
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, September 24, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207A
TIME: 3:00 pm

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/85921428104>

Webinar ID: 859 2142 8104

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of August 27, 2026
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$2,682.50** – Fishbeck Invoice 469978 (W.O. 2026-1 Gen. Env.)
 - b. **From Local Brownfield Revolving Fund:**
 - i. **\$36.25** – Fishbeck Invoice 469629 (W.O. 2026-5 KNAC Abatement)
 - ii. **\$4,125.00** – Fishbeck Invoice 469627 (W.O. 2026-3 MRC Ind.)
 7. Discussion and/or Action Calendar
 - a. **Action:** 1701 Centre Street Brownfield Plan – City of Portage
 - i. Draft Loan Repayment Agreement between KCBRA, AEH, and Homeowner
 - ii. Draft Homeowner Mortgage for LBRF Loan
 - b. **Action:** KCBRA Fund 243 Budget Adjustment
 - c. **Discussion:** Fishbeck General Environmental Memo & Billing Summary
 - i. General Environmental Consulting Work Order 2026-1 Amendment No. 2
 - d. **Action:** KCBRA 2025 Annual Report
 - e. **Discussion:** KCBRA General Environmental Consultant RFP Timeline
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8. Financial Reports

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

9. Staff Report/Updates

- a. Maple Hill Leaseholds, LLC Reassignment of TIF to Fox Motors Pending
- b. West Main 1, LLC BFP Adopted by KCBOC on 9/1/26
- c. West Main 1, LLC BFP Draft Development Agreement Pending
- d. 555 Eliza Street Draft Loan Repayment Agreement Pending
- e. Michigan Housing Partnership, LLC Draft Development Agreement Pending
- f. Michigan Housing Partnership, LLC Draft Act 381 Workplan Pending
- g. Attended the Kalamazoo County Land Bank Meeting on 9/10/26
- h. Cooper Corners, LLC Ad-Hoc Committee Meeting Update
- i. Received Compliance from MEDC on 9/15/26 for 2025 BFP Annual Reports
- j. Attended Oshtemo Township SoDA and Joint Board Meetings on 9/15/26
- k. Staff and KCBRA Directors attended the MRC Industries Building for Belonging Capital Campaign event and site tour on 9/15/26

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, October 22, 2026, at 3:00 p.m.

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

BOARD MEMBERS:

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

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

Macy Rose Walters, MPA
Brownfield Redevelopment Administrator
Kalamazoo County Government

201 West Kalamazoo Avenue
Kalamazoo, MI 49007

TELEPHONE: (269) 384-8305



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 27, 2026

PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105

TIME: 3:00 pm

DRAFT – MINUTES

Present: Christopher Carew, Lana Escamilla, Chad Goodwill, Chas Hammond, Jared Lutz, Kenneth Peregon and Andrew Wenzel

Members Excused: Jodi Milks, and Commissioner Morales

Vacancies: none

Kalamazoo Township: none

Oshtemo Township: none

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

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: **Jodi Milks, and Commissioner Morales were excused. Christopher Carew joined the meeting at 3:14 p.m. Seven (7) voting members of nine (9) board of directors were present.**

3. Approval of the Agenda:

Director Wenzel moved to approve item 3, the agenda, Director Escamilla seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of July 23, 2026

Director Hammond noted discrepancies in the minutes.

Director Hammond moved to approve Item 4, Director Goodwill seconded. None opposed, motion carried.

5. Public Comments: (4 minutes each)

6. Consent Agenda:

a. **From General Fund:**

i. **\$385.00** – Administrator Walters CEcd Retake MC Test Invoice 114411

ii. **\$22,566.25** – Fishbeck Invoice 468099 (W.O. 2026-1 Gen. Env. West Main 1, LLC)

b. **From Local Brownfield Revolving Fund:**

i. **\$9,500.00** – Fishbeck Invoice 468101 (W.O. 2026-3 MRC Ind.)

- ii. **\$10,350.00** – Fishbeck Invoice 468708 (W.O. 2026-4 Hope THRU Nav.)
- c. **Project Business:**
 - i. **Developer Reimbursements from Tax Increment Revenue**
 - 1. **\$1,197,754.00** – City of Portage 1st TIF Payment (Fed Ex/Scannell 2025 Local)
 - 2. **\$58,247.66** – Select Products Stadium Park Way 4th TIF Payment (2023 Local)
 - 3. **\$36,234.62** – Select Products Stadium Park Way 5th Payment (2024 Local)
 - 4. **\$34,629.78** – Select Products Stadium Park Way 6th Payment (2025 Local)
 - 5. **\$27,400.45** – Kalamazoo Storage Stadium Park Way 3rd TIF Payment (\$10,173.79 State 2023 & \$17,266.66 Local 2023)
 - 6. **\$25,399.37** – Kalamazoo Storage Stadium Park Way 4th TIF Payment (2024 Local)
 - 7. **\$24,274.41** – Kalamazoo Storage Stadium Park Way 5th TIF Payment (2025 Local)
 - 8. **\$21,732.23** – 383 S. Pitcher Street 8th TIF Payment (\$9,339.41 2025 Local & \$12,392.82 2025 State)
 - ii. **2025 MEDC Annual Reports** – Authorize Submittal to MEDC by 8/31/2026
 - iii. **555 Eliza Street** – Authorization for Final EGLE Loan Payment of \$99,166.62
- d. **Transfers into the Local Brownfield Revolving Fund**
 - i. **\$2,614.53** – Stadium Park Way 2nd Transfer (2022 State TIR)
 - ii. **\$64,386.47** – Delta Marriott (2025 Local TIR)
- e. **Return of Tax Increment Revenue to Taxing Jurisdictions**
 - i. **\$79,212.23** - Stadium Park Way School Operating (\$37,791.18 of 2023, \$35,921.18 of 2022, & \$5,499.87 of 2021)
 - ii. **\$46,603.74** – Stadium Park Way State Education Tax (\$22,151.39 of 2023, \$21,203.03 of 2022, & \$3,249.32 of 2021)

Director Wenzel moved to approve Item 6 as presented, Director Lutz seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

- a. **Action:** WFH Cooper Corners, LLC Housing TIF – Cooper Township – Allen Edwin Homes
 - i. Part I and Part II project applications

Director Carew moved to approve Item 6 as presented, Director Wenzel seconded. A Roll Call Vote was taken, the motion carried with six (6) Yes, zero (0) No, and Director

Lutz abstained from voting due to a conflict of interest for working for the firm that wrote the brownfield plan.

- ii. Ad-Hoc Committee for WFH Cooper Corners, LLC Brownfield Plan

Director Wenzel moved to assemble an ad-hoc committee to discuss item 7ai, nominating Ken Peregon, Jodi Milks, and Andy Wenzel, Director Carew seconded. None opposed, motion carried.

- b. **Action:** Green Development Ventures, LLC H-TIF Plan – Oshtemo Township – Allen Edwin Homes

- i. KCBRA, Green Development Ventures, LLC, & Echo Workforce Investments, LLC Consent to Assignment and Conveyance Documents

Director Wenzel moved to approve Item 7bi, authorizing the KCBRA Chair to sign the consent to reassignment and conveyance document, Director Goodwill seconded. None opposed, motion carried.

- c. **Action:** 436 W. Willard Street – Kalamazoo Plating Works – Clark Willard

- i. Draft Grant Reimbursement Agreement

Director Escamilla moved to approve Item 7c, authorizing the KCBRA Chair to sign the Grant Reimbursement Agreement, as presented, Director Lutz seconded. None opposed, motion carried.

- ii. EGLE Grant 2026-3595 Acceptance Letter & Authorization for Chairperson to sign Grant Agreement

Director Goodwill moved to approve Item 7cii as presented, authorizing the KCBRA Chairperson to sign the Grant Agreement, Director Wenzel seconded. None opposed, motion carried.

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

8. Financial Reports: Staff Presented the Financial Reports.

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

9. Staff Report/Updates: Staff Presented Updates

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

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Wenzel moved to adjourn, Director Hammond seconded, the meeting adjourned at 4:24 p.m.**

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

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference.
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Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

**Payment Options**

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

September 17, 2026

Project No: 2304540.03

Invoice No: 000000469978

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

Invoice Total	2,682.50
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Project 2304540.03 KCBRA/W.O. 2026-1 General Environmental Consulting
 Work Order 2026-1, Amendment No. 1

For Professional Services through August 28, 2026

Phase General Review 2026

Labor

	Hours	Rate	Amount	
Staff Environmental Specialist	7.25	140.00	1,015.00	
Senior Geologist	11.50	145.00	1,667.50	
Totals	18.75		2,682.50	
Total Labor				2,682.50

Billing Limits

	Current	Prior	To-Date	
Total Billings	2,682.50	45,694.73	48,377.23	
Limit			50,000.00	
Remaining			1,622.77	
Total this Phase				2,682.50

Billings to Date

	Current	Prior	Total	
Labor	2,682.50	25,668.15	28,350.65	
Consultant	0.00	20,000.00	20,000.00	
Expense	0.00	13.98	13.98	
Unit	0.00	12.60	12.60	
Totals	2,682.50	45,694.73	48,377.23	
Total this Invoice				<u>2,682.50</u>

Outstanding Invoices

Number	Date	Balance
000000468099	8/6/2026	22,566.25
Total		22,566.25

Billings to Date

	Current	Prior	Total
Labor	2,682.50	25,668.15	28,350.65
Consultant	0.00	20,000.00	20,000.00
Expense	0.00	13.98	13.98
Unit	0.00	12.60	12.60
Totals	2,682.50	45,694.73	48,377.23

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

September 10, 2026

Project No: 2600547.01

Invoice No: 000000469629

Invoice Total	36.25
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Project 2600547.01 KCBRA-KNAC/Abatement Oversight, 315 W. M
 Work Order No. 2026-5

For Professional Services through August 28, 2026

Phase Abatement Oversight

Labor

		Hours	Rate	Amount	
Searles, Therese	8/24/2026	.25	145.00	36.25	
schedule update coms					
Totals		.25		36.25	
Total Labor					36.25
			Total this Phase		36.25

Billings to Date

	Current	Prior	Total	AR Balance
Labor	36.25	280.00	316.25	
Unit	0.00	11.55	11.55	
Totals	36.25	291.55	327.80	36.25

Billing Limits

	Current	Prior	To-Date
Total Billings	36.25	291.55	327.80
Limit			195,236.00
Remaining			194,908.20

