
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, September 26, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Link to join Webinar

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

Webinar ID: 826 6120 3045

1. Call to Order: 3:00
2. Roll Call and Members Excused
3. Approval of the Agenda
4. Approval of Minutes:
 - a. June 13, 2024, KCBRA Committee of the Whole Minutes
 - b. August 8, 2024, KCBRA Committee of the Whole Minutes
 - c. August 22, 2024, KCBRA Regular Meeting Minutes
5. Public Comments (4 minutes each)
6. Consent Agenda
 - a. **From General Fund**
 - i. **\$2,297.75** – Fishbeck Invoice 442374 (W.O. 2024-1 Gen. Env.)
 - b. **From EPA Grant Fund**
 - i. **\$764.79** – Fishbeck Invoice 442376 (W.O. #12 Legacy Senior Living)
 - ii. **\$1,950.31** – Fishbeck Invoice 442365 (W.O. #17 Teresa’s Kitchen)
 - iii. **\$2,502.61** – Fishbeck Invoice 442368 (W.O. #18 J. Smith Ent.)
 - iv. **\$734.83** – Fishbeck Invoice 442361 (W.O. #2 Outreach & Programmatic)
 - c. **KCBRA Business**:
 - i. **Transfer into the Local Brownfield Revolving Fund (Fund 242)**
 1. **\$2,834.64** – 9008 Portage Road 2023 State TIR
7. Discussion and/or Action Calendar
 - a. **Discussion/Action**: Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
 - iii. EPA Coalition Grant Memo
 - iv. 234-238 EM, LLC EPA work order #19 amendment #1
 - b. **Action**: Landscape Forms, Inc. Draft Development Agreement with KCBRA

c. **Discussion:** General Environmental Contract Expiring 12/31/2024

8. Financial Reports

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

9. Staff Report/Updates

- a. Pending Agreement Between KCBRA & Planning Dept.
- b. Staff Attended the Black Business Expo 8/24/2024
- c. EPA Grant Extension Request Submitted 9/6/2024
- d. 2024 Summer Tax Increment Statements Issued to Local Units of Governments
- e. MEDC 2023 State Project Reporting Completed & Received Compliance Letter

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, October 24, 2024, at 3:00 p.m.

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

BOARD MEMBERS:

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

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

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 13, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT MINUTES

Present: Christopher Carew, Connie Ferguson, Chad Goodwill, Jodi Milks, Kenneth Peregón, and Andrew Wenzel.

Members Excused:, Jared Lutz, Monteze Morales, and David Wang.

Vacancies: 0

Kalamazoo Township: none

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 5

1. Call to Order: **Chair Peregón called the meeting to order at 3:06 p.m.**
2. Roll Call and Members Excused: **Jared Lutz, Monteze Morales and David Wang were excused.** Six (6) of Nine (9) voting members were present.
3. Public Comments (4 minutes each) **None**
4. Approval of the Agenda:

Director Ferguson moved to approve the agenda as amended, Director Milks seconded. None opposed, motion carried.

5. Discussion Calendar:
 1. Approval of Minutes from April 11, 2024, KCBRA Committee of the Whole

Director Carew moved to approve Item 1 as presented, Director Milks seconded. None opposed, motion carried.

2. Jeremiah Smith Enterprises Northside Laundry & Housing Project Applications Part I & Part II **(Discussion)**
3. Kalamazoo County Land Bank Authority Scattered Site Redevelopment Plan Part I & Part II Applications **(Discussion)**

Other **None**

6. Closed Session **None**

7. Adjournment **Director Carew moved to adjourn at 3:47 p.m. Director Milks seconded, meeting adjourned.**

Next Meeting: Thursday, July 11th, 2024, at 3:00 p.m.

Room 207a, County Admin Bldg

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

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KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 8, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

DRAFT MINUTES

Present: Connie Ferguson, Chad Goodwill, Jared Lutz, Jodi Milks, Monteze Morales, and Kenneth Peregon.

Members Excused: Christopher Carew, David Wang, and Andrew Wenzel

Vacancies: 0

Kalamazoo Township: none

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 5

1. Call to Order: **Chair Peregon called the meeting to order at 3:02 p.m.**
2. Roll Call and Members Excused: **Christopher Carew, David Wang, and Andrew Wenzel were excused. Commissioner Morales attended the meeting virtually in accordance with ADA accommodations consistent with 2022 OAG 7318.** Six (6) of Nine (9) voting members were present. Jodi Milks joined the meeting at 3:15 p.m.
3. Public Comments (4 minutes each) **None**
4. Approval of the Agenda:

Director Lutz moved to approve the agenda as amended, Director Goodwill seconded. None opposed, motion carried.
5. Discussion Calendar:

1. Approval of Minutes from June 13, 2024, KCBRA Committee of the Whole

Discussion ensued regarding a correction to who made a motion to approve the minutes, staff suggested tabling the item until the next meeting to review meeting notes.

June 12, 2024, were be tabled until they are ready. None opposed.

2. 234/238 EM, LLC Project Applications Part I & Part II **(Discussion)**

3. Project Stride, Landscape Forms, Inc.

i. Part I & Part II Applications (**Discussion**)

ii. Project Stride Brownfield Plan w/ 3rd Party Review & Fact Sheet (**Discussion**)

Other **None**

6. Closed Session **None**

7. Adjournment **Director Lutz moved to adjourn at 3:33 p.m. Director Milks seconded, meeting adjourned.**

Committee of the Whole Meetings have been canceled indefinitely. Next KCBRA Regular Meeting to be held on August 22nd, 2024.

Room 207a, County Admin Bldg

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KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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

DRAFT - MINUTES

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

Members Excused: 2

Vacancies: 0

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 6

1. Call to Order: **Chair Peregon called the meeting to order at 3:03 p.m.**
2. Roll Call and Members Excused: **Seven (7) of nine (9) voting members were present. Director Ferguson and Commissioner Morales were excused.**

3. Approval of the Agenda:

Chair Peregon asked the board to consider adding item 7biii, a Conflict Consent Waiver from Varnum.

Director Wenzel moved to approve item 3, as amended, Director Lutz seconded. A roll call vote was taken, the motion carried with seven (7) Yes, zero (0) No, and no abstentions.

4. Approval of Minutes: BRA Minutes of **July 25, 2024**

Discussion ensued regarding verification of the minutes saying when Director Wang had arrived or was excused.

Director Milks moved to approve item 4 as presented, Director Carew seconded. None opposed, motion carried.

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

6. Consent Agenda

a. **From General Fund**

- i. **\$1,348.00** – Fishbeck Invoice 441203 (W.O. 2024-1 Gen. Env.)

b. **From EPA Grant Fund**

- i. **\$60.77** – Fishbeck Invoice 441205 (W.O.#11 Redman Ventures)
ii. **\$376.98** – Fishbeck invoice 441204 (W.O.#17 Teresa’s Kitchen)
iii. **\$1,698.71** – Fishbeck invoice 441202 (W.O. #2 Outreach & Programmatic)

c. **Project Business:**

i. **Developer Reimbursements from 2023 Tax Increment Revenue**

1. **\$21,596.05** – KALSEE Credit Union 1st TIF Payment (\$9,463.00 State & \$12,133.05 Local)
2. **\$4,159.00** – 9008 Portage Road 3rd TIF Payment (local)
3. **\$5,224.57** – Metal Mechanics D&D Realty 8th TIR Payment (local)
4. **\$102,031.24** – General Mills 13th TIR Payment (local)

- ii. **\$9,250.00** – Invoice to Clarklogic for 555 Eliza Street Payment to State of Michigan EGLE Loan Payment Due 9/14/2024

iii. **Transfers into the Local Brownfield Revolving Fund (LBRF Fund 242)**

1. **\$2,036.46** – to LBRF of KALSEE 2023 State TIR

- iv. **MEDC Annual Report** – Authorize Submittal to MEDC by 8/31/2024

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

7. Discussion and/or Action Calendar

a. **Action:** 234/238 EM, LLC

i. Part I & Part II Project Applications

Director Lutz stated their conflict of interest due their employer who is Michigan Growth Advisors, an organization employed by the developer. Director Wang abstained from discussion, too, as Michigan Growth Advisors is a subsidiary of Director Wang’s employer, Miller Johnson.

Director Wenzel moved to approve item 7ai, waiving the application fee, noting this is for a first-time developer, and Director Carew seconded. A roll call vote was taken, the motion carried with five (5) Yes, zero (0) No, with Director Wang and Director Lutz abstaining.

ii. EPA Grant Work Order #19 234/238 EM, LLC

Director Wenzel moved to approve item 7aii as presented, Director Milks seconded. A roll call vote was taken, the motion carried with five (5) Yes, zero (0) No, and Director Wang and Director Lutz abstained.

b. **Action:** Landscape Forms, Inc.

i. Project Applications Part I and Part II

Director Lutz and Director Wang both disclosed their conflict-of-interest and abstained from discussion, as Michigan Growth Advisors is employed by the developer. Discussion ensued regarding the Kalamazoo County Land Bank's involvement in the project, and Kalamazoo County's (KCBOC) participation in paying the fee for the assistance to the Land Bank. There was discussion regarding the need for an updated application packet by the developer describing the addition of parcels in the draft application.

Director Wenzel moved the approve item 7bi, contingent upon receipt of updated Project Applications Part I & Part II, as well as payment of the KCBRA's application fee of \$2,500. Director Milks seconded. A roll call vote was taken, the motion carried with five (5) Yes, zero (0) No, and Director Lutz and Director Wang abstained.

ii. Brownfield Plan

Director Milks moved to approve item 7bii as presented, Director Wenzel seconded. A roll call vote was taken, the motion carried with five (5) Yes, zero (0) No, and Director Lutz and Director Wang abstained.

iii. Varnum Conflict of Interest Consent Waiver

Discussion ensued regarding the KCBRA's legal counsel being employed by the developer, and the possible need for consideration of secondary counsel if there is a conflict during the preparation of the Development Agreement between the KCBRA and the developer. The KCBRA may consider asking the developer to pursue different counsel if there is an unresolvable conflict during the drafting phase of the agreement.

Director Carew moved to approve item 7aiii, authorizing the Chair to sign the item, with the understanding that the KCBRA or developer may seek alternative legal counsel if deemed necessary, Director Goodwill seconded. A roll call vote was taken, the motion carried with four (4) Yes, one (1) No, and Director Lutz abstained.

c. **Discussion/Action:** Fishbeck

i. General Environmental Memo & Billing Summary

ii. EPA Grant Memo & Billing Summary

iii. Draft Contract Extension Request for EPA Assessment Grant

Director Wang moved to approve item 7ciiii, authorizing staff to submit the EPA grant extension, contingent upon the item being reformatted into the EPA's preferred template and on KCBRA letter head. Director Lutz seconded, none opposed, motion carried.

d. **Discussion/Action:** The Stryker Brownfield Plan (Capture Complete)

i. **City of Portage Invoice Packet Eligible Expenses \$437,645.20**

ii. **\$437,645.20** – City of Portage Full TIR Payment

(\$220,792 State & \$216,853.20 Local)

iii. **\$245,614.16** – Transfer to LBRF of Stryker 2023 Local TIR

- iv. **\$370,905.67** – Return of Stryker 2021 State TIR
(\$92,726.42 SET & \$278,179.25 School Operating)
- v. **\$680,041.68** – Return of Stryker 2023 Local TIR to Taxing Jurisdictions

Director Lutz moved to approve all items from 7di-7dv, as presented, Director Wenzel seconded, none opposed, motion carried.

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

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

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

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

10. Other Planning **Director Grover announced that a member of the Planning Department was asked to join the South Drake Road Corridor Improvement Authority (SoDA) Board of Directors, she recommended BRA staff member Administrator Walters. The Kalamazoo County Board of Commissioners appointed Administrator Walters at their August 20, 2024 Regular Meeting.**

11. Board Member Comments **None**

12. Adjournment **Director Wenzel moved to adjourn at 4:37 p.m. Milks seconded, none opposed, motion carried.**

Next Regular Meeting: Thursday, September 26, 2024, at 3:00 p.m.

