 2025 Schedule

Welcome to the schedule for the 2025 National Brownfields Training Conference.
Schedule subject to change.

Tuesday, August 5	Event
7:30 AM – 6:30 PM	Registration Open
8:00 AM – 2:00 PM	Brownfields University
9:00 AM – 1:00 PM	RLF Pre-Conference Session
2:30 PM – 4:00 PM	Regional Open Houses
4:30 PM – 5:45 PM	Opening Plenary
5:45 PM – 7:30 PM	Opening Celebration in the Exhibit Hall
Wednesday, August 6	Event
7:00 AM – 6:30 PM	Registration Open
7:45 AM – 4:30 PM	Exhibit Hall Open
9:00 AM – 10:15 AM	Plenary: Mayor’s Roundtable, Tentative
10:30 AM – 11:30 AM	Concurrent Sessions, Block 1
11:45 AM – 12:45 PM	Concurrent Sessions, Block 2
12:45 PM – 2:00 PM	Lunch Break
1:00 PM – 4:00 PM	Mobile Workshops
2:00 PM – 3:00 PM	Concurrent Sessions, Block 3
3:15 PM – 4:15 PM	Concurrent Sessions, Block 4

Tuesday, August 5	Event
5:00 PM – 6:30 PM	Phoenix Awards
Thursday, August 7	Event
7:00 AM – 6:00 PM	Registration Open
7:45 AM – 2:00 PM	Exhibit Hall Open
9:00 AM – 10:15 AM	Plenary: Keynote Presentation
10:30 AM – 11:30 AM	Concurrent Sessions, Block 5
11:45 AM – 12:45 PM	Concurrent Sessions, Block 6
12:45 PM – 2:00 PM	Lunch Break
1:00 PM – 4:00 PM	Mobile Workshops
2:00 PM – 3:00 PM	Concurrent Sessions, Block 7
3:15 PM – 4:15 PM	Concurrent Sessions, Block 8
5:30 PM – 8:30 PM	Community Reception, Tentative
Friday, August 8	Event
7:30 AM – 12:00 PM	Registration Open
8:00 AM – 11:00 AM	Mobile Workshops
9:00 AM – 10:00 AM	Concurrent Sessions, Block 9
10:15 AM – 11:15 AM	Concurrent Sessions, Block 10

Chicago, Illinois

The National Brownfields Training Conference is the largest event in the nation focused on environmental revitalization and economic redevelopment. Held every two years, the National Brownfields Conference attracts over 2,000 stakeholders in brownfields redevelopment and cleanup to share knowledge about sustainable reuse and celebrate the EPA brownfields program’s success. Whether you’re a newcomer or a seasoned professional, Brownfields 2025 offers something for you!



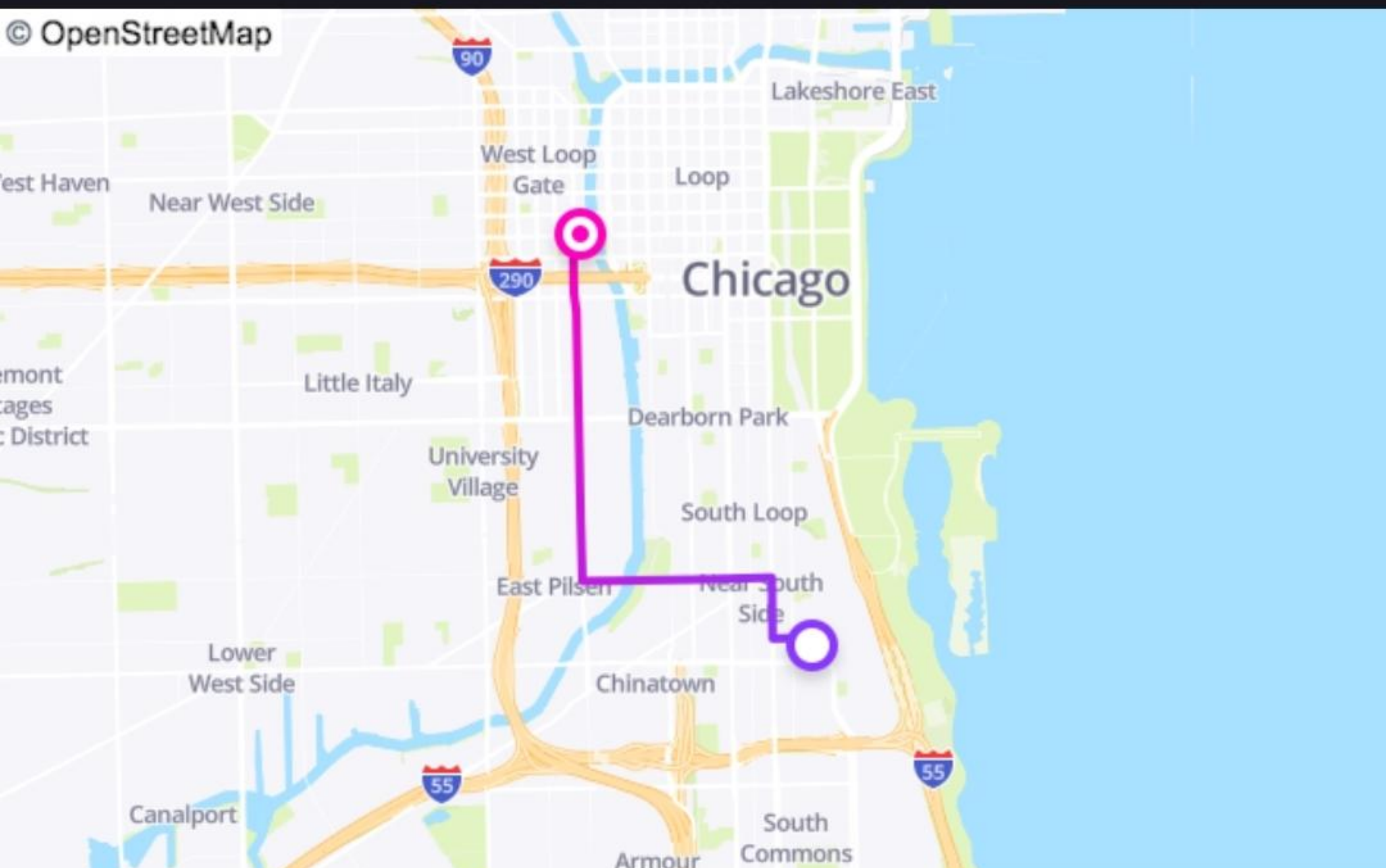
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Trip

Aug 8, 2025, 5:58 AM • 2.6 miles • 11 min



 **Marriott Marquis, 2121 S Prairie**

Chicago, IL 60616

Pickup
5:58 AM

 **Chicago Union Station**

Chicago, IL 60661

Drop-off
6:09 AM

Payment

Lyft Standard fare (2.6 mi, 11m)	\$32.13
City of Chicago Fee	\$1.13
Downtown Zone Surcharge	\$1.50
City of Chicago Accessibility Fee	\$0.10
City of Chicago Airport, McCormick Place, Navy Pier Surcharge	\$5.00
Tip	\$5.98

[← Ride on 8/8/25, 5:58 AM](#)**Venmo**

Total charge

\$45.84**Personal**

Venmo



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Ride

Lyft Standard

Konstanika • Hyundai Santa Fe Sport



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

RE: GENERAL
Matter Number: 338050
Invoice Number: 1384340
Invoice Date: July 17, 2025

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
05/13/25	0.60	Attend phone conference re Pavilion Investors Community Benefits Agreement. Elliott M. Berlin	225.00
06/25/25	0.80	Review Development Agreement with Maple Hill Leaseholds. Elliott M. Berlin	300.00
06/26/25	0.20	Review and revise Development Agreement with Maple Hill Leaseholds. Elliott M. Berlin	75.00

TOTAL LEGAL SERVICES \$ 600.00

TOTAL THIS INVOICE \$ 600.00
Previous Balance as of 07/17/25 \$ 2,550.00

TOTAL PAYMENT DUE \$ 3,150.00

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	375.00	1.60	\$600.00
TOTALS		1.60	\$600.00

**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 06, 2025

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

Project No: 2304540.02
 Invoice No: 000000454221

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

For Professional Services through July 25, 2025

Phase General Review 2025

Labor

	Hours	Rate	Amount	
Senior Environmental Specialist	.50	175.00	87.50	
Staff Environmental Specialist	8.75	115.00	1,006.25	
Senior Geologist	4.75	140.00	665.00	
Senior Environmental Specialist	.75	225.00	168.75	
Totals	14.75		1,927.50	
Total Labor				1,927.50

Billing Limits

	Current	Prior	To-Date
Total Billings	1,927.50	12,705.61	14,633.11
Limit			21,000.00
Remaining			6,366.89

Total this Phase 1,927.50

Billings to Date

	Current	Prior	Total
Fee	0.00	7,035.25	7,035.25
Labor	1,927.50	5,440.50	7,368.00
Expense	0.00	213.71	213.71
Unit	0.00	16.15	16.15
Totals	1,927.50	12,705.61	14,633.11

Total this Invoice 1,927.50

Billings to Date

	Current	Prior	Total
Fee	0.00	7,333.80	7,333.80
Labor	1,927.50	5,742.00	7,669.50
Expense	0.00	213.71	213.71
Unit	0.00	16.15	16.15
Totals	1,927.50	13,305.66	15,233.16

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

3912 Douglas Avenue (Blackbird Billiards), Kalamazoo Township

August 28, 2025

KCBRA			<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate</i>	<i>Invoiced</i>			
Brownfield Plan				\$ 2,500.00	\$ 2,500.00
<i>Administrative</i>					
2016 Administrative		12/31/2016	\$ 44.27	\$ 44.27	
2017 Administrative		12/31/2017	\$ 48.28	\$ 48.28	
2018 Administrative		12/31/2018	\$ 60.07	\$ 60.07	
2019 Administrative		12/31/2019	\$ 26.64	\$ 26.64	
2020 Administrative		12/31/2020	\$ 47.24	\$ 47.24	
2021 Administrative		12/31/2021	\$ 30.06	\$ 30.06	
2022 Administrative		12/31/2022	\$ 41.31	\$ 41.31	
2023 Administrative		12/31/2023	\$ 70.58	\$ 70.58	
2024 Administrative		12/31/2024	\$ 81.52	\$ 81.52	
Subtotal KCBRA	\$ -	\$ 42,735.00	\$ -	\$ 2,949.97	\$ 2,949.97
Payments					
KCBRA 1/18/18			\$ 385.28	\$ 385.28	
KCBRA 7/9/19			\$ 400.69	\$ 400.69	
KCBRA from Summer 2019			\$ 159.17	\$ 159.17	
KCBRA from Winter 2019 local			\$ 248.03	\$ 248.03	
KCBRA From Summer 2020 local			\$ 355.37	\$ 355.37	
KCBRA from Winter 2020 local			\$ 527.19	\$ 527.19	
KCBRA Summer 2021 local			\$ 359.61	\$ 359.61	
KCBRA Winter 2021 local			\$ 321.22	\$ 321.22	
KCBRA from 2022 TIR			\$ 41.31	\$ 41.31	
KCBRA from 2023 TIR			\$ 70.58	\$ 70.58	
KCBRA from 2024 TIR			\$ 81.52	\$ 81.52	
Subtotal KCBRA		\$ -	\$ 2,949.97	\$ 2,949.97	
Remaining Balances after Payments					
Subtotal KCBRA Remaining		\$ -	\$ -	\$ -	\$ -

State Brownfield Fund			Paid to MEDC		
<i>State of Michigan Payment</i>					
2017 50% of SET	\$ 42.50	12/3/2018	\$ 42.50		
2018 50% SET	\$ 44.00	11/4/2019	\$ 44.00		
2019 50% SET	\$ 44.50	11/17/2020	\$ 44.50		
2020 50% SET	\$ 91.50	12/31/2021	\$ 91.00		
2021 50% SET	\$ 93.00	12/31/2022	\$ 93.00		
2022 50% SET	\$ 96.00	12/31/2023	\$ 96.00		
2023 50% SET	\$ 103.18	12/31/2024	\$ 103.18		
2024 50% SET	\$ 110.00	pending	\$ 110.00		
Total			\$ 624.18		

Developer			<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate</i>	<i>Approved</i>			
<i>Eligible Developer Expense</i>					
Phase I, Phase II, BEA	\$ 7,800.00	\$ 7,575.00		\$ -	
Due care Planning	\$ 3,600.00			\$ -	
Due Care Plan		\$ 3,478.75		\$ -	
Environmental Response	\$ 2,800.00	\$ 1,669.08		\$ -	
Approved by KCBRA 10/25/18		\$ 12,722.83	\$ 5,195.26	\$ 7,527.57	\$ 12,722.83
Total Developer Eligible Costs			\$ 5,195.26	\$ 7,527.57	\$ 12,722.83
Max school % is 47%; Local % is 53%		Max by %allowed			
Payments		<i>Approved</i>			
To Developer 2017 School		11/15/18	\$ 298.71	\$ 298.71	
To Developer 2018 School		11/15/18	\$ 306.69	\$ 306.69	
To Developer 2019 School		12/31/19	\$ 311.80	\$ 311.80	
To Developer 2020 School		12/17/20	\$ 639.63	\$ 639.63	
To Developer 2021 Summer School		3/24/22	\$ 647.96	\$ 647.96	
To Developer Remain. '21 TIR		4/28/22	\$ 3.86	\$ 295.38	\$ 299.24
To Developer 2022 TIR			\$ 675.15	\$ 965.83	\$ 1,640.98
To Developer 2023 TIR		7/25/24	\$ 718.50	\$ 1,015.19	\$ 1,733.69
To Developer 2024 TIR		pending	\$767.73	\$1,073.42	\$1,841.15
Subtotal Payments to Developer			\$ 4,370.03	\$ 3,349.82	\$ 7,719.85
Developer Remaining Balances after Payments			\$ 825.23	\$ 4,177.75	\$ 5,002.98
Total Remaining Balances of all Entities			\$ 825.23	\$ 4,177.75	\$ 5,002.98

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

August 28, 2025

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

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

August 28, 2025

KCBRA			State	Local	Total
Expenditures	<i>Estimate</i>	<i>Invoiced</i>			
Phase I - for Metal Mechanics WO#6	\$ 2,000.00		\$ 2,000.00	\$ -	\$ 2,000.00
BEA and Doc. Of Due Care Compliance for MM	\$ 4,000.00		\$ 1,311.75	\$ -	\$ 1,311.75
			\$ 2,681.25	\$ -	\$ 2,681.25
Brownfield Plan - WO#25	\$ 5,000.00	Invoiced		\$ 8,478.70	\$ 8,478.70
Data Review of D&D Realty and for BF Plan	\$ 4,000.00	together		\$ -	\$ -
Administrative				\$ -	\$ -
2016 General Administrative			\$ -	\$ 843.96	\$ 843.96
2017 General Administrative			\$ -	\$ 797.89	\$ 797.89
2018 General Administrative			\$ -	\$ 866.26	\$ 866.26
2019 General Administrative			\$ -	\$ 324.38	\$ 324.38
2020 General Administrative			\$ -	\$ 177.81	\$ 177.81
2021 General Administrative			\$ -	\$ 82.67	\$ 82.67
2022 General Administrative			\$ -	\$ 116.92	\$ 116.92
2023 General Administrative			\$ -	\$ 178.32	\$ 178.32
2024 General Administrative			\$ -	\$ 283.26	\$ 283.26
Subtotal KCBRA	\$ 15,000.00	\$ -	\$ 5,993.00	\$ 12,150.17	\$ 18,143.17
Payments	<i>Approved</i>	<i>Distributed</i>			
KCBRA - 1/18/18			\$ 1,080.63	\$ 4,033.97	\$ 5,114.60
KCBRA	4/26/18	12/31/2018	\$ 3,536.27	\$ 2,275.90	\$ 5,812.17
KCBRA	7/25/19		\$ 1,376.10	\$ 4,676.94	\$ 6,053.04
KCBRA Administrative	2/27/20	12/31/2019		\$ 324.38	\$ 324.38
KCBRA Administrative	2/25/21	12/31/2020		\$ 177.81	\$ 177.81
KCBRA Administrative	2/24/22	12/31/2021		\$ 82.67	\$ 82.67
KCBRA Administrative	1/26/23	12/31/22		\$ 116.92	\$ 116.92
KCBRA Administrative	3/28/24	12/31/23		\$ 178.32	\$ 178.32
KCBRA Administrative	2/28/25	12/31/24		\$ 283.26	\$ 283.26
Subtotal KCBRA			\$ 5,993.00	\$ 12,150.17	\$ 18,143.17
Remaining Balances after Payments					
Subtotal due to KCBRA			\$0.00	\$0.00	\$0.00