Total this Invoice	36.25
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Billings to Date

	Current	Prior	Total	AR Balance
Labor	36.25	280.00	316.25	
Unit	0.00	11.55	11.55	
Totals	36.25	291.55	327.80	36.25

**Payment Options**

NEW: Remit Wire/ACH payments to Acct: 585033205 ABA: 072000326
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
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 616.575.3824
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September 10, 2026

Project No: 2600523.00

Invoice No: 000000469627

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

Invoice Total	4,125.00
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Project 2600523.00 KCBRA/W.O. 2026-3 REV 1, MRC Industries, Inc.
 W.O. 2026-3 REV 1

For Professional Services through August 28, 2026

Phase	Fee	Percent Complete	To Date	Previously Billed	Current Fee Billing
Phase I ESA	3,000.00	100.00	3,000.00	3,000.00	0.00
Phase II ESA	19,000.00	75.00	14,250.00	14,250.00	0.00
BEA/DDCCR	5,500.00	75.00	4,125.00	0.00	4,125.00
Asbestos Survey	13,000.00	0.00	0.00	0.00	0.00
Total Fee	40,500.00		21,375.00	17,250.00	4,125.00
Total Fee					4,125.00
Total this Invoice					4,125.00

Outstanding Invoices

Number	Date	Balance
000000468101	8/6/2026	9,500.00
Total		9,500.00

Billings to Date

	Current	Prior	Total
Fee	4,125.00	17,250.00	21,375.00
Totals	4,125.00	17,250.00	21,375.00

Proposed Amended Expenditures

Expenses - 243 accounts	2026 Am. Proposed	2026 YTD
Postage	\$ 500	\$ 155
Copy Charges	\$ 500	\$ -
Contractual Services	\$ 58,000	\$ 49,526
~~Contractual Operations~~	\$ -	\$ -
Site Study	\$ 30,000	\$ 13,000
Contractual Other (legal)	\$ 12,000	\$ 9,582
Communication Expense	\$ 1,000	\$ -
~~Internal Communication~~	\$ -	\$ -
Travel	\$ 3,000	\$ -
Marketing program	\$ 1,000	\$ 80
Employee Training	\$ 4,000	\$ 1,540
Miscellaneous	\$ 1,000	\$ -
Indirect Costs (2024 allocation)	\$ 11,000	\$ -
Office Supply	\$ 1,000	\$ -
Salary Director (RG)	\$ -	\$ -
Salaries Other (MW)	\$ 87,000	\$ 32,610
Fringe Benefits	\$ 40,000	\$ 13,044
Salaries Other (RC)	\$ -	\$ -
 <i>*total of \$8,000 from Staff Salary & Fringe to General Environmental</i>		
Total	\$ 250,000	\$ 119,536

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA)
LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

LOAN REPAYMENT AGREEMENT (LRA)

This Loan Repayment Agreement ("LRA") is entered into on _____ 20__ (the "Effective Date"), by the Kalamazoo County Brownfield Redevelopment Authority, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 (the "Authority"), and, Nafees Ali, a Michigan resident, whose address is 1706 W. Centre Ave, Portage, MI 49002 ("Homeowner"), and Allen Edwin Residential Builders, LLC, a Michigan Limited Liability Company, whose address is 2186 E. Centre Avenue, Portage, MI 49002 (the "Developer").

RECITALS

This Repayment Agreement is made under the following circumstances:

- A. Homeowner and Developer have entered into this LRA with the Authority to redevelop a site, located on the real property described in the attached **Exhibit A**, commonly known as 1706 W. Centre Ave, Portage, MI 49002 (the "Property"); and
- B. Homeowner owns the Property and has contracted with Allen Edwin Residential Builders LLC ("Developer") to construct a single-family home on the Property (the "Development"); and
- C. The Authority is agreeing to provide a loan of \$123,386 ("Loan"), using proceeds from the Authority's Local Brownfield Revolving Fund ("LBRF"), to the Homeowner towards Eligible Costs in connection with the Development.
- D. The Development is expected to create construction, indirect jobs and an increase in taxable values for the applicable taxing jurisdictions; and
- E. The Loan is expected to be paid back to the Authority through TIF collected for the Property.
- F. The Property is considered "eligible property" as defined by Act 381, Section 2 because the property is identified for a specific housing need within the community.
- G. As a "housing property," the Property is an "eligible property" for which eligible activities as defined in the Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended; MCL 125.2651 et seq.), have been identified under a Brownfield Plan, approved by the City of Portage Commission, which is attached in **Exhibit B** and made part of this agreement (the "Brownfield Plan"); and
- H. Eligible activities in the Brownfield Plan and Act 381 Work Plan, if applicable, have been approved by the City of Portage Brownfield Authority ("Portage Authority") and Michigan State Housing Development Authority ("MSHDA") and EPA as applicable and as provided in Act 381; and

- I. The Brownfield Plan that has been prepared and has been in-place for this site, describes the eligible activities as reasonably necessary for the Development and includes eligible activities previously conducted by the Authority; and
- J. The Brownfield Plan for the Property which has been approved by the Portage Authority describes the eligible activities and their attendant costs ("Eligible Costs") in summary form based upon the information provided by the Developer's plans; sets out an estimate of the captured taxable value as provided by the City of Portage assessor, an estimate of the tax increment revenues, an estimate of the reimbursement payment schedule, and an estimate of the impact of tax increment financing on the revenues of the taxing jurisdictions. The Eligible Costs in the Brownfield Plan are estimated budget amounts; and
- K. Accordingly, the purpose of this LRA is to set out the obligations of the parties to this Agreement for reimbursement of Eligible Costs as approved by the Portage Authority, and statutorily pre-approved eligible activities through MSHDA as applicable.
- L. All of the past and current eligible activities subject to the Brownfield Plan and this Agreement are being conducted by the Portage Authority in order to prepare the site for redevelopment.

NOW, THEREFORE, based upon the recitals set forth above and in consideration of the mutual terms and conditions set forth below the Homeowner, the Developer and the Authority, agree as follows:

- 1. **Description of Development:** A description of the proposed eligible activities and their attendant costs is included in the Brownfield Plan. The estimated Tax Capture Reimbursement Schedule with associated assumptions is found in the Brownfield Plan.
- 2. **Capture of Taxes.** During the term of this Agreement, the Portage Authority shall capture all applicable and appropriate Tax Increment Revenues from the Property and use those Tax Increment Revenues as provided in this Agreement and the Reimbursement Agreement attached as **Exhibit C** (the "Reimbursement Agreement").
- 3. **Loan Terms.** The total amount of the Loan shall be an amount equal to the Development's Eligible Costs not to exceed One Hundred Twenty-Three Thousand Three Hundred Eighty-Six Dollars (\$123,386.00) (the "Maximum Loan Amount"). The Loan amount shall be paid directly to the Developer, on Homeowner's behalf, by the Authority, in one (1) lump-sum reimbursement payment following completion of construction of the home and submission of documentation of all Eligible Costs, as defined under Act 381.
 - a. Developer's reimbursement shall be through the Developer's submission of an invoice packet inclusive of a cover sheet and all itemized invoices including dates of when the eligible activities occurred (the "Invoice Packet"). The Authority will receive the Invoice Packet and send the packet out for 3rd party review to determine eligibility. The 3rd party review will be conducted by the Authority's contracted general environmental consultant. The Developer must submit the Invoice Packet only after construction of the home has been fully completed and a certificate of occupancy has been obtained.
 - b. The Invoice Packet must be accompanied by sufficient documentation demonstrating the Eligible Costs incurred, which shall include, at a minimum:

- (1) A cover letter detailing the total amount of reimbursement requested, project address or legal description, and signed by an Authorizing Agent of the Developer.
 - (2) dates the Eligible Costs were incurred;
 - (3) a complete description of the work performed or materials provided;
 - (4) itemized and detailed invoices for each Eligible Activity;
 - (5) proof of payment; and
 - (6) signed lien waivers from all applicable contractors and subcontractors.
- c. Upon receipt of the Invoice Packet, the Authority shall review the submission to determine whether the documentation provided is sufficient. The Authority shall submit the invoice packet for 3rd Party review to be completed within thirty (30) days of receipt of the packet. During this 3rd party review period, the Authority may request additional information or documentation from the Developer. Such request must be in writing by the Authority or their consultants.
- d. Following completion of review and approval of the Invoice Packet and requested disbursement of Loan proceeds for reimbursement from the Authority's contracted general environmental consultant, and the Authority, the Authority shall disburse Loan proceeds directly to Developer in an amount sufficient to reimburse the Developer for approved Eligible Costs, not to exceed the Maximum Loan Amount, within thirty (30) days of such approval.

4. Limitation of Amount of Repayment.

- a. Pursuant to the Reimbursement Agreement the Loan will be repaid directly to the Authority, on Homeowner's behalf, out of the tax increment revenues captured during the duration of the Brownfield Plan.
- b. Neither the Authority nor the Portage Authority is obligated to provide additional loans for this Development. The Homeowner shall assume responsibility for any additional costs for approved eligible activities more than the approved amount of the grant.
- c. In addition to any other remedies provided in this Agreement, if any payment made by the Authority is determined by audit, the State of Michigan, or a court of appropriate jurisdiction to be improper or outside of the scope of its obligations under this Agreement, or in the event of the Homeowner's breach or default of this Agreement, the Homeowner shall, at the request of the Authority, repay or return any monies paid by the Authority that are directly related to the breach, default or improper payment, within 60 days' notice given in writing by the Authority. Failure to remit said funds will result in a late fee penalty in the amount of an additional 10%, incurred quarterly from the date of notice given in writing by the Authority of the outstanding balance.
- d. The Authority may revise this Agreement with thirty (30) days' notice to the Developer and Homeowner in the event of changes in circumstances imposed by the Portage Authority,

changes in the law through judicial interpretation or legislative action or changes in interpretation of the law by a department of the State of Michigan, including, without limitation, the Department of Treasury, EGLE, MSHDA, EPA and/or MSF.

- e. The Homeowner is required to sign the Terms and Conditions attached as Exhibit D prior to the loan funds being disbursed from the Authority's Local Brownfield Revolving Fund (LBRF) by acknowledging they have read the Policies and Procedures which are attached in Exhibit E and made part of this agreement. Subject to this policy, reimbursement from Loan proceeds will occur from the later of the date the Developer incurs such Eligible Costs on Homeowner's behalf and submits the invoice packet to the Authority for payment until (a) the date of full reimbursement, or (b) December 31, 2028, whichever comes first. The Authority shall have no obligation to advance any portion of the Loan to the Developer on the Homeowner's behalf after December 31, 2028, unless otherwise requested by the Developer and Homeowner, and approved by the Authority in writing.

