
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, September 28, 2023
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89702088679>

Webinar ID: 897 0208 8679

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of **August 24, 2023**
 5. Public Comments (*4 minutes each*)
 6. Disclosure of Interest Statement(s)
 7. Consent Agenda – Invoices
 - a. **From General 243 Fund**
 - i. **\$1,420.00** - Fishbeck Invoice 427541 (W.O. 23-1 General Environmental)
 - ii. **\$527.00** – Varnum Invoice 1312333 (IPUSA)
 - iii. **\$195.00** - Staff Water Infrastructure Conference Registration Reimbursement
 - iv. **\$24.56** - Staff Travel Invoice (Vicksburg Mill EGLE Grant Final Tour)
 - v. **\$80.00** – Blue Tree Web Design Invoice 2309221603 (website update)
 - b. **Project Business**
 - i. **\$20,722.50** – State Brownfield Fund MEDC Invoice 2022
 - ii. **\$1,105.00** - FY23 Q3 Reimbursement to Paper City Development, LLC (EGLE Loan)
 - c. **EPA Grant**
 - i. **\$55.00** – Staff Black Business Expo Registration
 - ii. **\$1,058.96** – Fishbeck invoice 427444 (W.O. #9 555 Eliza Street)
 - iii. **\$488.16** – Fishbeck invoice 427542 (W.O. #10 Midlink Expansion)
 - iv. **\$818.33** – Fishbeck invoice 427544 (W.O. #8 Comstock Center)
 - v. **\$1,230.54** – Fishbeck invoice 428218 (W.O. #13 YWCA)
 - vi. **\$4,887.17** – Fishbeck invoice 427548 (W.O. #11 Redman Ventures)
 - vii. **\$799.90** – Fishbeck invoice 427545 (W.O. #12 Legacy Senior Living)
 - viii. **\$334.25** – Fishbeck invoice 427546 (W.O. #2 Outreach & Programmatic)
-

8. Discussion and/or Action Calendar

- a. **Discussion/Action:** Q Corners, LLC, Project Application(s) Part I & Part II
- b. **Discussion/Action:** 702 W. Michigan Ave.
 - i. Project Application(s) Part I & Part II
 - ii. Fishbeck Work Order #16
- c. **Discussion/Action:** Urban Exposure Initiative
 - i. Project Application(s) Part I & Part II
 - ii. Fishbeck Work Order #15
- d. **Discussion/Action:** Fishbeck
 - i. Midlink Brownfield Plan Amendment #4
 - ii. General Environmental Memo & Billings Summary
 - iii. EPA Grant Memo & Billings Summary
- e. **Discussion/Action:** LC Howard Invoice Packet Review
- f. **Discussion/Action:** LBRF Funding Terms & Conditions
- g. **Discussion/Action:** LBRF Policy Revision Version 2.3
- h. **Discussion/Action:** In-person KCBRA Committee Meetings (no action)

9. Financial Reports

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

10. Staff Report/Updates

- a. Black Business Expo at Kalamazoo Expo Center (Update)
- b. MEDC 2022 State Project Reporting Completed
- c. EGLE Great Lakes Water Infrastructure Conference (Update)
- d. YWCA Grant Repayment Agreement
- e. 555 Eliza Street 1st EGLE Loan Payment Due 9/14/2023

11. Committees - times dates and places

- b. Land Bank Report – next meeting, Thursday, October 12th, 2023, at 8:30 a.m.
- c. Project/Finance Committee – Thursday, October 12th, 2023, 4:00 p.m.
- d. Executive Committee – Friday, October 13th, 2023, 9:15 a.m.

12. Other

13. Board Member Comments

14. Adjournment

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

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

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

DRAFT - MINUTES

Present: Kenneth Peregon, Gary Barton, Christopher Carew, Connie Ferguson, and Andrew Wenzel

Members Excused: Jared Lutz, Jodi Milks, Monteze Morales, and Wei Wang

Vacancies: none

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

County Admin: none

Community: 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:00 p.m. and noted that the meeting is being recorded.**

2. Roll Call and Members Excused: **Jared Lutz, Jodi Milks, Monteze Morales, and Wei Wang were excused.**

3. Approval of the Agenda:

Item 8a was corrected to read as Midlink Amendment #4. Barton motioned to approve item 3, as amended. Wenzel seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of **July 27, 2023**

Wenzel moved to approve item 4. Ferguson seconded. None opposed, motion carried.

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

6. Disclosure of Interest:

7. Consent Agenda – Invoices

a. **From General 243 Fund**

i. **\$806.25** - Fishbeck Invoice 426213 (W.O. 23-1 General Environmental)

ii. **\$1,742.20** – Varnum Invoice 1308667 (IPUSA)

iii. **\$1,101.60** – Varnum Invoice 1308629 (Contractual Other)

b. **Project Business**

- i. MEDC Annual Reporting – Authorizing Staff to Submit Project Reporting to MEDC

c. **EPA Grant**

- i. **\$1,036.37** – Fishbeck invoice 426224 (W.O. #9 555 Eliza Street Expansion)
- ii. **\$3,109.00** – Fishbeck Invoice 426223 (W.O. #6 Parchment Mill Site #2)
- iii. **\$1,093.13** - Fishbeck Invoice 426222 (W.O. #2 Outreach & Programmatic)
- iv. **\$862.34** – Fishbeck Invoice 426219 (W.O. #10 Midlink Expansion)
- v. **\$597.55** – Fishbeck Invoice 426220 (W.O. #8 Comstock Center)

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

8. Discussion and/or Action Calendar

- a. **Discussion/Action:** Fishbeck EPA Grant Work Order #14 Midlink Brownfield Plan Amendment #3 Amendment #4

Ferguson moved to approved item 8a, Barton seconded. A roll call vote was taken, motion carried with 3 Yes, and Director Wenzel and Director Carew abstained.

- b. **Discussion/Action:** Schupan Project Application Part I & Part II

Wenzel moved to approve item 8b, Barton seconded. None opposed, motion carried.

- c. **Discussion/Action:** Great Lakes Water Infrastructure Conference, Kalamazoo, MI September 19-21, 2023

- i. \$195 – Staff Registration

Ferguson moved to approve item 8c, Wenzel seconded. None opposed, motion carried.

- d. **Discussion/Action:** Developer Reimbursement from 2022 TIR

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

Carew moved to approve items 8di-8diii, Ferguson seconded. None opposed, motion carried.

e. **Discussion/Action:** Transfers to the LBRF (fund 242)

- i. \$458.41 – 9008 Portage Road 1st Transfer (2022 Local TIR)
- ii. \$9,033.35 - RAI Jets (\$4,387.12 State & \$4,646.23 Local; Capture Complete total into LBRF \$34,053.92)
- iii. \$57,124.21 - Stadium Park Way 1st Transfer (2022 Local TIR)

Wenzel moved to approve items 8ei-8eiii, Carew seconded. None opposed, motion carried.

f. **Discussion/Action:** Fishbeck

- ii. Parchment Mill Site #2 Roadmap to Redevelopment Presentation
- iii. EPA Grant Contract Memo & Summary
- iv. General Environmental Contract Memo & Summary

Fishbeck staff presented all memos and summaries.

9. Financial Reports:

- a. Fund 243 and Fund 242 Summaries

Staff presented the financial reports.

10. Staff Report/Updates

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

11. Committees - times dates and places

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

12. Other

13. Board Member Comments

14. Adjournment: **Wenzel motioned to adjourn, at 4:20 p.m. Carew seconded.**

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

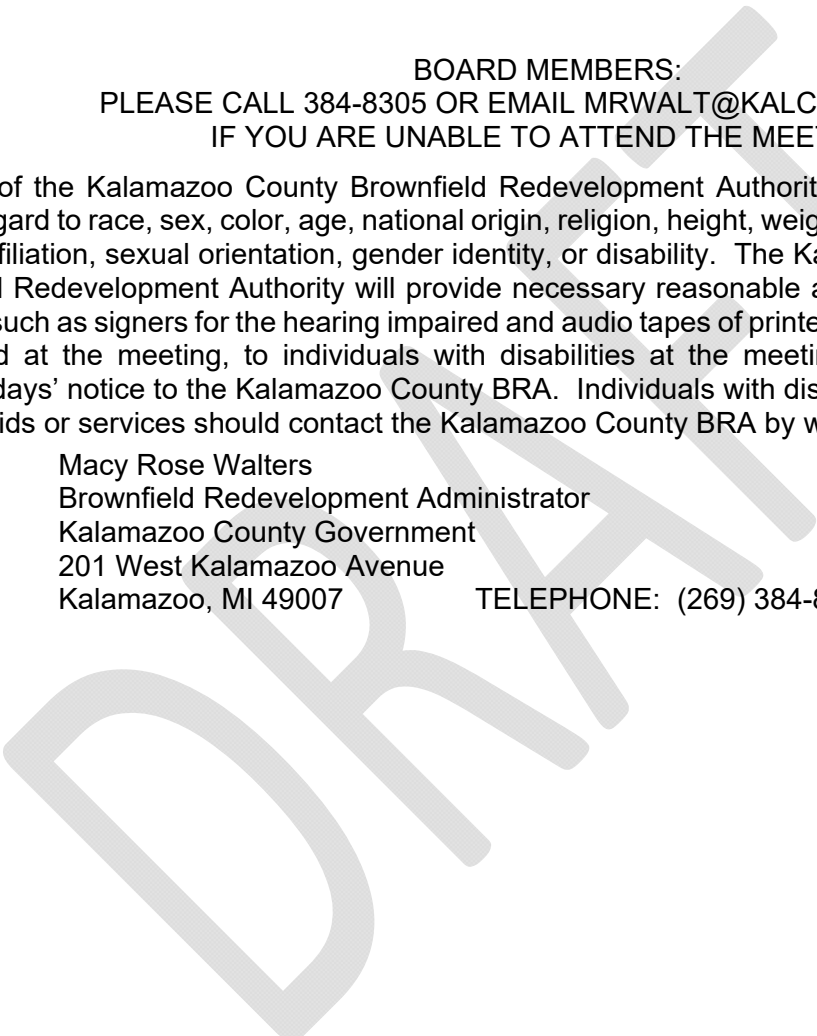
Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

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



**Payment Options**

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

Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
United States

Invoice : 427541
Invoice Date : 9/7/2023
Project : 230454
Project Name : KCBRA/W.O. 2023-1 Gen Environmental Review
Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

	Fee	Available	Billings		
			To Date	Previous	Current
GR - General Review	14,000.00	6,049.44	9,370.56	7,950.56	1,420.00
<i>Rate Labor</i>		1,420.00			
CAS - Contractual Administrative Support	6,000.00	5,396.25	603.75	603.75	0.00
				Current Billings	1,420.00
				Amount Due This Bill	<u>1,420.00</u>
Total Fee :	20,000.00				
To Date Billings :					<u>9,974.31</u>
Total Remaining :					10,025.69

Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review**Invoice: 427541****GR - General Review****Rate Labor***Class / Employee*

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	2.00	105.0000	210.00
Senior Hydrogeologist			
Jeffrey Hawkins	1.75	150.0000	262.50
Paul French	7.50	115.0000	862.50
Total Senior Hydrogeologist	9.25		1,125.00
Staff Environmental Specialist			
Logan Mulholland	1.00	85.0000	85.00
		Total Rate Labor	1,420.00
Total Bill Task: GR - General Review			1,420.00

Total Project: 230454 - KCBRA/W.O. 2023-1 Gen Environmental Review**1,420.00**



VARNUM

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

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

FRED SCHUBKEGEL

DIRECT DIAL 269 / 553-3514

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

RE: IPUSA PAVILION 1, LLC
Matter Number: 379640
Invoice Number: 1312333
Invoice Date: August 18, 2023

LEGAL SERVICES RENDERED

<u>Date</u>	<u>Hours</u>	<u>Description/Services Rendered By</u>	<u>Amount</u>
07/06/23	0.40	Review Assignment of Development Agreement to Kalamazoo County Land Bank. Elliott M. Berlin	124.00
07/07/23	0.90	Correspondence re Assignment of land Bank payments. Elliott M. Berlin	279.00
07/10/23	0.40	Phone conference re assignment of Land Bank payments. Elliott M. Berlin	124.00
TOTAL LEGAL SERVICES			\$ 527.00

TOTAL THIS INVOICE	\$ 527.00
Previous Balance as of 08/18/23	\$ 1,742.20

TOTAL PAYMENT DUE	\$ 2,269.20
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<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Elliott M. Berlin	310.00	1.70	\$527.00
TOTALS		1.70	\$527.00



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Invoice

n° 2757

Kalamazoo County Brownfield Redevelopment Authority

Macy Walters
201 W. Kalamazoo Ave.
49007 Kalamazoo MI

Invoice date 8/31/23

Due date 9/30/23

2023 Great Lakes Water Infrastructure Conference (9/19/23 - 9/21/23)

Description	Net
1 x Registration - General Admission - Full Conference - (9/19/23, 6:00 PM until 9/21/23, 3:00 PM)	\$195.00
Total net	\$195.00
Total Due	\$195.00

PAYMENT INSTRUCTIONS:

Pay online at <https://www.thepayplace.com/mi/deq/events/billpreview.aspx>.

Pay by check: Mail check made payable to the "State of Michigan" to:

Michigan Department of Environment, Great Lakes, and Energy
Cashier's Office-OEA Registrar
P.O. Box 30657
Lansing, MI 48909-8157

SOM EMPLOYEES (IAB) ONLY: Credit Funds (IET) to SIGMA Template: 761OERWORKSHOPSREV

Cancellation Policy: Conference registration cancellations made by September 11, 2023 will be eligible for a full refund. Cancellations received after September 11, 2023, and no-shows will be responsible for the full registration fee. **Exhibitor Cancellations must be made by August 25, 2023.**

About this event:

2023 Great Lakes Water Infrastructure Conference

🕒 9/19/23
until 9/21/23

📍 Radisson Plaza Hotel at Kalamazoo Center
100 West Michigan Avenue
Kalamazoo
United States

Michigan Department of Environment, Great Lakes, and Energy

525 W. Allegan
Lansing MI 48933
United States

Tel.: 517-881-7808
EGLE-Workshops@Michigan.gov

VAT: 38-6000134
www.Michigan.gov



Payment Results

EGLE Events

Please note the business name that will post to your credit card billing statement is "State EGLE Events."

-Please retain a copy of this page for your records.

Thank You	Printable Receipt
<p>Merchant: State EGLE Events Merchant City/State: 517-881-7808, MI Merchant Location Code: 00001 Payment Status: Payment Success Payment Date: 08/31/2023 Confirmation Number: 23083100986020 Billing Address: Macy R. Walters 6477 Woodlea Drive Kalamazoo, MI 49048 (269) 366-7947 E-Mail Address: macyrwalters@gmail.com Total Amount: 195.00 USD Card Type: DISC Account #: x3310 Authorization Code: 03159B Reference: 2023 Great Lakes Water Infrastructure Conference,Macy Rose Walters,,,,</p> <p data-bbox="1203 1136 1252 1167">Exit</p>	

[DEQ Workshops Payment Home Page](#)

INVOICE

Blue Tree Web Design LLC
43021 County Road 653
Paw Paw, MI 49079

ben@bluetreewebdesign.com
269-978-2571



Kalamazoo Brownfield Redevelopment Auth

Bill to

Kalamazoo Brownfield Redevelopment Auth

Invoice details

Invoice no.: 2309221603
Terms: Net 30
Invoice date: 09/22/2023
Due date: 10/22/2023

Product or service	Amount
1. Web Changes Apply available system updates (i.e. WordPress themes and plugins, new PHP version)	1 unit × \$80.00 \$80.00
Total	\$80.00

September 19, 2023

Macy Walters
County of Kalamazoo BRA
201 West Michigan
Kalamazoo, MI 49007

Invoice: INV-0000415

Dear Macy Walters,

Legislative changes occurred on December 28, 2012, permitting the State of Michigan to collect 3 out of the 6 mill State Education Tax annually on new Act 381 Work Plan projects to provide future funding for Brownfield Grants and Loans. The County of Kalamazoo BRA had Work Plan projects approved by the Michigan Strategic Fund (MSF) and/or the Department of Environment, Great Lakes, and Energy Quality (EGLE) after January 1, 2013.

Project Information is listed below:

Project Name	Site Number	Annual Report Metric Number	Amount Due
Stadium Park Way	SITE-00001573	M-0000140388	\$13,017.50
383 S. Pitcher Street	SITE-00001633	M-0000140389	\$1,122.00
555 E. Eliza Street	SITE-00001351	M-0000140392	\$45.00
9008 Portage Road	SITE-00000563	M-0000140394	\$392.00
Blackbird Billiards	SITE-00001490	M-0000140396	\$97.00
RAI Jets - 5825 Willoughby Dr	SITE-00001480	M-0000140412	\$630.50
Graphic Packaging International, LLC	SITE-00001871	M-0000141050	\$5,418.50
Total Amount Due			\$20,722.50

Please remit payment of above total amount within **60 days** of the date of this invoice. The Amount Due is calculated directly from information entered in the Portal, and submitted by your jurisdiction. If you feel the Amount Due is not accurate, please contact MEDC Brownfield Staff at brownfield@michigan.org or (517) 335-8126, to adjust your reporting.

****See page 2 for payment information****

Pay by Electronic Funds Transfer:

1. Send payment to:
 - a. Routing #072000326
 - b. Account #878375851
 - c. If a description field is available, please enter "Brownfield Redevelopment Fund"

Pay by Check:

1. Make checks payable to: "State of Michigan"
2. Please be sure to write "Brownfield Redevelopment Fund" on the memo line
3. Mail the remittance check to:

MEDC Finance Department
Michigan Economic Development Corporation
300 N. Washington Square
Lansing, MI 48913



**Phillips Environmental
Consulting Services, Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
6/30/2023	2250

BILL TO

Paper City Development
101 South Main Street
Vicksburg, MI 49097

		PROJECT		
		1046A - Vicksburg Mill		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
5/3/2023	Due care planning - call with Spicer Group regarding planning for dam just upgradient of site and due care requirements for them to sample sediments. Request permission to send relevant information and begin preparation of updated Stream Sampling Due Care Management Plan.	1	130.00	130.00
5/24/2023	Review request for stream access for crayfish testing and provide information.	0.5	130.00	65.00
5/31/2023	Finalize updated Stream Due Care Management Plan and send to Spice Group with regard to planned investigation associated with the upstream dam.	1	130.00	130.00
5/31/2023	Review site plans for Due Care.	1.5	130.00	195.00
6/1/2023	Meet with Rebecca re new phase of the project and Due Care considerations.	1	130.00	130.00
6/5/2023	Outline due care for Phase I Development based on preliminary plans and existing data.	2.5	130.00	325.00
6/13/2023	Conference call with EGLE and County and 3rd Party Administrator. Including prep.	0.75	130.00	97.50
6/15/2023	Respond to due care concerns about stream sampling and send Stream Sampling Management Plan (previously sent to Spicer Group) to County Drain Commissioner.	0.25	130.00	32.50
Loan Task 2G - Due Care M&P		Total		\$1,105.00

Phone #
269-501-5079

Balance Due	\$1,105.00
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**PARTIAL UNCONDITIONAL
WAIVER OF LIEN**

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Paper City Development, LLC totaling **\$13,938.54 (Invoices 2234R, 2235, 2236, 2237, 2239R, 2241, 2242, 2249 and 2250)** for the improvement to **300/330 West Highway Street, Vicksburg, Michigan**. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of **\$13,938.54**, for labor/materials provided through June 30, 2023. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: September 8, 2023

SIGNATURE: *Lisa K J Phillips*

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

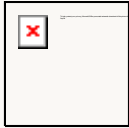
E-MAIL ADDRESS: lphillips@phillipsenv.com

Macy R. Walters

From: service@paypal.com
Sent: Friday, July 28, 2023 4:39 PM
To: Macy R. Walters
Subject: Your PayPal receipt

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.

Hello, Macy Walters



You paid \$55.00 USD to Black Wall Street Kalamazoo

Create a PayPal account for fast, secure checkouts at millions of merchants.