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Payment Options

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

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

Invoice : 442374
Invoice Date : 9/12/2024
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT2

For Professional Services Rendered Through 8/30/2024

WO #2024-1

	Fee	Available	Billings		
			To Date	Previous	Current
GR 2024 - General Review 2024	14,000.00	6,477.50	9,547.25	7,522.50	2,024.75
<i>Rate Labor</i>		2,024.75			
CAS 2024 - Contractual Administrative Support 2024	6,000.00	5,790.00	483.00	210.00	273.00
<i>Rate Labor</i>		262.50			
<i>Unit Rate Expense</i>		10.50			
			Current Billings		2,297.75
			Amount Due This Bill		<u>2,297.75</u>

Total Fee : 20,000.00
To Date Billings : 10,030.25
Total Remaining : 9,969.75

GR 2024 - General Review 2024

Rate Labor

Class / Employee

Date

Hours

Rate

Amount

Senior Environmental Specialist

David Stegink	8/2/2024	0.25	140.0000	35.00
Project Stride Communications	8/5/2024	0.25	140.0000	35.00
Project Stride Communications	8/6/2024	0.50	140.0000	70.00
review Project Stride Draft BF Plan	8/9/2024	0.50	140.0000	70.00
changes to BF Plan communications	8/15/2024	1.50	140.0000	210.00
review LFI BF Plan, communications, call w JA	8/19/2024	1.00	140.0000	140.00
revised LFI BF Plan	8/20/2024	1.25	140.0000	175.00
update fact sheet and memo, communications w K Brauer, communications w KCBRA		5.25		735.00

Total David Stegink

Trudy Galla	8/1/2024	0.50	162.0000	81.00
Emails, review TIF memo, phone call.		5.75		816.00

Total Senior Environmental Specialist

Senior Hydrogeologist

Jeffrey Hawkins	8/8/2024	1.00	150.0000	150.00
attended KCBRA COW meeting	8/12/2024	0.25	150.0000	37.50
briefly reviewed MI Growth Advisor's latest LFI BF Plan		1.25		187.50

Total Jeffrey Hawkins

Total Senior Hydrogeologist

Staff Environmental Specialist

Logan Mulholland	8/1/2024	1.50	85.0000	127.50
Review documentation and communications with Grant on City of Portage Reimbursement Request, edits to memo	8/2/2024	0.25	90.0000	22.50
Edits to city of portage memo	8/5/2024	1.00	85.0000	85.00
Edit and finalize City of Portage reimbursement request, review MEDC approval letter and respond to Macy's email	8/7/2024	1.75	85.0000	148.75
Review Stryker TIF, email response	8/12/2024	0.25	85.0000	21.25
Stryker TIF Communications	8/13/2024	2.50	85.0000	212.50
Review IPUSA TIF, call with Macy, email responses	8/15/2024	1.50	85.0000	127.50
Review Kalsee TIF analysis and respond to Macy	8/16/2024	0.25	90.0000	22.50
Follow up on delta marriott project	8/21/2024	1.00	85.0000	85.00
Prep for meeting with TMS, email City of Portage documentation to Macy	8/23/2024	0.25	85.0000	21.25
Call with TMS	8/30/2024	0.50	85.0000	42.50
review Stryker return		10.75		916.25

Total Logan Mulholland

GR 2024 - General Review 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Total Staff Environmental Specialist		10.75		916.25
Technician				
Michelle Bell	8/1/2024	1.00	70.0000	70.00
	Figures for City of Portage reimbursement			
	8/2/2024	0.50	70.0000	35.00
	changes to drawing RE:City of Portage	-----		-----
Total Michelle Bell		1.50		105.00
Total Technician		1.50		105.00
Total Rate Labor				2,024.75
Total Bill Task: GR 2024 - General Review 2024				2,024.75

CAS 2024 - Contractual Administrative Support 2024

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	8/8/2024	2.50	105.0000	262.50
	KCLBA meeting attendance			
Total Rate Labor				262.50
Unit Rate Expenses				
<i>Account / Unit</i>		<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>
Mileage				
Mileage - Employee Vehicle		15.00	0.7000	10.50
Total Unit Rate Expenses				10.50
Total Bill Task: CAS 2024 - Contractual Administrative Support 2024				273.00

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

2,297.75



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

Invoice : 442376
Invoice Date : 9/12/2024
Project : 231419
Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 8/30/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #12

	Fee	Available	Billings		
			To Date	Previous	Current
231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo					
RAP - Response Activity Plan /Conceptual Site Model	7,599.68	0.00	7,599.68	7,599.68	0.00
Clean - Brownfield Cleanup Planning	5,000.00	796.36	4,968.43	4,203.64	764.79
<i>Rate Labor</i>		764.79			
				Current Billings	764.79
				Amount Due This Bill	<u>764.79</u>

Total Fee : 12,599.68
To Date Billings : 12,568.11
Total Remaining : 31.57

Clean - Brownfield Cleanup Planning

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Engineer				
Alisa Lindsay	8/26/2024	0.50	169.9500	84.98
	Discuss overall proj status and client timeline w/ EP			
	8/27/2024	1.50	169.9500	254.93
	Corres. EGLE re: additional MSHDA req's (not w/in EGLE SOW), mtg. coord			
	8/29/2024	1.50	169.9500	254.93
	Emails and internal disc. re: add'l ResAP 7a req, coord ResAP prep, coord mtgs. w/ EGLE and MSHDA			
Total Alisa Lindsay		3.50		594.84
Total Senior Engineer		3.50		594.84
Senior Hydrogeologist				
Erik Peterson	7/19/2024	0.75	135.9600	101.97
	Correspondence with			
	8/12/2024	0.50	135.9600	67.98
	Discuss landscape timing versus parcel split timing w/ Mr. Bogan and DDCC/IM&M language			
Total Erik Peterson		1.25		169.95
Total Senior Hydrogeologist		1.25		169.95
Total Rate Labor				764.79
Total Bill Task: Clean - Brownfield Cleanup Planning				764.79

Total Project: 231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo

764.79



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 201 West Kalamazoo Avenue
 Kalamazoo, MI 49008
 United States

Invoice : 442365
Invoice Date : 9/12/2024
Project : 240812
Project Name : KCBRA/WO 17 - 1222 S, Burdick, Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 8/30/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
Elg / PH 1 - Eligibility and Phase I ESA	3,000.00	0.00	3,000.00	3,000.00	0.00
HM Inspect - Hazardous Materials Inspection	4,765.00	4,765.00	450.63	0.00	450.63
<i>Rate Labor</i>	450.63				
PH 2 - Phase II ESA	12,250.00	11,873.02	1,876.66	376.98	1,499.68
<i>Rate Labor</i>	1,499.68				
BEA - BEA /Due Care	5,000.00	5,000.00	0.00	0.00	0.00
			Current Billings		1,950.31
			Amount Due This Bill		<u>1,950.31</u>

HM Inspect - Hazardous Materials Inspection

Rate Labor

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support	1.00	86.5200	86.52
Senior Geologist	1.75	121.5400	212.70
Staff Environmental Specialist	1.75	86.5200	151.41
Total Rate Labor			450.63

Total Bill Task: HM Inspect - Hazardous Materials Inspection

450.63

PH 2 - Phase II ESA

Rate Labor

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist	10.00	125.6600	1,256.60
Senior Geologist	2.00	121.5400	243.08
Total Rate Labor			1,499.68

Total Bill Task: PH 2 - Phase II ESA

1,499.68

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

1,950.31



Payment Options

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

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

Invoice : 442368
Invoice Date : 9/12/2024
Project : 241171
Project Name : KCBRA/WO 18-J. Smith Apts-802
 N. Westnedge, 438 & 442 W. Frank,
 Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 8/30/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
PH I - Eligibility and Phase I ESA	3,000.00	3,000.00	1,763.58	0.00	1,763.58
<i>Rate Labor</i>	1,488.58				
<i>Expenses</i>	275.00				
PH 2 - Phase II	18,495.00	18,495.00	436.72	0.00	436.72
<i>Rate Labor</i>	436.72				
BEA - BEA/Due Care	5,000.00	5,000.00	82.40	0.00	82.40
<i>Rate Labor</i>	82.40				
BF Plan - Brownfield Plan	8,000.00	8,000.00	219.91	0.00	219.91
<i>Rate Labor</i>	219.91				
			Current Billings		<u>2,502.61</u>
			Amount Due This Bill		<u><u>2,502.61</u></u>

PH I - Eligibility and Phase I ESA

Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Production Support	0.25	86.5200	21.63
Senior Geologist	0.25	121.5400	30.39
Senior Hydrogeologist	2.25	135.9600	305.91
Staff Engineering Specialist	0.25	73.0000	18.25
Staff Environmental Specialist	13.50	82.4000	1,112.40

Total Rate Labor **1,488.58**

Expenses			
<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
ERIS Information Inc	275.00	1.00	275.00

Total Expenses **275.00**

Total Bill Task: PH I - Eligibility and Phase I ESA **1,763.58**

PH 2 - Phase II

Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Hydrogeologist	2.00	135.9600	271.92
Staff Environmental Specialist	2.00	82.4000	164.80

Total Rate Labor **436.72**

Total Bill Task: PH 2 - Phase II **436.72**

BEA - BEA/Due Care

Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Staff Environmental Specialist	1.00	82.4000	82.40

Total Rate Labor **82.40**

BF Plan - Brownfield Plan

Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist	1.25	121.5400	151.93
Senior Hydrogeologist	0.50	135.9600	67.98

Total Rate Labor **219.91**

Total Bill Task: BF Plan - Brownfield Plan **219.91**

Total Project: 241171 - KCBRA/WO 18-J. Smith Apts-802 N. Westnedge, 438 & 442 W. Frank, Kalamazoo

2,502.61



Payment Options

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

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

Invoice : 442361
Invoice Date : 9/12/2024
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant
 -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 8/30/2024

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic	13,300.00	1,919.29	12,115.54	11,380.71	734.83
Rate Labor		734.83			
					734.83
					<u>734.83</u>
					<u><u>734.83</u></u>

Current Billings 734.83
Amount Due This Bill 734.83

COMM - Community Outreach & Programmatic

Rate Labor

<i>Class / Employee</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	7.50	95.5000	716.25
Staff Environmental Specialist			
Logan Mulholland	0.25	74.3000	18.58
Total Rate Labor			734.83
Total Bill Task: COMM - Community Outreach & Programmatic			734.83

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

734.83

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review
 Disaster Restoration Inc - 9008 Portage Rd, Portage, MI 49002
 September 26, 2024