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

state capture complete

Developer			State	Local	Total
Expenditures - Eligible Developer Expense	<i>Date approved</i>				
Soil Management	3/28/2019		\$ -	\$ 5,925.10	\$ 5,925.10
Sub-slab depressurization	3/28/2019	\$ -	\$ -	\$ 7,994.74	\$ 7,994.74
Site Demolition	3/28/2019		\$ -	\$ 20,381.76	\$ 20,381.76
Total		\$ -	\$ -	\$ 34,301.60	\$ 34,301.60
Subtotal of eligible costs capped to Developer		\$ -	\$ -	\$ 34,301.60	\$ 34,301.60
Non-Interest Payments	<i>Approved</i>	<i>Distributed</i>			
D&D Realty 1st TIR payment 2018 TIF	7/25/19	8/15/19	\$ 561.39	\$ -	\$ 561.39
D&D Realty 2nd TIR payment 2019 TIF	2/27/20	3/11/20		\$ 2,427.93	\$ 2,427.93
D&D Realty 3rd TIR payment 2019 TIF	8/27/20	12/31/20		\$ 1,599.28	\$ 1,599.28
D&D Realty 4th TIR payment 2020 TIF	9/23/21	9/24/21	\$ -	\$ 4,468.51	\$ 4,468.51
D&D Realty 5th TIR payment 2021 TIF	3/24/22	3/25/22		\$ 4,688.00	\$ 4,688.00
D&D Realty 6th TIR payment 2021 TIF	6/23/22	6/24/22		\$ 36.28	\$ 36.28
D&D Realty 7th TIR payment 2022 TIF	6/22/23	6/28/23		\$ 4,890.06	\$ 4,890.06
D&D Realty 8th TIR payment 2023 TIF	8/22/24	9/4/24	\$ -	\$ 5,224.57	\$ 5,224.57
D&D Realty 9th TIR payment 2024 TIF	pending		\$ -	\$ 5,519.22	\$ 5,519.22
Subtotal Developer		\$ -	\$ 561.39	\$ 28,853.85	\$ 29,415.24
Developer Remaining Balances after Payments					
Subtotal due to Developer		\$ -	\$ -	\$ 5,447.75	\$ 5,447.75



Planning & Development Department

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

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

INTER-OFFICE INVOICE

BILL TO

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

Invoice

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

DATE	DUE DATE
06/30/25	--

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

**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

July 10, 2025

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

Project No: 2411710.00
 Invoice No: 000000453138

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

For Professional Services through June 27, 2025

Phase Brownfield Plan

Due Diligence

Labor

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

Billings to Date

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

Billing Limits

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

Total this Invoice **127.36**

Billings to Date

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



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

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

August 13, 2025
Project No: 2411710.00
Invoice No: 000000454496

Invoice Total167.13

Project2411710.00KCBRA/WO 18-J. Smith Apts-802 N. Westnedge, 438 & 442 W. Frank, Kalamazoo

For Professional Services through July 25, 2025

PhaseBrownfield Plan
Due Diligence
Labor

	Hours	Rate	Amount	
Senior Brownfield Specialist	1.75	95.50	167.13	
Totals	1.75		167.13	
Total Labor				167.13
		Total this Task		167.13
		Total this Phase		167.13

Billings to Date

	Current	Prior	Total
Fee	0.00	1,489.13	1,489.13
Labor	167.13	1,254.96	1,422.09
Totals	167.13	2,744.09	2,911.22

Billing Limits

	Current	Prior	To-Date
Total Billings	167.13	22,301.03	22,468.16
Limit			34,495.00
Remaining			12,026.84

Total this Invoice167.13

Billings to Date

	Current	Prior	Total
Fee	0.00	21,046.07	21,046.07
Labor	167.13	1,254.96	1,422.09
Totals	167.13	22,301.03	22,468.16



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

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

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

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

For Professional Services through June 27, 2025

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

Billings to Date

	Current	Prior	Total	
Labor	0.00	2,962.50	2,962.50	
Expense	0.00	23.16	23.16	
Totals	0.00	2,985.66	2,985.66	

Phase	Hazardous Materials Inspection			
Labor				
	Hours	Rate	Amount	
Staff Environmental Specialist	.50	96.00	48.00	
Totals	.50		48.00	
Total Labor				48.00

Billing Limits	Current	Prior	To-Date	
Total Billings	48.00	627.50	675.50	
Limit			6,000.00	
Remaining			5,324.50	
Total this Phase				48.00

Billings to Date

	Current	Prior	Total	
Labor	48.00	627.50	675.50	
Totals	48.00	627.50	675.50	

Phase	BEA/Due Care			
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Labor

	Hours	Rate	Amount	
Staff Hydrogeologist	1.25	118.00	147.50	
Totals	1.25		147.50	
Total Labor				147.50

Billing Limits

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

Billings to Date

	Current	Prior	Total
Labor	147.50	848.00	995.50
Totals	147.50	848.00	995.50

Phase GPR Survey

Billing Limits

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

Billings to Date

	Current	Prior	Total
Labor	0.00	1,322.00	1,322.00
Consultant	0.00	1,360.00	1,360.00
Totals	0.00	2,682.00	2,682.00

Phase Sub-Slab Soil Gas Sampling

Labor

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

Billing Limits

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

Billings to Date

	Current	Prior	Total
Labor	1,392.00	3,004.25	4,396.25
Consultant	0.00	1,300.00	1,300.00

Unit	0.00	552.25	552.25	
Totals	1,392.00	4,856.50	6,248.50	
			Total this Invoice	1,587.50

Billings to Date

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

**Payment Options**

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

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

August 13, 2025

Project No: 2500502.00

Invoice No: 000000454528

Invoice Total	70.00
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Project 2500502.00 KCBRA/W.O. 2025-3 –5928 E. Michigan Avenue, Kalamazoo, MI
 W.O. 2025-3, Amendment No. 1

For Professional Services through July 25, 2025

Phase Phase I ESA

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	2,985.66	2,985.66
Limit			3,000.00
Remaining			14.34

Total this Phase**Billings to Date**

	Current	Prior	Total
Labor	0.00	2,962.50	2,962.50
Expense	0.00	23.16	23.16
Totals	0.00	2,985.66	2,985.66

Phase Hazardous Materials Inspection

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	675.50	675.50
Limit			6,000.00
Remaining			5,324.50

Total this Phase**Billings to Date**

	Current	Prior	Total
Labor	0.00	675.50	675.50
Totals	0.00	675.50	675.50

Phase BEA/Due Care

Labor

	Hours	Rate	Amount
Senior Geologist	.50	140.00	70.00
Totals	.50		70.00

Total Labor			70.00
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Billing Limits	Current	Prior	To-Date
Total Billings	70.00	995.50	1,065.50
Limit			5,000.00
Remaining			3,934.50
Total this Phase			70.00

Billings to Date

	Current	Prior	Total
Labor	70.00	995.50	1,065.50
Totals	70.00	995.50	1,065.50

Phase GPR Survey

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	2,682.00	2,682.00
Limit			2,700.00
Remaining			18.00
Total this Phase			

Billings to Date

	Current	Prior	Total
Labor	0.00	1,322.00	1,322.00
Consultant	0.00	1,360.00	1,360.00
Totals	0.00	2,682.00	2,682.00

Phase Sub-Slab Soil Gas Sampling

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	6,248.50	6,248.50
Limit			7,000.00
Remaining			751.50
Total this Phase			

Billings to Date

	Current	Prior	Total
Labor	0.00	4,396.25	4,396.25
Consultant	0.00	1,300.00	1,300.00
Unit	0.00	552.25	552.25
Totals	0.00	6,248.50	6,248.50
Total this Invoice			70.00

Billings to Date

	Current	Prior	Total
Labor	70.00	10,351.75	10,421.75
Expense	0.00	23.16	23.16
Consultant	0.00	2,660.00	2,660.00
Unit	0.00	552.25	552.25
Totals	70.00	13,587.16	13,657.16

08/21/2025



Brownfield Redevelopment Authority

201 W. Kalamazoo Ave

Kalamazoo, MI 49007

Honorable Board,

The Kalamazoo Curling Club (KCC) is a 501c3 Non-profit organization dedicated to the promotion of the sport of Curling. Curling is a sport for everyone. The curling club engages with our community by raising funds for charitable organizations through our club friendly competitions. We have worked with local schools to introduce curling to children in the area and we have held adaptive curling events to help those with physical disabilities participate in this amazing sport.

We have agreed to purchase 2.5 Acres of the Parchment Paper Mill Brownfield site. This land is located at the corner of Island Ave. and Bellisle Blvd. It is our plan to redevelop this site as the new home for curling in the Greater Kalamazoo area. Our proposed project will build a new facility of approximately 16,000 square feet. This building will contain an icehouse, a warm room, and mechanical spaces.

As a Non-profit organization, KCC has limited financial resources. Should the Board choose to support our request it would greatly benefit us by allowing us to direct what funds we do have towards our redevelopment of this property. We also respectfully request a waiver of the Part II Application Fee.

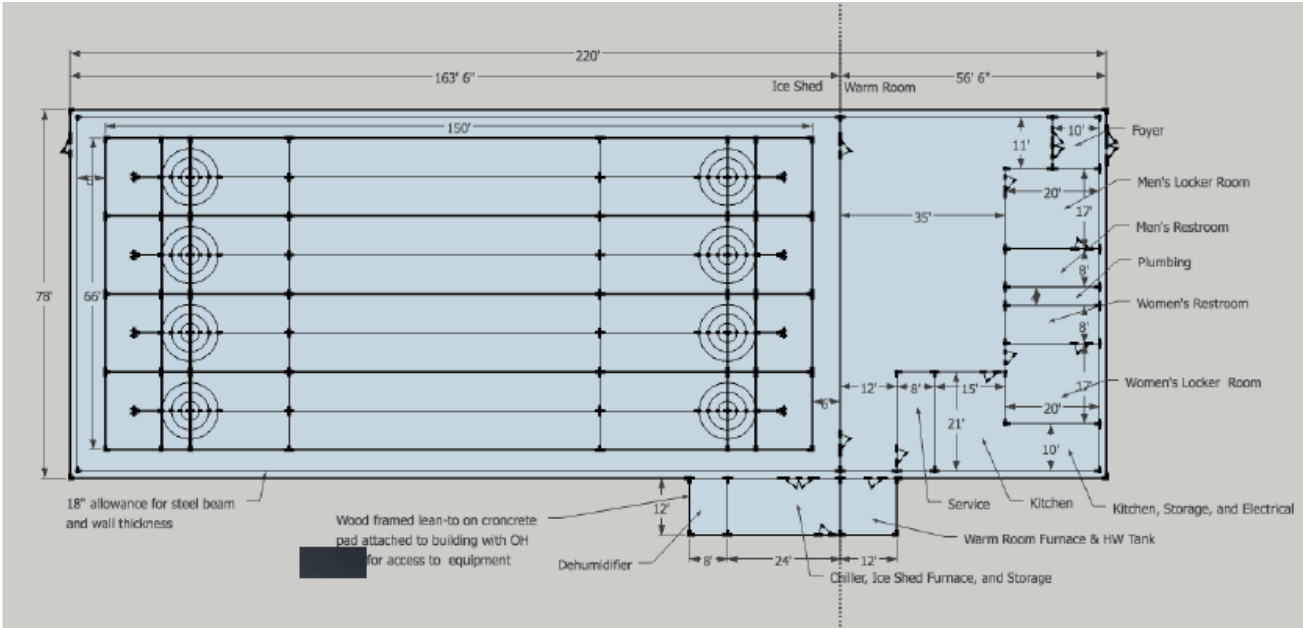
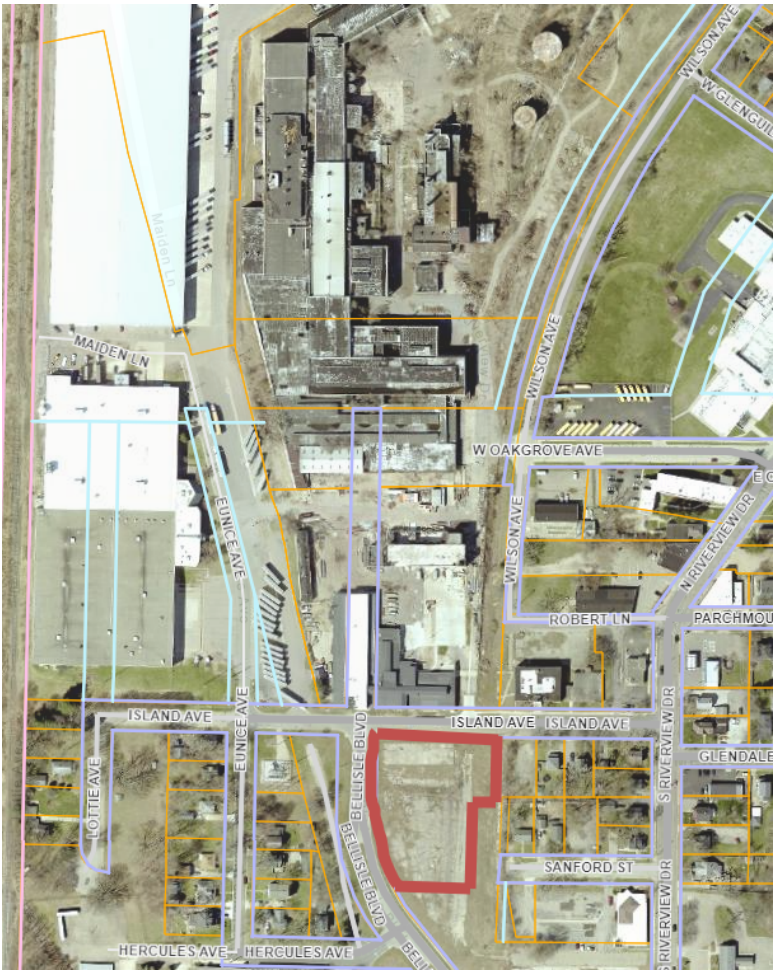
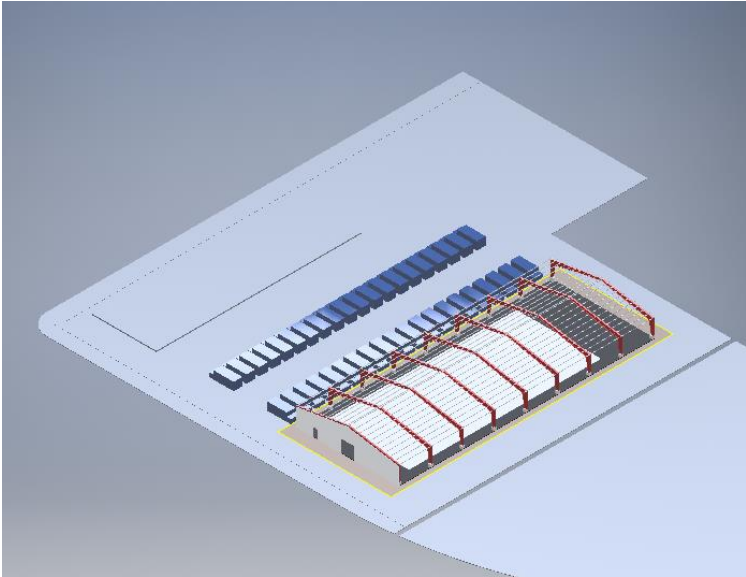
Thank you for your consideration of this support request.