[Activate PayPal Now](#)

Your purchase details

Your Transaction ID:
2GE09438JW000402D

Merchant Transaction ID:
0XW73444N67888134

Purchase Date:
July 28, 2023

Payment to:
Black Wall Street Kalamazoo
nictrip28@yahoo.com

Payment from:
Macy Walters

Shipping Address
Macy Walters
201 w kalamazoo ave

kalamazoo, MI 49007

United States

Quantity	1
Item	Information (not selling): \$55
ID Number	
Price	\$55.00 USD

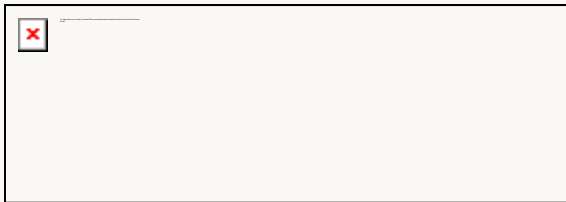
Subtotal \$55.00 USD

Total \$55.00 USD

You paid using: Discover x-3310

This credit card transaction will appear on your statement as PAYPAL *BLACK WALL.

[Activate PayPal Now](#)



[Help & Contact](#) | [Security](#) | [Apps](#)



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PayPal RT000398:en_US(en-US):1.4.0:f142155f37a4d

Payment Options

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

Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49007
 United States

Invoice : 427444
Invoice Date : 9/7/2023
Project : 230914
Project Name : KCBRA/Eliza Street Schoolcraft
Bill Term : BT1

For Professional Services Rendered Through 9/1/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

WO #9	Billings				
	Fee	Available	To Date	Previous	Current
PH II - Phase II ESA	0.00	0.00	0.00	0.00	0.00
BPE - Brownfield Plan Evaluation	8,000.00	5,501.21	3,557.75	2,498.79	1,058.96
<i>Rate Labor</i>					
BPA - Brownfield Plan Amendment	7,000.00	7,000.00	0.00	0.00	0.00
Total Fee :	15,000.00				
To Date Billings :	3,557.75				
Total Remaining :	11,442.25				
			Current Billings		1,058.96
			Amount Due This Bill		1,058.96

Project: 230914 - KCBRA/Eliza Street Schoolcraft

Invoice: 427444

BPE - Brownfield Plan Evaluation
Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Environmental Specialist				
David Stegink	8/7/2023	1.25	122.1000	152.63
communications with Conley	8/14/2023	1.00	122.1000	122.10
communications w Jamie, Matt,	8/22/2023	0.50	122.1000	61.05
	8/23/2023	3.00	122.1000	366.30
run new tables and projections, meet Clarklogic, memo	8/25/2023	0.75	122.1000	91.58
Total David Stegink		6.50		793.66
Total Senior Environmental Specialist		6.50		793.66
Senior Geologist				
Therese Searles	8/18/2023	0.50	95.5000	47.75
mtg coordination re: BF amendment discussion	8/21/2023	0.50	95.5000	47.75
communication to schedule meeting	8/25/2023	1.00	95.5000	95.50
update meeeting with DAS and LM, email to MW and RG		2.00		191.00
Total Therese Searles		2.00		191.00
Total Senior Geologist		2.00		191.00
Staff Environmental Specialist				
Logan Mulholland	8/31/2023	1.00	74.3000	74.30
Notes on meeting, edits to TIF tables				

Total Rate Labor 1,058.96

Total Project: 230914 - KCBRA/Eliza Street Schoolcraft

1,058.96

Total Bill Task: BPE - Brownfield Plan Evaluation

1,058.96

**Payment Options**

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

Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
United States

Invoice : 427542
Invoice Date : 9/7/2023
Project : 230923
Project Name : KCBRA /Midlink Business Park Expansion
Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
230923 - KCBRA /Midlink Business Park Expansion	6,500.00	3,631.63	3,356.53	2,868.37	488.16
<i>Rate Labor</i>		488.16			
				Current Billings	488.16
			Amount Due This Bill		488.16
Total Fee :	6,500.00				
To Date Billings :		3,356.53			
Total Remaining :		3,143.47			

Project: 230923 - KCBRA /Midlink Business Park Expansion**Invoice: 427542****230923 - KCBRA /Midlink Business Park Expansion**

Rate Labor					
<i>Class / Employee</i>		<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist					
Therese Searles		8/18/2023	0.50	95.5000	47.75
	Plan Amendment discussions				
		8/21/2023	1.00	95.5000	95.50
		8/22/2023	1.00	95.5000	95.50
		8/23/2023	0.75	95.5000	71.63
	TIF modeling				
		8/31/2023	0.50	95.5000	47.75
	Midlink RCRA costs estimate and timing discussions				
			3.75		358.13
			3.75		358.13
Total Therese Searles					
Total Senior Geologist					
Staff Environmental Specialist					
Logan Mulholland		8/14/2023	0.50	74.3000	37.15
	RE-Assessor				
		8/22/2023	1.00	74.3000	74.30
	Review TIF				
		8/30/2023	0.25	74.3000	18.58
	BF Amendment communications				
			1.75		130.03
			1.75		130.03
Total Logan Mulholland					
Total Staff Environmental Specialist					
Total Rate Labor					

Total Bill Task: 230923 - KCBRA /Midlink Business Park Expansion**488.16****Total Project: 230923 - KCBRA /Midlink Business Park Expansion****488.16**

Payment Options

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

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

Invoice : 427544
Invoice Date : 9/7/2023
Project : 230924
Project Name : KCBRA /Comstock Center
 Redevelopment
Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

		<u>Billings</u>				
		<u>Fee</u>	<u>Available</u>	<u>To Date</u>	<u>Previous</u>	<u>Current</u>
230924 - KCBRA /Comstock Center Redevelopment						
Elg & PH1 - Eligibility & Phase I ESA		4,000.00	0.00	4,000.00	4,000.00	0.00
PH2 ESA - Phase II ESA		18,000.00	17,402.45	1,415.88	597.55	818.33
<i>Rate Labor</i>	818.33					
Total Fee :	22,000.00					
To Date Billings :	<u>5,415.88</u>					
Total Remaining :	16,584.12					
				Current Billings		818.33
				Amount Due This Bill		<u><u>818.33</u></u>

PH2 ESA - Phase II ESA

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	8/18/2023	0.50	95.5000	47.75
	Phase II planning discussion with EDP			
	8/22/2023	0.50	95.5000	47.75
	updated eligibility discussion			
	8/30/2023	0.50	95.5000	47.75
	eligibility discussion with EDP	-----		-----
		1.50		143.25
		-----		-----
		1.50		143.25
Total Therese Searles				
Total Senior Geologist				
Senior Hydrogeologist				
Erik Peterson	7/31/2023	0.50	95.5000	47.75
	SAP & HASP questions per SKS & forward to Macy for EPA review			
	8/15/2023	3.00	95.5000	286.50
	Two separate meetings with Deisler & two property owners - P2 scope & access. Possible air permit call w/ CRC. Call w/ Tammi @ Hollander. scope and timing for reset on Alcott & Crosstown sites			
	8/16/2023	1.75	95.5000	167.13
	Meeting with Deisler & 3rd property owner - P2 scope & access, Call w/ Cheryl - Big Rapids meeting schedule			
	8/17/2023	1.00	95.5000	95.50
	Mcklusky P1 proposal review. Discuss w/ Hawkins. P1\$ for Seelye - BK Saugatuck			
	8/21/2023	0.50	95.5000	47.75
	SAP eligibility followup w/ Therese	-----		-----
		6.75		644.63
		-----		-----
		6.75		644.63
Total Erik Peterson				
Total Senior Hydrogeologist				
Staff Technician				
Shelbey Senkewitz	7/31/2023	0.50	60.8900	30.45
	Finalize HASP/SAP reports			
Total Rate Labor				818.33
Total Bill Task: PH2 ESA - Phase II ESA				818.33

Total Project: 230924 - KCBRA /Comstock Center Redevelopment

818.33

**Payment Options**

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

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

Invoice : 428218
Invoice Date : 9/18/2023
Project : 231417
Project Name : KCBRA/ YWCA, 550 S. Riverview Dr.
 City of Parchment
Bill Term : BT1

For Professional Services Rendered Through 9/1/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
HASP/SAP/PM - Eligibility / HASP /SAP /Project Management	3,000.00	3,000.00	882.23	0.00	882.23
<i>Rate Labor</i>		882.23			
PFE - PFE Testing	5,250.00	5,250.00	348.31	0.00	348.31
<i>Rate Labor</i>		348.31			
VMS Design - VMS Design	15,000.00	15,000.00	0.00	0.00	0.00
			Current Billings		1,230.54
			Amount Due This Bill		<u>1,230.54</u>

Total Fee : 23,250.00
To Date Billings : 1,230.54
Total Remaining : 22,019.46

HASP/SAP/PM - Eligibility / HASP /SAP /Project Management

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	8/1/2023	0.75	95.5000	71.63
	project debrief and eligibility review			
	8/15/2023	0.50	95.5000	47.75
	HASP review			
	8/16/2023	2.00	95.5000	191.00
	review of HASP and SAP drafts, purchase discussion with YWCA team			
	8/17/2023	2.00	95.5000	191.00
	meeting with PDF re: HASP, SAP, project debrief			
	8/25/2023	0.75	95.5000	71.63
	access communication and internal debrief			
Total Therese Searles		6.00		573.01
Total Senior Geologist		6.00		573.01
Staff Hydrogeologist				
Ryohei Wakabayashi	8/1/2023	1.00	84.0000	84.00
	Meetings, eligibility document			
	8/1/2023	0.50	84.0000	42.00
	Meetings, eligibility document			
	8/12/2023	1.50	84.0000	126.00
	SAP & HASP			
	8/16/2023	0.50	84.0000	42.00
	SAP & HASP			
Total Ryohei Wakabayashi		3.50		294.00
Total Staff Hydrogeologist		3.50		294.00
Staff Technician				
Shelbey Senkewitz	8/2/2023	0.25	60.8900	15.22
	Edit eligibility demonstration letter			
Total Rate Labor				882.23
Total Bill Task: HASP/SAP/PM - Eligibility / HASP /SAP /Project Management				882.23

PFE - PFE Testing

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist				
Therese Searles	9/1/2023	0.75	95.5000	71.63
	scheduling coordination			
Senior Hydrogeologist				
Paul French	8/25/2023	0.25	122.1000	30.53
	Coordination, K&H			
	9/1/2023	1.50	122.1000	183.15
	Prep, load for PFE testing			
Total Paul French		1.75		213.68
Total Senior Hydrogeologist		1.75		213.68
Staff Hydrogeologist				
Ryohei Wakabayashi	8/25/2023	0.75	84.0000	63.00
	Meeting with Derrick Lingle about project specifics, planning			
Total Rate Labor				348.31
Total Bill Task: PFE - PFE Testing				348.31

Elig-PH1 - Eligibility Update & Phase I ESA

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Hydrogeologist				
Courtney Dunaj	8/4/2023	0.25	95.5000	23.88
Phase I ESA	8/8/2023	0.25	95.5000	23.88
Phase I ESA kickoff	8/30/2023	0.75	95.5000	71.63
review Phase I ESA	8/31/2023	0.75	95.5000	71.63
Phase I ESA		----- 2.00		----- 191.02
Total Courtney Dunaj		----- 2.00		----- 191.02
Production Support				
Ariane Savoy	8/14/2023	1.25	75.0000	93.75
Scientist				
Aaron Bigler	8/7/2023	1.00	84.9000	84.90
Phase I ESA	8/14/2023	3.00	84.9000	254.70
Phase I ESA	8/15/2023	3.00	84.9000	254.70
Phase I ESA	8/18/2023	1.50	84.9000	127.35
Phase I ESA	8/22/2023	4.00	84.9000	339.60
Phase I ESA	8/23/2023	8.00	84.9000	679.20
Phase I ESA	8/24/2023	2.00	84.9000	169.80
Phase I ESA	8/31/2023	1.25	84.9000	106.13
AAI Checklist, ACRES		----- 23.75		----- 2,016.38
Total Aaron Bigler		----- 23.75		----- 2,016.38
Senior Geologist				
Therese Searles	8/1/2023	2.75	95.5000	262.63
eligibility HASP and SAP updates	8/3/2023	0.50	95.5000	47.75
project discussions with Rob		----- 3.25		----- 310.38
Total Therese Searles		----- 3.25		----- 310.38
Staff Engineering Specialist				
Audrey Havens	8/15/2023	0.50	68.0000	34.00
Graphic support				
Staff Technician				
Shelbey Senkewitz	8/31/2023	1.75	60.8900	106.56
Edit/build Phase I ESA				
Total Rate Labor				2,752.09
Total Bill Task: Elig-PH1 - Eligibility Update & Phase I ESA				2,752.09

ASB - Asbestos Survey

Rate Labor

<u>Class / Employee</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Scientist				
Aaron Bigler	8/7/2023	0.50	84.9000	42.45
Asbestos Survey Project Management and Site Access	8/7/2023	0.50	84.9000	42.45
Pre-Work Meeting for HMI Survey	8/21/2023	8.00	84.9000	679.20
Asbestos Survey	8/22/2023	0.75	84.9000	63.68
Sample organization, COC, sample shipment, scan field notes, download photos	8/31/2023	0.50	84.9000	42.45
Project Briefing - Asbestos Report Production				
		10.25		870.23
Total Aaron Bigler				870.23
Total Scientist		10.25		870.23
Senior Geologist				
Bob Webster	8/21/2023	10.00	84.9000	849.00
Job prep, mobilization/de-mobilization, conduct asbestos survey.	8/22/2023	0.25	84.9000	21.23
Complete paperwork, email site photos to ACB.				
		10.25		870.23
Total Bob Webster				870.23
Therese Searles	8/7/2023	0.25	95.5000	23.88
Project debrief with A. Bigler	8/10/2023	0.25	95.5000	23.88
call with Rob re: access	8/18/2023	0.25	95.5000	23.88
scheduling	8/21/2023	0.25	95.5000	23.88
check in with field staff	8/28/2023	0.25	95.5000	23.88
status check in with ACB				
		1.25		119.40
Total Therese Searles				119.40
Total Senior Geologist		11.50		989.63
Staff Engineering Specialist				
Audrey Havens	8/24/2023	0.25	68.0000	17.00
Graphic support				

Total Rate Labor 1,876.86

Expenses

<u>Account / Vendor</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
Miscellaneous			
Oshtemo Charter Township	7.72	1.00	7.72
Postage			
Worldwide Express	11.75	1.00	11.75
Subconsultant			
EDR	170.00	1.00	170.00
Total Expenses			189.47

Unit Rate Expenses

<u>Account / Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
Company Vehicle Use			
Mileage - Company Vehicle	23.00	0.9500	21.85
Equipment Usage			
Field Supplies	1.00	35.0000	35.00

ASB - Asbestos Survey

Unit Rate Expenses

Account / Unit

Quantity

Rate

Amount

Mileage

Mileage - Employee Vehicle

17.00

0.7000

11.90

Total Unit Rate Expenses

68.75

Total Bill Task: ASB - Asbestos Survey

2,135.08

Total Project: 231418 - KCBRA /Redman Ventures, LLC-6667 Stadium Dr. Oshtemo

4,887.17

**Payment Options**

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

Attention: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
United States

Invoice : 427545
Invoice Date : 9/7/2023
Project : 231419
Project Name : KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo
Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

Contract : MIDeal
Contract Name : MIDeal Contracts

	Fee	Available	Billings		
			To Date	Previous	Current
231419 - KCBRA/Legacy Senior Living, 730 N. Burdick St. Kalamazoo					
RAP - Response Activity Plan /Conceptual Site Model	17,500.00	17,500.00	799.90	0.00	799.90
<i>Rate Labor</i> 799.90					
Clean - Brownfield Cleanup Planning	5,000.00	5,000.00	0.00	0.00	0.00
			Current Billings		799.90
			Amount Due This Bill		<u>799.90</u>

Total Fee : 22,500.00
To Date Billings : 799.90
Total Remaining : 21,700.10

RAP - Response Activity Plan /Conceptual Site Model

Rate Labor

<i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Hydrogeologist				
Courtney Dunaj	8/9/2023	0.25	95.5000	23.88
	review eligibility			
Senior Geologist				
Therese Searles	8/16/2023	0.50	95.5000	47.75
	eligibility discussion with EDP			
	8/17/2023	0.50	95.5000	47.75
	Legacy eligibility update review			
	8/21/2023	0.25	95.5000	23.88
	emails with MW re: eligibility			
Total Therese Searles		1.25		119.38
Total Senior Geologist		1.25		119.38
Senior Hydrogeologist				
Erik Peterson	8/8/2023	1.50	95.5000	143.25
	Prepare eligibility demonstration			
	8/15/2023	2.50	95.5000	238.75
	Eligibility Demonstration amendments and resubmit			
Total Erik Peterson		4.00		382.00
Paul French	8/30/2023	2.00	122.1000	244.20
	CSM Prep			
Total Senior Hydrogeologist		6.00		626.20
Staff Technician				
Shelbey Senkewitz	8/11/2023	0.25	60.8900	15.22
	Edit eligibility letter			
	8/17/2023	0.25	60.8900	15.22
	Finalize eligibility demonstration letter			
Total Shelbey Senkewitz		0.50		30.44
Total Staff Technician		0.50		30.44
Total Rate Labor				799.90
Total Bill Task: RAP - Response Activity Plan /Conceptual Site Model				799.90

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

799.90



Payment Options

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 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 : 427546
Invoice Date : 9/7/2023
Project : E210229
Project Name : KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic
Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

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	5,000.00	446.11	4,888.14	4,553.89	334.25
<i>Rate Labor</i>		334.25			
				Current Billings	334.25
				Amount Due This Bill	<u>334.25</u>

Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **Invoice: 427546**

COMM - Community Outreach & Programmatic

Rate Labor	Class / Employee	Hours	Rate	Amount
Senior Geologist				
	Therese Searles	3.50	95.5000	334.25
Total Rate Labor				334.25

Total Project: E210229 - KCBRA/FY21 EPA Assessment Grant -W.O. 2 Community Outreach and Programmatic **334.25**



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

JOE G. AGOSTINELLI, CECD
Managing Director

269.567.0669
joe@michiangrowthadvisors.com

September 5, 2023

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

Re: Q Corners, LLC Housing Development

Dear Macy:

Enclosed please find a Part I project application and associated supporting documentation for a new brownfield plan for Q Corners LLC.

Q Corners acquired two parcels of property located at Texas corners between Q Ave and Texas Dr in 2021 with the intent to construct a dense and walkable multifamily residential project totaling approximately 100 units. Since their acquisition of the property, construction costs have increased dramatically and interest rates have more than doubled, which now makes the project unfeasible without public sector financial support.

The current vision for the project includes approximately 112 residential units consisting of a mix of studio, 1BR and 2BR apartments and townhomes targeting a mix of price points and tenant incomes. 10% of the units will be restricted to tenants making at or below 120% of area median income. The project will also construct a new public road connecting Q Ave to Texas Drive, which is a key project priority for the Texas Township Downtown Development Authority, which is being financially supported by both the DDA and township. The total capital investment on the project is anticipated to be approximately \$26.5 million. The project anticipates a groundbreaking in the summer of 2024 if the project is able to secure the necessary incentives to achieve financial viability.

The development team has had preliminary conversations with the DDA, Texas Township staff and several township board members and all have been supportive in concept of pursuing a brownfield plan to inject the incentive necessary for the project to be financially viable. This

MICHIGAN GROWTH ADVISORS

Macy Walters
September 5, 2023
Page 2

project would be the first in Kalamazoo County, and among the first in Michigan, to utilize the recent updates to Act 381 targeting housing projects. A more detailed analysis of the how this project fits within the legislative changes is attached to this application.

Kalamazoo County is facing a severe housing shortage of nearly 8,000 housing units, at all price points, and no single project can solve that problem alone. However, with many dense, mixed income projects like this one, with the support of state and local governmental agencies, we can begin to deliver new projects to the market which help to incrementally address the shortage. On behalf of Matt Callander and the project team, we thank you for your consideration of this request. We look forward to working with you to adopt a brownfield plan under this new tool created by the legislature. Of course, if there are any questions, please do not hesitate to call.