KCBRA				State	Local	Total
Expenditures	<i>Estimate</i>	<i>Invoiced</i>				
Phase I	\$ 2,300.00		\$ 6,209.06	\$ -	\$ 6,209.06	
Phase II	\$ -		\$ 330.44	\$ -	\$ 330.44	
BEA/Due Care Plan	\$ 2,700.00	Invoiced together -	\$ 351.25	\$ -	\$ 351.25	
Brownfield Plan	\$ 2,500.00	\$9816.63		\$ 1,428.75	\$ 1,428.75	
Act 381 Work Plan	\$ 2,500.00			\$ 1,497.13	\$ 1,497.13	
Act 381 Work Plan - 12/10/14				\$ 210.00	\$ 210.00	
				\$ 263.75	\$ 263.75	
Documentation of Due Care 12/17/15			\$ 45.13	\$ 3,139.87	\$ 3,185.00	
Administrative						
2013 BRA Operating Expenses			\$ -	\$ 3,132.12	\$ 3,132.12	
2014 BRA Operating Expenses				\$ 162.61	\$ 162.61	
2015 BRA Admin. Expenses				\$ 141.85	\$ 141.85	
2016 BRA Admin. Expenses				\$ 87.06	\$ 87.06	
2017 BRA Admin Expenses	5/24/2018			\$ 97.77	\$ 97.77	
2018 BRA Admin Expenses	3/28/2019			\$ 122.70	\$ 122.70	
2019 BRA Admin. Expenses	2/27/2020			\$ 77.34	\$ 77.34	
2020 BRA Admin. Expenses	2/26/2021			\$ 68.22	\$ 68.22	
2021 BRA Admin. Expenses	12/31/2021			\$ 127.77	\$ 127.77	
2022 BRA Admin. Expenses	12/31/2022			\$ 167.87	\$ 167.87	
2023 BRA Admin Expenses	12/31/2023			\$ 252.79	\$ 252.79	
Subtotal KCBRA		\$ 9,816.63	\$ 6,935.88	\$ 10,977.60	\$ 17,913.48	
Payments	<i>Approved</i>	<i>Distributed</i>				
KCBRA		Sept 2014	\$ 617.89	\$ 601.54	\$ 1,219.43	
KCBRA		12/31/2015		\$ 81.67	\$ 81.67	
KCBRA		12/31/2015	\$ 505.09	\$ 597.94	\$ 1,103.03	
KCBRA		12/15/2016	\$ 501.52	\$ 67.54	\$ 569.06	
KCBRA		12/15/2016		\$ 612.15	\$ 612.15	
KCBRA		12/22/2017	\$ 570.58	\$ 760.54	\$ 1,331.12	
KCBRA		2018	\$ 601.00	\$ 846.00	\$ 1,447.00	
KCBRA		2019	\$ 860.24	\$ 1,231.65	\$ 2,091.89	
KCBRA		2020	\$ 1,269.73	\$ 2,488.29	\$ 3,758.02	
KCBRA		4/28/22	\$ 2,009.83	\$ 3,269.62	\$ 5,279.45	
KCBRA		3/23/2023		\$ 167.87	\$ 167.87	
KCBRA		3/28/2024		\$ 252.79	\$ 252.79	
Subtotal KCBRA			\$ 6,935.88	\$ 10,977.60	\$ 17,913.48	
Remaining Balances after Payments						
Subtotal KCBRA			\$ -	\$ -	\$ -	
State Brownfield Fund						
State of Michigan Payment (2015 SET)		10/23/2016	\$ 72.00	\$ -	\$ 72.00	
State of Michigan Payment (2016 SET)		10/3/2017	\$ 71.50	\$ -	\$ 71.50	
State of Michigan Payment (2017 SET)		12/3/2018	\$ 81.00	\$ -	\$ 81.00	
State of Michigan Payment (2018 SET 3 mils)			\$ 87.00	\$ -	\$ 87.00	
State of Michigan Payment (2019 SET 3 mils)			\$ 125.00	\$ -	\$ 125.00	
State of Michigan Payment (2020 SET 3 mils)		12/31/2021	\$ 266.00	\$ -	\$ 266.00	
State of Michigan Payment (2021 SET 3 mils)		12/31/2022	\$ 379.00	\$ -	\$ 379.00	
State of Michigan Payment (2022 SET 3 mils)		12/31/2023	\$ 392.00	\$ -	\$ 392.00	
State of Michigan Payment (2023 SET 3 mils)		pending	\$ 413.00	\$ -	\$ 413.00	
Total			\$ 1,886.50	\$ -	\$ 1,886.50	
Developer	<i>Estimated</i>	<i>Invoiced</i>		State	Local	Total
Expenditures						
<i>Eligible Developer Expense</i>						
BEA activities	5000		\$ 2,800.00	\$ 37,450.00	\$ 40,250.00	
Due Care Activities	15000	Invoiced together	\$ -	\$ -	\$ -	
Non Environmental Activities	20000	= 41,939.12	\$ -	\$ -	\$ -	
Act 381 Work Plan	2500		\$ -	\$ -	\$ -	
Total			\$ -	\$ -	\$ -	
Subtotal Developer			\$ 2,800.00	\$ 37,450.00	\$ 40,250.00	
Non-Interest Payments	<i>Approved</i>	<i>Distributed</i>		State	Local	Total
1st TIF reimbursement	4/28/22		\$ 579.61	\$ 918.19	\$ 1,497.80	
2nd TIF reimbursement	8/24/23		\$ 2,220.39	\$ 4,006.75	\$ 6,227.14	
3rd TIF reimbursement	8/22/24			\$ 4,159.00	\$ 4,159.00	
Subtotal Developer			\$ 2,800.00	\$ 9,083.94	\$ 11,883.94	
*Amount eligible by BF plan \$40,250.00						
Developer Remaining Balances after Payments						
Subtotal Developer			\$ -	\$ 28,366.06	\$ 28,366.06	
Total Remaining Balances of all Entities			\$ -	\$ 28,366.06	\$ 28,366.06	
Transfers to Local Brownfield Revolving Fund (643)			State	Local	Total	
total allowed by BF plan			5,600.00	TBD	5,600.00	
1st transfer from 2022 TIR	8/24/2023		458.41	0.00	458.41	
2nd transfer from 2023 TIR	pending 9/26/24		2,834.64	0.00	2,834.64	
Subtotal to LBRF			3,293.05	0.00	3,293.05	
Total remaining to collect in Local Brownfield Revolving fund (643)			2,306.95		2,306.95	

Memo

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

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

DATE: September 26, 2024

RE: General/LBRF Funding Updates

This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to General Funding or LBRF Projects. At the request of the KCBRA Board, these monthly updates will not be comprehensive; they will be condensed moving forward to only include major project updates.

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

Update:

General Review: This month's invoice for consideration includes an extension of services started last month such as reviewing the proposed Brownfield Plan for the Project Stride project and related communication, completing a review and preparing documentation regarding the City of Portage Reimbursement Request, and meeting update discussions.

Administrative Support: KCBRA has tasked Fishbeck with attending the monthly Kalamazoo County Land Bank Authority (KCLBA) meetings and reporting back to the KCBRA board on key takeaways that may be of interest to the Brownfield Authority. Fishbeck attended the September 12th KCLBA meeting. Discussion was held regarding the scattered site brownfield plan and legal counsel, Kurt Brauer, indicated meetings were planned to go through the process of getting this Brownfield Plan approved. Mr. Brauer also informed the KCLBA board that KCBRA recommended the Project Stride/Landscape Forms Brownfield Plan for approval. A draft of the Development Agreement was presented to the board in their packet. Mr. Brauer indicated they were still working through the Development Agreement. The Land Bank will have control but not ownership of the property which will be developed by December 31, 2027. There is a condition in the development agreement to take a lien on the property if development conditions are not met. Zach Bauer has been named as the new Executive Director and his first official day in this role will be September 23, 2024. The next KCLBA meeting is scheduled for October 10, 2024.

2. YWCA – 550 S. Riverview, Parchment, Michigan
Project No: 231417 – W.O. 2023-2

Update:

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

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual			Task Budget Remaining	Total Budget Remaining
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount		
230454	2023-1	General Environmental Review (2023)	\$ 14,000.00	\$ 14,000.00	420292	2/16/2023	\$160.00		
					421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$2,147.75		
					424170	6/8/2023	\$2,226.61		
					425333	7/12/2023	\$2,294.95		
					426213	8/7/2023	\$806.25		
					427541	9/7/2023	\$1,420.00		
					429022	10/9/2023	\$963.75		
					429750	11/2/2023	\$652.50		
					431430	12/7/2023	\$585.00		
					432686	1/9/2024	\$365.00		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$11,936.81	\$2,063.19	
		Contractual Administrative (2023)	\$ 6,000.00	\$ 6,000.00	421238	3/16/2023	\$315.00		
					423214	5/10/2023	\$288.75		
					432686	1/9/2024	\$679.50		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$1,283.25	\$4,716.75	
		2023 Project Total	\$20,000.00	\$20,000.00			\$13,220.06	\$6,779.94	
230454	2024-1	General Environmental Review (2024)	\$ 14,000.00	\$ 14,000.00	433684	2/13/2024	\$1,142.50		
					434692	3/12/2024	\$627.50		
					435834	4/10/2024	\$1,120.00		
					436931	5/13/2024	\$922.50		
					438958	6/18/2024	\$1,772.00		
					439225	7/9/2024	\$800.00		
					441203	8/13/2024	\$1,138.00		
					442374*	9/12/2024	\$2,024.75		
		Phase Subtotal	\$ 14,000.00	\$ 14,000.00			\$9,547.25	\$4,452.75	
		Contractual Administrative (2024)	\$ 6,000.00	\$ 6,000.00					
					441203	8/13/2024	\$210.00		
					442374*	9/12/2024	\$273.00		
		Phase Subtotal	\$ 6,000.00	\$ 6,000.00			\$483.00	\$5,517.00	
		2024 Project Total	\$ 20,000.00	\$ 20,000.00			\$10,030.25	\$9,969.75	
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	
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$10,425.50	
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$8,763.00	
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05665	7/16/2019	\$1,110.00	\$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	
		Project Subtotal	\$ 13,208.00	\$ 13,208.00	05787	9/6/2019	\$35.00	\$6,829.25	
					06215	1/7/2020	\$26.25	\$6,803.00	
					06329	2/7/2020	\$131.25	\$6,671.75	
					06442	3/19/2020	\$210.00	\$6,461.75	
					06579	5/12/2020	\$113.75	\$6,348.00	
					06655	6/17/2020	\$52.50	\$6,295.50	
					06714	7/9/2020	\$105.00	\$6,190.50	
					06808	8/11/2020	\$78.75	\$6,111.75	
					06895	9/8/2020	\$52.50	\$6,059.25	
					06994	10/12/2020	\$446.25	\$5,613.00	
					07086	11/5/2020	\$551.25	\$5,061.75	
					07163	12/7/2020	\$183.75	\$4,878.00	
					07282	1/14/2021	\$645.73	\$4,232.27	
					07465	3/9/2021	\$446.25	\$3,786.02	
					07514	4/8/2021	\$301.77	\$3,484.25	
					07669	5/21/2021	\$402.50	\$3,081.75	
					07764	6/16/2021	\$26.25	\$3,055.50	
					07955	8/9/2021	\$78.75	\$2,976.75	
					08127	10/6/2021	\$26.25	\$2,950.50	
					08659	2/18/2022	\$52.50	\$2,898.00	
					08768	3/10/2022	\$26.25	\$2,871.75	
					08840	4/8/2022	\$262.50	\$2,609.25	
					08975	5/10/2022	\$172.50	\$2,436.75	
					09125	6/13/2022	\$28.75	\$2,408.00	
					09390	8/18/2022	\$57.50	\$2,350.50	
					09618	10/12/2022	\$86.25	\$2,264.25	
					09744	11/9/2022	\$373.75	\$1,890.50	
					09856	12/12/2022	\$230.00	\$1,660.50	
					421239	3/16/2023	\$28.75	\$1,631.75	
					423213	5/10/2023	\$86.25	\$1,545.50	
					424171	6/8/2023	\$1,437.50	\$108.00	
		Project Subtotal	\$13,100.00	\$13,100.00			\$108.00	\$108.00	

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
190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight W.O. Approved	\$ 40,000.00	\$40,000.00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
					05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
					05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
					06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
					06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
					06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
					06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
					06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
					06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
					06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
					06713	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
					06809	8/11/2020	\$78.75	\$33,333.75	\$33,333.75
					06896	9/8/2020	\$315.00	\$33,018.75	\$33,018.75
					06982	10/12/2020	\$297.50	\$32,721.25	\$32,721.25
					07042	11/5/2020	\$52.50	\$32,668.75	\$32,668.75
					07162	12/7/2020	\$78.75	\$32,590.00	\$32,590.00
					07346	2/5/2021	\$52.50	\$32,537.50	\$32,537.50
					07464	3/9/2021	\$262.50	\$32,275.00	\$32,275.00
					07515	4/8/2021	\$35.00	\$32,240.00	\$32,240.00
					07670	5/21/2021	\$700.00	\$31,540.00	\$31,540.00
					07956	8/9/2021	\$131.25	\$31,408.75	\$31,408.75
					08051	9/14/2021	\$26.25	\$31,382.50	\$31,382.50
					08355	12/7/2021	\$210.00	\$31,172.50	\$31,172.50
					08767	3/10/2022	\$288.75	\$30,883.75	\$30,883.75
					08839	4/8/2022	\$393.75	\$30,490.00	\$30,490.00
					08976	5/10/2022	\$28.75	\$30,461.25	\$30,461.25
					09126	6/13/2022	\$86.25	\$30,375.00	\$30,375.00
					422268	4/17/2023	\$28.75	\$30,346.25	\$30,346.25
						Project Subtotal	\$9,653.75		\$30,346.25
210178	2021-2	3800 Wynn Road, Kalamazoo Twp.	\$ 21,000.00	\$ 21,000.00	08138	10/6/2021	\$11,504.97	\$9,495.03	\$9,495.03
					08253	11/4/2021	\$308.51	\$9,186.52	\$9,186.52
					08357	12/7/2021	\$1,102.50	\$8,084.02	\$8,084.02
					08473	1/6/2022	\$897.00	\$7,187.02	\$7,187.02
					08670	2/18/2022	\$130.00	\$7,057.02	\$7,057.02
					09079	6/8/2022	\$225.00	\$6,832.02	\$6,832.02
						Project Subtotal	\$14,167.98		\$6,832.02
		Phase II ESA	\$ 15,000.00	\$15,000.00	08138	10/6/2021	\$9,787.47	\$5,212.53	\$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					\$3,000.00
							\$0.00		\$3,000.00
231417	2023-2	YWCA, 550 S. Riverview Drive, Parchment - VMS Installation LBRF funding -Amendment March 2024	\$ 100,000.00	\$100,000.00	434709	3/13/2024	\$87,897.02	\$22,102.98	\$22,102.98
			\$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
			\$110,000	\$110,000.00		Project Subtotal	\$89,819.17		\$20,180.83
240058	2023-3	Clarklogic Development at W. Williard Street, Kalamazoo, MI LBRF Funding	\$ 24,000.00	\$24,000.00	433674	2/12/2024	\$13,707.93		
					435843	4/10/2024	\$10,292.07		
						Project Subtotal	\$24,000.00		\$0.00
		Total Project Budgets	\$248,208.00	\$248,208.00		Total	\$173,991.21		\$74,216.79