5. Authority to Determine Amount and Timing of Reimbursement.

- a. In no event shall the Developer be reimbursed by the Authority using Loan proceeds for any approved eligible activities that have been or will be reimbursed or credited against other obligations by any other governmental entity.
- b. The Developer and Homeowner acknowledge that the Authority shall be reimbursed 100% of available tax increment revenue with the brownfield plan or otherwise determined by the Authority or the maximum as provided under Act 381. In the event there is any conflict between the Brownfield Plan and this Agreement, terms of this Agreement will take precedence over the Plan.

6. Compliance with Approved Plans, Work Plans, Laws, Rules and Regulations.

- a. The Developer shall carry out construction plans and specifications as reviewed and approved by the City of Portage and by other governmental jurisdictions in a reasonable and workmanlike manner.
- b. The Developer shall comply fully with all local ordinances, state and federal laws, and all applicable local, state and federal rules and regulations. Nothing in this Agreement shall abrogate the effect of any local ordinance.
- c. Non-compliance with this Agreement, or discovery of material irregularities at any time are regarded as material breaches of this Agreement. The Authority, in addition to any other remedy provided by law, may do one or more of the following: 1) withhold future payments, 2) recover reimbursement payments already disbursed, or 3) terminate this Agreement.
- d. The Developer shall provide Affordability Housing Requirement Documentation and Reporting to the Authority, or through a third-party providing verification services, to the sufficient evidence that the Affordability Requirement has been met per Michigan State Housing Development Authority (MSHDA) Household Self-Certification Form or such other form as otherwise approved by the Authority.

7. Homeowner Covenants; Security.

- a. Homeowner or any of its successors or assignees of the Property shall pay all real and personal property taxes timely, before any additional interest penalty for late payment is applied.
- b. Homeowner agrees to maintain adequate insurance on the Property at all times, including without limitation, insurance against loss by fire and such other hazards, casualties, and contingencies as may be stipulated by the Authority. All such policies of insurance shall name the Authority as mortgagee and loss payee under a standard mortgage loss payable clause, and Homeowner shall deliver to the Authority a new policy as replacement for any expiring policy at least fifteen (15) days before the date of such expiration. All such policies of insurance shall contain waiver of subrogation clauses and shall have attached thereto a non-contributory mortgagee clause in favor of the Authority with cancellation only upon at least ten (10) days prior written notice to the Authority.
- c. Homeowner shall deposit in escrow with a person designated by the Authority, a sum equal to the premiums that will next become due and payable for the required insurance coverage, plus taxes and assessments due on the Property during the next 12 months as estimated by the Authority, divided by the number of months to elapse before one month prior to the date when such premiums, taxes or assessments shall be due. Homeowner shall cause such funds to be held in escrow solely in an account that is segregated from all other funds of Homeowner and held solely for the purpose of paying such premiums, taxes, and assessments when due. Any excess funds held in the reserve for such payments shall be maintained in such account and credited to subsequent payments to be made for such purposes or, if the Homeowner is then in default, against the obligations of the Homeowner to the Authority. Any deficiency in the escrow reserve shall be paid promptly deposited by the Homeowner into such account and paid to the applicable insurer or taxing authority on or before the date when such premiums, taxes, and assessments shall become due. Upon full repayment of the Loan and performance of all obligations in this Agreement, any excess funds remaining in such reserve account shall be refunded to the Homeowner.
- d. In the event that Homeowner sells or transfers all or any portion of the Property to any non-profit entity or other entity, trust, person, or governmental authority that is not required to pay property taxes on the Property, Homeowner agrees to repay the outstanding balance of the Loan to the Authority at the closing of such sale or transfer. Homeowner's obligations under this Agreement shall be secured by a mortgage on the Property in a form acceptable to the Authority.

8. **Termination.** This Agreement shall terminate on the earlier to occur of: (a) the date on which the Authority is fully reimbursed under the reimbursement agreement between the Authority and the Portage Authority; (b) on the date the Brownfield Plan expires or is abolished as allowed by Act 381; (c) upon default of this Agreement by the Developer or Homeowner; or (d) failure to secure all necessary local, state, and federal permits or approvals; or (f) upon such other conditions as set forth in this Agreement.

9. **Indemnification.** The Homeowner shall indemnify, hold harmless, and defend the Authority, Kalamazoo County, its officials, agents and employees, from any and all claims or causes of action arising from or on account of the acts or omissions of the, Homeowner, the Developer, or Developers officers, employees, agents or any persons acting on Homeowner's behalf or under their control, arising in any way from this Agreement, including but not limited to, claims for damages, reimbursement or set-off arising from, or on account of, any contract, agreement or arrangement between the Developer, Homeowner and any person for the performance of eligible activities or the terms of this Agreement, including claims on account of construction delays.

10. **Notices.** All notices, requests, demands and other communications that are required or permitted to be given under this Agreement will be in writing and will be deemed to have been sufficiently given for all purposes hereunder if (a) delivered personally to the party to whom the same is directed, or (b) sent by certified mail, postage prepaid, return receipt requested, at the addresses identified below; or to such other party at such other address as shall be given in writing in accordance herewith.

a. If to the Authority, to:

The Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo, Ave.
Kalamazoo, MI 49007
Attention: Brownfield Administrator

Macy.Walters@Kalcounty.gov

b. If to Developer, to:

Allen Edwin Residential Builders, LLC
Attn: Thomas M. Larabel and Jessica McGivney
2186 E. Centre Ave.
Portage, MI, 49002
tlarabel@allenedwin.com
jmcgivney@allenedwin.com

c. If to Homeowner, to:

Nafees Ali
1706 W. Centre Ave.
Portage, MI 49002

11. **Miscellaneous Provisions**

a. **Successors and Assigns; Assignments; No Other Intended Beneficiaries.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns; however, no party shall not assign this Agreement without the prior written consent of the other parties. No person not a party hereto is intended to be a beneficiary of or to have the right to enforce this Agreement.

- b. **Entire Agreement.** This Agreement represents the entire agreement as it exists at the time of the signing of this Agreement between the parties. This Agreement may not be amended, altered or modified unless the party against whom enforcement of any waiver, modification or discharge is sought does so in writing.
- c. **Choice of Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. The parties acknowledge that the proper venue of any court action is in Kalamazoo County, Michigan.
- d. **Severability.** The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms.
- e. **Survival.** Except as otherwise provided in this Agreement, all representations, warranties, covenants and agreements of the parties contained or made pursuant to this Agreement shall survive the execution of this Agreement.
- f. **Effective Date.** This Agreement shall become effective when approved and executed by the Authority and the Developer.
- g. **Recitals.** The recitals set forth above are incorporated by reference into this Agreement as if fully set forth therein.

[Signature page to follow.]

This Agreement was approved by the Authority and the Chairperson of the Authority was authorized to sign their Agreement on the ____day of _____, 20__.

THE AUTHORITY:

Kalamazoo County Brownfield Redevelopment Authority

Signature: _____

KEN PEREGON, Chairperson

DEVELOPER:

Allen Edwin Residential Builders, LLC

Signature: _____

Printed Name and Title: _____

HOMEOWNER

Signature: _____

Printed Name: Nafees Ali

EXHIBIT A

Legal description of property

EXHIBIT B

Brownfield Plan

EXHIBIT C

Reimbursement Agreement

EXHIBIT D

LBRF Terms and Conditions

EXHIBIT E

LBRF Policies and Procedures

MORTGAGE

THIS MORTGAGE (this "Mortgage"), is made and entered into on _____, 2026 by Nafees Ali, a Michigan resident ("Mortgagor"), whose address is whose address is 1706 W. Centre Ave, Portage, MI 49002, in favor of **KALAMAZOO COUNTY** (the "County"), whose address is [_____].

W I T N E S S E T H:

A. Allen Edwin Residential Builders, LLC, a Michigan Limited Liability Company (the "Developer"), has redeveloped certain real property in Kalamazoo County Michigan that is subject to a Brownfield Plan dated [_____] (as may be amended from time to time, the "Plan"), which plan was adopted by the City of Portage Brownfield Authority (the "Portage BRA") on [_____].

B. In connection with the redevelopment of the Property, the Developer, Mortgagor, and the Kalamazoo County Brownfield Redevelopment Authority (the "Authority") have entered into that certain Loan Repayment Agreement dated _____, 2026 (the "Loan Repayment Agreement").

C. Subject to the terms of the Plan and the Loan Repayment Agreement, the Authority has advanced or will advance a loan in an amount not to exceed One Hundred Twenty-Three Thousand Three Hundred Eighty-Six Dollars (\$123,386.00) (the "Loan") to Mortgagee using proceeds from the Authority's Local Brownfield Revolving Fund ("LBRF") to finance certain eligible costs incurred by Developer in connection with the redevelopment of the Property for Homeowner's benefit.

D. Pursuant to the Plan and a Reimbursement Agreement between the Authority and the Portage BRA, the Portage BRA will capture tax increment revenues from the Property and pay such amounts to the Authority in order to repay the Loan on Homeowner's behalf.

NOW, THEREFORE, the Mortgagor, as security for the Indebtedness (as defined below), MORTGAGES AND WARRANTS to the County, its successors or assigns, the real property located in the City of Portage, County of Kalamazoo, and State of Michigan, described in the attached **Exhibit A**, together with all proceeds thereof, all easements, appurtenances, rents and licenses now or hereafter pertaining thereto or issuing therefrom, and all buildings, improvements and fixtures now or hereafter situated thereon (collectively, the "Property").

The indebtedness secured by this Mortgage consists of the following (collectively referred to as the “Indebtedness”): (1) the performance and observance by Mortgagor of the terms and conditions of this Mortgage, and any amounts expended by the County or the Authority in connection therewith; (2) all indebtedness and obligations now or hereafter owed by Mortgagor to the County or the Authority under the Loan Repayment Agreement, or any other agreement or instrument referenced therein, including without limitation, any amounts owing to the Authority under Section 4(c) thereof, or any obligation to repay all or any portion of the Loan as required by Section 7(d) thereof; (3) all future indebtedness and obligations of Mortgagor to the County or the Authority; and (4) all interest, charges or expenses (including attorney’s fees) assessed against Mortgagor in connection with any of the foregoing.