Regards,

MICHIGAN GROWTH ADVISORS

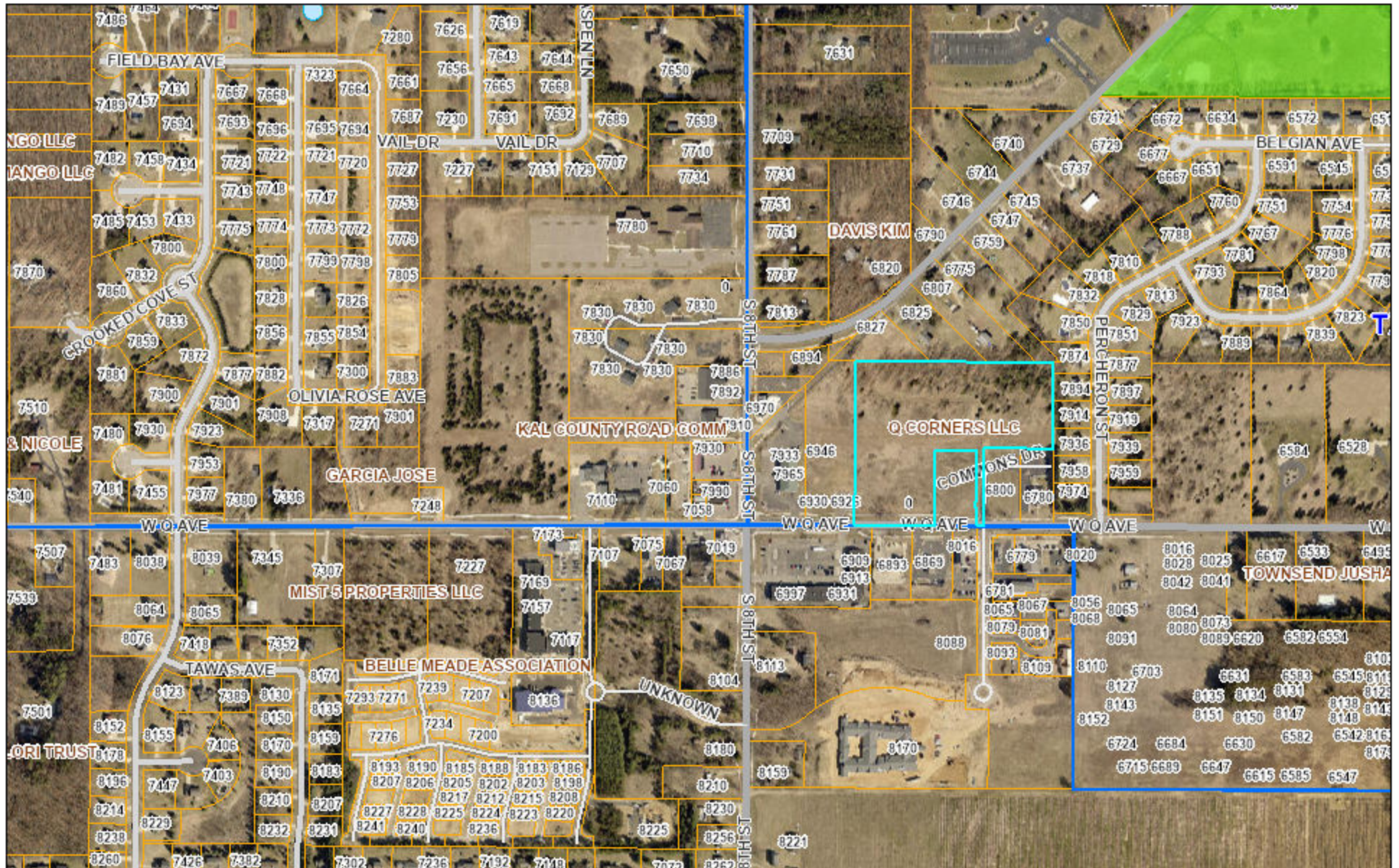


Joe G. Agostinelli, CEcD
Managing Director

Enclosures

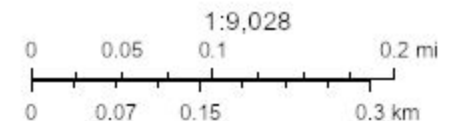
cc: Matt Callander

Kalamazoo County GIS



9/7/2023, 10:53:13 AM

- | | | | |
|----------------|------------------|------------------------------|----------------------------|
| Parks | Government Units | Street Centerlines | Private/Non-Certified Road |
| Municipal | Voting Precincts | County Primary Road | Parcels 2022 |
| Address Points | | County Local Road - Tertiary | Lakes |



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Kalamazoo County

This map is for reference purposes only, and does not represent a survey or legal document. Data layers on this map are generated from individual local sources. The County makes no representation regarding the accuracy or reliability of the data contained herein.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application: 9/7/2023

Business Information

2 Name of Applicant: Q Corners, LLC

3 Business Address: 628 W. Milham Ave; Portage, MI 49024

4 Business Telephone Number: 269.349.1000

5 Contact Person(s) & Title: Joe Agostinelli, Managing Director; Michigan Growth Advisors

6 Contact Person(s) Telephone Number: 269.567.0669

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address: joe@michigangrowthadvisors.com

9 Entity Type: Proprietorship
Partnership
Corporation
Other (specify) LLC

10 Describe nature and history of business:
Q Corners, LLC is a single purpose real estate holding company. It's members include Matt Callander, President of Callander Commercial & Kalamahajan, LLC.

11 List similar projects developed over the last five years (if any):
The developer currently has a 48 unit multi family project under construction in Ross Township which is slated for occupancy Jan 1.

Proposed Project Site Information

12 Address(es) (if known): 6850 W. Q Ave; Texas Township

13 Tax IDs: 09-14-360-171; 09-14-360-141

14 Present Owner(s): Q Corners, LLC

15 Date Present Owner(s) Acquired Property (if known): 6-10-21; 9-21-21

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues? None known

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

19 Is access to site permitted? No Yes

20 Project Type: New
Relocation
Expansion
Rehabilitation

21 Project Size:
Parcel Size (acres): 10.612
Existing building area (sq ft):
New building area (sq ft): TBD

22 Project timeline (proposed or actual):

Start date: Summer 2024

Completion Date: Late 2025

23

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

Business Plan

Market Analysis

Architectural/Site Plans

Financial Commitments

Environmental Information/Reports

Tax Base Information

24 Total Investment Anticipated: \$26.5 million

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

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input type="checkbox"/>	Phase II ESA	<input type="checkbox"/>
BEA	<input type="checkbox"/>	Due Care	<input type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input type="checkbox"/>	Clean-up Planning	<input type="checkbox"/>
Additional Response Activities	<input type="checkbox"/>	Demolition	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input checked="" type="checkbox"/>
Infrastructure Improvements	<input checked="" type="checkbox"/>		

26 Current State Equalized Value: \$341,100

27 Estimated State Equalized Value after Project Completion: \$10,000,000

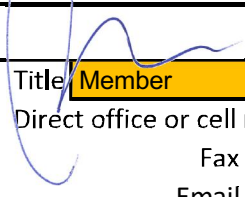
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 0

FTE Jobs Created: 0

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

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

Signature  _____ Date **9/7/2023**

Title **Member**

Direct office or cell number **(269) 271-5187**

Fax number _____

Email address **mcallander@ccmichigan.com**

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcouny.com

Department of Planning and Development
 Kalamazoo County Brownfield Redevelopment Authority
 201 W. Kalamazoo Avenue, Room 207
 Kalamazoo, MI 49007
 Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

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

Proposed Project Site Information

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

12

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

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

Project Team

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

Proposed Brownfield Funding Requested - Seeking approval of a brownfield plan for "Housing Development Activities."

13 Total Investment Anticipated: -

Land:	
New Construction/Site Improvements:	
Eligible Brownfield Activities (Specify):	\$11.5 million
Other (Specify below):	
Note: The developer intends to hire MGA and fund the cost of brownfield plan Prep. No upfront funding is being sought from the BRA.	
Total Capital Investment:	<input type="text" value="\$26.5 million -"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	
Brownfield Plan and Act 381 Work Plan(s):	X
Other Funding (example EPA Assessment grant funding):	
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	
Brownfield Redevelopment Loan:	
Brownfield Assessment:	
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	
Business Development Program Loan and/or Grant:	
Total Brownfield Funding Requested:	\$ 0 -

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

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

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

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

Signature	Matthew Callander	Digitally signed by Matthew Callander Date: 2023.09.08 12:00:31 -04'00'	Date	9/8/23
	Title	Managing Member		
	Direct office or cell number	269.349.1000		
	Fax number	269.349.1024		
	Email address	mcallander@ccmichigan.com		

If you have questions regarding the application, please contact:

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

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

September 7, 2023

Macy Rose Walters
Brownfield Redevelopment Administrator
Planning & Development Department
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Ave
Kalamazoo, MI 49007

Dear Ms. Walters,

My name is Bobby Hopewell; first, thank you for your service to our county and for allowing me to submit these applications and this development to the Kalamazoo County Brownfield Authority.

I am pleased to present this amazing property at 702 West Michigan Ave in the City of Kalamazoo's downtown. I have admired this property for decades because of its design, history, and location. It is an authentic historic gem nestled in a unique area of large Victorian houses, a bike path connecting to the Kalamazoo River Valley Trail, and just a few minutes' walk from both Kalamazoo College and Western Michigan University.

I aim to develop this property into a location that serves this entire area as a destination for a great experience -- An experience that would connect to the rest of the vibrancy in downtown. One where neighbors, workers, and students may come to have a tasty meal in an environment designed to create a sense of comfort and merriment

As a first time developer, it has not been lost on me that this opportunity to redevelop a functionally obsolete property comes with significant challenges. Still, I am a believer that everything great that one has comes from some state of discomfort. So, facing this task with the support of this community, we can bring life back to this extraordinary place.

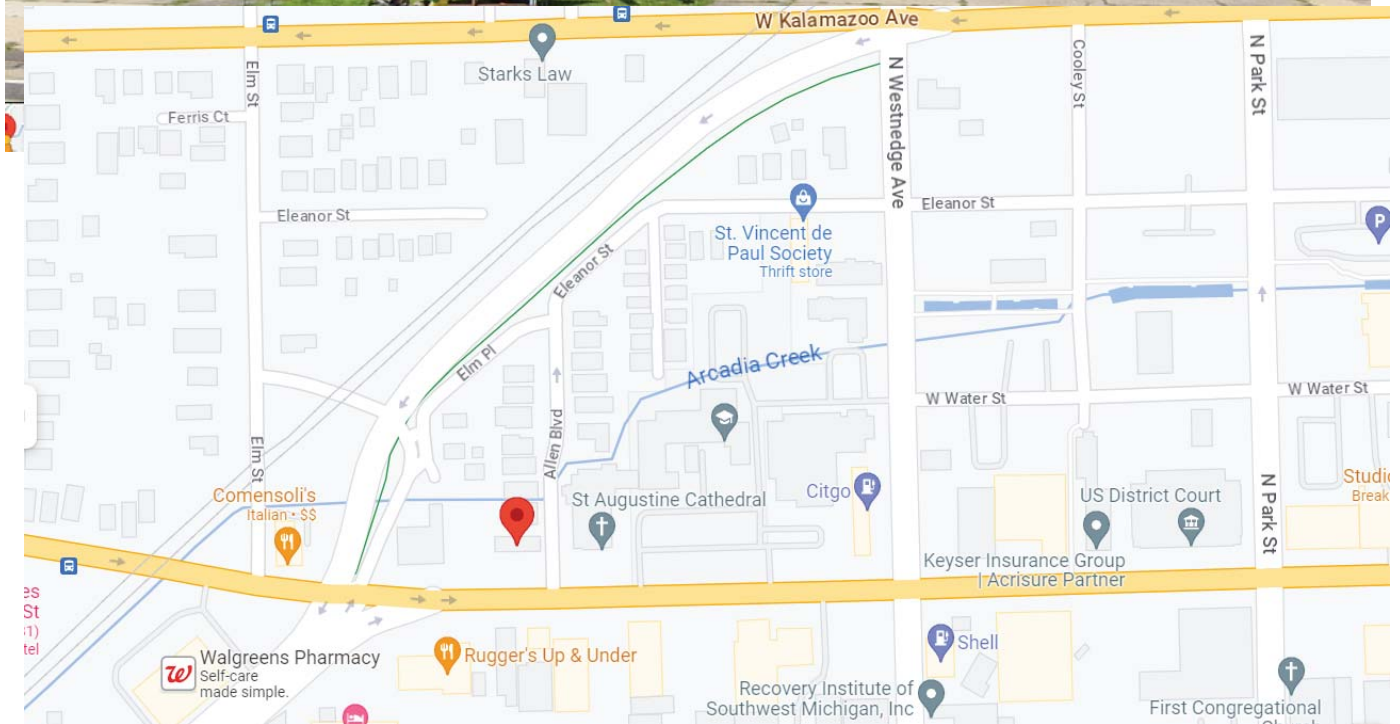
Thank you for your consideration in supporting this project with resources to create something special.

Should you have questions please feel free to contact me at bobbyhopewell2@gmail.com or by calling 269.217.6971.

Respectfully submitted,

A handwritten signature in blue ink that reads "Bobby J. Hopewell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Bobby J. Hopewell



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input checked="" type="checkbox"/>
Other (specify)	<input type="text"/>

10 Describe nature and history of business:

"This development will be a first-time development project that is part of a larger body of work. As a former elected and vested economic development practitioner working directly with marginalized contractors and developers in our community, that work has encompassed securing opportunities by lobbying for current contractors in our community, securing education and training with multiple community partners, business incubation, and currently building out the creation of a Kalamazoo contractors Co-op business. The 702 W. Michigan redevelopment project intends to recognize the community's need for more entertainment and dining venues. My passion for this opportunity includes a person of color who owns a long-blighted property in our community and intends to work directly with marginalized contractors and developers in our community."

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

N/A

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No Yes

20 Project Type:

New	<input type="checkbox"/>
Relocation	<input type="checkbox"/>
Expansion	<input type="checkbox"/>
Rehabilitation	<input checked="" type="checkbox"/>

21 Project Size:

Parcel Size (acres):	<input type="text" value="0.16"/>
Existing building area (sq ft):	<input type="text" value="1,832"/>
New building area (sq ft):	<input type="text" value="N/A"/>

22 Project timeline (proposed or actual):

Start date: 12/01/2023

Completion Date: 12/01/2024

23

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

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

Tax Base Information

24 Total Investment Anticipated: \$650,000

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

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value: \$69,400

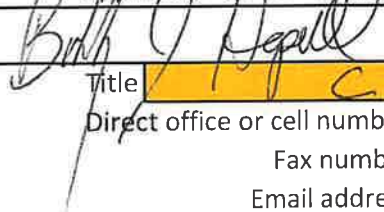
27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: FTE Jobs Created:

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

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

Signature:  Title: CEO Date: 9/7/23

Direct office or cell number: 269.217.6971

Fax number:

Email address: bobbyhopewell2@gmail.com

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue, Room 207
Kalamazoo, MI 49007
Office Phone: (269) 384-8305

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

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	<input type="text" value="\$650,000"/>	-
Land:		150,000.00
New Construction/Site Improvements:		500,000.00
Eligible Brownfield Activities (Specify):		
Other (Specify below):		
<input type="text"/>		
Total Capital Investment:		\$650,000.00 -

Funding Sources Requested:

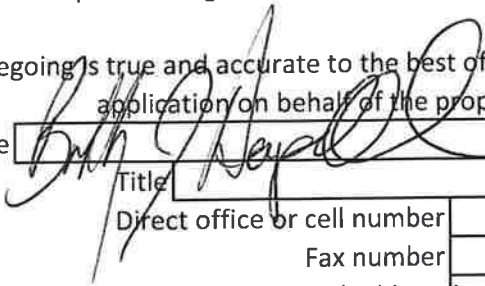
Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	N/A
Brownfield Plan and Act 381 Work Plan(s):	Persuing a plan
Other Funding (example EPA Assessment grant funding):	All EPA \$
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	N/A
Brownfield Redevelopment Loan:	N/A
Brownfield Assessment:	N/A
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	N/A
Business Development Program Loan and/or Grant:	N/A
Total Brownfield Funding Requested:	\$ Est. \$45,000-

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

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

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

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

Signature		Date	9/7/23
Title	CEO		
Direct office or cell number	269.217.6971		
Fax number			
Email address	bobbyhopewell2@gmail.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated November 15, 2021
Work Order No. 16 Dated September 28, 2023

Between

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

And

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

Subject Matter: 702 W. Michigan, City of Kalamazoo

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

Task 1 – Phase I Assessment

Task 2 – Phase II Assessments

Task 3 – Brownfield Plan

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

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

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

<u>Jeffrey C. Hawkins</u>	<u>269.342.1100</u>
Name (FISHBECK)	Phone

<u>Ken Peregon, Chair</u>	<u>269.384.8112</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

FISHBECK

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title Vice President/Senior Hydrogeologist

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

Bobby Hopewell desires to redevelop a downtown Kalamazoo commercial property located at 702 W. Michigan Avenue. The property is an approximately 1,800-square-foot former automotive service station believed to have been developed in the early 1900s and located on a 0.16-acre parcel downtown in a historic area. Redevelopment plans are not finalized but intend to recognize the community's desire for more entertainment and dining venues and will likely include selective interior demolition. Mr. Hopewell has site access control for the purposes of assessment prior to acquisition. Limited Phase II assessment data exists. A project application has been submitted 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.

Proposed scope of services included in this work order consist of obtaining U.S. EPA eligibility, State of Michigan petroleum eligibility determination, Phase I and II Environmental Site Assessments (ESAs), and if needed a Baseline Environmental Assessment (BEA), Due Care Documentation, and Brownfield Plan evaluation activities and preparation of a Brownfield Plan.

Eligibility and Phase I ESA

As a former automotive property, Fishbeck will request a petroleum eligibility determination from the State of Michigan. Fishbeck will also prepare an eligibility demonstration to the U.S. EPA for the use of grant funding. Upon receipt of eligibility from the State of Michigan and concurrence of site eligibility from the U.S. EPA, Fishbeck will prepare a Phase I ESA compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

Phase II ESAs (Conceptual)

Very limited Phase II ESA data exists. In anticipation that the Phase I ESA will identify Recognized Environmental Conditions (RECs) and based on the limited existing data, a Phase II ESA is being proposed. Fishbeck will prepare a Sampling and Analysis Plan for U.S. EPA approval. A Health and Safety Plan will also be prepared. Prior to conducting site work, utilities will be cleared by contacting Michigan's one-call clearance center MISSDIG.

Fishbeck proposes a Phase II ESA consisting of soil, groundwater, and/or soil gas sampling activities as appropriate. The budget assumes that any drilling equipment required and a Project Geologist would be on site for one day. The specific type and number of samples required, as well as the analytical parameters, will be determined following completion of the Phase I ESA. Additional samples required to meet U.S. EPA quality assurance and quality control requirements will also be collected and analyzed. Upon receipt of analyses, a comprehensive project report will be prepared. Fishbeck will update the ACRES database upon completion. The budget that has been provided is conceptual and may be updated based on the findings of the Phase I ESA; however, the estimate is based on previous experiences on similar sites.

Hazardous Materials Inspection

A Hazardous Materials Inspection, inclusive of an asbestos survey and limited paint chip sampling, is also a proposed scope of work included in this work order. The Asbestos Survey will 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.

Baseline Environmental Assessment (BEA) and Due Care Considerations

Fishbeck has also included contingent funding for the preparation of a BEA and Documentation of Due Care considerations based upon the potential that Phase II ESA activities result in the identification of contamination in

excess of EGLE Residential cleanup criteria on select or all parcels subject to acquisition. The preparation of a BEA would provide an exemption to remedial liability for any pre-existing conditions. A document discussing due care considerations would be prepared in support of demonstrating compliance with “due care” obligations. Please note that the level of assessment/sampling appropriate to demonstrate compliance with “due care” is often greater than the level of assessment/sampling necessary to prepare a BEA. If additional sampling is needed to demonstrate “due care,” the budget may need to be updated. However, this estimate is being provided based on previous experience.