Memo

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

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

DATE: September 26, 2024

RE: FY21 EPA Grant Updates and Invoices

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

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

Update:

Preparation of meeting materials, preparation of the EPA grant extension request using the preferred EPA template and associated discussions, and updates to the ACRES reporting database were completed this month. The grant period is set to end on September 30, 2024 unless an extension is granted. *The extension request was submitted to the USEPA for consideration by the Brownfield Redevelopment Administrator on September 6, 2024.*

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

Brownfield evaluation activities have been underway. The current status is waiting on the formal pro forma be filled out by the developer as requested by the assessor before establishing an estimated future taxable value. *It has been over two months since return communication has been received from Mr. Redman. It is unclear whether the delayed response is due to project funding concerns or uncertainty with completing the pro forma (which instructions and offers of assistance were provided). Brownfield staff has determined that due to the lack of communication and approaching grant period end, to reallocate the remaining \$1,943.76 in brownfield evaluation funds and return them to the unencumbered grant fund budget to support other projects. A memo informing Redman Ventures, LLC of this decision is being sent.*

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

Update:

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood. EGLE funding has been secured for pre-investigation (preparation of HASP and SAP), field investigation, and reporting (Investigation report, ResAP, and DDCC). Minimal EPA grant cleanup planning funds have been reserved for general project planning meetings that are not covered under the EGLE funding. **As of August 31, 2024, remaining grant budget for this task was \$31.57. Brownfield staff has determined it makes sense to reallocate the remaining \$31.57 in cleanup planning funds to the unencumbered grant fund budget to support other projects. Minimal expenses that may have been incurred for these discussions in September will be billed to the general services, contract administrative support, if applicable. No further grant expenses are anticipated.**

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

Update:

The KCBRA board took action in July to retain the minimal remaining budget for the brownfield evaluation and reallocated the \$6,000 budget for preparation of the Brownfield Plan to the unencumbered grant budget to support other project needs. ***Brownfield staff has determined that due to the approaching grant period end and indications from the City that they are not ready to move forward with a Brownfield Plan on this project, to reallocate the remaining \$847.80 in brownfield evaluation funds and return them to the unencumbered grant fund budget to support other projects. A memo informing UEI of this decision is being sent.***

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

Update:

The KCBRA board approved Amendment No. 1 to Work Order 17 in July to conduct Phase II ESA sampling activities, preparation of a Baseline Environmental Assessment (BEA) and Due Care documentation, if warranted, as well as completion of a pre-renovation Hazardous Materials Inspection. A Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) has been prepared and submitted to the USEPA. ***The HASP was accepted and the SAP approved by the USEPA on August 27, 2024. Access authorization for sampling was also granted by the current property owner on August 27, 2024. Phase II ESA sampling was conducted on September 6th and 9th and the HMI field work was conducted on September 16, 2024. Lab analysis is underway.***

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

Update:

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

The initial Work Order #18 was approved in June to authorize preparation of U.S. EPA eligibility, and a Phase I Environmental Site Assessment (ESA). Phase I ESA & Phase II ESA activities were previously completed in 2013 based upon multiple concerns including historical automotive service operations, the presence of fill material, and

adjoining properties. Phase II ESA sampling in 2013 resulted in the identification of PNAs in soil in excess of current EGLE cleanup criteria. Amendment No. 1 to Work Order 18 was approved by the KCBRA board in July to conduct a Phase II ESA, preparation of a BEA and Due Care documentation, and preparation of a Brownfield Plan. Concurrence on site eligibility from the USEPA took much longer than anticipated, but was received on August 15, 2024. *An extension request has been submitted to the USEPA to extend the grant period and timing to complete this project is listed for consideration in the extension request letter. The Phase I ESA is well underway. Initial planning of the Phase II ESA, BEA and Due Care considerations has been initiated. Meetings regarding Brownfield planning have occurred. In addition, Mr. Smith is working through the pro forma process with his team. Understanding both eligible activities, which may be informed from sampling results, and funding sources for the project, will be needed to draft preparation of the Brownfield Plan. If the one-year grant extension request is approved, there would be adequate time to work through the approved grant tasks, including the entire Brownfield Plan process.*

7. 234/238 EM, LLC, 234 and 238 East Michigan Avenue, Kalamazoo, Michigan

Project No: 241434 – W.O. 19

Update:

A project application has been submitted by 234/238 EM, LLC to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County's U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant for the project located at 234 and 238 East Michigan Avenue in downtown Kalamazoo. 234/238 EM, LLC acquired the property in September of 2023 and desires to renovate the second floor of the historic downtown building to provide residential opportunities within the heart of the downtown business district. The building is commonly referred to as the "Heimstra Building" and is located in the Haymarket Historic District. The proposed renovations will preserve the historic features and will include extensive interior demolition on the second floor to create four (4) one-bedroom housing units and retain a commercial first-floor tenant (Heimstra Optical). The total project costs are anticipated to be \$1,79 million with rehabilitation efforts commencing early 2025 with an anticipated completion date of Fall 2026. In August, the KCBRA approved using \$3,000 of grant funds to complete obtaining U.S. EPA eligibility and a Phase I Environmental Site Assessment (ESA). Eligibility concurrence was received on September 11, 2024. The Phase I ESA is underway and has been prioritized to finish by September 30, 2024 if the grant extension is not approved. It was anticipated that additional assessment scopes of work were needed to support the project. 234/238 EM, LLC is also requesting completion of an asbestos survey if sufficient EPA grant funds remain. Work Order 19, Amendment No. 1 has been prepared for the Board's consideration this month.

Additional Note: At time of preparation of this memo, \$3,042.74 has been reallocated per Brownfield Redevelopment Administrator direction (as described in this memo) and returned to the unencumbered grant budget, which brings that remaining total to \$3,045.44.

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

				Phase Subtotal		\$ 1,056.24		Phase Subtotal	\$ 1,943.76
								Phase Budget Returned*	\$ 1,943.76
								Phase Budget Remaining	\$ -
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545 9/7/2023 \$ 799.90			
						429030 10/9/2023 \$ 479.03			
						429759 11/2/2023 \$ 4,648.57			
						431439 12/7/2023 \$ 4,002.89			
						432673 1/8/2024 \$ 641.52			
						433695 2/13/2024 \$ 61.05			
						434705 3/12/2024 \$ 242.83			
						435841 4/10/2024 \$ 552.35			
						436950 5/13/2024 \$ 273.21			
						438966 6/18/2024 \$ 101.97			
						442376* 9/12/2024 \$ 764.79			
					Project Subtotal	\$ 12,568.11		Project Subtotal	\$ 31.57
								Budget Returned	\$ 31.57
								Budget Remaining	\$ -
					Invoice Breakdown				
						427545 9/7/2023 \$ 799.90			
						429030 10/9/2023 \$ 143.25			
						429759 11/2/2023 \$ 4,529.19			
						431439 12/7/2023 \$ 1,577.81			
						432673 1/8/2024 \$ 276.04			
						433695 2/13/2024 \$ 61.05			
						434705 3/12/2024 \$ 212.44			
					Phase Subtotal	\$ 7,599.68		Phase Subtotal	\$ 9,900.32
								Phase Budget Returned*	\$ 9,900.32
								Phase Budget Remaining	\$ -
						429030 10/9/2023 \$ 335.78			
						429759 11/2/2023 \$ 119.38			
						431439 12/7/2023 \$ 2,425.08			
						432673 1/8/2024 \$ 365.48			
						434705 3/12/2024 \$ 30.39			
						435841 4/10/2024 \$ 552.35			
						436950 5/13/2024 \$ 273.21			
						438966 6/18/2024 \$ 101.97			
						442376 9/12/2024 \$ 764.79			
					Phase Subtotal	\$ 4,968.43		Phase Subtotal	\$ 31.57
								Budget Returned	\$ 31.57
								Budget Remaining	\$ -
					Invoice Breakdown				
						427545 9/7/2023 \$ 799.90			
						429030 10/9/2023 \$ 143.25			
						429759 11/2/2023 \$ 4,529.19			
						431439 12/7/2023 \$ 1,577.81			
						432673 1/8/2024 \$ 276.04			
						433695 2/13/2024 \$ 61.05			
						434705 3/12/2024 \$ 212.44			
					Phase Subtotal	\$ 7,599.68		Phase Subtotal	\$ 9,900.32
								Phase Budget Returned*	\$ 9,900.32
								Phase Budget Remaining	\$ -
						429030 10/9/2023 \$ 335.78			
						429759 11/2/2023 \$ 119.38			
						431439 12/7/2023 \$ 2,425.08			
						432673 1/8/2024 \$ 365.48			
						434705 3/12/2024 \$ 30.39			
						435841 4/10/2024 \$ 552.35			
						436950 5/13/2024 \$ 273.21			
						438966 6/18/2024 \$ 101.97			
						442376 9/12/2024 \$ 764.79			
					Phase Subtotal	\$ 4,968.43		Phase Subtotal	\$ 31.57
								Budget Returned	\$ 31.57
								Budget Remaining	\$ -
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 16,200.00	Invoice Total	429758 11/2/2023 \$ 337.40			
						431438 12/7/2023 \$ 1,551.79			
						432672 1/8/2024 \$ 1,072.13			
						433694 2/13/2024 \$ 154.89			
						434704 3/12/2024 \$ 493.89			
						435840 4/10/2024 \$ 255.96			
						436949 5/13/2024 \$ 1,402.35			
					Project Subtotal	\$ 5,268.41		Project Subtotal	\$ 6,847.80
								Budget Returned	\$ 6,000.00
								Budget Remaining	\$ 847.80
					Invoice Breakdown			Budget Returned	\$ -
						429758 11/2/2023 \$ 337.40			
						431438 12/7/2023 \$ 1,551.79			
						432672 1/8/2024 \$ 1,072.13			
						433694 2/13/2024 \$ 154.89			
					Phase Subtotal	\$ 3,116.21		Phase Subtotal	\$ 4,083.79
								Phase Budget Returned*	\$ 4,083.79
								Phase Budget Remaining	\$ -
						434704 3/12/2024 \$ 493.89			
						435840 4/10/2024 \$ 255.96			
						436949 5/13/2024 \$ 1,402.35			
					Phase Subtotal	\$ 2,152.20		Phase Subtotal	\$ 847.80
								Phase Budget Returned*	\$ 847.80
								Phase Budget Remaining	\$ -
								Phase Subtotal	\$ 6,000.00
								Budget Returned	\$ 6,000.00
								Budget Remaining	\$ -
231766	16	1, 2, 3	702 W. Michigan Avenue, Kalamazoo	\$ 44,000.00	Invoice Total	429751 11/2/2023 \$ 709.55			
						431431 12/7/2023 \$ 14,104.00			
						432667 1/8/2024 \$ 9,832.64			
						433687 2/13/2024 \$ 576.99			
					Project Subtotal	\$ 25,223.18		Project Subtotal	\$ 18,776.82
								Budget Returned	\$ 18,776.82
								Budget Remaining	\$ -
					Invoice Breakdown				
						429751 11/2/2023 \$ 661.80			
						431431 12/7/2023 \$ 2,540.41			
						432667 1/8/2024 \$ 797.79			
					Phase Subtotal	\$ 4,000.00		Phase Subtotal	\$ -
						431431 12/7/2023 \$ 8,117.24			
						432667 1/8/2024 \$ 7,970.09			
						433687 2/13/2024 \$ 576.99			
					Phase Subtotal	\$ 16,664.32		Phase Subtotal	\$ 1,835.68
						429751 11/2/2023 \$ 47.75			
						431431 12/7/2023 \$ 3,446.35			
						432667 1/8/2024 \$ 1,064.76			
					Phase Subtotal	\$ 4,558.86		Phase Subtotal	\$ 2,441.14
								Phase Subtotal	\$ 5,500.00
								Budget Returned	\$ 5,500.00
								Budget Remaining	\$ -
								Phase Subtotal	\$ 3,000.00
								Budget Returned	\$ 3,000.00
								Budget Remaining	\$ -
								Phase Subtotal	\$ 6,000.00
								Budget Returned	\$ 6,000.00
								Budget Remaining	\$ -