The Mortgagor hereby COVENANTS AND AGREES as follows:

1. The Mortgagor will pay the Indebtedness as and when the same becomes due.
2. This Mortgage creates a continuing lien to secure the full and final payment of the Indebtedness and the performance of the obligations of Mortgagor under this Mortgage.
3. At the time of execution of this Mortgage, Mortgagor owns the Property in fee simple and covenants to defend the Property against any and all other claims hereafter arising.
4. The Mortgagor will pay all ground rents, taxes, assessments, water rates, and all other charges and encumbrances which are or may be or appear to be a lien upon the said Property or any part thereof, before the same become delinquent or subject to interest or penalties (unless otherwise agreed to in writing), and that in default thereof, the County may, without demand or notice, pay the said taxes, assessments, charges or encumbrances, and shall be the sole judge of the legality or validity thereof and of the amount necessary to be paid in satisfaction thereof.
5. The Mortgagor will maintain adequate insurance on the Property at all times, including without limitation, insurance against loss by fire and such other hazards, casualties, and contingencies as may be stipulated by the County. All such policies of insurance shall name the County as mortgagee and loss payee under a standard mortgage loss payable clause, and Mortgagor shall deliver to the County a new policy as replacement for any expiring policy at least fifteen (15) days before the date of such expiration. All such policies of insurance shall contain waiver of subrogation clauses and shall have attached thereto a non-contributory mortgagee clause in favor of the County with cancellation only upon at least ten (10) days prior written notice to the County.
6. If the Property or any part of it is damaged by fire or other hazard insured against, the amounts paid by any insurance company pursuant to a policy of insurance shall be paid to the County to the extent of the outstanding Indebtedness. At the option of the County, the proceeds may be applied first to sums released for the repairing or rebuilding of the Property. No amount applied to the reduction of the principal of the Indebtedness shall relieve the Mortgagor from making further payments hereunder following the date of receipt of the proceeds.
7. All awards of damages in connection with any or by exercise of any right of eminent domain, any conveyance under threat thereof, or condemnation for public use of or injury to any

of the Property shall be paid to the County to the extent of the outstanding Indebtedness. The County is hereby authorized in the name of the Mortgagor to execute and deliver valid acquittances for such awards and to appeal such awards.

8. The Mortgagor will not permit or commit any waste on the Property and will keep the buildings and all equipment associated with the Property, if any, in good repair, and promptly comply with all laws, ordinances, regulations, and requirements of any governmental body affecting the Property. None of the buildings, structures or improvements now or hereafter erected or located on the Property shall be removed, demolished or substantially or structurally altered in any way without the prior written consent of the County. Should the Property or any part of the Property require inspection, repair, care, or attention of any kind or nature not provided by, or on behalf of, the Mortgagor, the County may, at its discretion and after notice to the Mortgagor, enter or cause entry to be made on the Property, and inspect, repair, protect, care for or maintain the Property as the County may deem necessary, and may pay such sum of money as the County may deem to be necessary for that purpose, and shall be the sole judge of the amount necessary to be paid.

9. The Mortgagor will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the Property on the basis of sex, race, color, religion, creed, national origin, age (unless with respect to a senior citizens housing program), height, weight, handicap, family status or marital status except as provided by law.

10. If there is a default under this Mortgage, an authorized officer of the County may cause the abstract or abstracts of title, or title insurance policy and the tax histories of the Property to be certified to date, or may procure new abstracts of title or title insurance policies and/or tax histories or title searches in case none were furnished to it, and may pay whatever sums as it may deem to be necessary to obtain them.

11. The Mortgagor shall pay the County forthwith the amounts of all sums of money which the County shall pay or expend pursuant to the provisions of the Loan Repayment Agreement and this Mortgage, and such payments by the County shall be a further lien on the Property under this Mortgage.

12. Any of the following shall constitute a default under this Mortgage:

- a. If any default or event of default shall exist or occur with respect to the Indebtedness or any portion thereof, including, without limitation, any failure to pay the Indebtedness or any portion thereof as and when due.
- b. If Mortgagor shall fail to observe and perform any obligation or covenant required under this Mortgage and shall fail to cure same within thirty (30) days following written notice from the County.
- c. If Mortgagor shall fail to observe and perform any obligation or covenant required under any other document relating to the Indebtedness, including the Loan Repayment Agreement, and shall fail to cure same within the applicable period set forth in such document.

- d. If any representation or warranty of Mortgagor made herein or in any other document relating to the Indebtedness, including the Loan Repayment Agreement, or in any certificate, report, financial statement or other instrument or document furnished to the County shall have been false or misleading in any material respect when made.
- e. If a trustee or receiver shall be appointed for the whole or any substantial part of the Property; or if the holder of any lien or encumbrance upon the Property, other than this Mortgage, shall declare a default under or commence foreclosure proceedings or other proceedings to enforce said lien or encumbrance; or if Mortgagor shall become a debtor in any voluntary or involuntary bankruptcy or insolvency proceeding.

13. If any default under this Mortgage occurs and is continuing beyond any cure period stated above, if any, the County may, at its sole discretion, declare the entire Indebtedness to be immediately due and payable. Upon the occurrence of any such event of default and the County's election to accelerate the Indebtedness, the County is hereby authorized and empowered to sell or cause to be sold the Property, and convey the same to the purchaser, pursuant to the statute in such case made and provided, and out of the proceeds of such sale to retain the moneys due under the terms of this Mortgage, and the costs and expenses of such sale, including attorney's fees provided for herein or by statute, rendering the surplus money, if any, to Mortgagor, as provided by law. The Property may, at the option of the County, be sold in one or more parcels. Each and every right, remedy and benefit provided to the County herein shall be cumulative and shall not be exclusive of any other right, remedy or benefit provided herein or provided at law or in equity, including, without limitation, the right to seek appointment of a receiver or to commence judicial foreclosure proceedings.

14. Mortgagor agrees to provide written notice to the County within three (3) business days after Mortgagor becomes aware of or receives notice of (i) the occurrence of any default under this Mortgage, (ii) any default by Mortgagor with respect to any other indebtedness secured by a lien on the Property or any portion thereof, or (iii) any attempt by a third party to attach, impose, enforce, or foreclose on any mortgage or other lien affecting the Property or any portion thereof.

15. No forbearances on the part of the County and no extension of the time for the payment of the debt hereby secured, given by the County, shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein either in whole or in part.

16. All notices required or permitted under this Mortgage shall be in writing and shall be deemed given when (a) delivered personally, (b) sent by certified mail, return receipt requested, postage prepaid, or (c) sent by nationally recognized overnight courier. Notices shall be addressed to the parties at the addresses set forth in this Mortgage or to such other address as either party may designate in writing. Notices shall be deemed received on the date of personal delivery, five (5) days after mailing if sent by certified mail, or one (1) business day after deposit with an overnight courier.

17. **THIS MORTGAGE CONTAINS A POWER OF SALE WHICH PERMITS THE COUNTY TO CAUSE THE PROPERTY TO BE SOLD IN THE EVENT OF A DEFAULT. THE COUNTY MAY ELECT TO CAUSE THE PROPERTY TO BE SOLD BY ADVERTISEMENT RATHER THAN PURSUANT TO COURT ACTION, AND MORTGAGOR HEREBY VOLUNTARILY AND KNOWINGLY WAIVES ANY RIGHT MORTGAGOR MAY HAVE BY VIRTUE OF ANY APPLICABLE CONSTITUTIONAL PROVISION OR STATUTE TO ANY NOTICE OR COURT HEARING PRIOR TO THE EXERCISE OF THE POWER OF SALE, EXCEPT THE PUBLICATION OF NOTICE IN A LOCAL NEWSPAPER AND THE POSTING OF A COPY OF SUCH NOTICE ON THE PROPERTY.**

MORTGAGOR HEREBY AGREES NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY AND WAIVES ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THE LOAN REPAYMENT AGREEMENT, THIS MORTGAGE, OR ANY OTHER DOCUMENT RELATING TO THE INDEBTEDNESS, OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY MORTGAGOR AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. THE COUNTY IS HEREBY AUTHORIZED TO FILE A COPY OF THIS SECTION IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY MORTGAGOR.

18. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

19. The invalidity of any clause, part or provision of this Mortgage shall not affect the validity of the remaining provisions of this Mortgage.

20. The Mortgagor will not voluntarily create or permit to be created against the Property any lien or liens, whether superior or junior to the lien of this Mortgage, except for one or more purchase money mortgages executed on approximately the same date as this Mortgage, and agrees to keep and maintain the Property free from the claims of all persons supplying labor or materials that will be used in the construction, rehabilitation or repair of the Property and the failure of the Mortgagor to keep the Property lien-free shall be a default under this Mortgage.

21. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto.

22. This Mortgage shall be governed by and construed in accordance with the laws of the State of Michigan, excluding its choice of law provisions. Venue shall be exclusive in the Circuit Court for the County of Kalamazoo, Michigan. MORTGAGOR EXPRESSLY WAIVES ANY DEFENSE TO ENFORCEMENT OF THE LOAN REPAYMENT AGREEMENT, THIS MORTGAGE, OR ANY OTHER DOCUMENT RELATING TO THE

INDEBTEDNESS BASED UPON NONCONFORMANCE WITH FEDERAL LAW. MORTGAGOR HEREBY SUBMITS TO THE EXCLUSIVE JURISDICTION OF THE CIRCUIT COURT FOR THE COUNTY OF KALAMAZOO FOR PURPOSES OF ALL LEGAL PROCEEDINGS ARISING OUT OF OR RELATING TO THIS MORTGAGE. MORTGAGOR IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF THE VENUE OF ANY SUCH PROCEEDING BROUGHT IN SUCH COURT AND ANY CLAIM THAT ANY SUCH PROCEEDING BROUGHT IN SUCH COURT HAS BEEN BROUGHT IN AN INCONVENIENT FORUM.

IN WITNESS WHEREOF, the Mortgagor has executed this Mortgage as of the day and year first above written.

MORTGAGOR:

By: _____
Name: _____
Title: _____

And By: _____
Name: _____
Title: _____

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by _____ [and _____].

Notary Public: _____
County of _____
Acting in the County of _____
My Commission Expires: _____

Prepared By And Return To After Recording:
Kalamazoo County

EXHIBIT A
LEGAL DESCRIPTION

Real estate situated in the City of Portage, Kalamazoo County, MI, described as follows:

[Insert Description]

The property address and tax parcel number stated below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information provided below is inconsistent in any way with the legal description provided above, the legal description provided above shall control.