Brownfield Plan

Based on proposed redevelopment, there are anticipated costs that would be eligible for reimbursement through a Brownfield Plan. Fishbeck will work with the developer to identify eligible activities and costs and work with local officials to ascertain reasonable estimates of future taxable value. The property is located within the City of Kalamazoo. Therefore, a Brownfield Plan, if prepared, would likely go through the City of Kalamazoo’s Brownfield Redevelopment Authority. However, funding through the City for preparation of a Plan is not anticipated. Brownfield evaluation activities are proposed as a first step to determine if a Brownfield Plan is an appropriate tool for this project. After discussion with all parties are had and TIF modeling has been conducted, Fishbeck will inform the Board on the findings of the evaluation activities so that the KCBRA Board can determine if they desire to move forward with preparation of a Brownfield Plan. If preparation is authorized, Fishbeck will develop the Plan and, as necessary, attend meetings of the City and County to guide the Plan through the adoption process.

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.

Eligibility and Phase I ESA.....	\$ 4,000
Phase II ESA (Conceptual)	\$ 18,500
Hazardous Materials Inspection.....	\$ 7,000
BEA/Due Care	\$ 5,500
Brownfield Evaluation	\$ 3,000
Brownfield Plan.....	\$ 6,000
Total Estimated Budget – Work Order #16	\$ 44,000

III. Schedule

Eligibility will be prepared immediately upon authorization of this work order. Following the eligibility determinations, Phase I ESA activities will commence. Phase I activities are anticipated to take four weeks to complete. Results of the Phase I ESA will inform the scope of the Phase II sampling. A Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) will be also prepared and submitted to the U.S. EPA with an approximate timeline of two weeks. Once the HASP is accepted and SAP approved, the field work can be scheduled. Efficiencies regarding site access will be sought to accommodate the HMI and Phase II ESA concurrently, if feasible. Field services are anticipated to occur within two to three weeks from SAP approval, 7–10 business days for laboratory turnaround, and an additional 1–2 weeks to prepare the reports. Following results of the Phase II ESA, a BEA and Due Care Document will be prepared, if needed. Meanwhile, Fishbeck will work with the developer to determine eligible costs and the local assessor to determine potential tax increment. Additional information regarding potential redevelopment plans will be needed prior to completion of the

Brownfield Plan. Results of the field work will inform the conversation on determining eligible costs. It is anticipated that the Brownfield Plan evaluation, preparation, and adoption process will take three months.

Urban Exposure Initiative

J&J Property Investing

CONTACT

1116 Lake Street
Kalamazoo, MI 49001

(269)365-4985

jessicar@uxi4u.com

KCBRA

To Whom it May Concern,

We are looking for Brownfield support for our project at 1116 Lake Street

- We have been renovating the property for the past two years.
- The building has an upstairs apartment and the lower level will have a café, grow room, micro grocery, therapy office, and community space.
- It is a community project with hopes of becoming a community hub.
- We are partnered with Kalamazoo Literacy Council, South Michigan Food Bank and many other partners.
- We are very passionate about this project.
- The property is next to an auto shop, and we have some environmental concerns.

We are asking for assistance with creating a brownfield plan to pay ourselves back for eligible costs incurred, and possibly conduct environmental assessments on the property if deemed necessary.

We are hopeful for any assistance for our project as we believe health is wealth on side streets and backyards too.

Thank you for taking the time to review our application and hope to hear back from you soon.

Sincerely,

Jackie Mitchell, Manager
Jessica Rustenholtz, Program Manager

Enclosure



"Health is Wealth on Side Streets and Backyards Too"

Mission Statement

The mission of Urban Exposure Initiative is to promote entrepreneurial experiences, increase access to healthy foods, and farming practices for people negatively impacted by inequities in local housing, healthcare, employment, and food systems.

Philosophy and Vision

A working year-round urban farm and attached micro grocery store/café contributing to community revitalization and sense of pride by providing:

- A Viable Micro Grocery with Exceptional Produce and Service.
- Community Education on Sustainable Urban Farming Practices.
- Healthy, Culturally Relevant Activities. (Social Determinants of Health Programs, On Site Behavioral Therapist etc.)
- Affordable Marketing Space for Local Entrepreneurs.
- One Housing Unit to Support Housing Development Growth in the Edison Neighborhood.

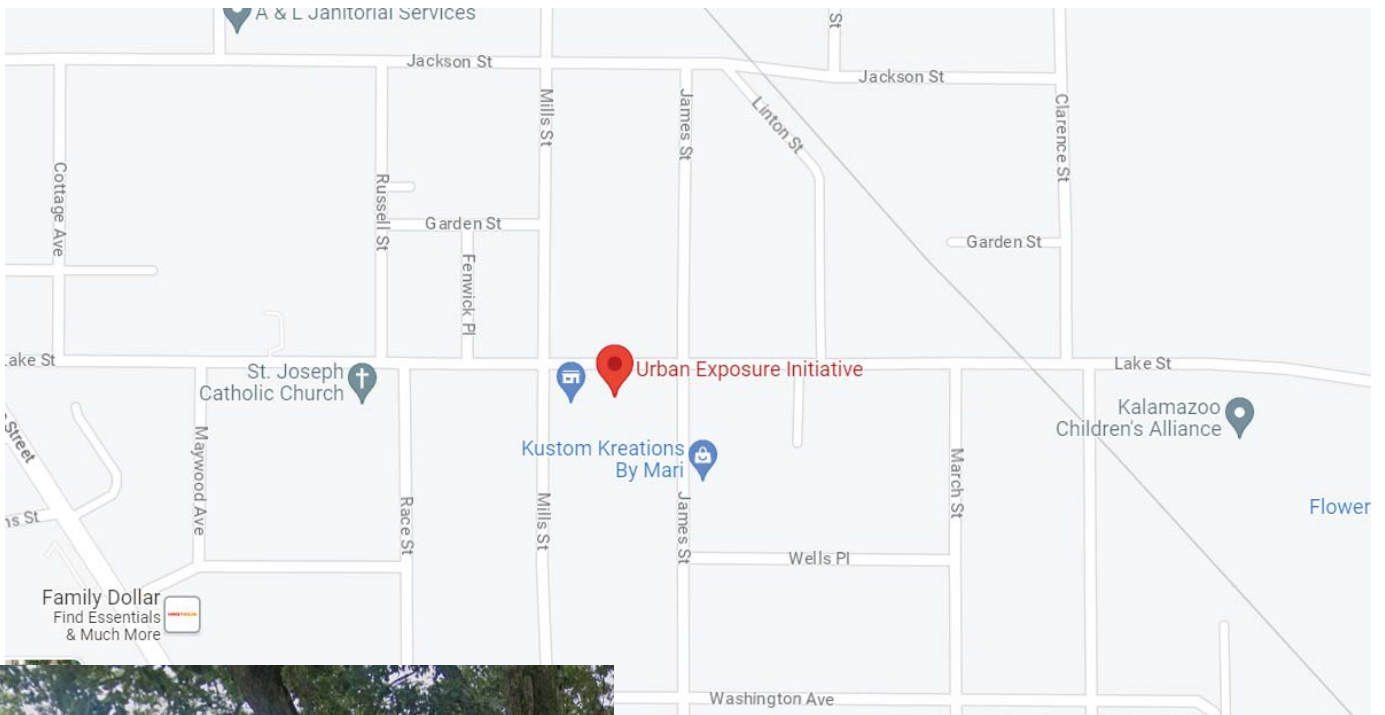
Honest Clean Food- Production and Distribution of fresh, high-quality fruits, vegetables, and local goods.

Inclusion- Access to Fresh Produce, Education, and Employment Opportunities for Marginalized Populations.

Responsive- Relevant Products, Education, and Events to meet Identified Community Needs.

Fairness and Equity- Constantly Strive to offer Fair Prices and to Provide Opportunities for All. Participants.

Community Driven – Using and Building on Local Community Knowledge and Practices.



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PART I PROJECT APPLICATION

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

1 Date of Application: 6/28/2023

Business Information

2 Name of Applicant: J&J Property Investing, LLC

3 Business Address: 1015 Egleston Ave. Kalamazoo, MI 49001

4 Business Telephone Number: (269)492-2668

5 Contact Person(s) & Title: Jessica Rustenholtz Consultant

6 Contact Person(s) Telephone Number: (269)365-4985

7 Contact Person(s) Fax Number: n/a

8 Contact Person(s) Email Address: jessicar@uxi4u.com

9 Entity Type:

Proprietorship	
Partnership	
Corporation	
Other (specify)	LLC

10 Describe nature and history of business: The mission of Urban Exposure Initiative is to promote entrepreneurial experiences, increase access to healthy foods, and farming practices for people negatively impacted by inequities in local housing, healthcare, employment, and food systems.

11 List similar projects developed over the last five years (if any): 1116 Lake St. Kalamazoo Michigan Urban Exposure Initiative

Proposed Project Site Information

12 Address(es) (if known): Current project: 1116 Lake St. Kalamazoo, MI 49001

13 Tax IDs: 81-1847768

14 Present Owner(s): J&J Property Investing, LLC

15 Date Present Owner(s) Acquired Property (if known): 2016

16 Does applicant have land control: No Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.): J&J Property Investing, LLC

17 Any currently known environmental issues? Yes

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

19 Is access to site permitted? No Yes

20 Project Type:

New	
Relocation	
Expansion	
Rehabilitation	x

21 Project Size:

Parcel Size (acres):	
Existing building area (sq ft):	2240
New building area (sq ft):	

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

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

Business Plan	<input checked="" type="checkbox"/>
Market Analysis	<input type="checkbox"/>
Architectural/Site Plans	<input checked="" type="checkbox"/>

Financial Commitments	<input checked="" type="checkbox"/>
Environmental Information/Reports	<input type="checkbox"/>

Tax Base Information

24 Total Investment Anticipated:

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

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

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input checked="" type="checkbox"/>	Due Care	<input checked="" type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input checked="" type="checkbox"/>	Clean-up Planning	<input checked="" type="checkbox"/>
Additional Response Activities	<input checked="" type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>
Lead and Asbestos Abatement	<input checked="" type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>
Infrastructure Improvements	<input checked="" type="checkbox"/>		

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

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

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

Signature	<input type="text"/>	Date	<input type="text"/>
Title	<input type="text" value="Office Manager"/>		
Direct office or cell number	<input type="text" value="(269)492-2668"/>		
Fax number	<input type="text" value="n/a"/>		
Email address	<input type="text" value="jackiem@uxi4u.com"/>		

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Administrator

Email: mrwalt@kalcounty.com

Department of Planning and Development
 Kalamazoo County Brownfield Redevelopment Authority
 201 W. Kalamazoo Avenue, Room 207
 Kalamazoo, MI 49007
 Office Phone: (269) 384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

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

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

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

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

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

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:	<input type="text" value="12,000.00"/>
-------	--

New Construction/Site Improvements:	<input type="text" value="\$241,000.00"/>
-------------------------------------	---

Eligible Brownfield Activities (Specify):	<input type="text" value="TBD"/>
---	----------------------------------

Other (Specify below):	<input type="text" value="\$147,000.00"/>
------------------------	---

<input type="text" value="ARPA grant"/>	
---	--

Total Capital Investment:	<input type="text" value="\$ 400,000.00-"/>
---------------------------	---

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority	
Authority Grant/Loan Funding:	
Brownfield Plan and Act 381 Work Plan(s):	
Other Funding (example EPA Assessment grant funding):	\$16,200.00
Michigan Department of Environment, Great Lakes, and Energy	
Brownfield Redevelopment Grant:	
Brownfield Redevelopment Loan:	
Brownfield Assessment:	
Michigan Economic Development Corporation	
Community Revitalization Program Loan and/or Grant:	
Business Development Program Loan and/or Grant:	
Total Brownfield Funding Requested:	\$16,200.00

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

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

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

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

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

[Signature Line]		Date	[Date Line]
Title	Manager		
Direct office or cell number	(269)492-2668		
Fax number			
Email address	jackiem@uxi4u.com		

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Administrator

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

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

I. Scope of Services

The property that is the subject of this Work Order is a two-story 2,240-square-foot commercial building located at 1116 Lake Street in the City of Kalamazoo. The property will be redeveloped by the owner, J&J Property Investing, LLC, to establish the Urban Exposure Initiative, whose mission is to promote entrepreneurial experiences and increase access to healthy foods and farming practices for people negatively impacted by inequities in local housing, healthcare, employment, and food systems. The vision for redevelopment includes creating a working year-round urban farm and attached micro grocery store/café to bring food closer to the community. The first floor will include spaces for the micro-grocery/café/smoothie shop with classes offered to teach about hydroponic growing techniques. There will also be space for a therapy office on the first floor. The second floor is anticipated to be redeveloped into one residential unit. The Urban Exposure Initiative is working with Kalamazoo Valley Community College and the Edison Neighborhood Association to bring this vision forward. Some steps have already been taken toward redevelopment. Known asbestos-containing floor tile was properly abated; however, a comprehensive asbestos building survey has not been conducted. There is also suspected lead paint in the building. Therefore, a Hazardous Materials Inspection is proposed. The Urban Exposure Initiative has submitted a project application to the KCBRA for assistance utilizing USEPA assessment grant funds.

U.S. Environmental Protection Agency (U.S. EPA) eligibility will need to be obtained, a Health and Safety Plan (HASP) prepared and accepted, and a Sampling and Analysis Plan (SAP) prepared and approved by the U.S. EPA before assessment work can be completed utilizing U.S. EPA assessment grant funds. Proposed scope of services included in this work order consist of preparing the U.S. EPA eligibility, HASP, and SAP and performing a Hazardous Materials Inspection (asbestos survey and limited paint chip sampling) 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. It is intended that this property will become part of a City of Kalamazoo Brownfield Plan. Brownfield Plan evaluation activities are also included in this work order to work with the city assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. After the evaluation is complete, preparation of a Brownfield Plan is also included in this work order to allow for the reimbursement of eligible activities needed to redevelop the property.

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 Kalamazoo County Brownfield Redevelopment Authority (KCBRA).

Eligibility, Preparation of HASP and SAP	\$ 1,200
Hazardous Materials Inspection	\$ 6,000
Brownfield Plan Evaluation	\$ 3,000
Brownfield Plan Preparation	\$ 6,000
Total Estimated Budget – Work Order #15	\$ 16,200

III. Schedule

Preparation of the eligibility demonstration will begin immediately after authorization to proceed. Two weeks should be allowed for the U.S. EPA Project Officer to review eligibility. Once eligibility is received, preparation of the HASP and SAP will begin. These documents will be submitted to the KCBRA Brownfield Administrator for submittal to the U.S. EPA, with another 10–14 days for review. Following approval of the SAP, it is anticipated that

the Hazardous Materials Inspection field work can be scheduled within two weeks pending availability, one week for laboratory turnaround, and an additional week to prepare the report. Fishbeck will also work with the developer to determine eligible costs and the local assessor to determine brownfield eligibility and potential tax increment. In addition to the known redevelopment costs, results of the Hazardous Materials Inspection will inform the conversation on determining eligible costs. Therefore, TIF modeling will be conducted after receiving results of the Hazardous Materials Inspection, and it is anticipated that the planning evaluation process will take an additional two weeks after the asbestos survey is complete. The findings from the Plan evaluation process will be presented to the KCBRA. If appropriate, preparation of the Brownfield Plan will begin after this presentation.

Act 381 Brownfield Plan

Amendment #4

Midlink Business Park

5200 East Cork Street

Kalamazoo, MI 49048

Kalamazoo County Brownfield
Redevelopment Authority

Project No. 230923

September 21, 2023

Act 381 Brownfield Plan

**Midlink Business Park
5200 East Cork Street
Kalamazoo, MI 49048**

**Prepared For:
Kalamazoo County Brownfield Redevelopment Authority
Kalamazoo, MI**

**Amendment #4
September 25, 2023**

Amendment #4: (Fishbeck)

Recommended for Approval by the Brownfield Redevelopment Authority on: _____

Supported by the Governing Body of the Local Jurisdiction on: _____

Adopted by the Kalamazoo County Board of Commissioners on: _____

Amendment #3: (Warner, Norcross & Judd LLP)

Adopted by the Kalamazoo County Board of Commissioners on: December 7, 2010

Amendment #2: (Envirologic Technologies, Inc.)

Adopted by the Kalamazoo County Board of Commissioners on: November 17, 2009

Initial Brownfield Plan Approval: (Envirologic Technologies, Inc.)

Adopted by the Kalamazoo County Board of Commissioners on: September 2, 2008

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- Attachment B: Brownfield Plan Resolution(s)
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- Attachment D: Notice to Taxing Jurisdictions
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1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The property at 5200 East Cork Street, Kalamazoo, Michigan is known as the Midlink Business Park (the “Property”). The site is an approximate 340-acre business park which has resulted from the transformation of the former automotive manufacturing plant owned and operated by the General Motors North American Operations Metal Fabricating Division (General Motors). In 1965, General Motors first developed the Property with the construction of a 1,896,906-square-foot manufacturing building and associated powerhouse, baler house, wastewater treatment plant, switch house, and pump house. There also was a two-story administration building attached to the north end of the manufacturing building. Major operations included receiving and cutting metal in sheets and roll stock, stamping, grinding, welding, assembly of component parts, tool and die manufacturing, application of adhesive coatings, wastewater treatment, management of wastes, and material storage.

General Motors operated the site until July 1999. The Property was subsequently purchased by 5200 E Cork Street Investors, LLC (“5200 E Cork”), who have extensively renovated the site by demolishing portions of the building, removing parking surfaces, installing loading docks, and many other improvements to the manufacturing building. These improvements made the main building accessible and functional for various industrial tenants. During this redevelopment period, the parcels where the main building is present were designated a Renaissance Zone. Public roads have been constructed, utilities installed, and lands re-graded to make the remaining acreage ready for development. Additionally, various environmental activities have been completed since the Brownfield Plan’s initial adoption in 2008 to address environmental concerns on the Property including concrete structures contaminated from PCB-bearing oils that needed to be further assessed, cleaned up, and managed; Baseline Environmental Assessment Activities related to land transfers; Due Care Activities to address contaminated soil and groundwater that needed to be managed during construction; due care plan preparation and implementation; environmental insurance; and regulatory cleanup issues to address the former waste management areas; and stormwater system upgrades to address contaminant issues, among other eligible activities. Substantial environmental activities are planned to address the remaining environmental concerns on the Property. In addition, as each portion of land is transacted for redevelopment, the new purchaser will require individual environmental assessments and due care plans for these smaller portions of land for their own liability protection. In addition to 5200 E Cork, AJZ-Sprinkle, LLC, and ARC GMKZMI001, LLC have reimbursable expenses built into the Brownfield Plan. Depending on the availability of budgeted TIF capture in this Plan, it may be necessary to amend this Plan in the future to address additional eligible costs.

Brownfield Plan Amendment #3 identified the Seneca Medical, Inc. (“Seneca”) project located at 3625 Park Circle Drive within the Property. Seneca constructed a new distribution facility on a contaminated site within Development Area #2 (the “Seneca Project”) on parcels 07-31-104-041 and 07-31-105-041. The Seneca Project supported Seneca’s expansion in Michigan and allowed them to meet the growing demand for their medical supply business. The building sits on a 10.6-acre site and was constructed to allow for potential future expansion to service the anticipated future growth of Seneca. The current facility is around 164,320 square feet.

This Brownfield Plan Amendment #4 (“Amendment #4”) identifies the 5200 E Cork new development and the Schupan & Sons, Inc. (“Schupan”) new development located within the Midlink Business Park. Amendment #4 also declares the Property as an Economic Opportunity Zone, allowing for additional non-environmental eligible activities to be included in the Plan including infrastructure improvements and site preparation activities.