Edward T. Carter

Building Committee Chair

Kalamazoo Curling Club

KCC Conceptual site information:
2.5 Acres at Island Ave. & Bellisle
Blvd. Parchment, MI



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: 08/14/2025

Business Information

2 Name of Applicant: Kalamazoo Curling Club

3 Business Address: 133 Pheasant Run, Battle Creek, MI 49015

4 Business Telephone Number: (248) 219-3110

5 Contact Person(s) & Title: Edward T. Carter, Building Committee Chair

6 Contact Person(s) Telephone Number: (248) 219-3110

7 Contact Person(s) Fax Number: N/A

8 Contact Person(s) Email Address: EdwardTCarter@Eaton.com

9 Entity Type: Proprietorship
Partnership
Corporation
Other (specify) X 501c3 Charitable Organization

10 Describe nature and history of business:

The Kalamazoo Curling Club was established in 2008 for the purpose of promoting the Winter Olympic sport of curling in South West Michigan. The club began having a dedicated sheet of ice in the Wings Event Center in 2015. Now with the new areana being developed in downtown Kalamazoo the future of our current home is in doubt. We have decided to build a new permanent home in Parchment Mi.

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

N/A

Proposed Project Site Information

12 Address(es) (if known): The corner of Island Ave and Belleisle Blvd in Parchment Michigan

13 Tax IDs: Unknown

14 Present Owner(s): City of Parchment

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

16 Does applicant have land control: No Yes X

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

Purchase agreement with City of Parchment

17 Any currently known environmental issues? Located within an existing brownfield site and plan area

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

19 Is access to site permitted? No Yes X

20 Project Type: New X
Relocation
Expansion
Rehabilitation

21 Project Size:

Parcel Size (acres): 2.5 Acres

Existing building area (sq ft): N/A

New building area (sq ft): 16,000

22 Project timeline (proposed or actual):

Start date: 9/2026

Completion Date: 9/2027

23

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

Tax Base Information

24 Total Investment Anticipated: \$4,000,000

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

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

25 Eligible activities for which potential funding may be sought:

Phase I ESA X

Phase II ESA

BEA X

Due Care

Hazardous Materials Building

Surveys (asbestos and Lead)

Clean-up Planning

Additional Response Activities

Demolition

Lead and Asbestos Abatement

Site Preparation (City of Kalamazoo, City of Portage)

Infrastructure Improvements

26 Current State Equalized Value:

N/A

27 Estimated State Equalized Value after Project Completion:

N/A

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

Date

Title KCC Building Committee Chair

Direct office or cell number (248) 219-3110

Fax number

Email address EdwardTCarter@Eaton.com

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development

Kalamazoo County Brownfield Redevelopment Authority

201 W. Kalamazoo Avenue, Room 207

Kalamazoo, MI 49007

Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application: 8/15/2025

Business Information

2 Name of Applicant: Kalamazoo Curling Club

3 Business Address: 133 Pheasant Run, Battle Creek, MI 49015

4 Business Telephone Number:

5 Contact Person(s) & Title: Edward T. Carter, Building Committee Chair

6 Contact Person(s) Telephone Number: (248) 219-3110

7 Contact Person(s) Fax Number: N/A

8 Contact Person(s) Email Address: EdwardTCarter@Eaton.com

Proposed Project Site Information

9 Address(es) (if known): The corner of Island Ave and Belleisle Blvd in Parchment Michigan

10 Tax IDs: Unknown

11 Project timeline (proposed or actual):

Start date: 9/2026 Completion Date: 9/2027

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: N/A

Legal Counsel: Sharan Levine

Environmental Consultant: Fishbeck

Architect: Not yet selected

Construction Management: Not yet selected

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	\$4,000,000	-
Land:		7,500
New Construction/Site Improvements:		3,992,500
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
Total Capital Investment:		\$ 4,000,000

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

\$8,000

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$ 8,000

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

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

No ☒

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	8/15/2025
Title	KCC Building Committee Chair		
Direct office or cell number	(248) 219-3110		
Fax number			
Email address	EdwardTCarter@Eaton.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated March 7, 2022, Addendum No. 3 and assigned to FISHBECK
Work Order No. 2025-4 Dated August 28, 2025

Between

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

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Kalamazoo Curling Club, Corner of Island Avenue and Belleisle Boulevard, Parchment – Phase I ESA, Baseline Environmental Assessment
Funding Source: TBD

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 3, and as assigned, and as described in this “Scope of Services.”

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

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

<u>David A. Stegink</u>	<u>(269) 342-1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269-384-8112 (County phone #)</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By David A. Stegink
Title Vice President/Brownfield Program Manager

Signature _____
Date _____

Signature _____
Date _____

I. Scope of Services

The KCBRA has entered into a contract with FISHBECK for general environmental consulting services to support the KCBRA and its staff, as directed, on an as needed basis. While the funding source to complete the proposed scope of services is yet to be determined, it is anticipated that services would be completed under Fishbeck’s general services contract.

It is Fishbeck’s understanding that the KCBRA has been approached by The Kalamazoo Curling Club, whose mission is to promote the Winter Olympic sport of curling in southwest Michigan. The Club has had a dedicated sheet of ice within the Wings Event Center since 2015. However, with the new arena being developed in downtown Kalamazoo, the future of the current location is unknown. Therefore, the Kalamazoo Curling Club wishes to acquire the property to establish a permanent home for the club within Parchment, Michigan. The site is located on the corner Island Avenue and Belleisle Boulevard which is within the geographic area of the former Parchment Paper Mill and within the geographic area of the existing Brownfield Plan. The Curling Club is requesting completion of a Phase I Environmental Site Assessment (ESA), and a Baseline Environmental Assessment (BEA). Additional work may be requested following completion of the requested services. Fishbeck believes that sufficient data exists to complete a BEA for the purchasing entity. However, additional Phase II sampling may be recommended to understand due care obligations.

Phase I ESA

Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry to support acquisition of the property. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report. Based on the amount of existing environmental reports, an additional level of effort will be needed to evaluate data from a different lens than why it was initially collected.

Baseline Environmental Assessment (BEA)

Fishbeck has also included budget for the preparation of a BEA based upon the previous identification of contamination in excess of EGLE Residential cleanup criteria within the geographic area of the former Parchment Paper Mill. The preparation of a BEA would provide an exemption to remedial liability for any pre-existing conditions. It is anticipated that additional effort will be needed in support of the creation of figures and the proposed budget is inclusive of these expanded efforts. Please note that the level of assessment/sampling appropriate to demonstrate compliance with “due care” is often greater than the level of assessment/sampling necessary to prepare a BEA. If additional sampling is needed to demonstrate “due care,” additional sampling may be proposed. Further, a document discussing due care considerations in support of demonstrating compliance with “due care” obligations is also recommended. However, preparation of any needed due care documentation is not included with the scope of this work order.

II. Compensation

Phase I ESA..... \$ 4,000

BEA.....	<u>\$ 4,000</u>
Total	\$ 8,000

Compensation for services provided under this Work Order will be completed on a lump sum basis.

III. Schedule

Phase I ESA activities will commence immediately upon authorization of this work order. Phase I activities are anticipated to take four weeks to complete. Results of the Phase I ESA will inform whether the BEA can be completed with existing data, as anticipated, or whether additional sampling will be needed.

**Flowers Automotive
Recyclers** 1110 Fulford St
Kalamazoo, MI 49001

4/22/25

To Whom It May Concern,

We respectfully submit this letter as part of our application for funding consideration related to the acquisition of an industrial property to support the expansion of **Flowers Automotive Recyclers**. We are also requesting a waiver of the standard application fee.

Our company is pursuing the acquisition of **1008 E Crosstown Parkway, Kalamazoo, MI 49001**, and adjacent parcels, ideally suited for our B2B automotive dismantling and recycling operations. The property meets all zoning and EPA requirements for our intended use, and the parcel is aligned with our goals for operational scaling, environmental compliance, and community investment.

We are requesting **approximately \$25,000.00 or actual costs** to cover:

Environmental assessments (Phase One, limited Phase Two, and BEA)

As part of our plan, a 60-day due diligence period is in place. We are asking that during this time, the KCBRA considers ordering a Phase I Environmental Assessment, with a limited Phase II if contamination is suspected, and a Baseline Environmental Assessment to be filed within 45 days of purchase to help ensure environmental some primary responsible party liability protections are in place.

This project will result in job creation, improved environmental outcomes, and economic reinvestment in the Kalamazoo region.

We are working with the property owner to schedule all necessary inspections, and can provide site access as needed.

Sincerely,
Ronald Flowers

Flowers Automotive Recyclers
2698882512
info@flowersautomotive.com

Parcel Information:

Address: 1008 E Crosstown Parkway, Kalamazoo, MI 49001

Parcel ID: 06-23-112-027

Zoning: M-1 (Light Industrial)

Lot Size: 1.18 acres

Building Size: Approximately 16,000 square feet

Flood Zone: 26077C0187E



Google street view image taken in Aug. 2023

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: 4/22/25

Business Information

2 Name of Applicant: Ronald L Flowers Jr

3 Business Address: 1110 Fulford St Kalamazoo Mi 49001

4 Business Telephone Number: 269-888-2512

5 Contact Person(s) & Title: Owner

6 Contact Person(s) Telephone Number: 269-830-3343

7 Contact Person(s) Fax Number: 2698882054

8 Contact Person(s) Email Address: info@flowersautomotive.com

9 Entity Type: Proprietorship

Partnership

Corporation X

Other (specify)

10 Describe nature and history of business:

Flowers Automotive Recyclers is a Kalamazoo-based automotive dismantling company specializing in B2B resale of vehicle components and scrap materials. Established in 2020, the business has grown through consistent demand for drivetrain parts, catalytic converters, and short steel. With over 3,000 customer inquiries monthly, the company operates a high-efficiency, volume-based model focused on sustainability, workforce development, and circular economy practices.

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

While this is our first property acquisition, Flowers Automotive Recyclers has successfully developed and scaled multiple operational projects since 2020, including: Establishment of a Full-Service Auto Recycling Yard: Built from the ground up, including vehicle intake, dismantling systems, and resale channels. Material Processing and Logistics Expansion (2023): Introduced tracking systems for short steel, cores, and catalytic converter sales with volume-based efficiency. Collaboration with Local Auto Yards: Established informal mutual referral partnerships with larger operations such as Crosstown Auto and Morris Rose. These initiatives demonstrate our capability to scale responsibly while reinvesting in operational infrastructure and workforce development.

Proposed Project Site Information

12 Address(es) (if known): 1008 E Crosstown Parkway, Kalamazoo, MI 49001

13 Tax IDs: 06-23-112-027

14 Present Owner(s):

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

16 Does applicant have land control:

No X

Yes

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

17 Any currently known environmental issues?

None

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

No

X

Yes

19 Is access to site permitted?

No

Yes

X

20 Project Type:

New

Relocation

Expansion

Rehabilitation

X

X

21 Project Size:

Parcel Size (acres): 1.18 acres

Existing building area (sq ft): Approximately 16,000 square feet

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: 4/7/25

Completion Date: 6/7/25

23

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

Business Plan
Market Analysis
Architectural/Site Plans

Financial Commitments
Environmental Information/Reports X

Tax Base Information

24 Total Investment Anticipated: 1,000,000

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

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$450,000.00

27 Estimated State Equalized Value after Project Completion:


28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 6

FTE Jobs Created: 18

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

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

Signature: 
Title: Owner
Direct office or cell number: 269-830-3343
Fax number: 269-888-2054
Email address: info@flowersautomotive.com

Date: 4/22/25

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development

Kalamazoo County Brownfield Redevelopment Authority

201 W. Kalamazoo Avenue, Room 207

Kalamazoo, MI 49007

Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application: 5-14-2025

Business Information

2 Name of Applicant: Flowers Automotive Recycling

3 Business Address: 1110 Fulford Street Kalamazoo, MI 49001

4 Business Telephone Number: 269-888-2512

5 Contact Person(s) & Title: Ronald L Flowers Jr.

6 Contact Person(s) Telephone Number: 269-830-3343

7 Contact Person(s) Fax Number: 269-888-2054

8 Contact Person(s) Email Address: info@flowersautomotive.com

Proposed Project Site Information

9 Address(es) (if known): 1008 E. Crosstown Parkway Kalamazoo, MI 49001

10 Tax IDs: 06-23-112-027

11 Project timeline (proposed or actual):

Start date: April 2025 Completion Date: June 2025

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: Kalamazoo Forward Ventures

Legal Counsel: Hamilton Law

Environmental Consultant: Ann Gilchrist (EGLE)

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated: \$ 1,000,000 -

Land: 450000

New Construction/Site Improvements:

Eligible Brownfield Activities (Specify): 25000

Other (Specify below): 425000

Equipment/ Operational Improvements

Total Capital Investment: \$ 1,000,000-

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

\$25,000.00

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$ 25,000.00 -

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

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


No ☒

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

	
Title	Owner
Direct office or cell number	269-830-3343
Fax number	269-888-2054
Email address	info@flowersautomotive.com

Date

5-14-25

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

Email:mrwalt@kalcounty.com

KCBRA Office: (269) 384-8305

Kalamazoo County Government

Planning and Development Department

Kalamazoo County Brownfield Redevelopment Authority

201 W. Kalamazoo Avenue

Kalamazoo, MI 49007

Room 207

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 20 Dated August 28, 2025

Between

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

And

FISHBECK
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

**Subject Matter: Flowers Automotive Recyclers Site -1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway,
 1107 Fourth Street, and 1011 Fourth Street, Kalamazoo, City of Kalamazoo**

Funding Source: U.S. EPA Brownfield Assessment Grant FY21

Task 1 – Phase I Assessment

Task 2 – Phase II Assessments (GPR Survey)

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract and as described in this "Scope of Services." FISHBECK will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

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

<u>David A. Stegink</u>	<u>(269) 342-1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269-384-8112 (County phone #)</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
 REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
 Title Chair

By David A. Stegink
 Title Vice President/Brownfield Program Manager

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

It is Fishbeck's understanding that the KCBRA has received a project application from Flower's Automotive Recyclers seeking funding support through the use of the County's U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant to support the acquisition and associated liability protection regarding four contiguous and adjacent industrial parcels within the city of Kalamazoo: 1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway, 1107 Fourth Street, and 1011 Fourth Street. Flowers Automotive Recyclers would like to acquire the property to house their existing automotive dismantling and recycling business, which needs storage, a small office, and interior garage space. There is limited to no plans for redevelopment of the site as the existing structures and site layout seem to meet the current needs of the business. Zoning approvals will be needed and discussions are underway with the city of Kalamazoo. A previously conducted Phase I Environmental Site Assessment (ESA) from 2014 was also provided to the KCBRA in order to inform the level of assessment needed. There were nine Recognized Environmental Conditions (RECs) identified relating mainly to current and historical uses; diesel, fuel oil, and gasoline USTs; gasoline and oil ASTs; one confirmed release, offsite migration of volatile organic compounds (VOCs), coal storage and the demolition of many former structures on the site.

Flowers Automotive initially requested completion of a Phase I ESA, a limited Phase II ESA, and completion of a Baseline Environmental Assessment (BEA). There is no known soil, groundwater, or soil gas analytical data for the site. While it is known that Phase II sampling will be recommended for the site in consideration of a BEA, the scope of the Phase II ESA needed to inform due care responsibilities in order to achieve liability protection is not yet known. Also, there are limited U.S. EPA Assessment Grant funds available. Therefore, Fishbeck proposes a staged assessment, starting with completion of a Phase I ESA and Ground Penetrating Radar (GPR) survey of the entire site to adequately inform the level of recommended Phase II sampling. Any additional assessment needed beyond this work order would need to consider an alternative funding source.

Proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility, State of Michigan petroleum eligibility determination, completion of a Phase I Environmental Site Assessment (ESA) and completion of a Ground Penetrating Radar (GPR) survey.