Tax Parcel Address:

Tax Parcel No.:

Memo

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

FROM: Therese Searles, Senior Brownfield Specialist

DATE: September 24, 2026

RE: General/LBRF Funding Updates

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

1. General Environmental Review

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

Update:

Fishbeck continues to respond to general environmental consulting needs as directed by the board and/or the Brownfield Redevelopment Administrator. Work Order 2026-1, Amendment No. 1 was approved by the board in June to increase the annual general consulting budget. This budget increase allowed Fishbeck to engage with Plante Moran Realpoint to conduct real estate consulting services regarding the West Main 1, LLC proposed brownfield plan project. ***Fishbeck attended the Kalamazoo County Board of Commissioners meetings this month where the West Main 1, LLC Brownfield Plan was approved. Fishbeck is no longer requested to attend the Kalamazoo County Land Bank Authority meetings on behalf of the KCBRA so those updates will come from the Brownfield Administrator. This month's invoice for consideration includes reimbursement reviews for GPI and Oshtemo West Ridge projects, capture review for Stadium Parkway, attendance at the Oshtemo Township and County COW meetings, review of agreement documents, preparing project memorandums, and preparation of meeting materials.***

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

Update:

The KCBRA approved a project application in February 2026 from MRC Industries, Inc. (MRC), a nonprofit organization in Kalamazoo County that provides vocational training, employment support, and life skills services to individuals with intellectual and development disabilities, traumatic brain injuries, and persistent mental illness. MRC's current headquarters no longer

meets its needs so is negotiating a purchase agreement to acquire the 1.467-acre site with approximately 33,500 square footage of existing office and warehouse space. In support of acquisition, MRC is requesting support from the KCBRA to complete due diligence assessment activities to support redevelopment decision-making. Specifically, MRC has requested completion of a Phase I Environmental Site Assessment (ESA), a Baseline Environmental Assessment (BEA), and evaluation and installation of a vapor mitigation system (VMS), as necessary. Revision 1 of Work Order 2026-3 was approved March 26, 2026 to include the scope and budget to complete a Phase I ESA, Limited Phase II ESA (inclusive of soil, groundwater, and soil-gas sampling), preparation of a BEA and Documentation of Due Care Compliance Report (DDCCR), and completion of an Asbestos Survey. The purchase agreement has since been finalized. The current property owner requested that any scope of work involving physical sampling wait to be coordinated until after the completion of the Phase I ESA. The Phase I ESA is complete and identified two Recognized Environmental Conditions (RECs): the possibility of soil and groundwater impacts at the Subject Property associated with long-term commercial/industrial use, inferred presence of urban fill, and historical railroad operations; and the possibility that groundwater contamination from one or more adjacent sites may have migrated on to the Subject Property at concentrations which would represent an unacceptable exposure risk. Phase II ESA activities were recommended as result of the Phase I ESA findings and field work was conducted on June 17, 2026, including the collection of six soil samples, two groundwater samples, and three sub-slab soil gas samples. Analytical results were received June 26, 2026 and identified the presence of Arsenic and Selenium in soil exceeding GRCC. No volatile organic compounds (VOCs) or polynuclear aromatic hydrocarbons (PNAs), were detected in soil, and no impacts were detected in groundwater. Soil gas samples were not analyzed due to no VIAP concerns in soil or groundwater. ***The Phase II ESA report has been finalized and issued. The BEA and DDCCR have been drafted. The BEA will be submitted to EGLE for recording. The DDCCR includes information to comply with continuing obligations, primarily associated with soil and groundwater management during potential subsurface or redevelopment activities. The Asbestos Survey is scheduled for the week of September 21st. This month's invoice for consideration includes the 75% completion of the BEA/DDCCR.***

**3. Kalamazoo Nonprofit Advocacy Coalition (KNAC), 315 W. Michigan Avenue, Kalamazoo, Michigan
Project No: 2600547 -W.O. 2026-5**

Update:

The 30,000 square foot Former First Baptist Church is located at 315 W. Michigan Avenue and is Kalamazoo's oldest public building, completed in 1855. In 2017, the 501(c) organization KNAC was formed to preserve the building and transform it into a community arts and innovation center. KNAC is investing almost \$10 million in the proposed renovations to make the building more accessible, sustainable, and functional, leveraging multiple funding sources. At the March 2026 regular KCBRA meeting, the board accepted the Part 1 project application, waiving the application fee, and voted to approve a \$10,000 reimbursement of the asbestos survey pending a lien waiver furnished by Fishbeck. Fishbeck has furnished a lien waiver for the survey costs to KCBRA staff and it is Fishbeck's understanding that reimbursement has been issued to KNAC. Board action during the May KCBRA meeting approved KNAC's LBRF grant request, up to

\$224,521.40 based on the bid tabulation sheet, to cover the abatement and needed air monitoring and oversight services, inclusive of a 15% flexible contingency budget. Further, the board approved work order 2026-5 to detail the scope and budget to conduct the necessary abatement oversight services during the abatement portion of the redevelopment. Fishbeck invoicing will only note the base contract amount of \$195,236 at this point in time, until and if the contingency is needed. ***KNAC still plans to target spring 2027 for the start of construction activities. They are still working on details, including other project funding source requirements, that will determine the best time to begin abatement prior to construction. Next month, an update on timing is anticipated. This month's invoice for consideration includes project planning and timing updates discussions.***

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

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

5. Kalamazoo Plating Works EGLE Grant-436 W. Williard St., 522 and 528 N. Westnedge Ave., 443 and 439 W. Ransom St., Kalamazoo, MI

Project No: 2601316.00

Update:

The EGLE Grant Agreement has been fully executed for \$700,000 to conduct the completion of due care activities including design, installation, and commissioning of an active Vapor Mitigation System within an inter-connected complex of manufacturing and warehousing buildings. The grant term is 2 years with a grant period end of September 1, 2028. The Reimbursement Agreement has also been executed. A kickoff meeting was held between EGLE, Fishbeck, the developer, and the KCBRA Chair and Brownfield Administrator on September 16, 2026. The first grant Work Plan will be prepared by Fishbeck and submitted to EGLE by the Brownfield Administrator upon completion. No other grant funded activities may commence until approval of the Work Plan.

General Environmental Review

Budget and Cost Summary

[illegible]

General Environmental Review

Budget and Cost Summary

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

General Environmental Review
Budget and Cost Summary

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

General Environmental Review

Budget and Cost Summary

[illegible]

General Environmental Review

Budget and Cost Summary

Number		Budget Estimates			Actual				
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
2600523	2026-3 REV 1	MRC Industries, Inc., 407 E. Ransom Street, Kalamazoo	\$ 40,500.00	\$40,500.00	466494	6/15/2026	\$3,000.00		
					46721	7/9/2026	\$4,750.00		
					468101	8/6/2026	\$9,500.00		
					469627*	9/10/2026	\$4,125.00		
						Project Subtotal	\$21,375.00		\$19,125.00
		Phase I ESA	\$ 3,000.00	\$3,000.00					
					466494	6/15/2026	\$3,000.00		
							\$3,000.00		\$0.00
		Limited Phase II ESA	\$ 19,000.00	\$19,000.00	467421	7/9/2026	\$4,750.00		
					468101	8/6/2026	\$9,500.00		
							\$14,250.00		\$4,750.00
		BEA/DDCCR	\$ 5,500.00	\$5,500.00	469627	9/10/2026	\$4,125.00		
							\$4,125.00		\$1,375.00
		Asbestos Survey	\$ 13,000.00	\$13,000.00					
							\$0.00		\$13,000.00
2600547	2026-5	KNAC 315 W. Michigan Avenue	\$ 195,236.00	\$ 195,236.00					
		Board action 5-28-26 approved LBRF request of \$224,521.40			467405	7/9/2026	\$291.55		
		Work Order approved 6-25-26			469629	9/10/2026	\$36.25		
						Project Subtoal	\$327.80		\$194,908.20
		Abatement Oversight	\$ 195,236.00	\$ 195,236.00					
		(Additional contingency budget of \$29,285.40 approved 6-25-26, if needed)			467405	7/9/2026	\$291.55		
					469629	9/10/2026	\$36.25		
							\$327.80		\$194,908.20
2600833	2026-4	HOPE Thru Navigation - 707 N. Westnedge Ave	\$ 3,000.00	\$ 3,000.00	467419	7/9/2026	\$6,450.00		
		Amendment #1	\$ 18,800.00	\$18,800.00	468708	8/14/2026	\$10,350.00		
			\$ 21,800.00	\$ 21,800.00					
						Project Subtoal	\$16,800.00		\$5,000.00
		Phase I	\$ 3,000.00	\$ 3,000.00	467419	7/9/2026	\$3,000.00		
							\$3,000.00		\$0.00
		Phase II ESA	\$ 13,800.00	\$13,800.00					
					467419	7/9/2026	\$3,450.00		
					468708	8/14/2026	\$10,350.00		
							\$13,800.00		\$0.00

Scope of Services

Contract for Professional Services

Kalamazoo County Brownfield Redevelopment Authority

Applicable to Agreement Dated March 7, 2022, Addendum No. 4 and assigned to FISHBECK
Work Order No. 2026-1, Amendment No. 2 Dated September 24, 2026

Between

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

And

FISHBECK
750 TRADE CENTRE WAY, SUITE 200
KALAMAZOO, MICHIGAN 49002

Subject Matter: General Environmental Consulting Services

Funding Source: 247-000-808.00 – Brownfield EA and Admin and LBRF

CLIENT requests that FISHBECK perform the work described below in accordance with the terms of the above-referenced Contract, Addendum No. 4, 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:”

David A. Stegink
Name (FISHBECK)

(269) 375-3824
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 _____

1. 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. Work performed under this Amended Work Order shall include, but not be limited to the following activities:

- Duties as listed in the Invitation for Bid and Envirologic’s Proposal, as assigned to and honored by FISHBECK, as part of the General Environmental Consulting Services Contract dated March 7, 2022 which include:
 - General Environmental and Project Specific:
 - Prepare all status and financial reports required by the KCBRA.
 - Provide 3rd party oversight when developer uses their own consultant for environmental work.
 - Prepare and maintain schedules and timelines.
 - Conduct assessment activities on non-EPA grant brownfield sites.
 - Prepare Brownfield Plans and Act 381 Work Plans for qualified sites.
 - Coordinate with local municipalities, townships, and the County Land Bank to secure site access and approve Brownfield Plans.
 - As requested by KCBRA attend meetings of Kalamazoo County Board of Commissioners, local municipal and township boards and commissions to facilitate coordination and approval. This may include evening meetings.
 - Prepare and make presentations to such boards and commissions as requested by KCBRA.
- Use the work order system established by the Authority to mutually approve and monitor the environmental assessment, project management and other services.
- Actively participate in, and regularly attend the Authority meetings at no charge.
- Maintain regular communications with the Authority.
- Assist staff with various Authority administrative activities as needed and directed.
- As directed by the KCBRA, engage with subcontractors to conduct authorized scope of work.