5200 E Cork Development

The proposed project will facilitate the redevelopment of nine vacant parcels, 07-31-105-020, 07-31-105-017, 07-31-105-021, 07-31-105-019, 07-31-105-018, 07-31-104-019, 07-31-104-018, 07-31-104-017, and 07-31-102-058, within Development Area #3, totaling approximately 14.42 acres. The new construction consists of an

approximate 165,000 square-foot speculative warehouse/light manufacturing building. This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to create approximately 25 new full-time equivalent (FTE) positions. The total capital investment for the project is expected to be \$16,000,000. The project is intended to start construction in the Fall of 2023 and is anticipated to be completed by the Spring of 2025.

Schupan Development

The proposed project will facilitate the redevelopment of two vacant parcels, 07-31-105-092 and 07-31-105-071, within Development Area #2, totaling approximately 16.72 acres. The new construction consists of a 103,000 square-foot warehouse/light manufacturing building. This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to create approximately 7-20 new FTE positions. The total capital investment for the project is expected to be \$20,000,000. The project is intended to start construction at the beginning of 2023 and is anticipated to be completed by the Winter of 2024.

Overall, the expected developments are set to serve a public purpose to Comstock Township, expanding the tax base, adding jobs, investing significant capital into the community, and generating momentum for additional investment at the Business Park. The Midlink Business Park property is split into six separate development areas (the "Development Areas"). Contamination in each of the Development Areas, as described below, indicates that the Property meets the definition of a "facility" as defined by Part 201 of the NREPA (1994 PA 451). As such, the Property is an "eligible property" under Act 381.

1.2 Eligible Property Information

Basis of Eligibility

The Property is located in an Economic Opportunity Zone as defined by section 125.2652 of Act 381 (1996 PA 381), indicating that 1 or more of the parcels meets all of the following: together the parcels are 40 or more acres in size, contain or contained a manufacturing operation or an enclosed mall that consists or consisted of 300,000 or more square feet, and that are located in a municipality that is contiguous to a qualified local governmental unit. The Property is located in the Comstock Charter Township (the "Township"), which is contiguous to the City of Kalamazoo, a qualified local governmental unit pursuant to Act 381. The Property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility".

Development Area 1

Soil sampling for Development Area 1 revealed lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 2

Soil and groundwater sampling for Development Area 2 revealed lead, barium, silver, cadmium, and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 3

Polychlorinated biphenyls (PCBs) were discovered in the basement of the Midlink East Building located in Development Area 3, which are in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 4

Soil and groundwater sampling for Development Area 4 revealed copper and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

Development Area 5

Soil and groundwater sampling for Development Area 5 revealed arsenic in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

Development Area 6

Soil sampling for Development Area 6 revealed silver and lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

A map identifying the Development Areas is included in Attachment A, along with the legal descriptions, parcel IDs, addresses, and approximate size. The Property also includes the adjoining public right-of-ways.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by 5200 E Cork Street Investors, LLC; AJZ-Sprinkle, LLC; ARC GMKMZMI001, LLC; Seneca Medical, Inc.; Schupan & Sons, Inc.; the Kalamazoo County Brownfield Redevelopment Authority; and additional future Developers. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be \$9,225,209. The estimated cost of all eligible activities under this plan is summarized in Table 1. Authority administrative costs are anticipated to be as much as \$1,476,228, or as much as allowed by Statute. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as \$6,992,761.

The Plan Amendment may be amended in the future to address any additional eligible activities that exceed this Plan Amendment. These activities will generally be completed on a parcel-by-parcel basis as each area is prepared for an interested lessee/purchaser.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

Initial environmental assessments have been completed on the entire Property. However, as individual parcels are sold or developed, it will be necessary to address much smaller portions of the Property for the individual entities acquiring, leasing, or developing that portion of the Property. Additional Baseline Environmental Assessment Activities to support future real estate transactions and provide environmental cleanup liability relief will need to be completed on each parcel transaction.

Eligible costs for reimbursement include Pre-Approved Activities: Phase I and Phase II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues. The total cost of these

activities is anticipated to be \$100,000. At this time, \$33,428 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$6,300 is anticipated to be incurred by 5200 E Cork for their new development and \$8,000 is anticipated to be incurred by Schupan for their new development, leaving a budget of \$52,272 to be incurred by the future developer(s).

2.1.2 Environmental Due Care and Response Activities

Environmental due care and response activities are anticipated including, but not limited to soil and groundwater sampling to address contamination, cleanup costs relating to contaminated soil and groundwater, removal of contaminated materials such as concrete, activities to address Resource Conservation and Recovery Act (RCRA) liability issues, placement of impervious surfaces, and other related environmental cleanup and response activities. In particular, the basement in one portion of the former manufacturing buildings has been contaminated with PCB-bearing oils, requiring the assessment and cleanup of contaminated material to make that portion of the building useable for the planned development as well as other areas that may have similar impact. Remediation may include proper treatment and application of floor coating to treat the impacted area. There will be expenses from technical and legal experts to address some of the regulatory components of the cleanup activities at the Property. Only the portion of soft costs attributable to eligible activities are included in this Plan Amendment for reimbursement. The total cost of these response activities is anticipated to be \$4,586,308. At this time, \$3,131,182 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$800,000 is anticipated to be incurred by 5200 E Cork for their new development, leaving a budget of \$655,126 to be incurred by the future developer(s).

2.1.3 Environmental Insurance

The property is considered a facility due to existing contamination. Environmental insurance is anticipated to mitigate environmental risks that may be associated with the subject property. The total cost of these activities included in the initial plan was \$570,000 which has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. At this time, no additional environmental insurance costs have been included.

2.1.4 Infrastructure Improvements

Public infrastructure improvements are anticipated on the Property and are considered an eligible expense as the property is located within an Economic Opportunity Zone. The total cost of these activities is anticipated to be \$1,343,135.

5200 E Cork Development

Infrastructure improvements anticipated to be incurred by 5200 E Cork include curbs, gutters, and sidewalks in the right-of-way, road, sewer, and watermain improvements at the railway right-of-way, fire pump improvement and replacement, and the associated soft costs. The total cost of these activities is anticipated to be \$738,971.

Schupan Development

Infrastructure improvements anticipated to be incurred by Schupan include curbs, gutters, and sidewalks in the right-of-way, extending Park Circle Court, installation of storm sewer main, water main, and sanitary sewer main, and the associated soft costs. The total cost of these activities is anticipated to be \$604,164.

2.1.5 Site Demolition

Site demolition is anticipated on the eligible property. Site demolition activities anticipated to be incurred by 5200 E Cork include the removal of abandoned utilities, parking lot and road removal, disposal, and the associated soft costs. The total cost of these activities is anticipated to be \$273,171.

2.1.6 Site Preparation

Site preparation activities are anticipated on the eligible property and are considered an eligible expense as the property is located within an Economic Opportunity Zone. The total cost of these activities is anticipated to be \$1,122,350.

5200 E Cork Development

Site preparation activities anticipated to be incurred by 5200 E Cork include clearing and grubbing, compaction and sub-base preparation, cut and fill operations, fill, foundation work to address special soil concerns, geotechnical engineering, grading, relocation of active utilities, staking, temporary construction access, temporary erosion control, and associated soft costs. The total cost of these activities is anticipated to be \$629,350.

Schupan Development

Site preparation activities anticipated to be incurred by Schupan include clearing and grubbing, cut and fill operations, staking, temporary erosion control, and the associated soft costs. The total cost of these activities is anticipated to be \$493,000.

2.1.7 Brownfield Plan/Work Plan Preparation

There may be additional Brownfield Plan Amendments relating to this Plan. Preparation of the Brownfield Plan, including various amendments, is anticipated to total \$31,000. At this time, \$22,500 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$2,500 is anticipated to be incurred by Schupan, and \$6,000 is anticipated to be incurred by the KCBRA for Amendment #4.

2.1.8 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction. The total contingency cost is anticipated at \$1,199,245. At this time, \$272,255 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$366,224 is anticipated to be incurred by 5200 E Cork, \$164,575 is anticipated to be incurred by Schupan, and \$396,191 is anticipated to be incurred by the future developer(s).

2.1.9 Authority Administration Cost

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture, or as allowed by Statute. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$1,476,228.

2.1.10 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. This capture is estimated to be as much as \$6,992,761.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both school and non-school tax increment revenues. Other environmental activities include environmental insurance and environmental due care and response activities which are anticipated to be reimbursed with local-only tax capture.

Non-Environmental Activities

Because the Property is located in an Economic Opportunity Zone, additional non-environmental costs (“Michigan Strategic Fund [“MSF”] Eligible Activities”) can be reimbursed through a Brownfield Plan. This plan will provide for

reimbursement of eligible public infrastructure, site demolition, site preparation, and development and implementation of the Brownfield Plan costs. Site demolition will be reimbursed using both school and non-school tax increment revenues for up to \$250,000 pursuant to section 125.2663b of the Act 381 Statute. All other non-environmental activities will be reimbursed with local-only tax capture.

Authority Expenses

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are included in this plan as an eligible expense, estimated as a flat fee of 10% of local tax capture, or as allowed by Statute.

Contingencies

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2008 taxable value, \$7,364,697. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. A Renaissance Zone is in place for portions of the Property.

Project activities subject to Amendment #4 (5200 E Cork Development and Schupan Development) will be initiated in 2023 with construction of the 5200 E Cork Development anticipating completion in 2025, and construction of the Schupan Development anticipating completion in 2024.

5200 E Cork Development

After the completion of the project, the projected taxable value is estimated at \$6,500,000. Future taxable value estimates have been derived through communication with the local Assessor, using the redevelopment information provided by the Developer. An Industrial Facilities Exemption (IFT) is in place on portions of the Midlink Business Park including 5262 East Cork Street and 5301 Park Circle Court, which is set to expire in 2027 and 2025, respectively. An IFT is being considered for the new development. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2Ai – 5200 E Cork Development, Ad Valorem Tax Capture, Without a New IFT, Table 2Aii – 5200 E Cork Development, IFT Tax Capture, Without a New IFT, Table 2Bi – 5200 E Cork Development, Ad Valorem Tax Capture, With a New IFT, Table 2Bii – 5200 E Cork Development, IFT Tax Capture, With a New IFT).

Schupan Development

After the completion of the project, the projected taxable value is estimated at \$5,050,000. Future taxable value estimates have been derived through communication with the local Assessor, using the redevelopment information provided by the Developer. Schupan's eligible activities are intended to be reimbursed solely from the tax increment generated through the Schupan new construction on their associated parcels, 07-31-105-092 and 07-31-105-071, therefore, the initial taxable value in the tables is presented as the 2023 taxable value of \$43,889. Upon full reimbursement to 5200 E. Cork, and if excess tax increment revenues are available, tax increment revenues for the entire property could be utilized to reimburse Schupan for their eligible activities. An IFT is being considered for the Schupan new development. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2B – Schupan Development Tax Capture, without an IFT, and Table 2C – Schupan Development Tax Capture, with an IFT).

After the completion of both new developments, the projected taxable value of the Midlink Business Park is estimated at \$35,575,662. Reimbursements will be made on the actual tax increment that is realized. This plan captures all available tax increment revenues, including real and personal property tax increment revenues. Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. The plan also includes a

flat fee of 10% of the local tax increment for administrative and operating expenses of the Kalamazoo County Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Tables 3A – 5200 E Cork Development, Without a New IFT, Tables 3B – 5200 E Cork Development, With a New IFT, Table 3C – Schupan Development, without an IFT, and Table 3D – Schupan Development, with an IFT.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Plan will be financed by the developers and the Kalamazoo County Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement(s). No advances from the County are anticipated at this time, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority initiated the capture of tax increment in 2011. This plan will then remain in place for 30 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities), whichever occurs sooner. An analysis showing the anticipated reimbursement schedule is attached in Table 3A, Table 3B, Table 3C, and Table 3D.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2Ai, Table 2Aii, Table 2Bi, Table 2Bii, Table 2C, and Table 2D.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The property area subject to this plan consists of 41 physical parcels and the adjoining right-of-way which totals approximately 313.44 acres and is located at 5200 E Cork Street in Comstock Charter Township, Michigan. The eligible property dimensions are depicted in the attached Figure 1 (Location Map) and Figure 2 (Site Plan). The Development Areas are described in Attachment A, along with the legal descriptions, parcel IDs, addresses, and approximate size.

The property is located in an Economic Opportunity Zone pursuant to Act 381, indicating that 1 or more of the parcels meets all of the following: together the parcels are 40 or more acres in size, contain or contained a manufacturing operation or an enclosed mall that consists or consisted of 300,000 or more square feet, and that are located in a municipality that is contiguous to a qualified local governmental unit. The property is located in Comstock Charter Township (the "Township"), which is contiguous to the City of Kalamazoo, a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility". This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

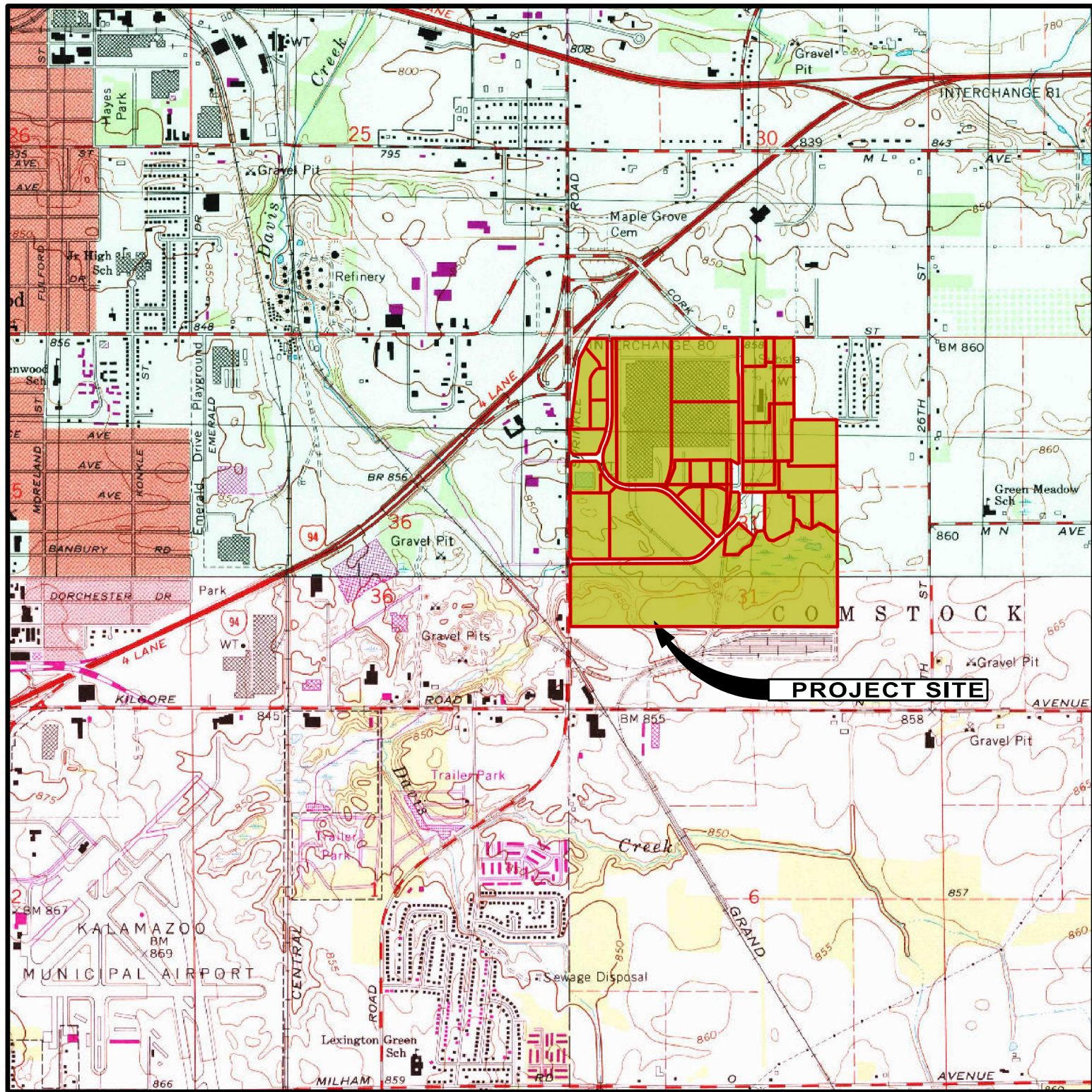
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

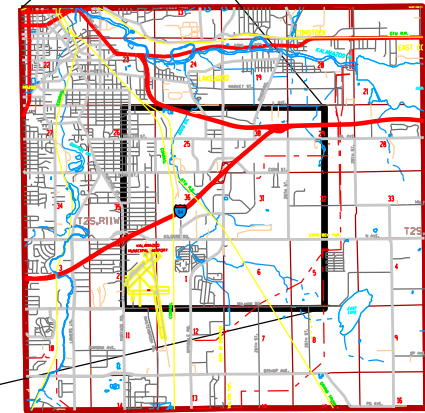
2.13 Other Material that the Authority or Governing Body Considers Pertinent

This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the commercial and industrial construction. Overall, the expected developments are set to serve a public purpose to Comstock Township, expanding the tax base, adding jobs, investing significant capital into the community, and generating momentum for additional investment at the Business Park.