Eligibility and Phase I ESA

Based on the current and historic use of diesel, fuel oil, and gasoline Underground Storage Tanks (USTs), Fishbeck will request a petroleum eligibility determination from the State of Michigan. Fishbeck will also prepare an eligibility demonstration to the U.S. EPA for the use of grant funding. Upon receipt of eligibility from the State of Michigan and concurrence of site eligibility from the U.S. EPA, Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report. It is presumed that additional conversations will be necessary between Fishbeck, the KCBRA, and the developer regarding potential environmental concerns and due care considerations associated with acquisition of the Crosstown property. Fishbeck will make every effort to be efficient with budget based on the finite grant funds available and the proposed budget is reflective of this consideration despite the additional effort.

Ground Penetrating Radar Survey

Fishbeck has also included budget to conduct a Ground Penetrating Radar (GPR) survey on the subject property. Based on discussions with the KCBRA, the GPR survey will evaluate the potential for remaining underground storage tanks at the Crosstown property. The GPR survey results will help inform the proposed Phase II ESA scope of work (to be completed under an alternative funding source). A GPR survey on the entire lot is proposed and a summary

report of findings will be prepared upon completion of the survey. Since no physical sampling will be conducted, preparation and approval of a Sampling and Analysis Plan will not be needed.

II. Compensation

Compensation for services provided under this Work Order will be completed on a lump sum basis not-to-exceed the budget detailed below without prior authorization from the KCBRA.

Eligibility and Phase I ESA.....	\$ 3,600
GPR Survey.....	\$ <u>3,200</u>
Estimate budget.....	\$ 6,800
Reduction in budget to comply with remaining grant funds.....	\$ <u>(20.99)</u>
Total Estimated Budget – Work Order #20.....	\$ 6,770.01

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determinations, Phase I ESA activities will commence. Phase I activities are anticipated to take four weeks to complete. The GPR survey will be completed concurrently with preparation of the Phase I ESA. Fishbeck will work as expeditiously as feasible to ensure completion prior to the grant end date of September 30, 2025.



MEMO

To: Kalamazoo County Brownfield Redevelopment Authority Board of Directors

From: Samantha Mariuz, Economic Development Manager

Cc: Macy Rose Walters, Brownfield Redevelopment Administrator

Date: June 23, 2025

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

Purpose

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

Project Overview

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

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

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

Eligible Costs Incurred & Request for LBRF Grant

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

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

MEMO



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

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

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

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

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

Rationale for Brownfield Revolving Fund Grant

1. Leveraging Brownfield Redevelopment:

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

2. Eligible Activity Costs Offset:

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



MEMO

3. Community and Economic Impact:

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

4. Sustainability and Scalability:

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

Broader Neighborhood Impact

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

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

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

Attachments

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application:

3/27/2025

Business Information

2 Name of Applicant:

Kalamazoo County Land Bank Authority

3 Business Address:

1523 Riverview Drive, Suite A, Kalamazoo, Mi 49004

4 Business Telephone Number:

269-762-6191

5 Contact Person(s) & Title:

Zac Bauer, Executive Director

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

zac.bauer@kalamazoolandbank.org

9 Entity Type:

Proprietorship

Partnership

Corporation

Other (specify)

Quasi-Governmental

10 Describe nature and history of business:

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

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

Proposed Project Site Information

12 Address(es) (if known):

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

13 Tax IDs:

14 Present Owner(s):

Kalamazoo County Land Bank Authority

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

11/2015

16 Does applicant have land control:

No

Yes

x

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

Owner

17 Any currently known environmental issues?

No

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

No

x

Yes

19 Is access to site permitted?

No

Yes

x

20 Project Type:

New

x

Relocation

Expansion

Rehabilitation

21 Project Size:

Parcel Size (acres):

Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):

Start date: 1/2023

Completion Date: 1/2024

23

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

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

Tax Base Information

24 Total Investment Anticipated:

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

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$0

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: N/A

FTE Jobs Created: 2

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

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

Signature

Zachary Bauer

Date

7/17/2025

Title Executive Director

Direct office or cell number 269-547-8397

Fax number

Email address zac.bauer@kalamazoolandbank.org

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development

Kalamazoo County Brownfield Redevelopment Authority

201 W. Kalamazoo Avenue, Room 207

Kalamazoo, MI 49007

Office Phone: (269) 384-8305

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

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

Kalamazoo County Brownfield Redevelopment Authority

By:

Its pursuant to resolution of the Authority dated:

Developer:

By:

Authorized Agent

Address of Developer

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application: 3/27/2025

Business Information

2 Name of Applicant: Kalamazoo County Land Bank Authority

3 Business Address: 1523 Riverview Drive, Suite A, Kalamazoo, MI 49004

4 Business Telephone Number: 269-762-6191

5 Contact Person(s) & Title: Zac Bauer, Executive Director

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number: N/A

8 Contact Person(s) Email Address: zac.bauer@kalamazoolandbank.org

Proposed Project Site Information

9 Address(es) (if known): 1517 East Michigan Avenue, Kalamazoo, Mi 49048; 1519 East Michigan Av

10 Tax IDs:

11 Project timeline (proposed or actual):

Start date: January 2023

Completion Date: January 2024

12

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

Business Plan

Financial Commitments X

Market Analysis X

Environmental Information/Reports x

Architectural/Site Plans x

Project Team

Bank/Financing: Local Initiatives Support Coalition

Legal Counsel: Warner, Norcross, & Judd

Environmental Consultant: Fleis & Vandenbrink

Architect: Inform Architecture

Construction Management: Inform Architecture

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

\$ -

Land:

0

New Construction/Site Improvements:

\$2,335,515

Eligible Brownfield Activities (Specify):

\$950,686

Other (Specify below):

440,882

Total Capital Investment:

\$,727,083 -

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

\$766,200.00

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

Michigan Department of Environment, Great Lakes, and Energy

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:

Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$ \$766,200.00 -

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

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

No

x

Yes

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

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

Signature

Zachary Bauer

Date

7/17/2025

Title

Executive Director

Direct office or cell number

2695478397

Fax number

Email address

Zac.Bauer@Kalamazoolandbank.org

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

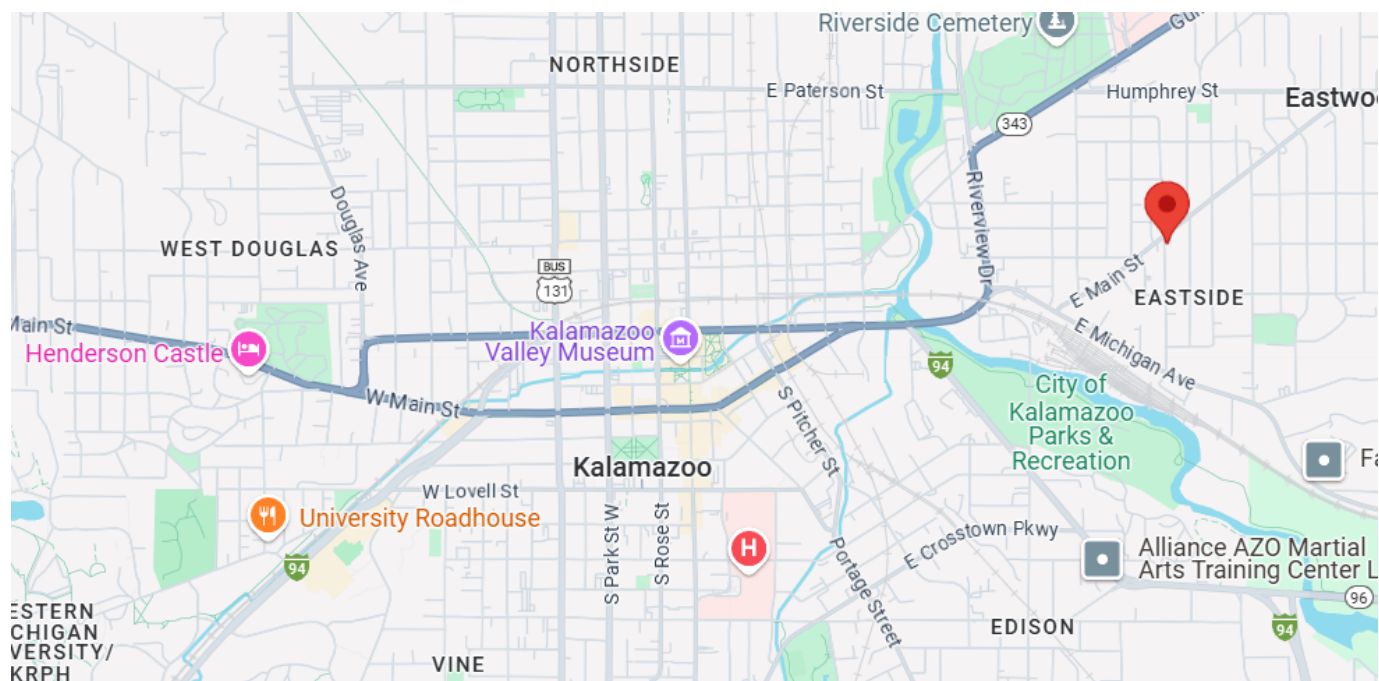
Kalamazoo County Government
Planning and Development Department
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007
Room 207

Revised 3/23/2023



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

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





Kalamazoo County Brownfield Redevelopment Authority LBRF Grant Request

Incurring Eligible Activity Expenses by

Kalamazoo County Land Bank Authority

Eastside Square

1601 East Main, Kalamazoo, Michigan 49048

ELIGIBLE ACTIVITY	LBRF GRANT REQUEST	INCURRED COST	CONTRACT or INVOICE DATE	AMOUNT (\$)	INVOICE NO.	CONTRACTOR/ CONSULTANT NAME	DESCRIPTION OF WORK PERFORMED
EGLE ELIGIBLE ACTIVITIES							
Work Plan Exempt Activities (Pre-Approved Activities)	\$ 2,200.00	\$ 2,200.00					
Phase I ESA	\$ 2,200.00	\$ 2,200.00	6/20/2023	\$ 2,200.00	859730	Fleis & VandenBrink	Kalamazoo County Land Bank Authority Phase I ESA 1601 E Main St. Kalamazoo, MI
SUBTOTAL EGLE ELIGIBLE ACTIVITIES	\$ 2,200.00	\$ 2,200.00					

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

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

Soft Costs - Legal	\$ 443.00	\$ 443.00	1/12/2022	\$ 443.00	2320092	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 1,291.00	\$ 1,291.00	4/17/2023	\$ 1,290.00	2332931	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 1,650.00	\$ 1,650.00	2/8/2023	\$ 1,650.00	2323374	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 937.50	\$ 937.50	3/13/2023	\$ 937.50	2328638	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 480.00	\$ 480.00	4/17/2023	\$ 480.00	2332929	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 510.00	\$ 510.00	6/12/2023	\$ 510.00	2340875	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 180.00	\$ 180.00	5/10/2023	\$ 180.00	2337009	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 570.00	\$ 570.00	7/18/2023	\$ 570.00	2346305	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 1,380.00	\$ 1,380.00	8/10/2023	\$ 1,380.00	2348487	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 4,394.00	\$ 4,394.00	1/17/2024	\$ 4,394.00	2372270	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 3,146.50	\$ 3,146.50	2/20/2024	\$ 3,146.50	2378088	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 3,071.00	\$ 3,071.00	3/12/2024	\$ 3,071.00	2381167	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 2,528.00	\$ 2,528.00	4/12/2024	\$ 2,528.00	2386191	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 832.50	\$ 832.50	5/16/2024	\$ 832.50	2391262	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 256.00	\$ 256.00	12/11/2024	\$ 256.00	2420774	WNJ	Legal Services - Eastside Project
Soft Costs - Legal	\$ 3,000.00	\$ 3,000.00	2/20/2025	\$ 3,000.00	2431002	WNJ	Legal Services - Eastside Project
Soft Costs - General Requirements	\$ 14,721.31	\$ 76,244.00		\$ 76,244.00	AIA	Glas Associates	AIA Line No. 34 Glas Associated General Requirements of Contract. Portion requested pertaining to proportion of total contract amount and eligible activity costs. Total Original Contract \$2,896,535, Eligible Activities (without soft costs) \$559,270, proportion of General Requirements Requested ~19% Waiver
Soft Costs - General Conditions	\$ 32,341.31	\$ 167,500.00		\$ 167,500.00	AIA	Glas Associates	AIA Line No. 36 Glas Associated General Requirements of Contract. Portion requested pertaining to proportion of total contract amount and eligible activity costs. Total Original Contract \$2,896,535, Eligible Activities (without soft costs) \$559,270, proportion of General Conditions Requested ~19% Waiver
SUBTOTAL MSHDA ELIGIBLE ACTIVITIES	\$ 751,805.16	\$ 948,486.54					
TOTALS	\$ 754,005.16	\$ 950,686.54					

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: August 28, 2025

RE: General/LBRF Funding Updates

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

1. General Environmental Review

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

Update:

General Review: Fishbeck continues to respond to general review requests as needed. This month's review items include AEH Oshtemo Brownfield Plan, Pavillion Township Brownfield Plan, Green Development Ventures, LLC updates, Schupan reimbursement review, and housing TIF policies.

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

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

Project No: 2500502 – W.O. 2025-3

Update:

The KCBRA approved a project application in March from Jerome and Jaqueline Hardin, emerging developers seeking funding support to conduct due diligence services for a commercial property located at 5928 E. Michigan Avenue in Comstock Township. The developers wished to acquire the property to use for their existing food truck and also begin renovations on the existing structure on site to expand the restaurant services. The site is a former gas station, LUST site and a designated "facility". The KCBRA approved Work Order 2025-3 to conduct a Phase I Environmental Site Assessment (ESA), Hazardous Materials Inspection (HMI), and a Baseline Environmental Assessment (BEA), and Documentation of Due Care. The Phase I ESA identified concerns beyond the previously known "open" LUST status of the site as a former filling station. Historical Sanborn maps depict three (3) USTs on western portions of the site

with no documentation identified regarding the potential removal/status of the tanks. Additionally, the previously identified concentrations of select contaminants exceed current EGLE volatilization to indoor air pathway (VIAP) screening levels, a condition for which EGLE recommends further assessment to determine if response/mitigation may be appropriate relative to vapor intrusion. Based on these findings the due diligence period was extended by the seller. The KCBRA approved WO 2025-3 Amendment No. 1 in April to complete a ground penetrating radar (GPR) survey to support a determination of the potential continued presence of buried tanks and to complete sub-slab soil gas sampling to support an evaluation of the potential need for response/mitigation relative to potential vapor intrusion.