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

240812	17	1	Teresa's Kitchen, 1216, 1222, and 1228 S. Burdick, Kalamazoo	\$ 25,015.00	Invoice Total	436934	5/13/2024	\$ 307.97		
					Invoice Total	438959	6/18/2024	\$ 2,692.03		
					Invoice Total	441204	8/13/2024	\$ 376.98		
					Invoice Total	442365*	9/12/2024	\$ 1,950.31		
					Project Subtotal			\$ 5,327.29	Project Subtotal	\$ 19,687.71
					Invoice Breakdown					
		1	Eligibility/Phase I ESA	\$ 3,000.00		436934	5/13/2024	\$ 307.97		
						438959	6/18/2024	\$ 2,692.03		
					Phase Subtotal			\$ 3,000.00	Phase Subtotal	\$ -
		2	HMI	\$ 4,765.00		442365*	9/12/2024	\$ 450.63		
					Phase Subtotal			\$ 450.63	Phase Subtotal	\$ 4,314.37
		2	Phase II	\$ 12,250.00		441204	8/13/2024	\$ 376.98		
					Phase Subtotal	442365*	9/12/2024	\$ 1,499.68		
								\$ 1,876.66	Phase Subtotal	\$ 10,373.34
		2	BEA/Due Care	\$ 5,000.00						
					Phase Subtotal			\$ -	Phase Subtotal	\$ 5,000.00
241171	18	1	J. Smith Laundry and Apts -802 N. Westnedge Avenue, 438 & 442 W. Frank Street	\$ 34,495.00	Invoice Total	442368*	9/12/2024	\$ 2,502.61		
								\$ -		
					Project Subtotal			\$ 2,502.61	Project Subtotal	\$ 31,992.39
					Invoice Breakdown					
		1	Eligibility/Phase I ESA	\$ 3,000.00		442368*	9/12/2024	\$ 1,763.58		
					Phase Subtotal			\$ 1,763.58	Phase Subtotal	\$ 1,236.42
		2	Phase II	\$ 18,495.00		442368*	9/12/2024	\$ 436.72		
					Phase Subtotal			\$ 436.72	Phase Subtotal	\$ 18,058.28
		2	BEA/Due Care	\$ 5,000.00		442368*	9/12/2024	\$ 82.40		
					Phase Subtotal			\$ 82.40	Phase Subtotal	\$ 4,917.60
		3	Brownfield Plan	\$ 8,000.00		442368*	9/12/2024	\$ 219.91		
					Phase Subtotal			\$ 1,983.49	Phase Subtotal	\$ 6,016.51
241434	19	1	234/238 EM, LLC - 234 and 238 E. Michigan Ave, Kalamazoo	\$ 3,000.00	Invoice Total					
								\$ -		
					Project Subtotal			\$ -	Project Subtotal	\$ 3,000.00
					Invoice Breakdown					
		1	Eligibility/Phase I ESA	\$ 3,000.00						
					Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00
			Approved Project Budgets Subtotal	\$ 381,005.01	Invoice Total			\$ 232,390.00	Budgets Remaining	\$ 55,864.56
			Estimated Contractual Budget Remaining	\$ (89,705.01)	Actual Contractual Budget Remaining and un-invoiced			\$ 58,910.00	Check	\$ 291,300.00
			Project Budgets Returned							
210265	3	2	1001 2nd Street, Kalamazoo	\$ 2,676.98						
230922	7	2	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 7,451.60						
210220	1	2	QAPP Preparation	\$ 2,400.00						
230923	10	3	Midlink Business Park Expansion	\$ 5,962.80						
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 8,859.15						
231417	13	3	YWCA, 550 S. Riverview Drive City of Parchment*	\$ 9,084.92						
220128	5	2	NACD - Ransom and North St.	\$ 446.00						
231418	11	1,2,3	Redman Ventures, LLC	\$ 3,986.86						
231419	12	3	Legacy Senior Living, 730 N. Burdick St. Kalamazoo	\$ 9,931.89						
231768	15	2,3	Urban Exposure Initiative, 1116 Lake Street, Kalamazoo	\$ 10,931.59						
231766	16	1, 2, 3	702 W. Michigan Avenue, Kalamazoo	\$ 18,776.82						
220129	4	2	NACD - Church and Frank Street Parcels	\$ 8,241.84						
230924	8	2	Comstock Charter Township, Comstock Center Redevelopment	\$ 4,000.00						
			Available Contractual Budget Remaining	\$ 3,045.44						
			Notes:							
			*Pending							

Memo

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

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

DATE: September 26, 2024

SUBJECT: FY25 USEPA Assessment Coalition Grant

The City of Kalamazoo Brownfield Redevelopment Authority (KBRA) has approached the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) regarding interest in applying for a U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant for the fiscal year 2025 (FY25). The city desires to collaborate with the county instead of competing against them. Therefore, the city has reached out to KCBRA staff to discuss partnering in a coalition grant.

Coalition grants are designed for a “lead” entity to partner with two to four entities that “do not have the capacity to apply for and manage their own EPA cooperative agreement and otherwise would not have access to Brownfields Grant resources.”

The differences between a Community-wide Assessment Grant and an Assessment Coalition Grant for FY25 are summarized below:

	Community-wide Assessment Grant	Assessment Coalition Grant
Maximum Award Amount	\$500,000	\$1,200,000
Performance Period	4 Years	4 Years

The FY25 USEPA Brownfield Assessment Grant application period is now open, and applications are due November 14, 2025, so decision-making discussions regarding the application process should be made as soon as feasible.

I. Scope of Services

A project application has been submitted by 234/238 EM, LLC to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) requesting funding support through the use of the County’s U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant for the project located at 234 and 238 East Michigan Avenue in downtown Kalamazoo. 234/238 EM, LLC acquired the property in September of 2023 and desires to renovate the second floor of the historic downtown building to provide residential opportunities within the heart of the downtown business district. The building is commonly referred to as the “Heimstra Building” and is located in the Haymarket Historic District. The proposed renovations will preserve the historic features and will include extensive interior demolition on the second floor to create four (4) one-bedroom housing units and retain a commercial first-floor tenant (Heimstra Optical). The total project costs are anticipated to be \$1,79 million with rehabilitation efforts commencing early 2025 with an anticipated completion date of Fall requested requesting funding support from the KCBRA for this scope of work under Work Order 19. It was anticipated that the project would have additional assessment needs.

Based on some anticipated remaining EPA grant funds available to support this project, the proposed scope of services included in this amended work order consists of Hazardous Materials Inspection. The cost of this inspection may be greater than existing funds available and the Board should evaluate funding options.

Hazardous Materials Inspection

A Pre-Renovation Hazardous Materials Inspection, inclusive of an asbestos survey and limited paint chip sampling, is a proposed scope of work included in this amended Work Order. The asbestos survey will be conducted by a team of two inspectors, led by a State of Michigan accredited Asbestos Building Inspector, to determine if asbestos-containing materials exist that will require abatement prior to renovation. The paint chips will be analyzed for lead and cadmium to inform contractors on potential worker exposures.

II. Compensation

Compensation for services provided under this Work Order will be completed on a time-and-materials basis invoiced at the rates provided in the Contract for Professional Services between FISHBECK and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

Hazardous Materials Inspection:

Survey Labor (2 inspectors).....	\$ 2,600
Project Management and Coordination (includes HASP and SAP preparation).....	\$ 800
Laboratory Analysis (est. 65 asbestos samples, 4 paint chip samples for lead/cadmium analysis).....	\$ 870
Report Preparation	\$ 1,200
Field Expenses, Equipment, Mileage.....	\$ 225
Estimated Budget – HMI	\$ 5,695
Total Estimated Budget – Amendment No. 1 Scope of Work.....	\$ 5,695
Work Order 19 Budget (approved 8/22/2024)	\$ 3,000
Total Estimated Budget – Amendment No. 1 Scope of Work	\$ 5,695
Total Estimated Project Budget – Work Order 19 and Amendment No. 1.....	\$ 8,695

At time of preparation of this amended work order, anticipated remaining grant funds to be eligible to support this project are \$3,045.44. The Board should evaluate additional funding sources to cover the difference, including potentially any additional remaining grant funds.

III. Schedule

The amended scope of services is contingent on receiving the requested grant extension from the USEPA. If the extension is granted, HMI activities can be initiated, including preparation of the HASP and SAP, upon authorization to proceed. Field services are anticipated to occur within two weeks from SAP approval, 7–10 business days for laboratory turnaround, and an additional 1–2 weeks to prepare the report. In addition, results of the Phase I ESA will inform whether any additional scope of work is recommended.

BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Agreement”), is entered into on _____, 2024 between the **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. (“Act 381”), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the “Authority”), and **LANDSCAPE FORMS, INC.** (the “Developer”).

RECITALS

WHEREAS, the Authority, of the Charter Township of Comstock (the "Township"), and Kalamazoo County (the "County") have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

WHEREAS, Kalamazoo County has established a Brownfield Redevelopment Authority and the Authority and the County have adopted a Brownfield Plan specifically for this site (the “Plan”), pursuant to the provisions of Act 381.

WHEREAS, the Authority and the County have designated certain properties that have conditions of environmental contamination, blight or obsolescence as appropriate sites for creating a Plan, or any other eligibility status deemed eligible per Public Act 381

WHEREAS, Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as “Eligible Costs”) and, unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

WHEREAS, Developer owns property in Kalamazoo County located at_7800 E. Michigan Ave. in Kalamazoo, MI, 49048 (the “Property”) and legally described on the attached Exhibit A.

WHEREAS, the Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.

WHEREAS, Developer intends to redevelop the site to develop a 300,000 square foot warehouse building, expanding the current operational facilities located at the Property. These investments are expected to retain 91 jobs and create at least 125 new jobs at this location and would increase the property tax base within Kalamazoo County (the “Project”).

WHEREAS, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including site preparation, assistance to the Kalamazoo County Land Bank Authority (the “Land Bank”), and other statutorily allowable eligible environmental and nonenvironmental activities which may require the services of various contractors, engineers,

environmental consultants, attorneys and other professionals. The Developer's Eligible Costs shall not exceed 3,847,348 (together with Interest thereon, as provided in Paragraph Five).

WHEREAS, the parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended.

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

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

2. The Plan. The Plan, approved by the Authority and the Commission of the County, concurred by the Charter Township of Comstock, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. Term of Agreement. Pursuant to the Plan, the Authority shall capture that amount of Tax Increment Revenues generated from real and personal property taxes allowed by law on the Eligible Property. Capture will begin in the fourth year (2028) after the year of the establishment of the Plan (2024) and will continue until the earlier of (hereinafter, the "End Date"):

3.1 Full reimbursement to the Authority of its Administrative Costs, plus reimbursement to the Developer of the Property as outlined in the Plan, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 5, plus an additional amount captured by the Authority for an additional five full years of tax capture ("Additional Authority Amount") such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund ("LBRF"); or

3.2 30 years from the beginning date of the capture of Tax Increment Revenues, with five of the 30-years designated for LBRF only. It is estimated the Plan will complete capture within 26 years or as modeled in the attached Brownfield Plan reimbursement schedule.