Figures

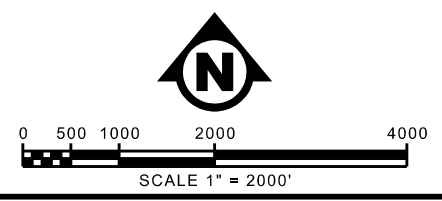


SOURCE: KALAMAZOO, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



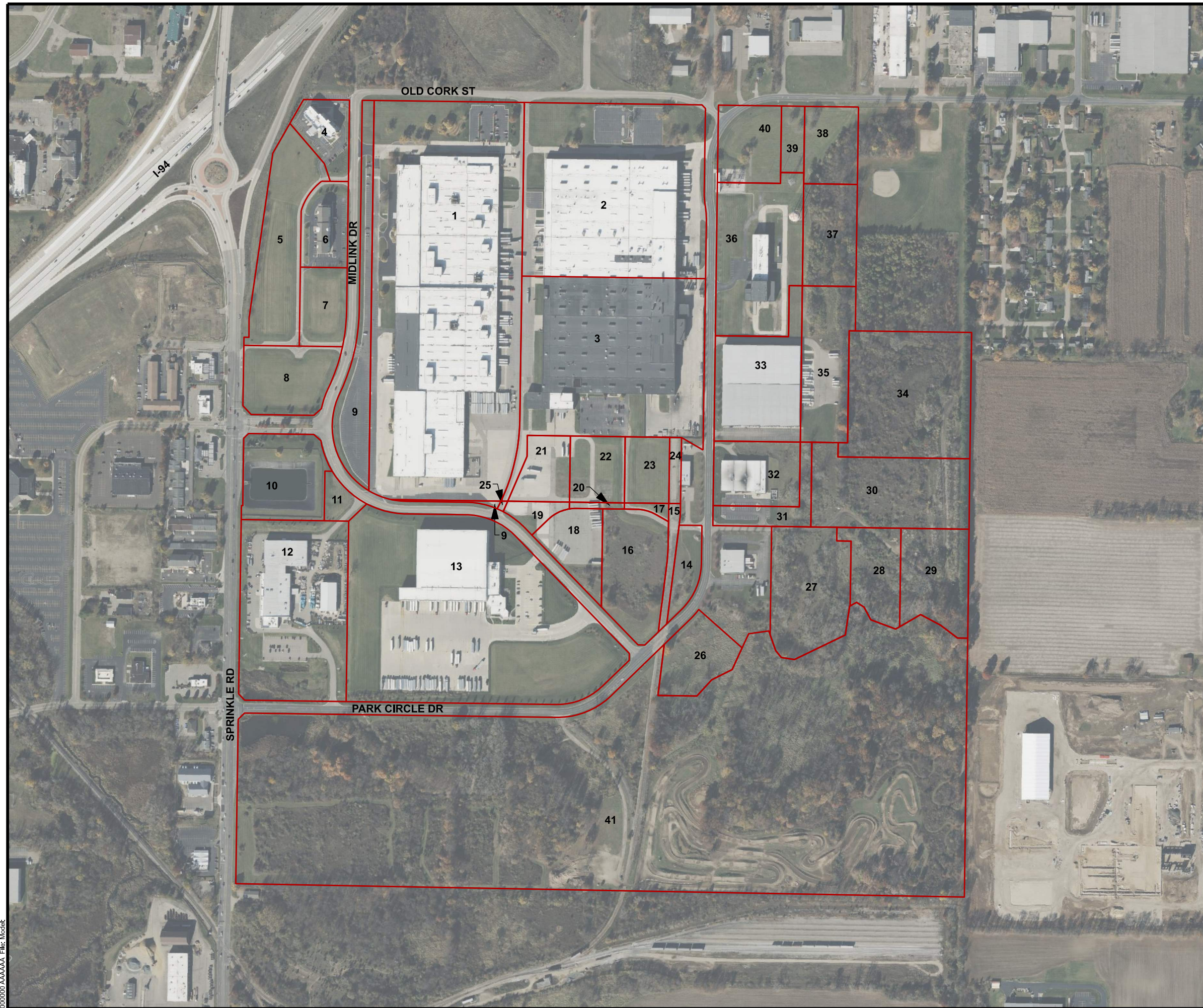
T 2 S. R. 10 W.
 COMSTOCK TOWNSHIP
 KALAMAZOO, MICHIGAN

000000_AAAAAA_Files_AA.dgn Model Location Map

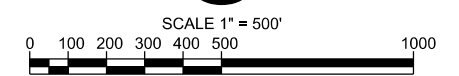


MIDLINK BUSINESS PARK
 5200 E CORK ST
 KALAMAZOO, MI 49048
LOCATION MAP

PROJECT NO.
 230923
 FIGURE No.
1



#	Address	PARCEL ID
1	5200 E CORK STREET	31-102-041
2	5200 E CORK STREET	31-102-047
3	5205 KAISER DR	31-102-048
4	3303 RETAIL PLACE DR	31-102-006
5	3456 RETAIL PLACE DR	31-102-007
6	3443 RETAIL PLACE DR	31-102-003
7	3477 RETAIL PLACE DR	31-102-002
8	3502 RETAIL PLACE DR	31-102-001
9	E CORK STREET	31-102-052
10	MIDLINK DR	31-102-154
11	MIDLINK DR	31-102-157
12	5001 PARK CIRCLE DR	31-102-156
13	3800 MIDLINK DR	31-102-022
14	PARK CIRCLE DR	31-105-015
15	NA KALAMAZOO, MI 49048	31-102-056
16	MIDLINK DR	31-105-020
17	NA KALAMAZOO, MI 49048	31-105-017
18	MIDLINK DR	31-105-021
19	MIDLINK DR	31-105-019
20	NA KALAMAZOO, MI 49048	31-105-018
21	E CORK ST	31-104-019
22	E CORK ST	31-104-018
23	E CORK ST	31-104-017
24	E CORK ST	31-102-044
25	5220 E CORK ST	31-102-058
26	PARK CIRCLE DR	31-105-016
27	E CORK ST	31-105-011
28	E CORK ST	31-105-012
29	E CORK ST	31-105-013
30	5631 PARK CIRCLE CT	31-105-092
31	PARK CIRCLE CT	31-105-082
32	5301 PARK CIRCLE CT	31-104-081
33	3625 PARK CIRCLE DR	31-104-041
34	5631 PARK CIRCLE CT	31-105-071
35	PARK CIRCLE DR	31-105-041
36	3475 PARK CIRCLE DR	31-104-031
37	PARK CIRCLE DR	31-105-003
38	5382 E CORK ST	31-105-002
39	5382 E CORK ST	31-104-002
40	E CORK ST	31-104-001
41	4123 PARK CIRCLE DR	31-102-057



NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

MIDLINK BUSINESS PARK
5200 E CORK ST
KALAMAZOO, MI 49048
SITE PLAN



PROJECT NO.
230923
FIGURE No.
2

Tables

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	\$100,000	2000-2040
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Various Developers (already incurred/reimbursed)</i>	\$33,428	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – 5200 E Cork</i>	\$6,300	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Schupan</i>	\$8,000	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Future Developer(s)</i>	\$52,272	
Site Demolition*	\$217,391	2023–2025
<i>Removal of Abandoned Utilities – 5200 E Cork</i>	\$126,000	
<i>Parking Lot Removal – 5200 E Cork</i>	\$47,439	
<i>Road Removal – 5200 E Cork</i>	\$34,438	
<i>Disposal, Recycling – 5200 E Cork</i>	\$9,514	
EGLE Eligible Activities Subtotal	\$317,391	
Contingency (15%)	\$47,609	
Interest (0%)	\$0	
EGLE Eligible Activities Total Costs	\$365,000	

*Up to \$250,000 of Demolition is pre-approved for State and Local tax capture. The Site Demolition budget, including the associated contingency, reaches this statutory limit. Any additional costs are included in the local-only table below.

Local-Only Eligible Activities Costs and Schedule

Local-Only Eligible Activities	Cost	Completion Season/Year
Environmental Due Care and Response Activities	\$4,586,308	2008-2040
<i>Environmental Due Care and Response Activities – Various Developers (already incurred/reimbursed)</i>	\$3,131,182	
<i>Environmental Due Care and Response Activities – 5200 E Cork</i>	\$800,000	
<i>Environmental Due Care and Response Activities – Future Developer(s)</i>	\$655,126	
Environmental Insurance	\$570,000	2008-2040
<i>Environmental Insurance – 5200 E Cork (already incurred/reimbursed)</i>	\$570,000	
Infrastructure Improvements	\$1,343,135	2023–2025
<i>Street, Roads – 5200 E Cork</i>	\$67,000	
<i>Storm Sewers – 5200 E Cork</i>	\$38,000	
<i>Water Mains – 5200 E Cork</i>	\$23,000	

<i>Public Utilities (Fire Pump) – 5200 E Cork</i>	\$599,771	
<i>Soft Costs – 5200 E Cork</i>	\$11,200	
<i>Street, Roads – Schupan</i>	\$122,000	
<i>Storm Sewer – Schupan</i>	\$56,000	
<i>Water Mains – Schupan</i>	\$348,964	
<i>Curb and Gutters – Schupan</i>	\$25,200	
<i>Sanitary Sewer Mains – Schupan</i>	\$42,000	
<i>Soft Costs – Schupan</i>	\$10,000	
Site Demolition	\$55,780	2023–2025
<i>Disposal, Recycling – 5200 E Cork</i>	\$48,486	
<i>Soft Costs – 5200 E Cork</i>	\$7,294	
Site Preparation	\$1,122,350	2023–2025
<i>Clearing and Grubbing – 5200 E Cork</i>	\$3,500	
<i>Compaction and Sub-base Preparation – 5200 E Cork</i>	\$54,500	
<i>Cut and Fill – 5200 E Cork</i>	\$361,277	
<i>Foundation Work to Address Unsuitable Soils – 5200 E Cork</i>	\$62,050	
<i>Geotechnical Engineering – 5200 E Cork</i>	\$14,125	
<i>Grading – 5200 E Cork</i>	\$32,025	
<i>Relocation of Active Utilities – 5200 E Cork</i>	\$32,000	
<i>Staking – 5200 E Cork</i>	\$10,000	
<i>Temporary Construction Road – 5200 E Cork</i>	\$15,000	
<i>Temporary Erosion Control – 5200 E Cork</i>	\$9,100	
<i>Soft Costs – 5200 E Cork</i>	\$35,773	
<i>Clearing and Grubbing– Schupan</i>	\$70,000	
<i>Cut and Fill – Schupan</i>	\$365,000	
<i>Staking – Schupan</i>	\$8,000	
<i>Temporary Erosion Control – Schupan</i>	\$15,000	
<i>Soft Costs – Schupan</i>	\$35,000	
Brownfield Plan/Act 381 Work Plan	\$31,000	2007–2040
<i>Brownfield Plan Preparation – KCBRA, Various Developers</i>	\$31,000	
Local-Only Eligible Activities Subtotal	\$7,708,573	
Contingency (15%)**	\$1,151,636	
Interest (0%)	\$0	
Local-Only Eligible Activities Total Costs	\$8,860,209	

**Contingency is not calculated on Brownfield Plan Preparation.

Tax Increment Revenue Capture Estimates Table 2Ai
Midlink Business Park
5200 E. Cork Development - Ad Valorem Tax Capture
Without a New IFT
Comstock Charter Township, MI
September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,698	\$ -
Estimated New TV	\$ 20,277,438	\$ 20,480,212	\$ 20,685,015	\$ 28,863,445	\$ 29,152,079	\$ 31,842,858	\$ 32,161,287	\$ 32,482,899	\$ 32,807,728	\$ 33,135,806	\$ 33,467,164	\$ 33,801,835	\$ 34,139,854	\$ -
Schupan Frozen TV	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -
Incremental Difference (New TV - Base TV)	\$ 12,956,630	\$ 13,159,404	\$ 13,364,207	\$ 21,542,637	\$ 21,831,271	\$ 24,522,050	\$ 24,840,479	\$ 25,162,091	\$ 25,486,920	\$ 25,814,998	\$ 26,146,356	\$ 26,481,027	\$ 26,819,045	\$ -
School Capture														
STATE EDUCATION TAX (SET)	6.0000	\$ 77,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,740
SCHOOL OPERATING	17.8437	\$ 231,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,194
School Total	23.8437	\$ 308,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,934
Local Capture														
CO PUBLIC SAFETY	1.4380	\$ 18,632	\$ 18,923	\$ 19,218	\$ 30,978	\$ 31,393	\$ 35,263	\$ 35,721	\$ 36,183	\$ 36,650	\$ 37,122	\$ 37,598	\$ 38,080	\$ 414,327
CO HOUSING FUND	0.7453	\$ 9,657	\$ 9,808	\$ 9,960	\$ 16,056	\$ 16,271	\$ 18,276	\$ 18,514	\$ 18,753	\$ 18,995	\$ 19,240	\$ 19,487	\$ 19,736	\$ 214,741
COUNTY SENIORS	0.3462	\$ 4,486	\$ 4,556	\$ 4,627	\$ 7,458	\$ 7,558	\$ 8,490	\$ 8,600	\$ 8,711	\$ 8,824	\$ 8,937	\$ 9,052	\$ 9,168	\$ 99,750
COUNTY 911	0.6459	\$ 8,369	\$ 8,500	\$ 8,632	\$ 13,914	\$ 14,101	\$ 15,839	\$ 16,044	\$ 16,252	\$ 16,462	\$ 16,674	\$ 16,888	\$ 17,104	\$ 186,101
CCTA	0.8956	\$ 11,604	\$ 11,786	\$ 11,969	\$ 19,294	\$ 19,552	\$ 21,962	\$ 22,247	\$ 22,535	\$ 22,826	\$ 23,120	\$ 23,417	\$ 23,716	\$ 258,047
KCTA	0.3110	\$ 4,030	\$ 4,093	\$ 4,156	\$ 6,700	\$ 6,790	\$ 7,626	\$ 7,725	\$ 7,825	\$ 7,926	\$ 8,028	\$ 8,132	\$ 8,236	\$ 89,608
KVCC	2.7802	\$ 36,022	\$ 36,586	\$ 37,155	\$ 59,893	\$ 60,695	\$ 68,176	\$ 69,061	\$ 69,956	\$ 70,859	\$ 71,771	\$ 72,692	\$ 73,623	\$ 801,051
TOWNSHIP	1.4500	\$ 18,787	\$ 19,081	\$ 19,378	\$ 31,237	\$ 31,655	\$ 35,557	\$ 36,019	\$ 36,485	\$ 36,956	\$ 37,432	\$ 37,912	\$ 38,397	\$ 417,784
LIBRARY - COMSTOCK	1.4733	\$ 19,089	\$ 19,388	\$ 19,689	\$ 31,739	\$ 32,164	\$ 36,128	\$ 36,597	\$ 37,071	\$ 37,550	\$ 38,033	\$ 38,521	\$ 39,014	\$ 424,498
SENIOR MILLAGE	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 21,543	\$ 21,831	\$ 24,522	\$ 24,840	\$ 25,162	\$ 25,487	\$ 25,815	\$ 26,146	\$ 26,481	\$ 288,127
ROAD PATROL	0.6500	\$ 8,422	\$ 8,554	\$ 8,687	\$ 14,003	\$ 14,190	\$ 15,939	\$ 16,146	\$ 16,355	\$ 16,566	\$ 16,780	\$ 16,995	\$ 17,213	\$ 187,283
TOWNSHIP ROAD	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 21,543	\$ 21,831	\$ 24,522	\$ 24,840	\$ 25,162	\$ 25,487	\$ 25,815	\$ 26,146	\$ 26,481	\$ 288,127
COUNTY OPERATING	4.6318	\$ 60,013	\$ 60,952	\$ 61,900	\$ 99,781	\$ 101,118	\$ 113,581	\$ 115,056	\$ 116,546	\$ 118,050	\$ 119,570	\$ 121,105	\$ 122,655	\$ 1,334,547
KRESA	6.9853	\$ 90,506	\$ 91,922	\$ 93,353	\$ 150,482	\$ 152,498	\$ 171,294	\$ 173,518	\$ 175,765	\$ 178,034	\$ 180,326	\$ 182,640	\$ 184,978	\$ 2,012,654
SINKING FUND	0.9958	\$ 12,902	\$ 13,104	\$ 13,308	\$ 21,452	\$ 21,740	\$ 24,419	\$ 24,736	\$ 25,056	\$ 25,380	\$ 25,707	\$ 26,037	\$ 26,370	\$ 286,917
Local Total	25.3484	\$ 328,430	\$ 333,570	\$ 338,761	\$ 546,071	\$ 553,388	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 7,303,561
Non-Capturable Millages														
JUVENILE HOME	0.1613	\$ 2,090	\$ 2,123	\$ 2,156	\$ 3,475	\$ 3,521	\$ 3,955	\$ 4,007	\$ 4,059	\$ 4,111	\$ 4,164	\$ 4,217	\$ 4,271	\$ 46,475
FIRE OPERATING	4.7500	\$ 61,544	\$ 62,507	\$ 63,480	\$ 102,328	\$ 103,699	\$ 116,480	\$ 117,992	\$ 119,520	\$ 121,063	\$ 122,621	\$ 124,195	\$ 125,785	\$ 1,368,604
FIRE CAPITAL	2.0000	\$ 25,913	\$ 26,319	\$ 26,728	\$ 43,085	\$ 43,663	\$ 49,044	\$ 49,681	\$ 50,324	\$ 50,974	\$ 51,630	\$ 52,293	\$ 52,962	\$ 576,254
SCHOOL DEBT	5.5000	\$ 71,261	\$ 72,377	\$ 73,503	\$ 118,485	\$ 120,072	\$ 134,871	\$ 136,623	\$ 138,392	\$ 140,178	\$ 141,982	\$ 143,805	\$ 145,646	\$ 1,584,699
Total Non-Capturable Taxes	12.4113	\$ 160,809	\$ 163,325	\$ 165,867	\$ 267,372	\$ 270,954	\$ 304,351	\$ 308,303	\$ 312,294	\$ 316,326	\$ 320,398	\$ 324,510	\$ 328,664	\$ 3,576,032
Total	\$ 637,364	\$ 333,570	\$ 338,761	\$ 546,071	\$ 553,388	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 679,820	\$ 7,612,495

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Aii

Midlink Business Park

5200 E. Cork Development - IFT Tax Capture

Without a New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parcel 210	\$ 2,305,640	\$ 2,328,696	\$ 2,351,983	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parcel 115	\$ 1,442,584	\$ 1,457,010	\$ 1,471,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ 3,748,224	\$ 3,785,706	\$ 3,823,563	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

School Capture	Millage Rate	IFT Millage													
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ 22,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,489
SCHOOL OPERATING	17.8437	8.9219	\$ 33,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,441
School Total	23.8437	14.9219	\$ 55,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,930

Local Capture	Millage Rate	IFT Millage													
CO PUBLIC SAFETY	1.4380	0.71900	\$ 2,695	\$ 2,722	\$ 2,749	\$ 1,708	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,599
CO HOUSING FUND	0.7453	0.37265	\$ 1,397	\$ 1,411	\$ 1,425	\$ 885	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,012
COUNTY SENIORS	0.3462	0.17310	\$ 649	\$ 655	\$ 662	\$ 411	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,792
COUNTY 911	0.6459	0.32295	\$ 1,210	\$ 1,223	\$ 1,235	\$ 767	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,210
CCTA	0.8956	0.44780	\$ 1,678	\$ 1,695	\$ 1,712	\$ 1,064	\$ 1,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,224
KCTA	0.3110	0.15550	\$ 583	\$ 589	\$ 595	\$ 369	\$ 373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,509
KVCC	2.7802	1.39010	\$ 5,210	\$ 5,263	\$ 5,315	\$ 3,302	\$ 3,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,425
TOWNSHIP	1.4500	0.72500	\$ 2,717	\$ 2,745	\$ 2,772	\$ 1,722	\$ 1,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,696
LIBRARY - COMSTOCK	1.4733	0.73665	\$ 2,761	\$ 2,789	\$ 2,817	\$ 1,750	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,884
SENIOR MILLAGE	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 1,188	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,066
ROAD PATROL	0.6500	0.32500	\$ 1,218	\$ 1,230	\$ 1,243	\$ 772	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,243
TOWNSHIP ROAD	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 1,188	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,066
COUNTY OPERATING	4.6318	2.31590	\$ 8,681	\$ 8,767	\$ 8,855	\$ 5,501	\$ 5,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,361
KRESA	6.9853	3.49265	\$ 13,091	\$ 13,222	\$ 13,354	\$ 8,297	\$ 8,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,344
SINKING FUND	0.9958	0.4979	\$ 1,866	\$ 1,885	\$ 1,904	\$ 1,183	\$ 1,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,032
Local Total	25.3484	12.6742	\$ 47,506	\$ 47,981	\$ 48,461	\$ 30,108	\$ 30,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,463

Non-Capturable Millages	Millage Rate	IFT Millage													
JUVENILE HOME	0.1613	0.08065	\$ 302	\$ 305	\$ 308	\$ 192	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301
FIRE OPERATING	4.7500	4.75000	\$ 17,804	\$ 17,982	\$ 18,162	\$ 11,284	\$ 11,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,628
FIRE CAPITAL	2.0000	2.00000	\$ 7,496	\$ 7,571	\$ 7,647	\$ 4,751	\$ 4,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,265
SCHOOL DEBT	5.5000	2.7500	\$ 10,308	\$ 10,411	\$ 10,515	\$ 6,533	\$ 6,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,364
Total Non-Capturable Taxes	12.4113	9.5807	\$ 35,910	\$ 36,270	\$ 36,632	\$ 22,759	\$ 22,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,557

Total	\$ 103,436	\$ 47,981	\$ 48,461	\$ 30,108	\$ 30,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,394
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Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Bi