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

Sub-slab soil gas sampling has occurred and has indicated that a vapor mitigation system (VMS) may be warranted. EGLE has indicated that they are not in a position to consider funding for a system on this project at this time. ***Fishbeck prepared a cost proposal for PFE testing, design and installation of a VMS that was furnished to both the Hardins and the seller's realtor. It is Fishbeck's understanding that based on this new information, including cost estimates for the VMS, that the Hardins have decided not to move forward with acquisition. Budget was approved within WO 2025-3 to complete a hazardous materials inspection (HMI). However, while some planning meetings and discussions were held relative to the HMI and the BEA/Due Care activities, the field work for the HMI was to be scheduled post-acquisition and the BEA/Documentation of Due Care was not finalized since the proposed acquisition did not occur.***

General Environmental Review

Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Grant App - EPA Grant Applications	\$ 3,000.00	\$ 3,000.00					
					444673	11/7/2024	\$717.50		
					445828	12/4/2024	\$2,205.00		
					449918	3/3/2025	\$63.75		
		Phase Subtotal	\$ 3,000.00	\$ 3,000.00			\$2,986.25		\$13.75
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$17,817.54		\$2,182.46
230454	2025-1	General Environmental Review (2025)	\$ 20,000.00	\$ 20,000.00	448686	2/14/2025	\$1,802.50		
	BT3				449919	3/3/2025	\$5,232.75		
					451612	6/9/2025	\$4,050.36		
					453354	7/15/2025	\$1,620.00		
					454221*	8/6/2025	\$1,927.50		
		Phase Subtotal	\$ 20,000.00	\$ 20,000.00			\$14,633.11		\$5,366.89
		Contractual Administrative (2025)	\$ 1,000.00	\$ 1,000.00	448686	2/14/2025	\$220.22		
					449919	3/3/2025	\$78.33		
					451612	6/9/2025	\$301.50		
		Phase Subtotal	\$ 1,000.00	\$ 1,000.00			\$600.05		\$399.95
		2025 Project Total	\$21,000.00	\$21,000.00			\$15,233.16		\$5,766.84
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

General Environmental Review

Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
					08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
					08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
					08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
					09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
						Project Subtoal	\$14,167.98		\$6,832.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$5,212.53
					08253	11/4/2021	\$262.50	\$4,950.03	\$4,950.03
					08357	12/7/2021	\$1,102.50	\$3,847.53	\$3,847.53
					08473	1/6/2022	\$897.00	\$2,950.53	\$2,950.53
							\$12,049.47		\$2,950.53
		BEA/Due Care	\$ 3,000.00	\$3,000.00	08138	10/6/2021	\$1,717.50	\$1,282.50	\$1,282.50
					08253	11/4/2021	\$46.01	\$1,236.49	\$1,236.49
					08670	2/18/2022	\$130.00	\$1,106.49	\$1,106.49
					09079	6/8/2022	\$262.50	\$843.99	\$843.99
							\$2,156.01		\$843.99
		Contingency	\$ 3,000.00	\$3,000.00					
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98
	BT2	LBRF funding -Amendment March 2024	\$10,000.00	\$10,000.00	231417	4/10/2024	\$1,384.65	\$20,718.33	\$20,718.33
					439172	7/8/2024	\$537.50	\$20,180.83	\$20,180.83
					443511	10/10/2024	\$437.55	\$19,743.28	\$19,743.28
					445436	12/4/2024	\$115.00	\$19,628.28	\$19,628.28
					448166	2/10/2025	\$4,534.50	\$15,093.78	\$15,093.78
					449775	3/3/2025	\$10,144.55	\$4,949.23	\$4,949.23
			\$110,000	\$110,000.00		Project Subtotal	\$105,050.77		\$4,949.23
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93		
		LBRF Funding			435843	4/10/2024	\$10,292.07		
						Project Subtotoal	\$24,000.00		\$0.00
2500252	2025-2	Habitat for Humanity - Cooper Twp.	\$ 5,100.00	\$ 5,100.00	448692	2/14/2025	\$285.25	\$4,814.75	\$4,814.75
					449934	3/3/2025	\$2,323.25	\$2,491.50	\$2,491.50
					451038*	5/14/2025	\$2,477.50	\$14.00	\$14.00
						Project Subtoal	\$5,086.00		\$14.00

General Environmental Review

Budget and Cost Summary

Number			Budget Estimates		Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Phase I ESA	\$ 3,000.00	\$3,000.00	448692	2/14/2025	\$218.25	\$2,781.75	
					449934	3/3/2025	\$2,222.75	\$559.00	
					451038	5/14/2025	\$314.75	\$244.25	
							\$2,755.75		\$244.25
		GPR Survey	\$ 2,100.00	\$2,100.00	448692	2/147/2025	\$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
						Project Subtoal	\$13,657.16		\$10,042.84
		Phase I ESA	\$ 3,000.00	\$3,000.00	451050	5/14/2025	\$2,985.66	\$14.34	\$14.34
							\$2,985.66		\$14.34
		Hazardous Materials Inspection	\$ 6,000.00	\$6,000.00	451050	5/14/2025	\$546.00	\$5,454.00	\$5,454.00
					451637	6/9/2025	\$81.50	\$5,372.50	\$5,372.50
					453355	7/15/2025	\$48.00	\$5,324.50	\$5,324.50
							\$675.50		\$5,324.50
		BEA/Due Care	\$ 5,000.00	\$5,000.00	451637	6/9/2025	\$848.00	\$4,152.00	\$4,152.00
					453355	7/15/2025	\$147.50	\$4,004.50	\$4,004.50
					454528	8/13/2025	\$70.00	\$3,934.50	\$3,934.50
							\$1,065.50		\$3,934.50
		Ground Penetrating Radar (GPR) Geophysical Survey	\$ 2,700.00	\$2,700.00	451050	5/14/2025	\$422.00	\$2,278.00	\$2,278.00
					451637	6/9/2025	\$2,260.00	\$18.00	\$18.00
							\$2,682.00		\$18.00
		Sub-Slab Soil Gas Sampling	\$ 7,000.00	\$7,000.00	451050	5/14/2025	\$679.50	\$6,320.50	\$6,320.50
					451637	6/9/2025	\$4,177.00	\$2,143.50	\$2,143.50
					453355	7/15/2025	\$1,392.00	\$751.50	\$751.50
							\$6,248.50		\$751.50
		Total Project Budgets	\$298,008.00	\$298,008.00		Total	\$230,986.42		\$67,021.58
		Note: There were no invoices for consideration in April 2025							

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: August 28, 2025

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic

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

Update:

No further outreach efforts are planned as the grant period is set to expire on September 30, 2025. Fishbeck has met with the KCBRA Administrator to determine proposed plans to fully utilize the remaining grant funds based on needs and timing. Proposed actions are presented in this memo and the KCBRA FY21 Grant Project Billings tracking spreadsheet for the board's consideration. It is Fishbeck's understanding that KCBRA staff is working to fully expend and/or have the board approve pending expenditures on all non-contractual budgets. As of preparation of this memo, non-contractual budgets remain in the following amounts and categories: \$1,200 in personnel, \$927.44 in travel, and \$1,500 in supplies. While the existing contractual programmatic budget has been fully expended (with the exception of \$2.99), Fishbeck has continued programmatic activities during these final stages of the grant period. Amendment No. 5 in the amount of \$3,700 is proposed to cover programmatic activities expended over the last month and grant closeout reporting requirement including final updates to the ACRES reporting database, preparation of the Final Technical Report and the Final Federal Financial Report. It is Fishbeck's understanding that the MBE/WBE report is no longer being required by the EPA. All funds must be expended by September 30, 2025; however, closeout reporting is due 120 days from the end of the project period.

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

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

Update:

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

The initial Work Order #18 was approved in June 2024 to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July 2024 to conduct a Phase II ESA, preparation of a BEA and Due Care documentation, and preparation of a Brownfield Plan. Concurrence on site eligibility from the USEPA was received on August 15, 2024. The Phase I ESA identified two Recognized Environmental Conditions (RECs): The historical use of the Subject Property as an automotive repair and service business from 1998 to 2009 was identified as an REC. Also, the presence of fill material on the Subject Property and the 2013 identification of select PNAs in soil at levels exceeding current Part 201 GRCC was identified as an REC.

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

Multiple meetings have been held over the last several months regarding the overall project status and Brownfield planning. Meetings have been attended by Jeremiah Smith, his development partners, the City of Kalamazoo, Fishbeck, KCBRA staff, and EGLE. EGLE has reviewed the provided environmental reports and has indicated the risk is small and manageable. The Phase I ESA and II ESA are complete and came in under budget. While project budgets are not typically returned prior to project completion, due to the upcoming expiration of the grant period, unused budgets totaling \$2,592.56 from the Phase I and Phase II assessments have been returned to the overall grant budget. *It is Fishbeck’s continued understanding that as of the date of preparation of this memo, final purchase dates and considerations between the city and the developer have not been finalized yet. Final project costs and the layer of needed incentives have also not been finalized. Due to the continued remaining questions on project status and in consideration of the pending end of the grant period, staff has recommended that the remaining budget be reallocated to ensure that the entirety of grant funds can be expended within the grant period. Therefore, the KCBRA FY21 Grant Project Billings tracking spreadsheet proposes a return of \$8,834.28 in project budget. This total proposed budget to be returned is comprised of all of the remaining BEA and Due Care budget of \$4,345.50 and \$4,488.78 in remaining Brownfield Plan budget. This reserves \$600 in the Brownfield Plan budget to cover a project update meeting this month and preparation of a summary of activity memo to the EPA. This summary memo will serve as an output to EPA detailing the expenditures to date for activities that did not result in final reports/deliverables.*

3. *Pending Approval - Flower’s Automotive Recyclers Site, 1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway, 1107 Fourth Street and 1011 Fourth Street, Kalamazoo, Michigan*
Project No: TBD -W.O. 20

Update:

It is Fishbeck’s understanding that the KCBRA has received a project application from Flower’s Automotive Recyclers seeking funding to support the acquisition and associated liability protection regarding four contiguous and adjacent industrial parcels within the city of Kalamazoo: 1008 E. Crosstown Parkway, 1016 E. Crosstown Parkway, 1107 Fourth Street, and 1011 Fourth Street. Flowers Automotive Recyclers would like to acquire the property to house their existing automotive dismantling and recycling business. It is

Fishbeck's further understanding that Flower's Automotive is working through zoning approvals with the city, but that ongoing discussions seem favorable. If the EPA grant budget adjustments are made as proposed above, that leaves \$6,779.01 in remaining budget to support additional project work. Previous environmental assessments on the subject property indicate that multiple Recognized Environmental Conditions (RECs) exist including the presence of Underground Storage Tanks (USTs). Work Order No. 20 has been prepared for the board's consideration to prepare an eligibility demonstration to the U.S. EPA, request a petroleum eligibility determination from the State of Michigan, complete a Phase I ESA, and a Ground Penetrating Radar (GPR) survey. It is proposed that the Phase I ESA will cost \$3,600 and the GPR will cost \$3,200. These budgets will be reduced from the \$6,800 total to the remaining grant budget of \$6,779.01.

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Number		Grant Task	Activity	Budget Estimates		Actual				Project Budget Remaining		
Project	W.O.			Site/Phase	Total		Invoice No.	Invoice Date	Total Invoiced Amount		Total	Project Complete
				Initial Grant Award	\$ 300,000.00							
				Task 1 - Phase I ESAs	\$ 45,000.00				\$ 27,742.80		\$ 17,257.20	
				Task 2 - Phase II ESAs and BEA/DC	\$ 204,000.00				\$ 166,847.29		\$ 37,152.71	
				Task 3 - Brownfield Plans	\$ 36,000.00				\$ 67,530.90		\$ (31,530.90)	
				Task 4 - Community Outreach, Programmatic, Travel	\$ 15,000.00				\$ 23,169.57		\$ (8,169.57)	
									\$ 285,290.56		\$ 14,709.44	\$ 14,709.44
County		4	Personnel		\$ 1,200.00				\$ -		\$ 1,200.00	
County		4	Travel		\$ 6,000.00		KCBRA Travel		\$ 5,072.56		\$ 927.44	
County		4	Supplies		\$ 1,500.00				\$ -		\$ 1,500.00	
County		4	Other		\$ -				\$ -			
			County Subtotal		\$ 8,700.00	County Subtotal			\$ 5,072.56	County Subtotal	\$ 3,627.44	
			Contractual - Envirollogic Technologies, Inc.		\$ 291,300.00				\$ -		\$ -	
210220	1	2	QAPP Preparation		\$ 5,000.00	Invoice Total	08272	11/10/2021	\$ 118.50			
							08354	12/7/2021	\$ 1,440.75			
							08471	1/6/2022	\$ 444.75			
							435839	4/10/2024	\$ 237.54			
							436942	5/13/2024	\$ 59.39			
							438963	6/18/2024	\$ 190.40			
							439230	7/9/2024	\$ 108.67			
						Project Subtotal			\$ 2,600.00	Project Subtotal	\$ 2,600.00	
										Budget Returned	\$ 2,400.00	
											\$ -	
	1	2	Initial Preparation		\$ 2,004.00	Invoice Breakdown						
							08272	11/10/2021	\$ 118.50			
							08354	12/7/2021	\$ 1,440.75			
							08471	1/6/2022	\$ 444.75			
						Phase Subtotal			\$ 2,004.00	Phase Subtotal	\$ -	
210220	1	2	QAPP - ANNUAL UPDATES		\$ 596.00	Invoice Total	435839	4/10/2024	\$ 237.54			
							436942	5/13/2024	\$ 59.39			
							438963	6/18/2024	\$ 190.40			
						Invoice Total	439230	7/9/2024	\$ 108.67			
						Project Subtotal			\$ 596.00	Phase Subtotal	\$ -	
210229	2	4	Community Outreach and Programmatic		\$ 2,500.00	Invoice Total	08661	2/18/2022	\$ 132.02			
			Amendment #1 (approved 5-25-23)		\$ 2,500.00	Invoice Total	08841	4/8/2022	\$ 104.56			
			Amendment #2 (approved 11-16-23)		\$ 4,300.00	Invoice Total	08977	5/10/2022	\$ 359.38			
			Amendment #3		\$ 4,000.00	Invoice Total	09127	6/13/2022	\$ 341.14			
			Amendment #4		\$ 4,800.00	Invoice Total	09389	8/18/2022	\$ 209.13			
			Proposed Amendment #5*		\$ 3,700.00							
					\$ 21,800.00	Invoice Total	09619	10/12/2022	\$ 41.83			
						Invoice Total	09745	11/9/2022	\$ 352.93			
						Invoice Total	09857	12/12/2022	\$ 345.06			
						Invoice Total	09921	1/5/2023	\$ 73.20			
						Invoice Total	420295	2/16/2023	\$ 189.15			
						Invoice Total	421240	3/16/2023	\$ 66.05			
						Invoice Total	423211	5/10/2023	\$ 625.56			
						Invoice Total	424176	6/8/2023	\$ 334.25			
						Invoice Total	425337	7/12/2023	\$ 286.50			
						Invoice Total	426222	8/7/2023	\$ 1,093.13			
						Invoice Total	427546	9/7/2023	\$ 334.25			
						Invoice Total	429749	11/2/2023	\$ 1,024.11			
						Invoice Total	431429	12/7/2023	\$ 209.58			
						Invoice Total	432665	1/8/2024	\$ 334.25			
						Invoice Total	433683	2/13/2024	\$ 801.25			
						Invoice Total	434691	3/12/2024	\$ 382.00			
						Invoice Total	435833	4/10/2024	\$ 286.50			
						Invoice Total	436929	5/13/2024	\$ 1,053.23			

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

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

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

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						429030	10/9/2023	\$	335.78			
						429759	11/2/2023	\$	119.38			
						431439	12/7/2023	\$	2,425.08			
						432673	1/8/2024	\$	365.48			
						434705	3/12/2024	\$	30.39			
						435841	4/10/2024	\$	552.35			
						436950	5/13/2024	\$	273.21			
						438966	6/18/2024	\$	101.97			
						442376	9/12/2024	\$	764.79			
		3	Brownfield Cleanup Planning	\$	5,000.00	Phase Subtotal		\$	4,968.43	Phase Subtotal	\$	31.57
										Budget Returned	\$	31.57
										Budget Remaining	\$	-
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$	16,200.00	Invoice Total	429758	11/2/2023	\$	337.40		X
						431438	12/7/2023	\$	1,551.79			
						432672	1/8/2024	\$	1,072.13			
						433694	2/13/2024	\$	154.89			
						434704	3/12/2024	\$	493.89			
						435840	4/10/2024	\$	255.96			
						436949	5/13/2024	\$	1,402.35			
						Project Subtotal		\$	5,268.41	Project Subtotal	\$	6,847.80
										Budget Returned	\$	6,000.00
										Budget Returned	\$	847.80
						Invoice Breakdown				Budget Remaining	\$	-
		2	Eligibility/HASP/SAP/HMI	\$	7,200.00		429758	11/2/2023	\$	337.40		
							431438	12/7/2023	\$	1,551.79		
							432672	1/8/2024	\$	1,072.13		
							433694	2/13/2024	\$	154.89		
						Phase Subtotal		\$	3,116.21	Phase Subtotal	\$	4,083.79
										Phase Budget Returned*	\$	4,083.79
										Phase Bdgct Remaining	\$	-
		3	Brownfield Plan Evaluation	\$	3,000.00		434704	3/12/2024	\$	493.89		
							435840	4/10/2024	\$	255.96		
							436949	5/13/2024	\$	1,402.35		
						Phase Subtotal		\$	2,152.20	Phase Subtotal	\$	847.80
										Phase Budget Returned*	\$	847.80
		3	Brownfield Plan Preparation	\$	6,000.00					Phase Bdgct Remaining	\$	-
						Phase Subtotal		\$	-	Phase Subtotal	\$	6,000.00
										Budget Returned	\$	6,000.00
										Budget Remaining	\$	-
231766	16	1, 2,3	702 W. Michigan Avenue, Kalamazoo	\$	44,000.00	Invoice Total	429751	11/2/2023	\$	709.55		X
							431431	12/7/2023	\$	14,104.00		
							432667	1/8/2024	\$	9,832.64		
							433687	2/13/2024	\$	576.99		
						Project Subtotal		\$	25,223.18	Project Subtotal	\$	18,776.82
										Budget Returned	\$	18,776.82
						Invoice Breakdown				Budget Remaining	\$	-
		1	Eligibility/Phase I ESA	\$	4,000.00		429751	11/2/2023	\$	661.80		
							431431	12/7/2023	\$	2,540.41		
							432667	1/8/2024	\$	797.79		
						Phase Subtotal		\$	4,000.00	Phase Subtotal	\$	-
		2	Phase II ESA/HASP/SAP	\$	18,500.00		431431	12/7/2023	\$	8,117.24		
							432667	1/8/2024	\$	7,970.09		
							433687	2/13/2024	\$	576.99		
						Phase Subtotal		\$	16,664.32	Phase Subtotal	\$	1,835.68