11. Compensation

2026 General Environmental Consulting

Work Order 2026-1 Budget (approved 11-20-2025)- FISHBECK staff time and expenses.....	\$ 30,000
Amendment No. 1 Budget-subcontracted financial analysis services.....	\$ 20,000
<u>Total Estimated Budget-Amend. No. 2.....</u>	<u>\$ 8,000</u>
Total Estimated 2026 GEC Budget -W.O. 2026-1 through Amendment No. 2.....	\$ 58,000

Compensation for services provided under this Amended Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services, between FISHBECK and CLIENT and not to exceed the budget of \$58,000 without prior authorization.

111. Schedule

Continued review activities, meetings and support activities will occur on an as needed basis from January 1, 2026 through December 31, 2026.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

2025 ANNUAL REPORT



THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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.

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**

FROM THE BROWNFIELD REDEVELOPMENT ADMINISTRATOR:

The KCBRA has become a major resource and partner for positive economic change in Kalamazoo County, by helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, leveraging public and private investment. In 2025, the KCBRA closed out their most recent Community-wide Brownfield Assessment Grant of \$300,000, leveraging over \$49M in private investment directly in Kalamazoo County. In February, the board held a strategic planning retreat to identify organizational priorities, resulting in the creation of the Emerging Developer Fund which awards pre-development grants and loans to eligible emerging developers.

CONTACT:

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



Macy Rose Walters, MPA
Brownfield Redevelopment
Administrator

KCBRA FUND BALANCES



THE GENERAL FUND & ADMINISTRATIVE FUND BALANCE (243)

Pursuant to Michigan Public Act 381 of 1996, brownfield redevelopment authorities are reimbursed for administrative expenses and project specific charges related to administering each brownfield plan. Only the actual costs of the Authority are reimbursed. Statute limits the Authority's reimbursable costs based on the number of active brownfield plans administered annually. Administrative costs include staff salaries, operating costs, and legal expenses, covered by Tax Increment Revenue (TIR) captured by brownfield plans. In 2025, the Authority had 20 active brownfield plans, and 16 plans capturing tax increment revenue, authorizing a total expense budget of up to \$225,000.

FUND 243 ADMIN BALANCE

2024 CARRY FORWARD	\$685,550.71
REVENUE TOTAL	+ \$194,185.49
APPLICATION FEES	\$10,000.00
DIVIDEND DEPOSITS	\$145,792.79
3 RD PARTY REVENUE*	\$38,392.7
*3rd Party Reimbursements to the Authority for eligible project specific expenses that were not previously reimbursed through annual administration fees.	
EXPENSE TOTAL	- \$162,012.86
PROJECT ADMIN FEES	+ \$154,352.79

\$872,076.13

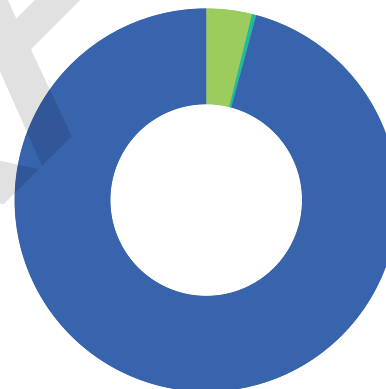
ADMINISTRATIVE FUND BALANCE *

***ADMINISTRATIVE FUND BALANCE DOES NOT INCLUDE PROJECT RELATED REVENUE HELD FOR DEVELOPER REIMBURSEMENTS THROUGH ACTIVE BROWNFIELD PLANS**

LOCAL BROWNFIELD REVOLVING FUND (242)

\$5,429,812.50 *

*Balance does not include encumbrances



95.8%

Previous Balance

3.8%

Dividends

.4%

Project Revenue

PROJECT REVENUE

Delta Marriott	\$10,084.30
IPUSA	\$2,300.00
KALSEE Credit Union	\$7,426.54

Total Project Revenue \$19,810.84

PROJECT EXPENSES

Pre-Development Funding	\$19,778.16
Grant Funding	\$14,679.05

Total Fund 242 Expenses \$34,457.21

2025 OUTPUTS & OUTCOMES

In 2025, Planning and Development Department Staff participated in various economic development trainings and local stakeholder events, as well as assisted three local municipalities with developing Brownfield Tax Increment Financing Policies to address eligible housing development projects in Kalamazoo County. **The KCBRA adopted their first two housing brownfield plans in 2025, a proposed total construction of 314 new single-family housing units in Kalamazoo County.** The inclusion of housing to the Michigan Brownfield Redevelopment Statute, MI PA 381 of 1996, as amended in 2023, has allowed for new construction to be sold or leased for less than market rate, to households between 80-120% Area Median Income. Brownfield Plans allow eligible housing projects to receive tax increment financing as a reimbursement for developing the land and installing necessary public and private infrastructure, while significantly increasing the local housing stock.

PROJECT APPLICATIONS APPROVED

- KALAMAZOO VALLEY HABITAT FOR HUMANITY (COOPER TWN)
- PAVILION INVESTORS, LLC
- ROONEY'S SOUL FOOD WAGON
- MAPLE HILL LEASEHOLDS, LLC
- GREEN DEVELOPMENT VENTURES, LLC
- THE "B" ON BURDICK
- WAST MAIN 1, LLC
- FLOWERS AUTOMOTIVE RECYCLING
- THE KALAMAZOO CURLING CLUB
- 555 ELIZA STREET EXPANSION

3

NEW BROWNFIELD PLANS

Pavilion Investors, LLC
Maple Hill Leaseholds, LLC
Green Development, LLC

5

COMMUNITIES IMPACTED

Cooper Township, Pavilion Township, Comstock Township, Oshtemo Township, the City of Kalamazoo, & the City of Parchment

5

BROWNFIELD 101 TRAININGS

To: St. Joe County BRA, Oshtemo Township, Pavilion Township, & the City of Galesburg

131

PROJECT MEETINGS

W/ Development Teams & Stakeholders

PART I & PART II PROJECT APPLICATION OUTCOMES

10

New Project Applications or Updated Project Applications Approved

222.84

Acres proposed for redevelopment from 2025
Approved Project Applications

58

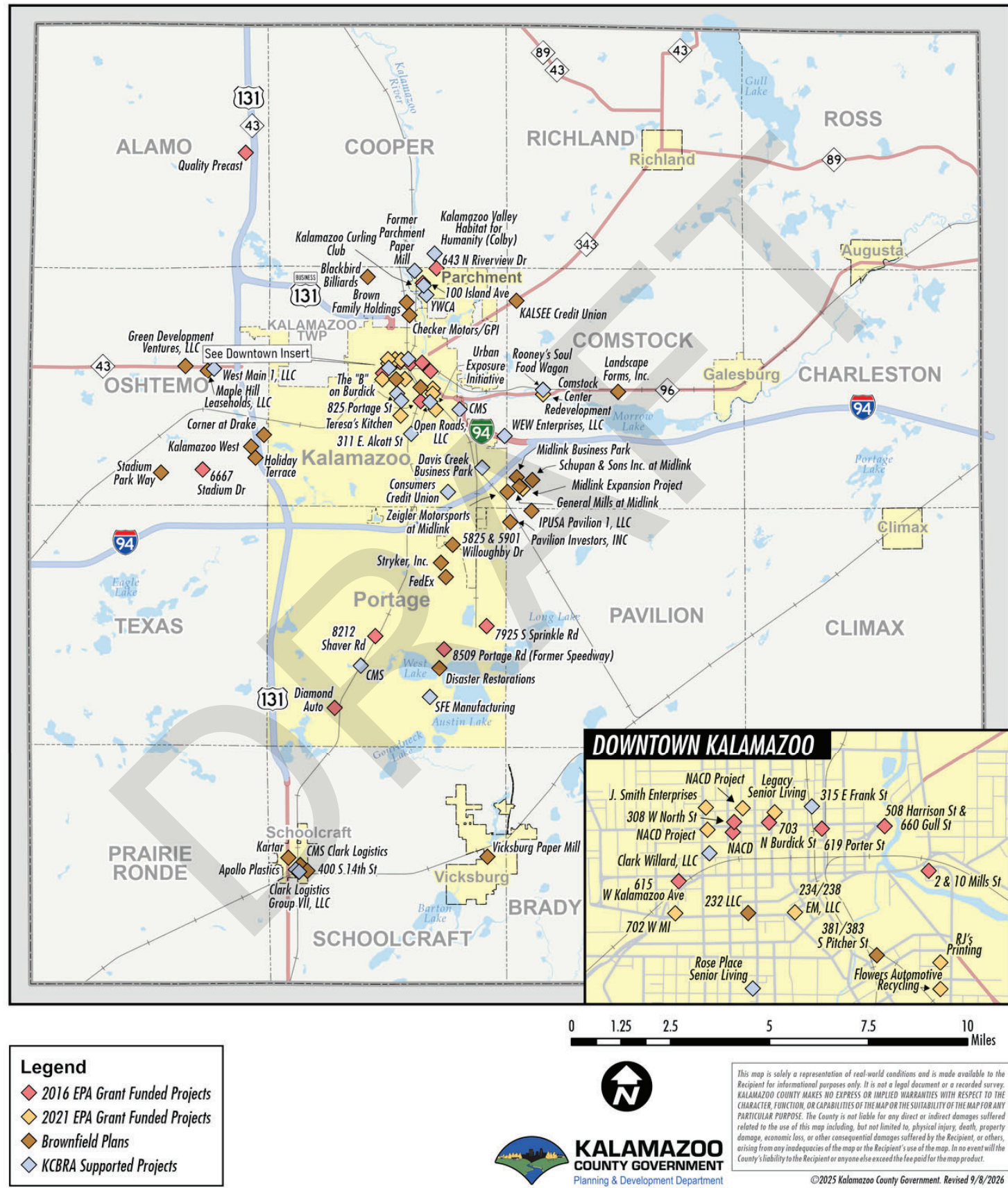
Estimated Jobs Retained or Created

\$261,915.50

Total Capital Private Investment Anticipated of new project applications

BROWNFIELD PROJECT MAP

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



KCBRA BROWNFIELD PLAN CAPTURE REPORT

There were 16 active Brownfield Plans that captured Tax Increment Revenue (TIR) in 2025, a total of \$2,4,22,927, was 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).