4. Evidence of Ownership. Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has acquired fee simple title to the Property, which evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer; and (b) a copy of a commitment for owner's title insurance with respect to the Property (the "Commitment"), which Commitment shall show the Developer as record owner of the Property, shall reflect that all material conditions to the issuance of a policy thereunder have been satisfied, and shall otherwise be in form and substance satisfactory to the Authority.

5. Eligible Activities. The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred on or after the date of the inclusion of this Project in the Plan and may include site preparation, assistance to the Land Bank, and other statutorily allowable eligible environmental and nonenvironmental activities, which may require the services of various

contractors, engineers, environmental consultants, attorneys and other professionals. Simple interest at the rate of three percent (3%) per annum (“Interest”) shall accrue on all approved Eligible Costs as described in the Plan, in each case calculated from the date the Authority approves Developer’s request for reimbursement for the pertinent Eligible Costs until such Eligible Costs are reimbursed in full. Interest will be calculated at the end of each calendar year based on the total unreimbursed Eligible Costs outstanding at that time (other than accrued Interest). Principal amounts of the Eligible Costs shall be reimbursed to Developer prior to Interest accruing thereon.

6. Reimbursement Source. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all available Tax Increment Revenues collected from the real and personal property taxes on the Property,

7. Reimbursement Process.

7.1 Cost Reimbursement Request. The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers and other back up documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are "Eligible Costs" and permitted to be reimbursed to Developer under Act 381 and all other applicable laws and regulations. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 7.2, may result in foregone reimbursement, to the Developer by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

7.2 Authority Staff Review. The Authority Staff shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then Developer shall cooperate in the Authority’s review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall make the determination of whether the costs are eligible for reimbursement. If the Developer wishes to challenge that determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against Kalamazoo County or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the County and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

7.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been

captured and are available in that fiscal year. The Authority shall receive one hundred (100) percent of Tax Increment Revenues until fully reimbursed, unless otherwise designated by the Authority. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's and Developer's Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. Once the Authority is fully reimbursed for its Eligible Costs, the Developer shall receive the available Tax Increment Revenue, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been made have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first. The Authority shall make additional payments, on an annual basis, toward the Developer's remaining unpaid Eligible Costs during the term of this Agreement. The Developer shall not be entitled to reimbursement under this Agreement unless the Developer has timely and completely paid its real and personal property taxes (or industrial facilities taxes) including all penalties, interest and other amounts due in relation thereto when due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire on the End Date.

7.4 Method of Reimbursement. Except as otherwise provided below, the Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

Landscape Forms, Inc.
7800 East Michigan Ave.
Kalamazoo, MI 49048

Developer is obligated to pay the Land Bank the "Land Bank Payment" (as defined in that certain Development Agreement dated _____, 2024, between Developer and Land Bank (the "Land Bank Development Agreement")). The County has further agreed to provide funds to Developer to make the Land Bank Payment to Land Bank on Developer's behalf and Developer has agreed to repay such amount to the County. Developer hereby agrees that the Authority may pay any amounts of Tax Increment Revenue payable to Developer under this Agreement for reimbursement of Eligible Costs associated with the Land Bank Payment directly to the County on Developer's behalf. Developer acknowledges and agrees that nothing in this agreement shall be construed to create any liability of the Authority for such payment or any other amounts owing from Developer to Land Bank or the County.

8. Adjustments. The parties acknowledge that adjustments regarding the amount of Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

8.1 Audit or Court Ruling: In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a

state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer shall be responsible for payment of all of the County's and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the County's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

8.2 Property Tax Appeal: In the event the Developer, or any other owner of real estate on the Property, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority will remit Tax Increment Revenue reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal;
- b. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated;
- c. Once any tax appeals are adjudicated, the Authority will either return the escrowed funds to the local unit in compliance with any tax appeal rulings, or will make payments pursuant to Section 7 of this Agreement.

8.3 Reduction of Property Assessments: If the Authority (i) incurs Administrative Costs on behalf of the Developer with respect to the Project, Site or Application and (ii) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Administrative Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

9. Responsibilities of Developer. In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, Developer agrees to the following:

9.1 Project. At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and to demolish the existing buildings on the Property and construct the Project. The Developer intends to transform the property into a 300,000 square foot warehouse building. The new investment planned for this site includes an initial total capital investment of \$70,000,000. The redevelopment of the Property shall commence no later than Spring 2025 and shall be completed no later than Fall 2027. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from Tax Increment Revenues.

9.2 Employment Opportunities. Make every reasonable effort to work with the County and community employment agencies to hire County residents for new employment opportunities created by the Project, and to encourage the local contracting of construction and site related work.

9.3 Ordinances. Develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews and this Agreement. The redevelopment of the Property shall be subject to all zoning approvals. This Agreement does not obligate any governing municipality to grant any such approvals.

9.4 Project Sign. Place on the Property during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project, the sign will be returned to the Authority.

9.5 Promotion and Marketing. Permit the Authority to cite or to use any renderings or photographs or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

9.6 Cooperation. Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated with respect to the Project.

9.7 Payment of Authority Legal and Professional Fees. To the extent the following costs and fees are not paid to the Authority from Tax Increment Revenues, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. Developer shall reimburse the Authority for such expenses within 30 days from the date that the Authority sends an invoice and request for payment to Developer, provided Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

10. Responsibilities of the Authority. In consideration of the preceding commitments of Developer the Authority further agrees to:

10.1 Agency Contacts. Provide Developer with appropriate service/employment agency contacts for the identification of County residents to interview for potential employment; and

10.2 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11. Developer's Representations, Warranties and Covenants. The Developer hereby makes the following representations, warranties and covenants:

11.1 Eligible Property. The Property is "eligible property" as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

11.2 Eligible Costs. The Developer will only submit for reimbursement under Paragraph 7 hereof such costs that are Eligible Costs (as defined herein) for which Developer is permitted to be reimbursed pursuant to Act 381 and all other applicable laws and regulations.

11.3 Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

12. Events of Default. Each of the following shall constitute an event of default:

12.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

12.2 The Developer fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Developer by the Authority.

12.3 The Developer abandons or withdraws from the reuse and redevelopment of the Property or indicates its intention to do so.

12.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

12.5 The Developer terminates its existence.

12.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

13. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days after written notice of default from the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

- (a) Terminate this Agreement effective immediately upon notice to the Developer;
- (b) Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and
- (c) All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if Developer otherwise defaults prior to substantial completion of the Project, Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by Developer, or following expiration or termination of this Agreement for any reason, Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

14. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in Act 381. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

15. Freedom of Information Act. Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

16. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under Act 381 by mutual agreement of the parties.

17. Notices. All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer: Landscape Forms, Inc.
7800 E. Michigan Ave.
Kalamazoo, MI, 49048

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

With copy to: Varnum LLP
Attn: Fred Schubkegel
Elliott M. Berlin
211 East Water Street, Suite 400
Kalamazoo, MI 49007

18. Indemnification. Developer shall defend, indemnify and hold harmless the Authority and the County, and any of their respective past, present and future members, officials, employees, agents or representatives from all losses, demands, claims, judgments, suits, costs and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of tax increment revenues the Authority is determined by the State of Michigan, any court, or other regulatory or administrative body to be allowed by law to use for that reimbursement (collectively, a "Governing Body"), (ii) any determination by a Governing Body that any reimbursement of Eligible Costs paid to

Developer is not permitted by Act 381 or any other applicable law or regulation, (iii) the Land Bank Development Agreement or the Authority's direct payment of any amounts to Land Bank, the County, or any other person, entity, or governmental authority on behalf of Developer, (iv) any breach of this Agreement by Developer, and (v) the Project. The provisions of this Section shall survive the termination of this Agreement.

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

20. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

21. Waiver. No failure of either party to complain of any act or omission on the part of the other party, no matter how long this same may continue, is considered as a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

22. Authorization. Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

23. Entire Agreement. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

24. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

25. Definitions. The following capitalized terms are used in this Agreement with the following meanings:

"Administrative Costs" means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the Authority's indirect costs associated with the Project (including allocation of the fixed costs of the Authority staff.)

"Brownfield Plan" is defined by Section 2(e) of Act 381;

"Due Care Activities" is defined by Section 2(m) of Act 381;

"Eligible Activities" is defined by Section 2(o) of Act 381;

"Eligible Property or Properties" is defined by Section 2(p) Act 381;

"Tax Increment Revenue(s)" is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

[Signature Page Follows]

In witness of their intent to be legally bound by the terms of this Brownfield Plan Development Agreement, each of the parties has set forth its signature below by its duly authorized representative.

**KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY**

By _____

Title _____

Date _____

LANDSCAPE FORMS, INC.

By _____

Title _____

Date _____

EXHIBITS:

A (Legal Description of Property)

B (Copy of Brownfield Plan)

Exhibit A
Legal Description

See attached.

DRAFT

Exhibit B
Brownfield Plan

See attached.

DRAFT

1	Postage	
2	Jan-March	\$ 0.99
3	April-June	0
4	July-Sept.	
5	Oct.-Dec.	
6	Total	\$ 0.99

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

15	Office Supplies	
16		
17		
18		
19	Total	\$ -

21	Contractual	
22	Fishbeck 2/13/24	\$ 1,142.50
23	Fishbeck 3/12/24	\$ 627.50
24	Fishbeck 3/31/24	\$ 1,120.00
25	Fishbeck 5/13/24	\$ 922.50
26	Fishbeck 6/18/24	\$ 1,772.00
27	Fishbeck 7/9/24	\$ 800.00
28	Fishbeck 8/13/24	\$ 1,138.00
29	Fishbeck 9/12/24	\$ 2,024.75
30	Total	\$ 9,547.25

32	Contractual Op.	
33	Fishbeck 8/13/24	\$ 210.00
34	Fishbeck 9/12/24	\$ 273.00
35	Total	\$ 483.00

37	Site Study	
38		
39		
40		
41	Total	\$ -

Contractual - Other	
Varnum (IPUSA)	\$ 155.00
Varnum (IPUSA)	\$ 712.50
Varnum (Midlink)	\$ 522.00
Total	\$ 1,389.50
Communication - Internal	
Network Jan.-March	589.5
Network April-June	589.50
Network July-Sept.	393.75
Network Oct.-Dec.	
Total	\$ 1,572.75

Communication	
Total	\$ -

Travel	
Staff Q1 Travel Invoice	61.71
Total	\$ 61.71

Marketing	
Total	\$ -

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

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

Interest Expense	
Total	0.00

Total Expenses	\$ 57,590.16
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Salaries	
Salary R Q1	\$ 662.64
Salary M Q1	\$ 15,655.36
Fringe Q1	\$ 7,000.42
Salary R Q2	\$ 552.20
Salary M Q2	\$ 14,204.54
Fringe Q2	\$ 6,330.64
Salary Q3 R	
Salary Q3 M	
Fringe Q3	
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
Total	\$ 44,405.80