8/28/2025
Page 8 of 10

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8/28/2025
Page 9 of 10

[illegible]

8/28/2025
Page 10 of 10

No Invoices for consideration in April 2025

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 2, Amendment No. 5 Dated August 28, 2025

Between

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

And

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

Subject Matter: Community Outreach and Programmatic

Funding Source: FY21 U.S. EPA Assessment Grant, Task 4—Community Outreach and Programmatic

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

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

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

David A. Stegink
 Name (FISHBECK)

(269) 342-1100
 Phone

Ken Peregon, Chair
 Name (CLIENT)

269-384-8112 (County phone #)
 Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
 REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
 Title Chair

By David A. Stegink
 Title Vice President/Brownfield Program Manager

Signature _____
 Date _____

Signature _____
 Date _____

I. Scope of Services

Fishbeck has completed community engagement and outreach efforts for the 2021 EPA Brownfield Assessment Grant as defined in Work Order No. 2 and Amendments No. 1 through 4, as requested by the KCBRA. Continued needs under Work Order No. 2 (Task 4 Grant budget) to support the KCBRA through the Assessment Grant extension period and toward closeout of the grant are more programmatic in nature.

The Assessment Grant has several **Programmatic** requirements including quarterly and annual reports, budget reports, property profiles, etc. Fishbeck is prepared to provide immediate support of the Cooperative Agreement by assisting with the following activities:

- Prepare and maintain all U.S. EPA and KCBRA schedules and timelines as required and directed
- Preparation of Quarterly Reports and Property Profile Sheets through U.S.EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) for review by the KCBRA's staff and ultimate submittal to U.S.EPA Region 5.
- Develop and maintain spreadsheets with cost accounting data for each project site
- Identification of potential Disadvantaged Business Enterprises (DBEs) in the community that can provide support services and report to U.S. EPA on the use of DBEs. *(DBE reporting no longer required)*
- Develop and distribute routine status reports and support materials
- Other activities deemed necessary by the KCBRA
- Technical Review of Brownfield Plans, Work Plans and Report recommendations.

The Task 4 Assessment Grant budget has been fully expended. This expenditure timeline is consistent with proposed budgets as the entire year of the grant extension was needed.

II. Compensation

Compensation for services provided under this Work Order through Amendment #4 were completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA. Compensation for services provided under Amendment #5 will be completed and invoiced as a lump sum to ensure charges do not exceed existing grant budgets.

The Grant Work Plan budget estimated \$6,300 for contractual support for these activities. Project funds were allocated much quicker than anticipated in the Work Plan indicating more project activity than anticipated and the grant extension has increased the programmatic requirements of the grant. Amendment #4 was approved in December of 2024 and all amended budgets to date have been fully expended.

Community Outreach and Programmatic Activities

Subtotal	\$	2,500
Amendment #1.....	\$	2,500
Amendment #2.....	\$	4,300
Amendment #3.....	\$	4,000
Amendment #4.....	\$	4,800
Amendment #5.....	\$	3,700
ESTIMATED PROJECT COSTS.....	\$	21,800

III. Schedule

Work performed under this Work Order will be completed as directed by the KCBRA during the term of the grant. At a minimum, programmatic activities to ensure compliance with the Cooperative Agreement will be completed according to the schedules outlined by EPA. All closeout reporting will be completed within 120 days from the project end date in compliance with the U.S. EPA Assessment Grant Terms and Conditions.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

2024 ANNUAL REPORT

Item 7 e



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY OVERVIEW

About the Authority

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) is a state sanctioned authority created in 2002 to address Brownfield sites countywide. It was established under the Brownfield Redevelopment Refinancing Act (Act 381 of 1996, as amended). The KCBRA's role is to assist participating county municipalities and developers through the use of tax increment financing, grants, loans and other incentives. The KCBRA also serves on the county's Economic Development Corporation Board and collaborates as needed. The 9-member board is selected by the Kalamazoo County Board of Commissioners. The KCBRA has become a major resource and partner for positive economic change in Kalamazoo County, helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, and leverage investment.



KCBRA, Staff, & Consultant outing with State Representative Julie Rogers 41st House District

Major Goals of Brownfield Redevelopment

1. Increase investment, jobs and revenue
2. Re-use existing infrastructure
3. Encourage redevelopment
4. Recovery of tax base
5. Improve value of surrounding property
6. Preserve historic or cultural community icons
7. Environmental cleanup
8. Reduce sprawl
9. Increase local housing stock per PA 90 of 2023
10. Incentivize projects for emerging developers & non-profit organizations

LETTER FROM THE ADMINISTRATOR

The Kalamazoo County Brownfield Redevelopment Authority (KBCRA) continues to serve as a positive partner for economic change in Kalamazoo County. In 2024, the EPA Assessment Grant was extended for an additional year, to further support assessment activities and site inventory of prospective brownfield redevelopment sites. Through the utilization of the Local Brownfield Revolving Fund (LBRF) and incentivized development through tax increment financing (TIF) plans, the KCBRA has fostered job creation, eliminated blight, and encouraged the re-use of properties and infrastructure, leveraging investment within local communities. With the addition of PA 90 of 2023 to Act 381 of 1996, the KCBRA looks forward to participating in housing brownfield projects to support the housing continuum needs of Kalamazoo County. The KCBRA is thinking ahead to 2025, joining in the efforts to strategize resiliency and implementing policy updates to continue to make an impact on the reduction of sprawl and economic development.



MACY ROSE WALTERS
BROWNFIELD REDEVELOPMENT ADMINISTRATOR

Contact:

- 📞 269-384-8305
- 🌐 www.kalcountybrownfield.com
- 📍 201 W. Kalamazoo Ave. Kalamazoo, MI 49007

2024 OUTCOMES



6 COMMUNITY OUTREACH OPPORTUNITIES

- 1 BROWNFIELDS 101 PRESENTATION
- 1 PRESENTATION TO STATE OFFICIALS
- 1 STAKEHOLDERS EVENT ATTENDED
- 1 COMMUNITY ENGAGEMENT EVENT
- 2 BROWNFIELD PLAN PRESENTATIONS



PROJECT APPLICATIONS APPROVED

- TERESA'S KITCHEN
- JEREMIAH SMITH NORTHSIDE LAUNDRY PROJECT
- KALAMAZOO COUNTY LAND BANK AUTHORITY SCATTERED SITE HOUSING TIF PLAN
- 234/238 EM, LLC
- LANDSCAPE FORMS, INC.
- OPEN ROADS BIKE PROGRAM
- MIDLINK BFP AMENDMENT #4 SCHUPAN DEVELOPMENT



COMMUNITIES IMPACTED

- 4 NEW PROJECTS SUPPORTED IN THE CITY OF KALAMAZOO
- 1 NEW BROWNFIELD PLAN IN COMSTOCK TOWNSHIP
- KALAMAZOO COUNTY LAND BANK FUTURE BROWNFIELD HOUSING-TIF COLLABORATION
- BROWNFIELDS 101 PRESENTATION TO TEXAS TOWNSHIP



STAFF DEVELOPMENT & ECONOMIC DEVELOPMENT TRAINING

- STATE OF SW MI ECONOMIC DEVELOPMENT EVENT ATTENDED
- USE FOR VACANT, ABANDONED, AND DETERIORATED LAND WORKSHOP
- ATTAINABLE HOUSING WORKSHOP
- URBAN PLANNING SEMINAR
- CLEAN ENERGY WEBINAR
- CLIMATE RESILIENCY PLANNING



EPA GRANT PROJECT METRICS

- 3 PHASE I ENVIRONMENTAL SITE ASSESSMENTS
- 4 PHASE II ENVIRONMENTAL SITE ASSESSMENTS
- 1 BROWNFIELD PLAN EVALUATION
- 3 HEALTH AND SAFETY PLANS (HASP) & SAMPLING AND ANALYSIS PLANS (SAP)
- 1 HAZARDOUS MATERIALS INSPECTION

1 NEW BROWNFIELD PLAN

LANDSCAPE FORMS, INC.

1 BROWNFIELD PLAN AMENDMENT

MIDLINK

159 JOBS CREATED

107 JOBS RETAINED

PROJECT METRICS BASED ON APPROVED APPLICATIONS SUBMITTED BY DEVELOPERS AND REDEVELOPMENT PLAN ESTIMATES

108.5

ACRES REDEVELOPED

\$110,679,152

PRIVATE INVESTMENT ANTICIPATED



KCBRA FUND BALANCES

GENERAL FUND (243)

Administrative costs include staff salaries, operating costs, and legal expenses, covered by Tax Increment Revenue (TIR) collected from brownfield plans. Active brownfield plans reimburse the Authority for administrative expenses and the project specific charges related to administering each plan. The KCBRA's admin expenses are divided among the total amount of active plans annually, modeled at 10% of the total tax increment revenue capture of each plan, or as estimated in the individual brownfield plans. Project revenue and reimbursements to developers for eligible expenses are tracked through project accounts and reported to the Michigan Economic Development Corporation annually as required by law.

ADMINISTRATIVE FUND & GENERAL FUND TRANSACTIONS 2024 BALANCES AT YEAR END

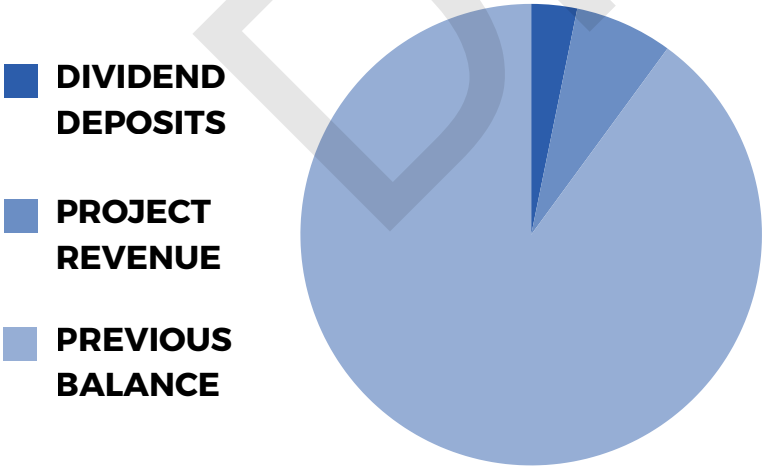
2023 CARRY FORWARD	\$496,029.06
REVENUES	+195,722.80
EXPENSES	-120,213.90
PROJECT ADMIN FEES	+114,012.75

ADMINISTRATIVE FUND BALANCE \$685,550.71

LOCAL BROWNFIELD REVOLVING FUND (242)

\$5,393,318.73*

*BALANCE DOES NOT INCLUDE ENCUMBERANCES



The Local Brownfield Revolving Fund (LBRF) is a fund established by the Kalamazoo County Brownfield Redevelopment Authority, permissible by Michigan Public Act 381 of 1996. The purpose of the LBRF is to provide gap funding to conduct brownfield eligible activities for eligible and prospective redevelopment projects. Once established, tax increment revenue can be captured from brownfield plan properties. Capture of these funds are limited to five years per plan, and capture estimates are based on the eligible expenses within each specific brownfield plan. Funding is application based, in the form of a grant or loan, and can be used toward economic development projects county-wide.

\$114,371.66 EXPENSES

PLANS CAPTURING INTO THE LBRF IN 2024 INCLUDED STRYKER, SCANNELL, KALSEE CREDIT UNION, & 9008 PORTAGE ROAD.

In 2024, the KCBRA invested \$4.6M of the LBRF, leveraging available funding. Two previously approved projects (the YWCA and 436 Willard) were supported out of the LBRF and four brownfield plans captured into the fund.

BROWNFIELD PLAN & PROJECT UPDATES

ACTIVE BROWNFIELD PLANS

Since the Authority was established in 2002, the KCBRA has participated in sixty-seven (67) redevelopment projects and has administered twenty-one (21) brownfield plans that will capture tax increment revenue (TIR) to facilitate and incentivize the redevelopment of eligible properties. In 2024, the KCBRA administered sixteen (16) active brownfield plans that captured tax increment revenue held to reimburse developers for eligible costs incurred through the redevelopment process and reimburse the KCBRA for annual administrative costs. Allowable by Act 381 statute, these active brownfield plans also captured into the Local Brownfield Revolving Fund (LBRF) to further redevelopment incentives county-wide. Plans can reimburse the developer for up to twenty-five years, with an additional five years of capture into the LBRF. These plans may end earlier as tax increment revenue is available and are limited by eligible costs incurred by the development. The Stryker Instruments Division Brownfield Plan in the City of Portage ended in 2024, two years earlier than estimated, allowing the tax increment revenue to roll back into the tax base sooner than estimated. Also in 2024, the IPUSA brownfield project completed their first phase of development, and Kalamazoo Storage expanded within the Stadium Park Way brownfield plan.

PROJECTS SUPPORTED IN 2024

Six new project applications were approved by KCBRA in 2024. Municipalities impacted by these new projects include the City of Kalamazoo, the Charter Township of Comstock, the City of Parchment, and county-wide through a collaboration with the Kalamazoo County Land Bank Authority. In addition to approving brownfield plan applications, the KCBRA funded hazardous materials inspections, environmental site assessments, and pre-development activities for emerging developers. The project scopes included **a new brownfield plan to support the expansion of a local business, Landscape forms, Inc. keeping the corporate head quarters in Southwest Michigan**, and an amendment to the existing Midlink Business Park brownfield plan, to support a green aluminum processing facility, by Schupan and Son's, Inc. both in Comstock Township. The projects in the City of Kalamazoo included the proposed redevelopment of a site for a local food truck business into a restaurant, Teresa's Kitchen, a proposed residential mixed use facility through the redevelopment of the Heimstra's Optical building, and a proposed future brownfield plan for a mixed use residential and laundry services in Kalamazoo's Northside. The KCBRA supported the growth of non-profit organizations through the site study fund and LBRF, including funding a vapor mitigation system for the YWCA in the City of Parchment and a reimbursement for environmental assessment activities for the Open Roads Bike Program's new facility in the City of Kalamazoo.