Midlink Business Park

5200 E. Cork Development - Ad Valorem Tax Capture

With an New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,698	\$ 7,364,699	\$ -
Estimated New TV	\$ 20,277,438	\$ 20,480,212	\$ 20,685,015	\$ 22,363,445	\$ 22,587,079	\$ 25,212,208	\$ 25,464,330	\$ 25,718,973	\$ 25,976,163	\$ 26,235,925	\$ 26,498,284	\$ 26,763,267	\$ 27,030,900	\$ 27,301,209	\$ -
Schupan Frozen TV	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -
Incremental Difference (New TV - Base TV)	\$ 12,956,630	\$ 13,159,404	\$ 13,364,207	\$ 15,042,637	\$ 15,266,271	\$ 17,891,400	\$ 18,143,522	\$ 18,398,165	\$ 18,655,355	\$ 18,915,117	\$ 19,177,476	\$ 19,442,459	\$ 19,710,091	\$ 19,980,399	\$ -
School Capture															
School Capture	Millage Rate														
STATE EDUCATION TAX (SET)	6.0000	\$ 77,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,740
SCHOOL OPERATING	17.8437	\$ 231,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,194
School Total	23.8437	\$ 308,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,934
Local Capture															
Local Capture	Millage Rate														
CO PUBLIC SAFETY	1.4380	\$ 18,632	\$ 18,923	\$ 19,218	\$ 21,631	\$ 21,953	\$ 25,728	\$ 26,090	\$ 26,457	\$ 26,826	\$ 27,200	\$ 27,577	\$ 27,958	\$ 28,343	\$ 345,268
CO HOUSING FUND	0.7453	\$ 9,657	\$ 9,808	\$ 9,960	\$ 11,211	\$ 11,378	\$ 13,334	\$ 13,522	\$ 13,712	\$ 13,904	\$ 14,097	\$ 14,293	\$ 14,490	\$ 14,690	\$ 178,949
COUNTY SENIORS	0.3462	\$ 4,486	\$ 4,556	\$ 4,627	\$ 5,208	\$ 5,285	\$ 6,194	\$ 6,281	\$ 6,369	\$ 6,458	\$ 6,548	\$ 6,639	\$ 6,731	\$ 6,824	\$ 83,124
COUNTY 911	0.6459	\$ 8,369	\$ 8,500	\$ 8,632	\$ 9,716	\$ 9,860	\$ 11,556	\$ 11,719	\$ 11,883	\$ 12,049	\$ 12,217	\$ 12,387	\$ 12,558	\$ 12,731	\$ 155,083
CCTA	0.8956	\$ 11,604	\$ 11,786	\$ 11,969	\$ 13,472	\$ 13,672	\$ 16,024	\$ 16,249	\$ 16,477	\$ 16,708	\$ 16,940	\$ 17,175	\$ 17,413	\$ 17,652	\$ 215,036
KCTA	0.3110	\$ 4,030	\$ 4,093	\$ 4,156	\$ 4,678	\$ 4,748	\$ 5,564	\$ 5,643	\$ 5,722	\$ 5,802	\$ 5,883	\$ 5,964	\$ 6,047	\$ 6,130	\$ 74,672
KVCC	2.7802	\$ 36,022	\$ 36,586	\$ 37,155	\$ 41,822	\$ 42,443	\$ 49,742	\$ 50,443	\$ 51,151	\$ 51,866	\$ 52,588	\$ 53,317	\$ 54,054	\$ 54,798	\$ 667,535
TOWNSHIP	1.4500	\$ 18,787	\$ 19,081	\$ 19,378	\$ 21,812	\$ 22,136	\$ 25,943	\$ 26,308	\$ 26,677	\$ 27,050	\$ 27,427	\$ 27,807	\$ 28,192	\$ 28,580	\$ 348,150
LIBRARY - COMSTOCK	1.4733	\$ 19,089	\$ 19,388	\$ 19,689	\$ 22,162	\$ 22,492	\$ 26,359	\$ 26,731	\$ 27,106	\$ 27,485	\$ 27,868	\$ 28,254	\$ 28,645	\$ 29,039	\$ 353,744
SENIOR MILLAGE	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 15,043	\$ 15,266	\$ 17,891	\$ 18,144	\$ 18,398	\$ 18,655	\$ 18,915	\$ 19,177	\$ 19,442	\$ 19,710	\$ 240,103
ROAD PATROL	0.6500	\$ 8,422	\$ 8,554	\$ 8,687	\$ 9,778	\$ 9,923	\$ 11,629	\$ 11,793	\$ 11,959	\$ 12,126	\$ 12,295	\$ 12,465	\$ 12,638	\$ 12,812	\$ 156,067
TOWNSHIP ROAD	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 15,043	\$ 15,266	\$ 17,891	\$ 18,144	\$ 18,398	\$ 18,655	\$ 18,915	\$ 19,177	\$ 19,442	\$ 19,710	\$ 240,103
COUNTY OPERATING	4.6318	\$ 60,013	\$ 60,952	\$ 61,900	\$ 69,674	\$ 70,710	\$ 82,869	\$ 84,037	\$ 85,217	\$ 86,408	\$ 87,611	\$ 88,826	\$ 90,054	\$ 91,293	\$ 1,112,110
KRESA	6.9853	\$ 90,506	\$ 91,922	\$ 93,353	\$ 105,077	\$ 106,639	\$ 124,977	\$ 126,738	\$ 128,517	\$ 130,313	\$ 132,128	\$ 133,960	\$ 135,811	\$ 137,681	\$ 1,677,192
SINKING FUND	0.9958	\$ 12,902	\$ 13,104	\$ 13,308	\$ 14,979	\$ 15,202	\$ 17,816	\$ 18,067	\$ 18,321	\$ 18,577	\$ 18,836	\$ 19,097	\$ 19,361	\$ 19,627	\$ 239,095
Local Total	25.3484	\$ 328,430	\$ 333,570	\$ 338,761	\$ 381,307	\$ 386,976	\$ 453,518	\$ 459,909	\$ 466,364	\$ 472,883	\$ 479,468	\$ 486,118	\$ 492,835	\$ 499,619	\$ 6,086,230
Non-Capturable Millages															
Non-Capturable Millages	Millage Rate														
FIRE OPERATING	4.7500	\$ 61,544	\$ 62,507	\$ 63,480	\$ 71,453	\$ 72,515	\$ 84,984	\$ 86,182	\$ 87,391	\$ 88,613	\$ 89,847	\$ 91,093	\$ 92,352	\$ 93,623	\$ 1,140,490
FIRE CAPITAL	2.0000	\$ 25,913	\$ 26,319	\$ 26,728	\$ 30,085	\$ 30,533	\$ 35,783	\$ 36,287	\$ 36,796	\$ 37,311	\$ 37,830	\$ 38,355	\$ 38,885	\$ 39,420	\$ 480,206
JUVENILE HOME	0.1613	\$ 2,090	\$ 2,123	\$ 2,156	\$ 2,426	\$ 2,462	\$ 2,886	\$ 2,927	\$ 2,968	\$ 3,009	\$ 3,051	\$ 3,093	\$ 3,136	\$ 3,179	\$ 38,729
SCHOOL DEBT	5.5000	\$ 71,261	\$ 72,377	\$ 73,503	\$ 82,735	\$ 83,964	\$ 98,403	\$ 99,789	\$ 101,190	\$ 102,604	\$ 104,033	\$ 105,476	\$ 106,934	\$ 108,405	\$ 1,320,567
Total Non-Capturable Taxes	12.4113	\$ 160,809	\$ 163,325	\$ 165,867	\$ 186,699	\$ 189,474	\$ 222,056	\$ 225,185	\$ 228,345	\$ 231,537	\$ 234,761	\$ 238,017	\$ 241,306	\$ 244,628	\$ 2,979,992
Total	\$	\$ 637,364	\$ 333,570	\$ 338,761	\$ 381,307	\$ 386,976	\$ 453,518	\$ 459,909	\$ 466,364	\$ 472,883	\$ 479,468	\$ 486,118	\$ 492,835	\$ 499,619	\$ 6,395,164

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Bii

Midlink Business Park

5200 E. Cork Development - IFT Tax Capture

With a New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Midlink Development	\$ -	\$ -	\$ -	\$ 6,500,000	\$ 6,565,000	\$ 6,630,650	\$ 6,696,957	\$ 6,763,926	\$ 6,831,565	\$ 6,899,881	\$ 6,968,880	\$ 7,038,569	\$ 7,108,954	\$ 7,180,044	\$ -
Parcel 210	\$ 2,305,640	\$ 2,328,696	\$ 2,351,983	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parcel 115	\$ 1,442,584	\$ 1,457,010	\$ 1,471,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ 3,748,224	\$ 3,785,706	\$ 3,823,563	\$ 8,875,503	\$ 8,964,258	\$ 6,630,650	\$ 6,696,957	\$ 6,763,926	\$ 6,831,565	\$ 6,899,881	\$ 6,968,880	\$ 7,038,569	\$ 7,108,954	\$ 7,180,044	\$ -

School Capture	Millage Rate	IFT Millage													TOTAL	
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ 22,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,489
SCHOOL OPERATING	17.8437	8.9219	\$ 33,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,441
School Total	23.8437	14.9219	\$ 55,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,930

Local Capture	Millage Rate	IFT Millage													TOTAL		
CO PUBLIC SAFETY	1.4380	0.71900	\$ 2,695	\$ 2,722	\$ 2,749	\$ 6,381	\$ 6,445	\$ 4,767	\$ 4,815	\$ 4,863	\$ 4,912	\$ 4,961	\$ 5,011	\$ 5,061	\$ 5,111	\$ 5,162	\$ 65,657
CO HOUSING FUND	0.7453	0.37265	\$ 1,397	\$ 1,411	\$ 1,425	\$ 3,307	\$ 3,341	\$ 2,471	\$ 2,496	\$ 2,521	\$ 2,546	\$ 2,571	\$ 2,597	\$ 2,623	\$ 2,649	\$ 2,676	\$ 34,029
COUNTY SENIORS	0.3462	0.17310	\$ 649	\$ 655	\$ 662	\$ 1,536	\$ 1,552	\$ 1,148	\$ 1,159	\$ 1,171	\$ 1,183	\$ 1,194	\$ 1,206	\$ 1,218	\$ 1,231	\$ 1,243	\$ 15,807
COUNTY 911	0.6459	0.32295	\$ 1,210	\$ 1,223	\$ 1,235	\$ 2,866	\$ 2,895	\$ 2,141	\$ 2,163	\$ 2,184	\$ 2,206	\$ 2,228	\$ 2,251	\$ 2,273	\$ 2,296	\$ 2,319	\$ 29,491
CCTA	0.8956	0.44780	\$ 1,678	\$ 1,695	\$ 1,712	\$ 3,974	\$ 4,014	\$ 2,969	\$ 2,999	\$ 3,029	\$ 3,059	\$ 3,090	\$ 3,121	\$ 3,152	\$ 3,183	\$ 3,215	\$ 40,892
KCTA	0.3110	0.15550	\$ 583	\$ 589	\$ 595	\$ 1,380	\$ 1,394	\$ 1,031	\$ 1,041	\$ 1,052	\$ 1,062	\$ 1,073	\$ 1,084	\$ 1,094	\$ 1,105	\$ 1,116	\$ 14,200
KVCC	2.7802	1.39010	\$ 5,210	\$ 5,263	\$ 5,315	\$ 12,338	\$ 12,461	\$ 9,217	\$ 9,309	\$ 9,403	\$ 9,497	\$ 9,592	\$ 9,687	\$ 9,784	\$ 9,882	\$ 9,981	\$ 126,939
TOWNSHIP	1.4500	0.72500	\$ 2,717	\$ 2,745	\$ 2,772	\$ 6,435	\$ 6,499	\$ 4,807	\$ 4,855	\$ 4,904	\$ 4,953	\$ 5,002	\$ 5,052	\$ 5,103	\$ 5,154	\$ 5,206	\$ 66,205
LIBRARY - COMSTOCK	1.4733	0.73665	\$ 2,761	\$ 2,789	\$ 2,817	\$ 6,538	\$ 6,604	\$ 4,884	\$ 4,933	\$ 4,983	\$ 5,032	\$ 5,083	\$ 5,134	\$ 5,185	\$ 5,237	\$ 5,289	\$ 67,268
SENIOR MILLAGE	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 4,438	\$ 4,482	\$ 3,315	\$ 3,348	\$ 3,382	\$ 3,416	\$ 3,450	\$ 3,484	\$ 3,519	\$ 3,554	\$ 3,590	\$ 45,658
ROAD PATROL	0.6500	0.32500	\$ 1,218	\$ 1,230	\$ 1,243	\$ 2,885	\$ 2,913	\$ 2,155	\$ 2,177	\$ 2,198	\$ 2,220	\$ 2,242	\$ 2,265	\$ 2,288	\$ 2,310	\$ 2,334	\$ 29,678
TOWNSHIP ROAD	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 4,438	\$ 4,482	\$ 3,315	\$ 3,348	\$ 3,382	\$ 3,416	\$ 3,450	\$ 3,484	\$ 3,519	\$ 3,554	\$ 3,590	\$ 45,658
COUNTY OPERATING	4.6318	2.31590	\$ 8,681	\$ 8,767	\$ 8,855	\$ 20,555	\$ 20,760	\$ 15,356	\$ 15,509	\$ 15,665	\$ 15,821	\$ 15,979	\$ 16,139	\$ 16,301	\$ 16,464	\$ 16,628	\$ 211,480
KRESA	6.9853	3.49265	\$ 13,091	\$ 13,222	\$ 13,354	\$ 30,999	\$ 31,309	\$ 23,159	\$ 23,390	\$ 23,624	\$ 23,860	\$ 24,099	\$ 24,340	\$ 24,583	\$ 24,829	\$ 25,077	\$ 318,937
SINKING FUND	0.9958	0.4979	\$ 1,866	\$ 1,885	\$ 1,904	\$ 4,419	\$ 4,463	\$ 3,301	\$ 3,334	\$ 3,368	\$ 3,401	\$ 3,435	\$ 3,470	\$ 3,505	\$ 3,540	\$ 3,575	\$ 45,467
Local Total	25.3484	12.6742	\$ 47,506	\$ 47,981	\$ 48,461	\$ 112,490	\$ 113,615	\$ 84,038	\$ 84,879	\$ 85,727	\$ 86,585	\$ 87,450	\$ 88,325	\$ 89,208	\$ 90,100	\$ 91,001	\$ 1,157,366

Non-Capturable Millages	Millage Rate	IFT Millage													TOTAL		
JUVENILE HOME	0.1613	0.08065	\$ 302	\$ 305	\$ 308	\$ 716	\$ 723	\$ 535	\$ 540	\$ 546	\$ 551	\$ 556	\$ 562	\$ 568	\$ 573	\$ 579	\$ 7,365
FIRE OPERATING	4.7500	4.75000	\$ 17,804	\$ 17,982	\$ 18,162	\$ 42,159	\$ 42,580	\$ 31,496	\$ 31,811	\$ 32,129	\$ 32,450	\$ 32,774	\$ 33,102	\$ 33,433	\$ 33,768	\$ 34,105	\$ 433,754
FIRE CAPITAL	2.0000	2.00000	\$ 7,496	\$ 7,571	\$ 7,647	\$ 17,751	\$ 17,929	\$ 13,261	\$ 13,394	\$ 13,528	\$ 13,663	\$ 13,800	\$ 13,938	\$ 14,077	\$ 14,218	\$ 14,360	\$ 182,633
SCHOOL DEBT	5.5000	2.7500	\$ 10,308	\$ 10,411	\$ 10,515	\$ 24,408	\$ 24,652	\$ 18,234	\$ 18,417	\$ 18,601	\$ 18,787	\$ 18,975	\$ 19,164	\$ 19,356	\$ 19,550	\$ 19,745	\$ 251,121
Total Non-Capturable Taxes	12.4113	9.5807	\$ 35,910	\$ 36,270	\$ 36,632	\$ 85,033	\$ 85,883	\$ 63,526	\$ 64,161	\$ 64,803	\$ 65,451	\$ 66,105	\$ 66,766	\$ 67,434	\$ 68,108	\$ 68,789	\$ 874,873

Total	\$ 103,436	\$ 47,981	\$ 48,461	\$ 112,490	\$ 113,615	\$ 84,038	\$ 84,879	\$ 85,727	\$ 86,585	\$ 87,450	\$ 88,325	\$ 89,208	\$ 90,100	\$ 91,001	\$ 1,213,296
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Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2C

Midlink Business Park

Schupan Development - Without an IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 4%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
*Base Taxable Value	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -
Estimated New TV	\$ 43,889	\$ 2,525,000	\$ 5,050,000	\$ 5,100,500	\$ 5,151,505	\$ 5,203,020	\$ 5,255,050	\$ 5,307,601	\$ 5,360,677	\$ 5,414,284	\$ 5,468,426	\$ 5,523,111	\$ 5,578,342	\$ 5,634,125	\$ 5,690,466	\$ 5,747,371	\$ 5,804,845	\$ 5,862,893	\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ 2,481,111	\$ 5,006,111	\$ 5,056,611	\$ 5,107,616	\$ 5,159,131	\$ 5,211,161	\$ 5,263,712	\$ 5,316,788	\$ 5,370,395	\$ 5,424,537	\$ 5,479,222	\$ 5,534,453	\$ 5,590,236	\$ 5,646,577	\$ 5,703,482	\$ 5,760,956	\$ 5,819,004	\$ -	

School Capture	Millage Rate	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
STATE EDUCATION TAX (SET)	6.0000	\$ -	\$ 14,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,887
SCHOOL OPERATING	17.8437	\$ -	\$ 44,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,272
School Total	23.8437	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159

Local Capture	Millage Rate	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
CO PUBLIC SAFETY	1.4380	\$ -	\$ 3,568	\$ 7,199	\$ 7,271	\$ 7,345	\$ 7,419	\$ 7,494	\$ 7,569	\$ 7,646	\$ 7,723	\$ 7,800	\$ 7,879	\$ 7,959	\$ 8,039	\$ 8,120	\$ 8,202	\$ 8,284	\$ 8,368	\$ 127,883
CO HOUSING FUND	0.7453	\$ -	\$ 1,849	\$ 3,731	\$ 3,769	\$ 3,807	\$ 3,845	\$ 3,884	\$ 3,923	\$ 3,963	\$ 4,003	\$ 4,043	\$ 4,084	\$ 4,125	\$ 4,166	\$ 4,208	\$ 4,251	\$ 4,294	\$ 4,337	\$ 66,280
COUNTY SENIORS	0.3462	\$ -	\$ 859	\$ 1,733	\$ 1,751	\$ 1,768	\$ 1,786	\$ 1,804	\$ 1,822	\$ 1,841	\$ 1,859	\$ 1,878	\$ 1,897	\$ 1,916	\$ 1,935	\$ 1,955	\$ 1,975	\$ 1,994	\$ 2,015	\$ 30,788
COUNTY 911	0.6459	\$ -	\$ 1,603	\$ 3,233	\$ 3,266	\$ 3,299	\$ 3,332	\$ 3,366	\$ 3,400	\$ 3,434	\$ 3,469	\$ 3,504	\$ 3,539	\$ 3,575	\$ 3,611	\$ 3,647	\$ 3,684	\$ 3,721	\$ 3,758	\$ 57,441
CCTA	0.8956	\$ -	\$ 2,222	\$ 4,483	\$ 4,529	\$ 4,574	\$ 4,621	\$ 4,667	\$ 4,714	\$ 4,762	\$ 4,810	\$ 4,858	\$ 4,907	\$ 4,957	\$ 5,007	\$ 5,057	\$ 5,108	\$ 5,160	\$ 5,212	\$ 79,647
KCTA	0.3110	\$ -	\$ 772	\$ 1,557	\$ 1,573	\$ 1,588	\$ 1,604	\$ 1,621	\$ 1,637	\$ 1,654	\$ 1,670	\$ 1,687	\$ 1,704	\$ 1,721	\$ 1,739	\$ 1,756	\$ 1,774	\$ 1,792	\$ 1,810	\$ 27,658
KVCC	2.7802	\$ -	\$ 6,898	\$ 13,918	\$ 14,058	\$ 14,200	\$ 14,343	\$ 14,488	\$ 14,634	\$ 14,782	\$ 14,931	\$ 15,081	\$ 15,233	\$ 15,387	\$ 15,542	\$ 15,699	\$ 15,857	\$ 16,017	\$ 16,178	\$ 247,246
TOWNSHIP	1.4500	\$ -	\$ 3,598	\$ 7,259	\$ 7,332	\$ 7,406	\$ 7,481	\$ 7,556	\$ 7,632	\$ 7,709	\$ 7,787	\$ 7,866	\$ 7,945	\$ 8,025	\$ 8,106	\$ 8,188	\$ 8,270	\$ 8,353	\$ 8,438	\$ 128,950
LIBRARY - COMSTOCK	1.4733	\$ -	\$ 3,655	\$ 7,376	\$ 7,450	\$ 7,525	\$ 7,601	\$ 7,678	\$ 7,755	\$ 7,833	\$ 7,912	\$ 7,992	\$ 8,073	\$ 8,154	\$ 8,236	\$ 8,319	\$ 8,403	\$ 8,488	\$ 8,573	\$ 131,022
SENIOR MILLAGE	1.0000	\$ -	\$ 2,481	\$ 5,006	\$ 5,057	\$ 5,108	\$ 5,159	\$ 5,211	\$ 5,264	\$ 5,317	\$ 5,370	\$ 5,425	\$ 5,479	\$ 5,534	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 88,931
ROAD PATROL	0.6500	\$ -	\$ 1,613	\$ 3,254	\$ 3,287	\$ 3,320	\$ 3,353	\$ 3,387	\$ 3,421	\$ 3,456	\$ 3,491	\$ 3,526	\$ 3,561	\$ 3,597	\$ 3,634	\$ 3,670	\$ 3,707	\$ 3,745	\$ 3,782	\$ 57,805
TOWNSHIP ROAD	1.0000	\$ -	\$ 2,481	\$ 5,006	\$ 5,057	\$ 5,108	\$ 5,159	\$ 5,211	\$ 5,264	\$ 5,317	\$ 5,370	\$ 5,425	\$ 5,479	\$ 5,534	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 88,931
COUNTY OPERATING	4.6318	\$ -	\$ 11,492	\$ 23,187	\$ 23,421	\$ 23,657	\$ 23,896	\$ 24,137	\$ 24,380	\$ 24,626	\$ 24,875	\$ 25,125	\$ 25,379	\$ 25,634	\$ 25,893	\$ 26,154	\$ 26,417	\$ 26,684	\$ 26,952	\$ 411,911
KRESA	6.9853	\$ -	\$ 17,331	\$ 34,969	\$ 35,322	\$ 35,678	\$ 36,038	\$ 36,402	\$ 36,769	\$ 37,139	\$ 37,514	\$ 37,892	\$ 38,274	\$ 38,660	\$ 39,049	\$ 39,443	\$ 39,841	\$ 40,242	\$ 40,647	\$ 621,210
SINKING FUND	0.9958	\$ -	\$ 2,471	\$ 4,985	\$ 5,035	\$ 5,086	\$ 5,137	\$ 5,189	\$ 5,242	\$ 5,294	\$ 5,348	\$ 5,402	\$ 5,456	\$ 5,511	\$ 5,567	\$ 5,623	\$ 5,680	\$ 5,737	\$ 5,795	\$ 88,558
Local Total	25.3484	\$ -	\$ 62,892	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 2,254,261