\$738M
IN PRIVATE
INVESTMENT
LEVERAGED
LOCALLY

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.

2025 Reporting Compliance Confirmed on 9/8/2026 by the Michigan Economic Development Corporation (MEDC)

#	Year Established	Plan Name	Location	TIR Collected in 2025	~ Private \$ Leveraged*
1	2008	Midlink Business Park	Comstock Township	\$483,014.01	\$109,000,000.00
		General Mills (added 2013)	Comstock Township	\$114,845.86	\$20,000,000.00
		AJZ Sprinkle (added 2017)	Comstock Township	\$0.00	\$9,000,000.00
		Schupan (added 2024)	Comstock Township	\$63,778.95	\$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	\$6,739.37	\$850,000.00
4	2013	Former Bud's Auto	City of Portage	\$7,259.27	\$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	\$136,691.52	\$1,051,000.00
8	2015	Blackbird Billiards	Kalamazoo Township	\$2,031.39	\$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	\$5,472.25	\$1,200,000.00
11	2016	Metal Mechanics	Village of Schoolcraft	\$6,043.55	\$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	\$27,174.23	\$3,820,767.00
14	2018	Stadium Parkway Redevelopment	Oshtemo Township	\$83,278.30	\$4,278,000.00
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Township	\$65,286.47	\$4,000,000.00
16	2019	Transformational Brownfield Plan The Mill at Vicksburg	Village of Vicksburg	\$59,776.90	\$52,000,000.00
17	2019	Project Spartan	City of Portage	\$598,059.33	\$25,000,000.00
18	2019	Graphic Packaging	City of Kalamazoo & Kalamazoo Township	\$365,182.44	\$180,000,000.00
19	2022	IPUSA	Pavilion Township	\$384,132.86	\$40,000,000.00
20	2023	KALSEE Credit Union	Comstock Township	\$14,160.79	\$3,000,000.00
KCBRA	2002-2024	TOTAL TIR Revenue	Kalamazoo County Brownfield Plans	\$2,422,927	\$738,218,713

EPA GRANT CLOSE OUT: COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT \$300,000

EPA GRANT 2021 AWARD PERIOD: OCTOBER 2021 - SEPTEMBER 2025

In October of 2021, the U.S. Environmental Protection Agency (EPA) awarded the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) a \$300,000 community-wide assessment grant to conduct environmental site assessments for petroleum and hazardous substances. The funds were used to attend two National Brownfields Conferences and assess the environmental condition of 16 sites throughout Kalamazoo County, with a focus on the Northside neighborhood in the City of Kalamazoo.

FINAL APPROVED GRANT BUDGET **\$300,000.00**

\$1,200

Personnel

\$1,500

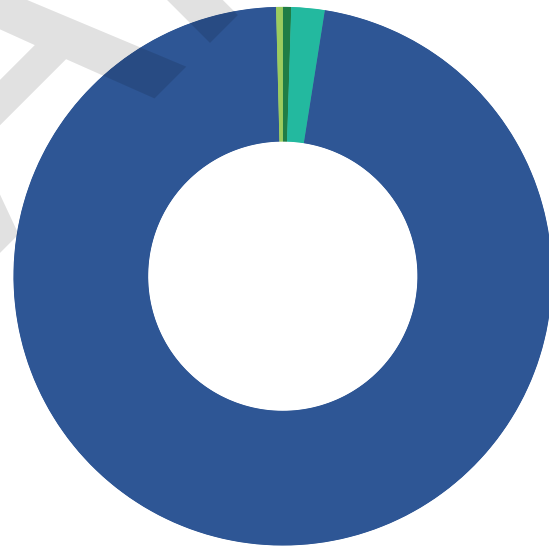
Supplies

\$6,000

Travel

\$291,300

Contractual



KEY ACCOMPLISHMENTS & OUTCOMES

16

Projects Supported;
4 in target area

10

Outreach Events:
7 Brownfield 101 Presentations
2 Expo Events as Info Vendor
1 EPA Grant Award Presentation

298

Jobs Retained
or Created

\$49,071,631

Private Investment
Leveraged & \$144,819
of Public Investment
Leveraged

EPA GRANT PROJECT DELIVERABLES



100% OF GRANT AWARD UTILIZED

leveraging private and public investment county-wide.

\$163.57

of private investment leveraged per \$1 of EPA Grant Funds, far greater than the **national average** of **\$20.45** leveraged for every USEPA dollar.

CONTRACTUAL EXPENSE OUTPUTS

Phase I Environmental Site Assessments	9
Phase II Environmental Site Assessments	17
Health & Safety Plans	10
Sampling and Analysis Plans	10
Clean Up Planning & Brownfield Planning Assessments	8
Hazardous Materials Inspections	6

CONTRACTUAL EXPENSE OUTPUTS PER PROJECT

\$5,268.41

1116 Lake Street

\$18,513.27

1216 S Burdick Street

\$8,695.00

234 E Michigan Ave.

\$6,140.85

555 Eliza Street

\$25,223.18

702 W Michigan Ave.

\$23,068.16

802 N Westnedge Ave.

\$26,000.00

Comstock Center
Redevelopment

\$22,000.00

Former Crown
Vantage Paper Mill

\$7,761.54

Former Schoolhouse #10

\$15,018.03

Fortitude Graphic Design

\$6,537.20

Midlink Business Park

\$16,758.16

NACD Church & Frank

\$52,404.00

NACD Ransom Street

\$14,165.08

YWCA

\$14,165.08

Flowers Automotive

\$12,568.11

Legacy Senior Living

THANK YOU



BOARD OF DIRECTORS

The KCBRA also serves on the Economic Development Corporation of the County of Kalamazoo Board (EDC) and meets on an as needed basis. The 9-member board, appointed by the Kalamazoo County Board of Commissioners, includes citizens, lenders, attorneys, construction management professionals, architects, landscape architects, real estate professionals, and economic development project managers.

KCBRA Directors and Ex Officio Members in 2025:

Christopher Carew	Jodi Milks
Lana Escamilla	Monteze Morales (Commissioner Liaison)
Connie Ferguson	Kenneth Peregon
Chad Goodwill	Craig Sherwood, Kalamazoo Township (Ex Officio, non-voting)
Kyle Gulau	Jodi Stefforia, Oshtemo Township (Ex Officio, non-voting)
Chas Hammond	John Taylor (Commissioner Liaison, non-voting)
Jared Lutz	Andrew Wenzel

Planning & Development Department Staff:

Rachael Grover, MPA	Director of Planning & Development
Macy Rose Walters, MPA	Brownfield Redevelopment Administrator

Brownfield Consultant:

Therese Searles, Senior Brownfield Specialist with Fishbeck

Photo below: KCBRA Stakeholders at the 2023 National Brownfields Conference in Detroit, MI



1	Postage	
2	Jan-March	\$ -
3	April-June	\$ 154.62
4	July-Sept.	
5	Oct.-Dec.	
6	Total	\$ 154.62

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

14		
15	Office Supplies	
16		
17	Total	\$ -

18		
19	Contractual	
20	Fishbeck invoice 2/11/26	\$ 1,015.00
21	Fishbeck invoice 3/11/26	\$ 2,478.75
22	Fishbeck invoice 3/27/26	\$ 7,988.89
23	Fishbeck invoice 4/24/26	\$ 1,500.00
24	Fishbeck invoice 4/24/26	\$ 1,955.74
25	Fishbeck invoice 6/15/26	\$ 4,221.25
26	Fishbeck invoice 7/9/26	\$ 5,117.60
27	Fishbeck (West Main 1 review)	\$ 22,566.25
28	<i>Fishbeck invoice 9/17/26</i>	<i>\$ 2,682.50</i>
29	Total	\$ 49,525.98

30 **REMAINING IN BUDGET \$ 474.02**

31	Site Study	
32	KNAC Reimbursement HMI	\$ 10,000.00
33	Fishbeck invoice 7/9/26 MRC	\$ 3,000.00
34	Total	\$ 13,000.00

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

	Communication	
	Total	\$ -

	Travel	
	Total	\$ -

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

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

	Miscellaneous	
	Total	\$ -

	Indirect Cost alloc.	
	Total	\$ -

	Interest Expense	
	Total	\$ -

Total Expenses \$ 119,535.74

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

KCBRA Admin Account Balance \$864,736.47

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund	\$4,964,970.28
Fund 242 LBRF	\$4,262,948.24