**IPUSA PAVILION PHASE I
IPUSA BROWNFIELD PLAN
PAVILION CHARTER TOWNSHIP**



**KALAMAZOO STORAGE
STADIUM PARK WAY BROWNFIELD PLAN
OSHTEMO CHARTER TOWNSHIP**



**SCHUPAN'S JP PROCESSING CENTER
MIDLINK AMENDMENT #4
COMSTOCK CHARTER TOWNSHIP**

BROWNFIELD PLAN CAPTURE REPORT

Sixteen (16) Brownfield Plans Captured Tax Increment Revenue (TIR) in 2024, a total of \$2,766,398, reserved for reimbursements to the developers of each plan, the KCBRA, payments to the State of Michigan Brownfield Fund, and capture into the Local Brownfield Revolving Fund (LBRF).

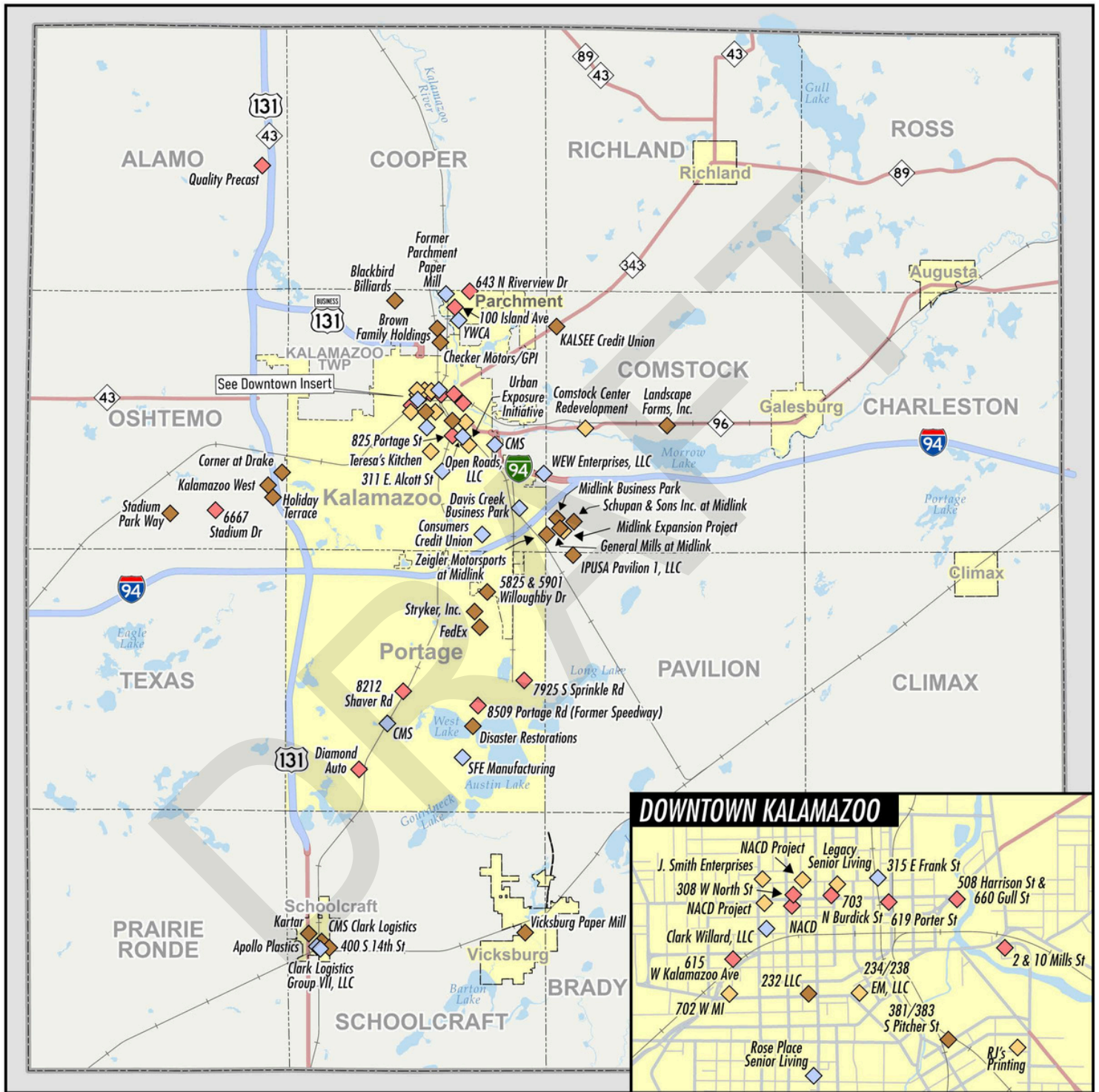
PRIVATE INVESTMENT LEVERAGED COUNTY-WIDE IS ESTIMATED TO BE OVER \$738 MILLION

#	Year Established	Plan Name	Location	TIR Collected in 2024	~ Private \$ Leveraged
1	2008	Midlink Business Park	Comstock Township	\$929,342.10	\$109,000,000.00
		General Mills (added 2013)	Comstock Township	\$108,835.18	\$20,000,000.00
		AJZ Sprinkle (added 2017)	Comstock Township	\$0.00	\$9,000,000.00
		Schupan (added 2024)	Comstock Township	\$115,646.38	\$20,000,000.00
2	2009	Brown Family Holdings	Kalamazoo Township	Capture Complete in 2018	\$145,000.00
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$7,251.54	\$850,000.00
4	2013	Former Bud's Auto	City of Portage	\$8,060.44	\$300,000.00
5	2013	Kartar #6	Village of Schoolcraft	\$0.00	\$0.00
6	2014	Corner@Drake	Oshtemo Township	Capture Complete in 2021	\$57,000,000.00
7	2014	Clark Logic	Village of Schoolcraft	\$65,391.67	\$1,051,000.00
8	2015	Blackbird Billiards	Kalamazoo Township	\$2,032.67	\$200,000.00
9	2016	RAI AZO, LLC	City of Portage	Capture Complete in 2022	\$899,000.00
10	2016	Kalamazoo West Professional Center	Oshtemo Township	\$5,200.30	\$1,200,000.00
11	2016	Metal Mechanics	Village of Schoolcraft	\$5,802.48	\$1,474,946.00
12	2017	Stryker Instruments	City of Portage	Capture Complete in 2024	\$205,000,000.00
13	2017	Former Superior Graphics	City of Kalamazoo	\$26,035.96	\$3,820,767.00
14	2018	Stadium Parkway Redevelopment	Oshtemo Township	\$134,880.22	\$4,278,000.00
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Township	\$61,110.24	\$4,000,000.00
16	2019	Transformational Brownfield Plan The Mill at Vicksburg	Village of Vicksburg	\$0.00	\$52,000,000.00
17	2019	Project Spartan	City of Portage	\$602,185.88	\$25,000,000.00
18	2019	Graphic Packaging	City of Kalamazoo & Kalamazoo Township	\$475,692.11	\$180,000,000.00
19	2022	IPUSA	Pavilion Township	\$193,437.16	\$40,000,000.00
20	2023	KALSEE Credit Union	Comstock Township	\$25,493.91	\$3,000,000.00
KCBRA	2002-2024	TOTAL TIR Revenue	Kalamazoo County Brownfield Plans	\$2,766,398	\$738,218,713

An annual report of TIR collections from Brownfield Plans is submitted to the Michigan Economic Development Corporation (MEDC) by the end of August each year, as required by law.

BROWNFIELD PROJECT MAP

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



Legend

- ◆ 2016 EPA Grant Funded Projects
- ◆ 2021 EPA Grant Funded Projects
- ◆ Brownfield Plans
- ◆ KCBRA Supported Projects



**KALAMAZOO
COUNTY GOVERNMENT**
Planning & Development Department

This map is solely a representation of real-world conditions and is made available to the Recipient for informational purposes only. It is not a legal document or a recorded survey. KALAMAZOO COUNTY MAKES NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE CHARACTER, FUNCTION, OR CAPABILITIES OF THE MAP OR THE SUITABILITY OF THE MAP FOR PARTICULAR PURPOSE. The County is not liable for any direct or indirect damages suffered related to the use of this map including, but not limited to, physical injury, death, property damage, economic loss, or other consequential damages suffered by the Recipient, or other arising from any inadequacies of the map or the Recipient's use of the map. In no event will County's liability to the Recipient or anyone else exceed the fee paid for the map product.

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LOOKING FORWARD



Looking forward into 2025, the KCBRA will continue to pursue grant opportunities to leverage dollars locally, and think creatively by considering projects through a case-by-case application based approach for incentivizing redevelopment. The EPA grant awarded in 2021 was extended an additional year, allowing for greater project participation and furthering the assessment-based approach to site inventory and understanding environmental conditions throughout Kalamazoo County. Understanding current site conditions and collecting environmental data through environmental assessment activities better prepares local units of government, and developers, for economic growth and strategic planning for future redevelopment.

The addition of PA 90 of 2023 to Act 381, has allowed for the addition of housing related development activities for tax increment reimbursement through financing plans, permissible by the state brownfield program and Michigan State Housing Development Authority (MSHDA). In response to the changes to Act 381, the KCBRA has planned a Board Member Retreat for quarter 1 of 2025.

The board will review LBRF projections and consider how the Authority can assist in the recovery of the tax base by aiding in the revitalization of communities through incentivizing redevelopment and strategizing participation in future development projects.

At the end of 2024, the KCBRA was approached by developers for anticipated housing projects seeking brownfield incentives, including supporting the creation of affordable residential units at or below 120% of the area medium income. Project applications for housing TIF brownfield plans are estimated to be reviewed in early 2025.

The photo above (KCBRA Staff & Stakeholders) was taken at the groundbreaking ceremony for River's Edge, the redevelopment of a former brownfield site into affordable housing in the City of Kalamazoo. The photo on the next page is of the Legacy Senior Living project, affordable housing for area seniors, both projects received funding for environmental assessments from EPA grant dollars awarded to the KCBRA, showcasing how multi-agency funding fosters growth county-wide.

THANK YOU



BOARD OF DIRECTORS

The KCBRA board, appointed by the Kalamazoo County Board of Commissioners, includes citizens, lenders, attorneys, environmental professionals, developers, architects, landscape architects, and real estate professionals.

KCBRA DIRECTORS AND EX OFFICIO MEMBERS IN 2024:

KENNETH PEREGON, BOARD CHAIR

GARY BARTON

CHRISTOPHER CAREW

CONNIE FERGUSON

CHAD GOODWILL

JARED LUTZ

JODI MILKS

MONTEZE MORALES (COMMISSIONER LIAISON)

JOHN TAYLOR (COMMISSIONER LIAISON, NON-VOTING)

DAVID (WEI) WANG

ANDREW WENZEL

SHERINE MILLER, KALAMAZOO TOWNSHIP (EX OFFICIO)

STEVEN LEUTY, ALTERNATE, KALAMAZOO TOWNSHIP (EX OFFICIO)

PLANNING & DEVELOPMENT DEPARTMENT STAFF:

MACY ROSE WALTERS, MPA BROWNFIELD REDEVELOPMENT ADMINISTRATOR

RACHAEL GROVER, MPA DIRECTOR OF PLANNING & DEVELOPMENT

BROWNFIELD CONSULTANT: FISHBECK

Photo below: The Legacy Senior Living Ground Breaking Ceremony in the City of Kalamazoo (Government Stakeholders)



KCBRA Fund 243 General Fund 2025 Expense Detail

Postage		
Jan-March	\$	154.86
April-June	\$	8.74
July-Sept.		
Oct.-Dec.		
Total	\$	163.60

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

Office Supplies		
Total	\$	-

Contractual		
Fishbeck 2/14/25	\$	1,802.50
Fishbeck 3/3/25	\$	63.75
Fishbeck 3/3/25	\$	5,232.75
Fishbeck 6/9/25	\$	4,050.36
<i>Fishbeck 7/15/25</i>	<i>\$</i>	<i>1,620.00</i>
<i>Fishbeck 8/6/25</i>	<i>\$</i>	<i>1,927.50</i>
Total	\$	14,696.86

Contractual Op.		
Fishbeck 2/14/25	\$	220.22
Fishbeck 3/3/25	\$	78.33
Fishbeck 6/9/25	\$	301.50
Total	\$	600.05

Site Study		
Fishbeck 2/14/25 (KVHH)	\$	285.25
Fishbeck 3/3/25 (KVHH)	\$	2,323.25
Fishbeck 5/14/25 (KVHH)	\$	391.50
Total	\$	3,000.00

Contractual - Other		
Varnum Invoice (Pavilion Inv. LLC)	\$	2,212.50
Varnum Invoice (Pavilion Inv. LLC)	\$	2,550.00
<i>Varnum Invoice (Pav. Inv. & Maple Hill)</i>	<i>\$</i>	<i>600.00</i>
Total	\$	5,362.50

Communication - Internal		
Network Jan.-March	\$	91.75
Network April-June		
Network July-Sept.		
Network Oct.-Dec.		
Total	\$	91.75

Communication		
Total	\$	-

Travel		
BRA Staff EGLE Workshop 4/16/25	\$	67.20
BRA Staff MEDA Emerging Leaders 5/8/25	\$	73.50
<i>BRA Staff Brownfields Conference 8/2025</i>	<i>\$</i>	<i>927.88</i>
Total	\$	1,068.58

Marketing		
Bluetree Webdesign	\$	80.00
Total	\$	80.00

Employee Training		
EGLE Workshop 4/16/25	\$	30.00
MEDA Emerging Leaders 5/8/25	\$	80.00
<i>MEDA Membership Fee 2025</i>	<i>\$</i>	<i>350.00</i>
<i>MEDA Basic Course Registration</i>	<i>\$</i>	<i>645.00</i>
<i>MI Association of Planners Registration</i>	<i>\$</i>	<i>45.00</i>
Total	\$	1,150.00

*corrected from \$35

Miscellaneous		
Total	\$	-

Indirect Cost alloc.		
Total	\$	-

Interest Expense		
Total	\$	-

Total Expenses	\$	72,464.81
-----------------------	-----------	------------------