Estimated KCBRA Fund amounts with Encumbrances & TIR Held for Reimbursements

Fund 243 General Fund	3,904,806
Fund 242 LBRF	4,529,286

MUNIS Actual						
2023 BRA TOTAL YEAR END	4,455,282.02		0.00	4,455,282	4,455,282	4,455,282.02
ESTIMATED BALANCE AS OF 9/19/24						\$3,997,249.13
BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
County BRA (acct 24370300-)		57,590.16		-57,590.16		
Dividends	106,125.06			106,125.06		
Service Fees (application fee payments)	5,000.00					
3rd Party Reimbursements	31,648.51					
Midlink local TIR tax (acct 24370301-420.00)	209,989.74			209,989.74		
Midlink school TIR tax (acct 24370301-420.01)				0		
Midlink Admin chg						
General Mills local TIR (acct 24370304-420.00)	55,760.34			55,760		
General Mills school TIR (acct 24370304-420.01)				0		
General Mills Admin chg						
9008 Portage Road local TIR (acct 24370303-420.00)	4,411.79	4,159.00		253		
9008 Portage Road school TIR (acct 24370303-420.01)	3,247.64	2,834.64		413		
9008 Portage Road Admin Chg						
555 E. Eliza St. Local TIR (24370306-420.00)	438.14			438		
555 E. Eliza St. School TIR (24370306-420.01)				0		
555 E. Eliza St. Admin Chg						
232 LLC (24370307-420.00)	5,785.97	5,595.01		191		
232 LLC Admin. Chg						
Blackbird Billiards local TIR (24370308-420.00)	615.76	1,015.19		-399		
Blackbird Billiards School TIR (24370308-420.01)		718.50		-718.50		
Blackbird Billiards Admin Chg						
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,765.48	4,608.20		157.28		
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,227.43	5,224.57		-2,997		
Metal Mechanics School TIR (24370311-420.01)				0		
Metal Mechanics Admin. Chg.						
Scanell/Project Spartan Local TIR (24370318-420.00)	103,887.48			103,887		
Scanell/Project Spartan School TIR (24370318-420.01)				0		
Scanell/Project Spartan Admin. Chg.						
Stryker Local (24370313-420.00)	191,631.41	1,142,509.04		-950,878		
Stryker School (24370313-420.01)		591,697.67		-591,698		
Stryker Admin. Chg						
Stadium Park Way Local (24370314-420.00)	134,880.26			134,880		
Stadium Park Way School (24370314-420.01)				0		
Stadium Park Way Admin Chg						
383 S. Pitcher St Local TIR (24370315-420.00)	14,718.20	13,918.09		800		
383 S. Pitcher School TIR (24370315-420.01)	9,524.73	8,317.73		1,207		
383 S. Pitcher Admin Chg						
Vicksburg Mill (24370316)						
Vicksburg Mill Admin. Chg						
Delta Marriott (24370317) Local TIR	54,491.94					
Delta Marriott School TIR						
Delta Marriott Admin. Chg						
2 and 10 Mills St. (Environmental Work)						
Graphic Packaging Local TIR (24370319-420.00)	270,711.15			270,711		
Graphic Packaging School TIR (24370319-420.01)	166,589.56			166,590		
Graphic Packaging Admin Chg						
IPUSA Local TIR (24370320-420.00)						
IPUSA State TIR (24370320-420.01)						
IPUSA Admin. Charge						
KALSEE Credit Union Local TIR (24370321-420.00)	27,336.83	12,133.05				
KALSEE Credit Union State TIR (24370321-420.01)		11,499.46				
KALSEE Credit Union Admin. Charge						
615 W. Kalamazoo Ave. (Environmental work)	12,619.63					
619 Porter St. (Environmental work)						correction from 8/22/24
BRA ACTUAL TOTAL 2024 AS OF 9/19/2024	1,403,787.42	1,861,820.31	-	-458,033	-458,033	3,997,249

2020-24 Pending remaining of approved Work Orders & Other Expenses						
General Fund						
WO#17 - Gen Env. Consulting, Ammend. #1				85		unused in 2017
WO#2018-1 - General Env. Consulting				20		unused in 2018
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application			
WO# 2018-2 ET Annual Report Assistance				25		unused in 2018
WO# 2018-3 Website Assistance - Envirologic				42.5		unused in 2018
Web Hosting (annual expense)		300				
WO# 2019-1 General Environmental Consulting				1,516.25		unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report				447.50		unused in 2019
WO# 2020-1 General Environmental Review ET				7,273.75		unused in 2020
WO#2021-1 General Env. + Admin. Envirologic				16,393.75		unused in 2021
WO#2022-1 General Environmental + admin				11,722.50		unused in 2022
WO#2023-1 General Environmental + Admin				6,780.44		unused in 2023
WO #2024-1 General Environmental + Admin		9,969.75			Remaining amount in W.O.	
Fund 243 (247) Work Order TOTAL			10,269.75			3,987,279
Local Brownfield Revolving Fund 242						
Dividends Summary for 2024	95,105			Michigan CLASS \$4.6M		
440 LLC - Funding Request			0.00	Remaining amount in W.O.		
WO#2021-2 3800 Wynn Rd General Env.			6,832.02	Remaining amount in W.O.		4,529,286
WO#2023-2 YWCA VMI system (GRA)			20,180.83	Remaining amount in W.O.		
WO#2023-3 436 W. Willard Street (LRA)			0.00	Remaining amount in W.O.		
530 S. Rose Street Project (GRA)			86,896.74			
555 Eliza Street/ Lee Street Expansion (LRA)			394,500.00			
Fund 242 (643) Work Order Total			508,409.59			
<i>total work orders & other expenses from both accounts</i>			518,679.34			

Estimated totals for Projects w/ Pending Invoice Packets not yet submitted for Eligible Expenses to Developers (with required documentation):
Delta Marriott Invoices (estimated) 82,473.15
IPUSA (TBD)
100 Island Ave., LLC (TBD)
ESTIMATED Total Remaining (w/remaining encumbrances TBD) 3,904,806.23

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Transfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road 8/24/23	458.41			
Transfer from RAI Jets pending 8/24/23	9,033.35			
Transfer from Stadium Park Way 8/24/23	57,124.21			
Transfer from Stryker (2 payments) 10/26/23	2,254,385.84			
Transfer from Midlink Business Park 10/26/23	776,830.38			
Fishbeck WO#2023-3 436 W. Willard Street 2/22/24		13,707.93		
Fishbeck WO#2023-2 YWCA 3/13/2024		87,897.02		
Fishbeck WO #2023-2 YWCA 4/10/2024		1,384.65		
Fishbeck WO# 2023-3 436 W. Willard Street 4/10/2024		10,292.01		
Dividends from Michigan CLASS investment \$4.6 M 4/30/24	10,865.65			
Dividends from Michigan CLASS investment \$4.6 M 5/31/24	21,086.11			
Dividends from Michigan CLASS investment \$4.6 M 6/30/24	20,503.72			
Fishbeck WO #2023-2 YWCA 7/9/2024		537.50		
Dividends from Michigan CLASS investment \$4.6 M 7/31/24	21,345.92			
Transfer from KALSEE Credit Union 8/22/24	2,036.46			
Transfer from Stryker 8/22/24	245,614.16			
<i>Dividends from Michigan CLASS investment \$4.6 M 8/31/24</i>	<i>21,303.34</i>			
<i>Transfer from 9008 Portage Road 9/26/23</i>	<i>2,834.64</i>			
Subtotals	5,196,302.30	158,606.62	5,037,695.68	
Fund 242 TOTAL to date \$ 5,037,695.68				
Estimated amount less encumbrances	4,529,286	<i>See Expense Detail 2024 for outstanding workorders</i>		
Total Dividend Deposits for 2024 Year to Date	95,104.74			

Macy R. Walters

From: MEDC - Do Not Reply <noreply@michigan.org>
Sent: Thursday, September 19, 2024 1:59 PM
To: Macy R. Walters
Subject: 2023 Brownfield Reporting Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for submitting your 2023 report(s) via the online portal for your Brownfield Redevelopment Authority. The County of Kalamazoo BRA is now compliant for this reporting cycle. Please let me know if you have any questions or comments on the reporting process. Thank you!

Regards,
Lori LaPerriere
Program Specialist
Community Development

Michigan Economic Development Corporation
300 N. Washington Square Lansing MI 48913
Office: 517.335.8126
laperrierel@michigan.org

Brownfield Annual Report M-0000147975

County of Kalamazoo BRA

submitted 2/2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

232, LLC

Date Brownfield Plan Approved

Aug 3, 2011

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$0

Amount of School Operating Tax Capture Received

\$0

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

\$1,050

*** Amount of Local Tax Capture Received**

\$4,736

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$5,786

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$191

* Amount of Local Tax Capture To Be Reimbursed

\$0

* Amount of Local Only Tax Capture To Be Reimbursed

\$5,595

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$5,786

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$328,356

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$137,584

Project Metrics (Cumulative)

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

6

*** Square Feet of Residential**

5,050

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

3,300

*** Square Feet of Industrial**

0

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

0

*** Actual Capital Investment**

\$850,000

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

Yes

Additional Information

The project overlaps with the City of Kalamazoo DDA capture but there was \$0 in DDA capture 2023.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

County of Kalamazoo BRA

submitted 2/2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

383 S. Pitcher Street

Date Brownfield Plan Approved

Apr 4, 2017

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Under Construction

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

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

Amount of State Education Tax Capture Received

\$2,414

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

\$0

Amount of School Operating Tax Capture Received

\$7,111

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

\$2,814

*** Amount of Local Tax Capture Received**

\$11,904

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$24,243

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$8,318

* Amount of Local Admin To Be Reimbursed

\$800

* Amount of Local Tax Capture To Be Reimbursed

\$13,918

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$1,207

Total of Tax Capture Reimbursements

\$24,243

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$13,918

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

\$8,318

Total of Environmental and Non-Environmental Reimbursed

\$22,236

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$602,700

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$363,600

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

8,360

*** Square Feet of Industrial**

17,060

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

438

*** New Jobs Created**

25

*** Actual Capital Investment**

\$3,820,767

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

No

Additional Information

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

County of Kalamazoo BRA

submitted 2.
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

555 E. Eliza Street

Date Brownfield Plan Approved

Dec 16, 2014

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Under Construction

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

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

Amount of State Education Tax Capture Received

\$67

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

\$0

Amount of School Operating Tax Capture Received

\$245

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

\$95

*** Amount of Local Tax Capture Received**

\$374

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$781

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$278

* Amount of Local Admin To Be Reimbursed

\$26

* Amount of Local Tax Capture To Be Reimbursed

\$443

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$34

Total of Tax Capture Reimbursements

\$781

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$781

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$781

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$102,341

* Principal and Interest on all Outstanding Indebtedness

\$152,680

Captured Taxable Value

\$5,198

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

100,000

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

18

*** Actual Capital Investment**

\$1,051,000

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

No

Additional Information

EGLE reimbursement is being held for repayment of EGLE loan. The property has been working on an expansion and it is anticipated the parcels will be combined or retired for next tax season, with both parcels redeveloped. First payment to EGLE was made after annual reports were due.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 27, 2024

Attachments

County of Kalamazoo BRA

submitted 2
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

9008 Portage Road

Date Brownfield Plan Approved

Dec 3, 2013

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$827

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

\$0

Amount of School Operating Tax Capture Received

\$2,421

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

\$964

*** Amount of Local Tax Capture Received**

\$3,448

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$7,660

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$253

* Amount of Local Tax Capture To Be Reimbursed

\$4,159

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$2,835

* Amount of SBRF To Be Reimbursed

\$413

Total of Tax Capture Reimbursements

\$7,660

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$4,159

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$4,159

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$146,644

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$137,790

Project Metrics (Cumulative)

* Number of Residential Units Constructed or Rehabilitated

0

* Square Feet of Residential

0

* Square Feet of Retail

1,421

* Square Feet of Commercial

0

* Square Feet of Industrial

0

* Square Feet of Public Infrastructure

70

* Linear Feet of Public Infrastructure

0

* New Jobs Created

14

* Actual Capital Investment

\$280,000

* Does this TIF capture overlap with any other abatement?

No

Additional Information

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

Brownfield Annual Report M-0000147980

County of Kalamazoo BRA

submitted 2
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Blackbird Billiards

Date Brownfield Plan Approved

Dec 15, 2015

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$206

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

\$0

Amount of School Operating Tax Capture Received

\$615

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

\$242

*** Amount of Local Tax Capture Received**

\$845

*** ISD Code**

39000

ISD Code 2

0

Total of Tax Capture Received

\$1,908

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$719

* Amount of Local Admin To Be Reimbursed

\$71

* Amount of Local Tax Capture To Be Reimbursed

\$1,015

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$103

Total of Tax Capture Reimbursements

\$1,908

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$1,734

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$1,734

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$46,894

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$34,394

Project Metrics (Cumulative)

* Number of Residential Units Constructed or Rehabilitated

0

* Square Feet of Residential

0

* Square Feet of Retail

0

* Square Feet of Commercial

3,120

* Square Feet of Industrial

0

* Square Feet of Public Infrastructure

0

* Linear Feet of Public Infrastructure

0

* New Jobs Created

1

* Actual Capital Investment

\$200,000

* Does this TIF capture overlap with any other abatement?