2026 MUNIS BRA TOTAL YEAR END					5,964,875.00
ESTIMATED TOTAL FUND BALANCE AS OF 9/22/26					\$4,965,444.30
2025 BRA Carry Forward Administrative Fund Balance					\$872,076.13
Administrative Fund Balance as of 9/22/26					\$864,736.47
BRA Fund 243 for 2026 (Formerly Fund 247)	Revenues	Expenses	<i>Estimated Pending reimb.</i>	REV-EXP	
County BRA (acct 24370300-)		119,535.74		-119,535.74	MUNIS Actual, Admin Expense (D6)
Dividends	87,724.38			87,724.38	
Service Fees (application fee payments)	10,000.00				
3rd Party Reimbursements	14,471.70	4,850.38			
Midlink local TIR tax (acct 24370301-420.00)	334,111.77	208,561.28		125,550.49	
Midlink school TIR tax (acct 24370301-420.01)				0	
Midlink Admin chg					
General Mills local TIR (acct 24370304-420.00)	100,803.70	104,845.86		-4,042	
General Mills school TIR (acct 24370304-420.01)				0	
General Mills Admin chg					
9008 Portage Road local TIR (acct 24370303-420.00)	686.57	4,621.72		-3,935	
9008 Portage Road school TIR (acct 24370303-420.01)				0	
9008 Portage Road Admin Chg					
555 E. Eliza St. Local TIR (24370306-420.00)	37,317.77			37,318	
555 E. Eliza St. School TIR (24370306-420.01)	38,946.63			38,947	
555 E. Eliza St. Admin Chg				0	
232 LLC Local TIR (24370307-420.00)	5,853.37			5,853	
232 LLC Admin. Chg					
Blackbird Billiards local TIR (24370308-420.00)	680.41	835.63		-155	
Blackbird Billiards School TIR (24370308-420.01)	341.91	797.76		-455.85	
Blackbird Billiards Admin Chg					
Kalamazoo West Prof Ctr Local TIR (24370310-010)	5,472.59	5,242.74		229.85	
Kalamazoo West Admin. Chg					
Metal Mechanics Local TIR (24370311-420.00)	2,489.38	13,522.55		-11,033	
Metal Mechanics School TIR (24370311-420.01)		6,554.39		-6,554	
Metal Mechanics Admin. Chg.					
Scanell/Project Spartan Local TIR (24370318-420.00)	98,344.31	1,197,754.00		-1,099,410	
Scanell/Project Spartan Admin. Chg.					
Schupan Local (24370326-420.00)	33,375.35	51,088.95			
Schupan State (24370326-420.01)					
Schupan Admin. Chg					
Stadium Park Way Local (24370314-420.00)	80,474.32	196,012.50		-115,538	
Stadium Park Way School (24370314-420.01)		138,604.29		-138,604	
Stadium Park Way Admin Chg					
383 S. Pitcher St Local TIR (24370315-420.00)	16,478.82	9,339.41		7,139	
383 S. Pitcher School TIR (24370315-420.01)	10,695.41	12,392.82		-1,697	
383 S. Pitcher Admin Chg					
Vickburg Mill Local TIR (24370316)	10,950.20				
Vicksburg Mill State TIR (24370316)					
Vicksburg Mill Admin. Chg					
Delta Marriott (24370317) Local TIR	65,286.47	64,386.47			
Delta Marriott School TIR					
Delta Marriott Admin. Chg					
2 and 10 Mills St. (Environmental Work)					
Graphic Packaging Local TIR (24370319-420.00)	225,527.55			120,682	
Graphic Packaging School TIR (24370319-420.01)	138,345.48			138,345	
Graphic Packaging Admin Chg					
IPUSA Local TIR (24370320-420.00)	156,104.95	335,232.36			
IPUSA State TIR (24370320-420.01)					
IPUSA Admin. Charge					
KALSEE Credit Union Local TIR (24370321-420.00)	14,364.61	14,099.50			
KALSEE Credit Union State TIR (24370321-420.01)					
KALSEE Credit Union Admin. Charge					
Landscape Forms, Inc.					
City BRA Projects to Reimburse KCBRA (3rd Party Reim.)					
615 W. Kalamazoo Ave. (KCBRA fully reimbursed 9/25)					Amount Spent by KCBRA 22630.17 total 615 w
619 Porter St. (Environmental work)					
Clarkwillard Trimpack Property (LBFR Loan)					23,999.94 Loan term: funding no longer needed
315 E Frank Street (Legal Fees)					
The "B" on Burdick (varnum credit)					
BRA ACTUAL TOTAL IN 2026 AS OF 9/22/26	1,488,847.65	2,488,278.35	-	-999,431	4,965,444

2020-26 Pending remaining of approved Work Orders & Other Expenses					
General Fund					
WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017 unused in 2018
WO#2018-1 - General Env. Consulting			20		
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
WO# 2018-2 ET Annual Report Assistance			25		unused in 2018

FUND 247
MWalters 5-26-2022

WO# 2018-3 Website Assistance -Envirologic			42.5			unused in 2018
Web Hosting (annual expense)			0	Remaining amount in W.O.		
WO# 2019-1 General Environmental Consulting			1,516.25			unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50			unused in 2019
WO# 2020-1 General Environmental Review ET			7,273.75			unused in 2020
WO#2021-1 General Env. + Admin. Envirologic			16,393.75			unused in 2021
WO#2022-1 General Environmental + admin			11,722.50			unused in 2022
WO#2023-1 General Environmental + Admin			6,780.44			unused in 2023
WO #2024-1 General Environmental + Admin			2,354.96			unused in 2024
WO# 2025-1 General Environmental + Admin			3,223.76			unused in 2025
WO# 2025-2 Habitat for Humanity			0.00	amount remaining in w.o.		
WO# 2026-1 General Environmental			474.02	amount remaining in w.o.		
Fund 243 (247) Work Order TOTAL			474.02			4,964,970 Est. Fund 243 w/ Enc.
Local Brownfield Revolving Fund 242	Revenues	Expenses				
Dividends deposited to date	515,677			on Michigan CLASS \$4.6M		
440, LLC - Funding Request		0.00		Remaining amount in W.O.		
WO#2021-2 3800 Wynn Rd General Env.		0.00		\$6,832 Remaining (\$21K allocated)		4,262,948 Fund 242 w/ Enc.
WO#2023-2 YWCA VMI system (GRA)		4,949.23		Remaining (\$110k allocated)		
WO#2023-3 436 W. Willard Street (LRA)		0.00		Remaining amount in W.O.		
555 Eliza Street/ Lee Street Expansion (LRA)		425,995.00		Encumbered figure of Loan Amt.		
WO# 2026-3 MRC Industries		26,625.00		Remaining amount in W.O.		
WO# 2026-4 Hope THRU Navigation Tiny Homes		5,000.00		Remaining amount in W.O.		
WO# 2026-5 KNAC		224,193.60		Remaining amount in W.O.		
City of Portage - Ali Family Home- Tornado Project		123,873.00		Remaining amount in W.O.		
<i>estimated work order totals LBRF</i>		<i>810,635.83</i>		<i>w/ pending LBRF requests</i>		
Emerging Developer Fund Work Orders & Other Expenses		500,000.00		Estimated Amt. Allocated for 2026		
WO# 2025-2 Habitat for Humanity		0.00		\$14 unused (\$2,500 allocated)		
WO# 2025-3 Rooney's Soul Food Wagon		0.00		\$11,377.84 unused (\$25k allocated)		
WO# 2025-4 The Kalamazoo Curling Club		0.00		Remaining amount in W.O.		
WO# 2026-2 Flowers Automotive Recycling		0.00		Remaining amount in W.O.		
<i>Emerging Developer Allocation for 2026</i>		469,000.00		Remaining in 2026 Allocation		
Fund 242 (643) Encumbrances & Work Order Total		1,310,635.83		w/ Emerging Developer Allocation for 2025		
<i>total work orders & other expenses from both accounts</i>		1,311,109.85				

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

projects that have held TIR but not approved invoice packet

Graphic Packaging

The Vicksburg Mill

ESTIMATED Total Remaining including TIR (w/remaining developer invoice packts encumbrances TBD)

4,964,970.28

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	Running Balance
Carry Forward from 2014 - 2025	5429812.5		5,429,812.50
Dividends from Michigan CLASS investment \$4.6 M 1/31/26	16,285.35		5,446,097.85
Dividends from Michigan CLASS investment \$4.6 M 2/28/26	14,544.31		5,460,642.16
Fishbeck WO #2026-2 Flowers Automotive Recycling 3/10/26		(17,500.00)	5,443,142.16
Fishbeck WO# 2025-4 Kalamazoo Curling Club 3/27/26		(2,500.00)	5,440,642.16
Dividends from Michigan CLASS investment \$4.6 M 3/31/26	15,963.96		5,456,606.12
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/7/26		(6,500.00)	5,450,106.12
Dividends from Michigan CLASS investment \$4.6 M 4/30/26	16,462.25		5,466,568.37
Fishbeck WO #2026-2 Flowers Automotive Recycling 4/24/26		(1,500.00)	5,465,068.37
Fishbeck WO# 2025-4 Kalamazoo Curling Club 4/24/26		(3,000.00)	5,462,068.37
Transfer from 9008 Portage Road 5/28/26	10,527.71		5,472,596.08
Dividends from Michigan CLASS investment \$5.4 M 5/31/26	17,209.55		5,489,805.63
Fishbeck WO#2026-3 MRC Industries 6/15/26		(3,000.00)	5,486,805.63
Dividends from Michigan CLASS investment \$5.4 M 6/30/26	16,831.91		5,503,637.54
Fishbeck WO#2026-5 KNAC 7/9/26		(291.55)	5,503,345.99
Fishbeck WO#2026-4 Hope THRU Nav 7/9/26		(6,450.00)	5,496,895.99
Fishbeck WO#2026-3 MRC Industries 7/9/26		(1,750.00)	5,495,145.99
Transfer from Metal Mechanics 7/23/26	157.49		5,495,303.48
Transfer from Stadium Park Way 8/27/26	2,614.53		5,497,918.01
Transfer from Delta Marriott 8/27/26	64,386.47		5,562,304.48
Dividends from Michigan CLASS investment \$5.4 M 7/31/26	17,495.99		5,579,800.47
Fishbeck WO#2026-4 Hope THRU Nav 7/31/26		(10,350.00)	5,569,450.47
Fishbeck WO#2026-3 MRC Industries 7/31/26		(9,500.00)	5,559,950.47
Fishbeck WO#2026-5 KNAC 9/10/26		(36.25)	5,559,914.22
Fishbeck WO#2026-3 MRC Industries 7/9/26		(4,125.00)	5,555,789.22
Dividends from Michigan CLASS investment \$5.4 M 8/31/26	17,794.85		5,573,584.07
2026 LBRF Transactions to Date	210,274.37	(66,502.80)	143,771.57
Subtotals	5,640,086.87	(66,502.80)	5,573,584.07
Fund 242 TOTAL to date \$			5,573,584.07
Estimated amount less encumbrances \$ 4,262,948.24			
Dividends 2026 Year to Date	132,588.17	LBRF Emerging Developer Fund	
Total Dividend Deposits to Date	515,677.39	Encumbered Amt.	-
Total Project Revenues for 2026 Year to Date	77,686.20	Total Fund Exp.	50,778.16
Total Project Expenses for 2026 Year to Date	-66,502.80	2026 Expenses	(31,000.00)
LBRF work order totals remaining in Emerging Developer Fund	0.00	Allocated in '26	500,000.00
LBRF grant and loan totals remaining	457,569.23	Remaining	469,000.00
LBRF amount less encumbrances	4,262,948.24	Projects Funded	4

*CORRECTED 9-9-26

***County Treasury Moved \$400,000.00 into the MI Class Investment Account of \$4.6 M on 4/8/2026 totalling \$5.4M in the account (\$5,446,345.09 in account)**

Estimated Cash balance in LBRF after consent agenda approved as of 9/22/26 \$ 569,584.07