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

KCBRA Admin Account Balance \$709,017.21

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund \$6,018,104.85

Fund 242 LBRF \$4,850,877.67

FUND 243 Project Accounts & Work Order Balances

MWalters 8-22-25

1						
2		MUNIS Actual	MUNIS Actual			
3	2024 MUNIS BRA TOTAL YEAR END			4,455,282.02		
4	ESTIMATED TOTAL FUND BALANCE AS OF 12/13/24			\$6,018,104.85		
5	2024 BRA Carry Forward Administrative Fund Balance			\$685,550.70		
6	Administrative Fund Balance as of 8/22/25			\$709,017.21		
7	BRA Fund 243 for 2025 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP	
8	County BRA (acct 24370300-)		72,464.81		-72,464.81	MUNIS Actual, Admin Expense (D6)
9	Dividends	85,931.32			85,931.32	
10	Service Fees (application fee payments)	10,000.00				
11	3rd Party Reimbursements					
12	Midlink local TIR tax (acct 24370301-420.00)	225,237.57			225,237.57	
13	Midlink school TIR tax (acct 24370301-420.01)	298,565.13			298,565	
14	Midlink Admin chg					
15	General Mills local TIR (acct 24370304-420.00)	55,135.90	101,797.02		-46,661	
16	General Mills school TIR (acct 24370304-420.01)				0	
17	General Mills Admin chg					
18	9008 Portage Road local TIR (acct 24370303-420.00)	763.33	4,246.08		-3,483	
19	9008 Portage Road school TIR (acct 24370303-420.01)				0	
20	9008 Portage Road Admin Chg					
21	555 E. Eliza St. Local TIR (24370306-420.00)	15,879.30			15,879	
22	555 E. Eliza St. School TIR (24370306-420.01)	20,154.34			20,154	
23	555 E. Eliza St. Admin Chg					
24	232 LLC Local TIR (24370307-420.00)	7,251.54	6,891.21		360	
25	232 LLC Admin. Chg					
26	Blackbird Billiards local TIR (24370308-420.00)	695.39	1,073.42		-378	
27	Blackbird Billiards School TIR (24370308-420.01)	329.15	767.73		-438.58	
28	Blackbird Billiards Admin Chg					
29	Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,200.30	4,946.16		254.14	
30	Kalamazoo West Admin. Chg					
31	Metal Mechanics Local TIR (24370311-420.00)	2,333.31	5,519.22		-3,186	
32	Metal Mechanics School TIR (24370311-420.01)				0	
33	Metal Mechanics Admin. Chg.					
34	Scannell/Project Spartan Local TIR (24370318-420.00)	112,391.78			112,392	
35	Scannell/Project Spartan Admin. Chg.					
36	Schupan Local (24370326-420.00)	23,789.30				
37	Schupan State (24370326-420.01)					
38	Schupan Admin. Chg					
39	Stadium Park Way Local (24370314-420.00)	64,408.80			64,409	
40	Stadium Park Way School (24370314-420.01)				0	
41	Stadium Park Way Admin Chg					
42	383 S. Pitcher St Local TIR (24370315-420.00)	15,797.76	8,940.90		6,857	
43	383 S. Pitcher School TIR (24370315-420.01)	10,238.20	14,525.38		-4,287	
44	383 S. Pitcher Admin Chg					
45	Vickburg Mill (24370316)					
46	Vicksburg Mill Admin. Chg					
47	Delta Marriott (24370317) Local TIR	61,110.24				
48	Delta Marriott School TIR					
49	Delta Marriott Admin. Chg					
50	2 and 10 Mills St. (Environmental Work)					
51	Graphic Packaging Local TIR (24370319-420.00)	293,470.81			191,674	
52	Graphic Packaging School TIR (24370319-420.01)	181,749.22			181,749	
53	Graphic Packaging Admin Chg					
54	IPUSA Local TIR (24370320-420.00)	302,873.16				
55	IPUSA State TIR (24370320-420.01)					
56	IPUSA Admin. Charge					
57	KALSEE Credit Union Local TIR (24370321-420.00)	13,384.03	11,906.53			
58	KALSEE Credit Union State TIR (24370321-420.01)		10,788.59			
59	KALSEE Credit Union Admin. Charge					
60	Landscape Forms, Inc.					
61	615 W. Kalamazoo Ave. (Environmental work)					
62	619 Porter St. (Environmental work)					
63						
64	BRA ACTUAL TOTAL IN 2025 AS OF 8/22/25	1,806,689.88	243,867.05	-	1,562,823	1,562,823 6,018,105
65						
66						
67	2020-24 Pending remaining of approved Work Orders & Other Expenses					
68	General Fund					
69	WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017
70	WO#2018-1 - General Env. Consulting			20		unused in 2018
71	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
72						
73	WO# 2018-2 ET Annual Report Assistance			25		unused in 2018
74	WO# 2018-3 Website Assistance -Envirologic			42.5		unused in 2018
75	Web Hosting (annual expense)			0 Remaining amount in W.O.		
76	WO# 2019-1 General Environmental Consulting			1,516.25		unused in 2019
77	WO# 2019-3 General Env. Review 2018 Annual report			447.50		unused in 2019
78	WO# 2020-1 General Environmental Review ET			7,273.75		unused in 2020
79	WO#2021-1 General Env. + Admin. Envirologic			16,393.75		unused in 2021
80	WO#2022-1 General Environmental + admin			11,722.50		unused in 2022
81	WO#2023-1 General Environmental + Admin			6,780.44		unused in 2023
82	WO #2024-1 General Environmental + Admin			2,354.96		unused in 2024
83	WO# 2025-1 General Environmental + Admin		5,703.09	amount remaining in w.o.		
84	WO # 2025-2 Habitat for Humanity		0.00	amount remaining in w.o.		
85	Fund 243 (247) Work Order TOTAL		5,703.09			6,018,105
86						
87	Local Brownfield Revolving Fund 242	Revenues	Expenses			
88	Dividends deposited to date	296,742				
89	440, LLC - Funding Request		0.00	on Michigan CLASS \$4.6M		
90	WO#2021-2 3800 Wynn Rd General Env.		6,832.02	Remaining amount in W.O.		4,850,878
91	WO#2023-2 YWCA VMI system (GRA)		4,949.23	Remaining amount in W.O.		
92	WO#2023-3 436 W. Willard Street (LRA)		0.00	Remaining amount in W.O.		
93	555 Eliza Street/ Lee Street Expansion (LRA)		394,500.00	Encumbered figure of Loan Amt.		
94	Emerging Developer Fund Work Orders & Other Expenses		500,000.00	Estimated Amt. Allocated for 2025		
95	WO# 2025-2 Habitat for Humanity		14.00	Remaining amount in W.O.		
96	WO# 2025-3 Rooney's Soul Food Wagon		11,342.84	Remaining amount in W.O.		
97	The B on Burdick LBRF Loan		66,600.00	Encumbered figure of Loan Amt.		
98	Emerging Developer Allocation for 2025 as of 8/22/25		422,043.16	Remaining in 2025 Allocation		
99	Fund 242 (643) Encumbrances & Work Order Total		484,238.09			
100	total work orders & other expenses from both accounts		489,941.18			
101						

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

100 Island Ave., LLC
Graphic Packaging
IPUSA (invoice packet #3)
Landscape Forms Inc.
ESTIMATED Total Remaining including TIR (w/remaining developer invoice packts encumbrances TBD)

6,018,104.85

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Revenues

Revenues - 243	2025 Proposed	2025 YTD
Previous Fund trfr	\$ -	
Service Fees	\$ -	
TIR Collection	Prop. ADMIN	Prop. ADMIN
100 Island LLC	\$ -	\$ -
232 LLC	\$ 1,000	\$ -
381/383 Pitcher	\$ 5,000	\$ -
9008 Portage Rd	\$ 1,000	\$ -
Blackbird	\$ 1,000	\$ -
555 Eliza Street	\$ 5,000	\$ -
General Mills	\$ 30,000	\$ -
Graphic Packaging	\$ 30,000	\$ -
Holiday Lanes (Delta Conf. Ctr)	\$ 5,000	\$ -
IPUSA	\$ 25,000	\$ -
Kalamazoo West	\$ 1,000	\$ -
KALSEE	\$ 1,000	\$ -
Kartar #6	\$ -	\$ -
Metal Mechanics	\$ 5,000	\$ -
Midlink	\$ 60,000	\$ -
Parchment Mill/City BRA	\$ -	\$ -
Scannell/FedEx	\$ 25,000	\$ -
Stadium Park Way	\$ 10,000	\$ -
Schupan	\$ 20,000	\$ -
Vicksburg Mill	\$ -	\$ -
Pavilion Investors, LLC	\$ -	\$ -
Subtotal Admin	\$ 225,000	\$ -
	\$ 225,000	\$ -

Midlink Revenues	2025 Proposed	2025 YTD
Local TIR	\$ 560,000	\$ 219,127
School TIR	\$ 500,000	\$ 293,478
Total	\$ 1,060,000	\$ 512,598

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

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

Graphic Packaging Revenue	2025 Proposed	2025 YTD
Local TIR	\$ 330,000	\$ 293,475
State TIR	\$ 200,000	\$ 181,749
Total	\$ 530,000	\$ 475,224

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

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

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

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

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

80	Stadium Park Way Expenses	2025 Proposed	2025 YTD
81	Local TIR Payments	\$ 50,000	\$ -
82	School TIR Payments	\$ 70,000	\$ -
83	Administrative	\$ 10,000	\$ -
84	Total	\$ 130,000	\$ -
85			
86	381/383 S. Pitcher Expenses	2025 Proposed	2025 YTD
87	Local TIR Payments to Dev.	\$ 12,000	\$ 8,941
88	School TIR Payments	\$ 12,000	\$ 14,525
89	Administrative	\$ 5,000	\$ -
90	Total	\$ 29,000	\$ 23,466
91			
92	Delta Marriott Holiday Lanes Expenses	2025 Proposed	2025 YTD
93	Local TIR Payments	\$ 50,000	\$ -
94	Administrative	\$ 5,000	\$ -
95	Total	\$ 55,000	\$ -
96			
97	Vicksburg Mill Expenses	2025 Proposed	2025 YTD
98	Local TIR Payments	\$ -	\$ -
99	Administrative	\$ -	\$ -
100	Total	\$ -	\$ -
101			
102	Scannell/FedEx Expenses	2025 Proposed	2025 YTD
103	Local TIR Payments to Dev.	\$ 327,000	\$ -
104	Administrative	\$ 25,000	\$ -
105	Total	\$ 352,000	\$ -
106			
107	100 Island Ave Expenses	2025 Proposed	2025 YTD
108	Administrative	0 \$	\$ -
109			
110	Total	\$ -	\$ -
111			
112	Packment Mill/ City BRA Expenses	2025 Proposed	2025 YTD
113	Administrative	\$ -	\$ -
114	Total	\$ -	\$ -
115	IPUSA Expenses	2025 Proposed	2025 YTD
116	Local TIR Payments	\$ 475,000	\$ -
117	School TIR Payments	\$ 500,000	\$ -
118	Administrative	\$ 25,000	\$ -
119	Total	\$ 1,000,000	\$ -
120			
121	KALSEE Expenses	2025 Proposed	2025 YTD
122	Local TIR Payments	\$ 24,000	\$ 11,907
123	School TIR Payments	\$ 25,000	\$ 10,789
124	Administrative	\$ 1,000	\$ -
125	Total	\$ 50,000	\$ 22,695
126			
127	Schupan Expenses	2025 Proposed	2025 YTD
128	Local TIR Payments	\$ 40,000	\$ -
129	School TIR Payments	\$ 70,000	\$ -
130	Administrative	\$ 20,000	\$ -
131	Total	\$ 130,000	\$ -
132			
132	EGLE Loan Expenditures	2025 Proposed	2025 YTD
133	Contractual	\$ 96,200.00	\$ -
134	Travel	\$ 2,000.00	\$ -
135	Salaries	\$ 600.00	\$ 145.96
136	Fringe	\$ 200.00	\$ 58.38
137	Supplies	\$ 500.00	\$ -
138	Total	\$ 99,500.00	\$ 204.34
139			
133	EPA Grant Expenditures	2025 Proposed	2025 YTD
134	Contractual	\$ 96,200.00	\$ 10,085.90
135	Travel	\$ 2,000.00	\$ 300.00
136	Salaries	\$ 600.00	\$ -
137	Fringe	\$ 200.00	\$ -
138	Supplies	\$ 500.00	\$ -
139	Total	\$ 99,500.00	\$ 10,385.90
140			
141		2025 Proposed	2025 YTD
142	GRAND TOTAL - 243 Expenses	\$4,006,000.00	\$149,205
143			
144			
145			
146	LBRF - Fund 643 Expenses		
147	LBRF Account Expenses	2025 Proposed	2025 YTD
148	Carry forward for future use	\$ 150,000	\$ -
149	Contractual	\$ 50,000	\$ 30,352
150	Total	\$ 200,000	\$ 30,352
	GRAND TOTAL - 242 Expenses	\$200,000.00	\$30,352

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

LBRF - Fund 643 Revenues

LBRF Account Revenues	2025 Proposed	2025 YTD
Project Revenues	\$ 200,000.00	\$ 7,426.54
Dividends from MiCLASS Investment		\$ 105,802.12
Total	\$ 200,000.00	\$ 230,000.00
GRAND TOTAL - 242 Revenues	\$ 200,000	\$ 230,000

KCBRA Fund 242 Local Brownfield Revolving Fund 8/22/25

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Transfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41		458.41	
Transfer from RAI Jets pending 8/24/23	9,033.35		9,033.35	
Transfer from Stadium Park Way 8/24/23	57,124.21		57,124.21	
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84		2,254,385.84	
Transfer from Midlink Business Park 10/26/23	776,830.38		776,830.38	
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93	-13,707.93	
Fishbeck WO#2023-2 YWCA 3/13/24		87,897.02	-87,897.02	
Fishbeck WO #2023-2 YWCA 4/10/24		1,384.65	-1,384.65	
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/24		10,292.01	-10,292.01	
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65		10,865.65	
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11		21,086.11	
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72		20,503.72	
Fishbeck WO #2023-2 YWCA 7/9/24		537.50	-537.50	
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92		21,345.92	
Transfer from KALSEE Credit Union 8/22/24	2,036.46		2,036.46	
Transfer from Stryker 8/22/24	245,614.16		245,614.16	
Dividends from Michigan CLASS investment \$4.6 M 8/31/24	21,303.34		21,303.34	
Transfer from 9008 Portage Road 9/26/23	2,834.64		2,834.64	
Dividends from Michigan CLASS investment \$4.6 M 9/30/24	20,186.23		20,186.23	
Fishbeck WO #2023-2 YWCA 10/10/24		437.55	-437.55	
Dividends from Michigan CLASS investment \$4.6 M 10/31/24	19,822.86		19,822.86	
Transfer from Scannell 11/21/24	119,331.26		119,331.26	
Dividends from Michigan CLASS investment \$4.6 M 11/30/24	18,767.70		18,767.70	
Fishbeck WO #2023-2 YWCA 12/2/24		115.00	-115.00	
Dividends from Michigan CLASS investment \$4.6 M 12/31/24	18,908.38		18,908.38	
Dividends from Michigan CLASS investment \$4.6 M 1/31/25	18,315.73		18,315.73	
Fishbeck WO #2023-2 YWCA 2/10/25		4,534.50	-4,534.50	
Dividends from Michigan CLASS investment \$4.6 M 2/28/25	16,452.37		16,452.37	
Fishbeck WO #2023-2 YWCA 3/3/25		10,144.55	-10,144.55	
Dividends from Michigan CLASS investment \$4.6 M 3/31/25	18,058.69		18,058.69	
Dividends from Michigan CLASS investment \$4.6 M 4/30/25	17,464.59		17,464.59	
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 5/14/25		4,633.16	-4,633.16	
Fishbeck #WO 2025-2 KV Habitat for Humanity 5/14/25		2,086.00	-2,086.00	
Transfer from KALSEE Credit Union 5/22/25	7,426.54		7,426.54	
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		7,366.50	-7,366.50	
Dividends from Michigan CLASS investment \$4.6 M 5/31/25	18,016.42		18,016.42	
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/15/25		1,587.50	-1,587.50	
Dividends from Michigan CLASS investment \$4.6 M 6/30/25	17,494.32		17,494.32	
Dividends from Michigan CLASS investment \$4.6 M 7/31/25	18,149.75		18,149.75	
Fishbeck WO #2025-3 Rooney's Sould Food Wagon 6/9/25		70.00	-70.00	
Subtotals	5,524,697.14	189,581.38	5,335,115.76	
Fund 242 TOTAL to date \$ 5,335,115.76				
Estimated amount less encumbrances	4,850,877.67	<i>See Expense Detail 2025 for outstanding workorders</i>		
Dividends 2025 Year to Date	105,802.12			
Total Dividend Deposits to Date	296,741.78			
Total Project Revenues for 2024 Year End	369,816.52			
Total Project Expenses for 2024 Year End	114,371.66			
Total Project Revenues for 2025 Year to Date	7,426.54			
Total Project Expenses for 2025 Year to Date	30,422.21			
LBRF work order totals remaining	23,138.09			
LBRF grant and loan totals remaining	461,100.00			
LBRF amount less encumbrances	4,850,877.67			

LBRF Emerging Developer Fund	
Encumbered Amt.	77,956.84
Fund Expenses	15,673.16
Allocated in '25	500,000.00
Remaining	422,043.16
Projects Funded	3

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

 517-284-5169, DEQBrownfields@Michigan.gov

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

PROJECT DETAILS

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

EXPENDITURES

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

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

PROGRESS REPORT

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

Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

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

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

Describe proposed activity next quarter including proposed date to complete.

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

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

LOAN AWARDS INTEREST EARNED

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

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

STATEMENT OF REVIEW AND APPROVAL

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

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

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

Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to DEQBrownfields@Michigan.gov

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

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

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



Phillips Environmental
Consulting Services, Inc.

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
7/12/2025	2303

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

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

Phone #
269-501-5079

Balance Due	\$1,260.00
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**Phillips Environmental
Consulting Services, Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
7/12/2025	2304

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

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

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

Account Detail History



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

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

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

Total Interest from FY25Q3 \$4,300.62