Yes

Additional Information

Lank Bank state reverted property overlaps 50/50 but ended 2019.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

Brownfield Annual Report M-0000147976
County of Kalamazoo BRA

submitted 2.
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

2747 S. 11th St. (previous Holiday Lanes Bowlir

Date Brownfield Plan Approved

Feb 6, 2018

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$0

Amount of School Operating Tax Capture Received

\$0

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

\$15,691

*** Amount of Local Tax Capture Received**

\$38,801

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$54,492

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$1,116

* Amount of Local Tax Capture To Be Reimbursed

\$0

* Amount of Local Only Tax Capture To Be Reimbursed

\$53,376

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$54,492

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$5,564,420

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$2,311,937

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

30,000

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

1

*** Actual Capital Investment**

\$1,474,946

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

No

Additional Information

Developer to be reimbursed through local taxes once invoices received.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 27, 2024

Attachments

County of Kalamazoo BRA

submitted 2.
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Graphic Packaging International, LLC

Date Brownfield Plan Approved

Sep 17, 2019

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Under Construction

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

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

Amount of State Education Tax Capture Received

\$44,304

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

\$0

Amount of School Operating Tax Capture Received

\$123,006

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

\$51,640

*** Amount of Local Tax Capture Received**

\$218,351

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$437,301

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$145,158

* Amount of Local Admin To Be Reimbursed

\$14,507

* Amount of Local Tax Capture To Be Reimbursed

\$255,484

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$22,152

Total of Tax Capture Reimbursements

\$437,301

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$12,467,023

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$7,289,008

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

0

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

0

*** Actual Capital Investment**

\$0

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

No

Additional Information

IFT ran out in 2022 on eligible parcels. Need to correct the local tax capture amount on the 2022 local revenue received, and then also on the amount of local developer reimbursement to increase by the difference, too. Missed one millage (City Solid Waste in the amount of \$2,367) TIR is being held to reimburse the developer once the invoice packets are received.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 27, 2024

Attachments

Brownfield Annual Report M-0000148308

County of Kalamazoo BRA

submitted 2
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Kalamazoo Mortgage

Date Brownfield Plan Approved

Jun 21, 2016

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$0

Amount of School Operating Tax Capture Received

\$0

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

\$1,372

*** Amount of Local Tax Capture Received**

\$3,393

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$4,765

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$157

* Amount of Local Tax Capture To Be Reimbursed

\$0

* Amount of Local Only Tax Capture To Be Reimbursed

\$4,608

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$4,765

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$367,815

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$196,215

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

11,000

*** Square Feet of Industrial**

0

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

20

*** Actual Capital Investment**

\$1,200,000

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

No

Additional Information

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

County of Kalamazoo BRA

submitted 2/2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

KALSEE Credit Union

Date Brownfield Plan Approved

Mar 21, 2023

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$3,310

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

\$0

Amount of School Operating Tax Capture Received

\$9,844

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

\$3,858

*** Amount of Local Tax Capture Received**

\$10,324

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$27,336

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$9,463

* Amount of Local Admin To Be Reimbursed

\$2,049

* Amount of Local Tax Capture To Be Reimbursed

\$12,133

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$2,036

* Amount of SBRF To Be Reimbursed

\$1,655

Total of Tax Capture Reimbursements

\$27,336

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$21,596

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$21,596

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$678,700

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$551,700

Project Metrics (Cumulative)

* Number of Residential Units Constructed or Rehabilitated

0

* Square Feet of Residential

0

* Square Feet of Retail

2,800

* Square Feet of Commercial

0

* Square Feet of Industrial

0

* Square Feet of Public Infrastructure

0

* Linear Feet of Public Infrastructure

0

* New Jobs Created

2

* Actual Capital Investment

\$3,000,000

* Does this TIF capture overlap with any other abatement?

No

Additional Information

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

Brownfield Annual Report M-0000148053

County of Kalamazoo BRA

submitted 2.
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Kartar #6

Date Brownfield Plan Approved

Sep 17, 2013

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture not started

***Project Status**

Construction on hold

Reason on Hold

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

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

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

***ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements

\$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

* Current Taxable Value

\$0

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$0

Project Metrics (Cumulative)

* Number of Residential Units Constructed or Rehabilitated

0

* Square Feet of Residential

0

* Square Feet of Retail

0

* Square Feet of Commercial

0

* Square Feet of Industrial

0

* Square Feet of Public Infrastructure

0

* Linear Feet of Public Infrastructure

0

* New Jobs Created

0

* Does this TIF capture overlap with any other abatement?

No

Additional Information

Property owned by the Kalamazoo County Land Bank.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 27, 2024

Attachments

County of Kalamazoo BRA

submitted 2
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Metal Mechanics

Date Brownfield Plan Approved

Oct 4, 2016

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$733

Amount of School Operating Tax Capture Received

\$0

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

\$363

*** Amount of Local Tax Capture Received**

\$4,307

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$5,403

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$178

* Amount of Local Tax Capture To Be Reimbursed

\$5,225

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$5,403

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$5,225

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$5,225

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$330,439

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$251,439

Project Metrics (Cumulative)

* Number of Residential Units Constructed or Rehabilitated

0

* Square Feet of Residential

0

* Square Feet of Retail

0

* Square Feet of Commercial

0

* Square Feet of Industrial

30,000

* Square Feet of Public Infrastructure

0

* Linear Feet of Public Infrastructure

0

* New Jobs Created

1

* Actual Capital Investment

\$1,474,946

* Does this TIF capture overlap with any other abatement?

Yes

Additional Information

IFT abatement overlaps.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 26, 2024

Attachments

Brownfield Annual Report M-0000148388

County of Kalamazoo BRA

submitted 2,
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Midlink

Date Brownfield Plan Approved

Sep 2, 2008

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Under Construction

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

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

Amount of State Education Tax Capture Received

\$144,210

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

\$38,315

Amount of School Operating Tax Capture Received

\$316,517

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

\$104,958

*** Amount of Local Tax Capture Received**

\$380,072

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$984,072

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$388,622

* Amount of Local Admin To Be Reimbursed

\$31,860

* Amount of Local Tax Capture To Be Reimbursed

\$491,485

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$72,105

Total of Tax Capture Reimbursements

\$984,072

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$47,012,084

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$39,647,387

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

1,848

*** Square Feet of Commercial**

60,000

*** Square Feet of Industrial**

2,095,032

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

806

*** Actual Capital Investment**

\$109,000,000

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

Yes

Additional Information

Plan overlaps with renaissance zone for some parcels and IFT abatements for some parcels. The Plan was amended to the full 25-30 years as allowable by Act 381, and the amended Plan allowed designation of the area as an economic opportunity zone. Including the addition of a new developer, eligible to be reimbursed under the Plan. TIR is being held for developer reimbursements.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 28, 2024

Attachments

Brownfield Annual Report M-0000148383

County of Kalamazoo BRA

submitted 2.
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Scannell Properties, LLC

Date Brownfield Plan Approved

Nov 6, 2019

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture started

***Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$0

Amount of School Operating Tax Capture Received

\$0

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

\$137,865

*** Amount of Local Tax Capture Received**

\$493,331

*** ISD Code**

39000

ISD Code 2

0

Total of Tax Capture Received

\$631,196

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$20,832

* Amount of Local Tax Capture To Be Reimbursed

\$610,364

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$631,196

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$20,266,870

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$19,713,381

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

321,000

*** Square Feet of Public Infrastructure**

10,000

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

700

*** Actual Capital Investment**

\$0

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

No

Additional Information

Need to make a correction to the 2022 Local Tax capture received, there was an extra number in the 2022 report. The total tax capture reimbursements in 2022 should be \$622,628. Not \$6,226,628. ****THIS PROPERTY WAS DAMAGED BY A TORNADO IN SPRING 2024**** Scannell, the developer is fully reimbursed as of 2023, holding onto TIR for the City of Portage's invoice submittal.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 27, 2024

Attachments

Brownfield Annual Report M-0000148413
County of Kalamazoo BRA

submitted 2
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Stadium Park Way

Date Brownfield Plan Approved

Jan 16, 2018

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$27,172

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

\$13,391

Amount of School Operating Tax Capture Received

\$46,357

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

\$4,950

*** Amount of Local Tax Capture Received**

\$43,010

*** ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$134,880

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$59,942

* Amount of Local Admin To Be Reimbursed

\$4,458

* Amount of Local Tax Capture To Be Reimbursed

\$56,894

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$0

* Amount of SBRF To Be Reimbursed

\$13,586

Total of Tax Capture Reimbursements

\$134,880

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$130,422

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$130,422

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$4,648,175

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$4,187,368

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

50,000

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

8

*** Actual Capital Investment**

\$4,278,000

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

Yes

Additional Information

IFT abatement overlaps. Holding onto TIR for pending developer invoice submittal, Kalamazoo Storage.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 29, 2024

Attachments

County of Kalamazoo BRA

Submitted 
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

Stryker

Date Brownfield Plan Approved

Feb 21, 2017

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

*** Tax Capture Status**

Capture started

*** Project Status**

Construction Complete

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

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

Amount of State Education Tax Capture Received

\$0

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

\$146,515

Amount of School Operating Tax Capture Received

\$0

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

\$2,019

*** Amount of Local Tax Capture Received**

\$335,733

*** ISD Code**

39000

ISD Code 2

0

Total of Tax Capture Received

\$484,267

Amount and Purpose of Tax Expenditures by BRA

* Amount of State Tax Capture To Be Reimbursed

\$0

* Amount of Local Admin To Be Reimbursed

\$38,427

* Amount of Local Tax Capture To Be Reimbursed

\$200,225

* Amount of Local Only Tax Capture To Be Reimbursed

\$0

* Amount of LBRF To Be Reimbursed

\$245,615

* Amount of SBRF To Be Reimbursed

\$0

Total of Tax Capture Reimbursements

\$484,267

Environmental and Non-Environmental Tax Expenditures by BRA

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

\$0

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

\$0

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

* Amount of Treasury TIR (Form 4650)

\$0

* Amount of Treasury TIR (Form 5176BR)

\$0

Activity Status

* Current Taxable Value

\$75,075,091

* Principal and Interest on all Outstanding Indebtedness

\$0

Captured Taxable Value

\$72,065,791

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

485,000

*** Square Feet of Industrial**

0

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

6,320

*** New Jobs Created**

105

*** Actual Capital Investment**

\$205,000,000

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

Yes

Additional Information

As of 2023 capture on this plan has ended. There will be a return of 2021 State taxes, and a return of a portion of 2023. This report is made based on the total amount of 2023 local TIR kept and does not include the amount that is to be returned.

Certification

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

Submitted By

Macy Walters

Submitted Date

Aug 30, 2024

Attachments

Brownfield Annual Report M-0000148058

County of Kalamazoo BRA

submitted 2/24
2024

 Submitted

Reported Calendar Year: 2023

Project Details

Project Name

The Mill at Vicksburg

Date Brownfield Plan Approved

Mar 6, 2019

Local Only Plan?

Project Includes EGLE Pre-Approved Activities

***Tax Capture Status**

Capture not started

***Project Status**

Under Construction

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

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

***ISD Code**

39000

ISD Code 2

Total of Tax Capture Received

\$0

Amount and Purpose of Tax Expenditures by BRA

Total of Tax Capture Reimbursements

\$0

Environmental and Non-Environmental Tax Expenditures by BRA

Total of Environmental and Non-Environmental Reimbursed

\$0

Additional Tax Increment Revenue (TIR) by BRA

Activity Status

*** Current Taxable Value**

\$0

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

\$0

Captured Taxable Value

-\$159,800

Project Metrics (Cumulative)

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

0

*** Square Feet of Residential**

0

*** Square Feet of Retail**

0

*** Square Feet of Commercial**

0

*** Square Feet of Industrial**

0

*** Square Feet of Public Infrastructure**

0

*** Linear Feet of Public Infrastructure**

0

*** New Jobs Created**

0

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

Yes

Additional Information

Transformational brownfield plan, withholding tax capture schedule.

Certification

CERTIFICATION

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

Submitted By

Macy Walters

Submitted Date

Aug 28, 2024

Attachments

Local Brownfield Revolving Fund M-0000148412

County of Kalamazoo BRA

submitted 2/2024

 Submitted

Reported Calendar Year: 2023

If there is no balance, enter \$0.

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

\$4,805,925

No Brownfield Projects

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

Certification

Comments

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