Non-Capturable Millages	Millage Rate	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
JUVENILE HOME	0.1613	\$ -	\$ 400	\$ 807	\$ 816	\$ 824	\$ 832	\$ 841	\$ 849	\$ 858	\$ 866	\$ 875	\$ 884	\$ 893	\$ 902	\$ 911	\$ 920	\$ 929	\$ 939	\$ 14,345
FIRE OPERATING	4.7500	\$ -	\$ 11,785	\$ 23,779	\$ 24,019	\$ 24,261	\$ 24,506	\$ 24,753	\$ 25,003	\$ 25,255	\$ 25,509	\$ 25,767	\$ 26,026	\$ 26,289	\$ 26,554	\$ 26,821	\$ 27,092	\$ 27,365	\$ 27,640	\$ 422,423
FIRE CAPITAL	2.0000	\$ -	\$ 4,962	\$ 10,012	\$ 10,113	\$ 10,215	\$ 10,318	\$ 10,422	\$ 10,527	\$ 10,634	\$ 10,741	\$ 10,849	\$ 10,958	\$ 11,069	\$ 11,180	\$ 11,293	\$ 11,407	\$ 11,522	\$ 11,638	\$ 177,862
SCHOOL DEBT	5.5000	\$ -	\$ 13,646	\$ 27,534	\$ 27,811	\$ 28,092	\$ 28,375	\$ 28,661	\$ 28,950	\$ 29,242	\$ 29,537	\$ 29,835	\$ 30,136	\$ 30,439	\$ 30,746	\$ 31,056	\$ 31,369	\$ 31,685	\$ 32,005	\$ 489,121
Total Non-Capturable Taxes	12.4113	\$ -	\$ 30,794	\$ 62,132	\$ 62,759	\$ 63,392	\$ 64,032	\$ 64,677	\$ 65,330	\$ 65,988	\$ 66,654	\$ 67,326	\$ 68,004	\$ 68,690	\$ 69,382	\$ 70,081	\$ 70,788	\$ 71,501	\$ 72,221	\$ 1,103,751

Total	\$ -	\$ 122,051	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 2,313,420
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Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2D

Midlink Business Park

Schupan Development - With an IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
*Base Taxable Value	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -	
Estimated New TV	\$ 43,889	\$ 2,525,000	\$ 5,050,000	\$ 5,100,500	\$ 5,151,505	\$ 5,203,020	\$ 5,255,050	\$ 5,307,601	\$ 5,360,677	\$ 5,414,284	\$ 5,468,426	\$ 5,523,111	\$ 5,578,342	\$ 5,634,125	\$ 5,690,466	\$ 5,747,371	\$ 5,804,845	\$ 5,862,893		\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ 2,481,111	\$ 5,006,111	\$ 5,056,611	\$ 5,107,616	\$ 5,159,131	\$ 5,211,161	\$ 5,263,712	\$ 5,316,788	\$ 5,370,395	\$ 5,424,537	\$ 5,479,222	\$ 5,534,453	\$ 5,590,236	\$ 5,646,577	\$ 5,703,482	\$ 5,760,956	\$ 5,819,004		\$ -	
School Capture																					
	Millage Rate	IFT Millage																			
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ -	\$ 14,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,887	
SCHOOL OPERATING	17.8437	8.9219	\$ -	\$ 22,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,136	
School Total	23.8437	14.9219	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023	
Local Capture																					
	Millage Rate	IFT Millage																			
CO PUBLIC SAFETY	1.4380	0.71900	\$ -	\$ 1,784	\$ 3,599	\$ 3,636	\$ 3,672	\$ 3,709	\$ 3,747	\$ 3,785	\$ 3,823	\$ 3,861	\$ 3,900	\$ 3,940	\$ 3,979	\$ 8,039	\$ 8,120	\$ 8,202	\$ 8,284	\$ 8,368	\$ 84,448
CO HOUSING FUND	0.7453	0.37265	\$ -	\$ 925	\$ 1,866	\$ 1,884	\$ 1,903	\$ 1,923	\$ 1,942	\$ 1,962	\$ 1,981	\$ 2,001	\$ 2,021	\$ 2,042	\$ 2,062	\$ 4,166	\$ 4,208	\$ 4,251	\$ 4,294	\$ 4,337	\$ 43,768
COUNTY SENIORS	0.3462	0.17310	\$ -	\$ 429	\$ 867	\$ 875	\$ 884	\$ 893	\$ 902	\$ 911	\$ 920	\$ 930	\$ 939	\$ 948	\$ 958	\$ 1,935	\$ 1,955	\$ 1,975	\$ 1,994	\$ 2,015	\$ 20,331
COUNTY 911	0.6459	0.32295	\$ -	\$ 801	\$ 1,617	\$ 1,633	\$ 1,650	\$ 1,666	\$ 1,683	\$ 1,700	\$ 1,717	\$ 1,734	\$ 1,752	\$ 1,770	\$ 1,787	\$ 3,611	\$ 3,647	\$ 3,684	\$ 3,721	\$ 3,758	\$ 37,931
CCTA	0.8956	0.44780	\$ -	\$ 1,111	\$ 2,242	\$ 2,264	\$ 2,287	\$ 2,310	\$ 2,334	\$ 2,357	\$ 2,381	\$ 2,405	\$ 2,429	\$ 2,454	\$ 2,478	\$ 5,007	\$ 5,057	\$ 5,108	\$ 5,160	\$ 5,212	\$ 52,595
KCTA	0.3110	0.15550	\$ -	\$ 386	\$ 778	\$ 796	\$ 794	\$ 802	\$ 810	\$ 819	\$ 827	\$ 835	\$ 844	\$ 852	\$ 861	\$ 1,739	\$ 1,756	\$ 1,774	\$ 1,792	\$ 1,810	\$ 18,264
KVCC	2.7802	1.39010	\$ -	\$ 3,449	\$ 6,959	\$ 7,029	\$ 7,100	\$ 7,172	\$ 7,244	\$ 7,317	\$ 7,391	\$ 7,465	\$ 7,541	\$ 7,617	\$ 7,693	\$ 15,542	\$ 15,699	\$ 15,857	\$ 16,017	\$ 16,178	\$ 163,269
TOWNSHIP	1.4500	0.72500	\$ -	\$ 1,799	\$ 3,629	\$ 3,666	\$ 3,703	\$ 3,740	\$ 3,778	\$ 3,816	\$ 3,855	\$ 3,894	\$ 3,933	\$ 3,972	\$ 4,012	\$ 8,106	\$ 8,188	\$ 8,270	\$ 8,353	\$ 8,438	\$ 85,152
LIBRARY - COMSTOCK	1.4733	0.73665	\$ -	\$ 1,828	\$ 3,688	\$ 3,725	\$ 3,763	\$ 3,800	\$ 3,839	\$ 3,878	\$ 3,917	\$ 3,956	\$ 3,996	\$ 4,036	\$ 4,077	\$ 8,236	\$ 8,319	\$ 8,403	\$ 8,488	\$ 8,573	\$ 86,521
SENIOR MILLAGE	1.0000	0.50000	\$ -	\$ 1,241	\$ 2,503	\$ 2,528	\$ 2,554	\$ 2,580	\$ 2,606	\$ 2,632	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,740	\$ 2,767	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 58,726
ROAD PATROL	0.6500	0.32500	\$ -	\$ 806	\$ 1,627	\$ 1,643	\$ 1,660	\$ 1,677	\$ 1,694	\$ 1,711	\$ 1,728	\$ 1,745	\$ 1,763	\$ 1,781	\$ 1,799	\$ 3,634	\$ 3,670	\$ 3,707	\$ 3,745	\$ 3,782	\$ 38,172
TOWNSHIP ROAD	1.0000	0.50000	\$ -	\$ 1,241	\$ 2,503	\$ 2,528	\$ 2,554	\$ 2,580	\$ 2,606	\$ 2,632	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,740	\$ 2,767	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 58,726
COUNTY OPERATING	4.6318	2.31590	\$ -	\$ 5,746	\$ 11,594	\$ 11,711	\$ 11,829	\$ 11,948	\$ 12,069	\$ 12,190	\$ 12,313	\$ 12,437	\$ 12,563	\$ 12,689	\$ 12,817	\$ 25,893	\$ 26,154	\$ 26,417	\$ 26,684	\$ 26,952	\$ 272,006
KRESA	6.9853	3.49265	\$ -	\$ 8,666	\$ 17,485	\$ 17,661	\$ 17,839	\$ 18,019	\$ 18,201	\$ 18,384	\$ 18,570	\$ 18,757	\$ 18,946	\$ 19,137	\$ 19,330	\$ 39,049	\$ 39,443	\$ 39,841	\$ 40,242	\$ 40,647	\$ 410,216
SINKING FUND	0.9958	0.4979	\$ -	\$ 1,235	\$ 2,493	\$ 2,518	\$ 2,543	\$ 2,569	\$ 2,595	\$ 2,621	\$ 2,647	\$ 2,674	\$ 2,701	\$ 2,728	\$ 2,756	\$ 5,567	\$ 5,623	\$ 5,680	\$ 5,737	\$ 5,795	\$ 58,479
Local Total	25.3484	12.6742	\$ -	\$ 31,446	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,488,602
Non-Capturable Millages																					
	Millage Rate	IFT Millage																			
FIRE OPERATING	4.7500	4.75000	\$ -	\$ 11,785	\$ 23,779	\$ 24,019	\$ 24,261	\$ 24,506	\$ 24,753	\$ 25,003	\$ 25,255	\$ 25,509	\$ 25,767	\$ 26,026	\$ 26,289	\$ 26,554	\$ 26,821	\$ 27,092	\$ 27,365	\$ 27,640	\$ 422,423
FIRE CAPITAL	2.0000	2.00000	\$ -	\$ 4,962	\$ 10,012	\$ 10,113	\$ 10,215	\$ 10,318	\$ 10,422	\$ 10,527	\$ 10,634	\$ 10,741	\$ 10,849	\$ 10,958	\$ 11,069	\$ 11,180	\$ 11,293	\$ 11,407	\$ 11,522	\$ 11,638	\$ 177,862
JUVENILE HOME	0.1613	0.08065	\$ -	\$ 200	\$ 404	\$ 408	\$ 412	\$ 416	\$ 420	\$ 425	\$ 429	\$ 433	\$ 437	\$ 442	\$ 446	\$ 902	\$ 911	\$ 920	\$ 929	\$ 939	\$ 9,472
SCHOOL DEBT	5.5000	2.7500	\$ -	\$ 6,823	\$ 13,767	\$ 13,906	\$ 14,046	\$ 14,188	\$ 14,331	\$ 14,475	\$ 14,621	\$ 14,769	\$ 14,917	\$ 15,068	\$ 15,220	\$ 30,746	\$ 31,056	\$ 31,369	\$ 31,685	\$ 32,005	\$ 322,991
Total Non-Capturable Taxes	12.4113	9.5807	\$ -	\$ 23,771	\$ 47,962	\$ 48,446	\$ 48,934	\$ 49,428	\$ 49,926	\$ 50,430	\$ 50,938	\$ 51,452	\$ 51,971	\$ 52,495	\$ 53,024	\$ 69,382	\$ 70,081	\$ 70,788	\$ 71,501	\$ 72,221	\$ 932,749
Total	\$ -	\$ 68,469	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 70,845	\$ 71,545	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,525,625

Footnotes:

Table uses 2022 summer and winter millage rates

Tax Increment Revenue Reimbursement Table 3A
Midlink Business Park
 5200 E. Cork Development - Without a New IFT
 Comstock Charter Township, MI
 September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	48.5%	\$ 153,444	\$ -	\$ 153,444
Local	51.5%	\$ 163,128	\$ 3,609,034	\$ 3,772,162
TOTAL				
EGLE	58.3%	\$ 316,572	\$ 1,971,318	\$ 2,287,890
MSF	41.7%	\$ -	\$ 1,637,716	\$ 1,637,716

Estimated Total Years of Plan:	25
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Estimated Capture	\$ 7,814,913
Administrative Fees	\$ 750,802
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 3,138,505

YEARS	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
Total State Incremental Revenue	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
State Brownfield Redevelopment Fund (50% of SET)*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
Total Local Incremental Revenue	\$ 375,936	\$ 381,551	\$ 387,222	\$ 576,179	\$ 583,796	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 679,820	\$ 7,508,025
BRA Administrative Fee (10%)	\$ 37,594	\$ 38,155	\$ 38,722	\$ 57,618	\$ 58,380	\$ 62,159	\$ 62,967	\$ 63,782	\$ 64,605	\$ 65,437	\$ 66,277	\$ 67,125	\$ 67,982	\$ 750,802
Local TIR Available for Reimbursement	\$ 338,342	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 566,700	\$ 574,037	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 6,757,222
Total State & Local TIR Available	\$ 703,206	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 566,700	\$ 574,037	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 7,122,087
5200 E CORK	Beginning Balance													
Reimbursement Balance	\$ 2,814,016	\$ 2,814,016	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 256,300	\$ 256,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 124,230	\$ 124,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,230
Local Tax Reimbursement	\$ 132,070	\$ 132,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,070
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,300
Local Only Costs	\$ 2,557,716	\$ 2,557,716	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,557,716	\$ 2,062,272	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Local Reimbursement Balance	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Annual Developer Reimbursement	\$ 462,572	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814,016
FUTURE DEVELOPER**	Beginning Balance													
Reimbursement Balance	\$ 1,111,590	\$ 1,111,590	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 60,272	\$ 60,272	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 29,214	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,214
Local Tax Reimbursement	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058
Total EGLE Reimbursement Balance	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,272
Local Only Costs	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,051,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479,506	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Local Reimbursement Balance	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Annual Developer Reimbursement	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,564	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ 1,111,590
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,138,505
State Tax Capture	\$ 153,444	\$ 153,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,444
Local Tax Capture	\$ 6,560,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 2,985,061
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 3,138,505
To be returned to the Taxing Jurisdictions:	\$ 57,976													

Footnotes:
 *Brownfield Plan was approved in 2008, prior to the Act 381 Statute amendment requiring 50% of SET to be paid to the SBRF.
 **Of the \$6,067,254 environmental activities (including contingency and BF Plan costs) included through Amendment #3, approx. \$4,029,364 has been reimbursed. \$926,300 is estimated to be incurred by 5200 E Cork. The remaining \$1,111,590 may be incurred by future developments.
 In year 13, excess school tax capture will be returned to the taxing jurisdictions.
 Proportionality uses 2022 millages
 The LBRF total includes the remaining balance that can be captured from the original Plan (3rd amendment) and future anticipated activities.
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
 The Reimbursement Table does not include historic tax capture. Tax capture was initiated in 2011.

Tax Increment Revenue Reimbursement Table 3B
Midlink Business Park
 5200 E. Cork Development - With a New IFT
 Comstock Charter Township, MI
 September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	48.5%	\$ 153,444	\$ -	\$ 153,444
Local	51.5%	\$ 163,128	\$ 3,609,034	\$ 3,772,162
TOTAL				
EGLE	58.3%	\$ 316,572	\$ 1,971,318	\$ 2,287,890
MSF	41.7%	\$ -	\$ 1,637,716	\$ 1,637,716

Estimated Total Years of Plan:	26
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Estimated Capture	\$ 7,550,485
Administrative Fees	\$ 724,360
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 2,900,519

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total State Incremental Revenue	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
State Brownfield Redevelopment Fund (50% of SET)*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
Total Local Incremental Revenue	\$ 375,936	\$ 381,551	\$ 387,222	\$ 493,797	\$ 500,590	\$ 537,557	\$ 544,788	\$ 552,091	\$ 559,468	\$ 566,918	\$ 574,443	\$ 582,043	\$ 589,720	\$ 597,472	\$ 7,243,596
BRA Administrative Fee (10%)	\$ 37,594	\$ 38,155	\$ 38,722	\$ 49,380	\$ 50,059	\$ 53,756	\$ 54,479	\$ 55,209	\$ 55,947	\$ 56,692	\$ 57,444	\$ 58,204	\$ 58,972	\$ 59,747	\$ 724,360
Local TIR Available for Reimbursement	\$ 338,342	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 490,309	\$ 496,882	\$ 503,521	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 6,519,236
Total State & Local TIR Available	\$ 703,206	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 490,309	\$ 496,882	\$ 503,521	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 6,884,101
5200 E CORK	Beginning Balance														
Reimbursement Balance	\$ 2,814,016	\$ 2,814,016	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 256,300	\$ 256,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 124,230	\$ 124,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,230
Local Tax Reimbursement	\$ 132,070	\$ 132,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,070
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,300
Local Only Costs	\$ 2,557,716	\$ 2,557,716	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,557,716	\$ 2,062,272	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Local Reimbursement Balance	\$ -	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Annual Developer Reimbursement	\$ 462,572	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814,016
FUTURE DEVELOPER**	Beginning Balance														
Reimbursement Balance	\$ 1,111,590	\$ 1,111,590	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 60,272	\$ 60,272	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 29,214	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,214
Local Tax Reimbursement	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058
Total EGLE Reimbursement Balance	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,272
Local Only Costs	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,051,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,452	\$ 496,882	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Local Reimbursement Balance	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Annual Developer Reimbursement	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,510	\$ 496,882	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ 1,111,590
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900,519
State Tax Capture	\$ 153,444	\$ 153,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,444
Local Tax Capture	\$ 6,560,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,560,838
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,537	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 2,747,075
To be returned to the Taxing Jurisdictions:	\$ 57,976														

Footnotes:
 *Brownfield Plan was approved in 2008, prior to the Act 381 Statute amendment requiring 50% of SET to be paid to the SBRF.
 **Of the \$6,067,254 environmental activities (including contingency and BF Plan costs) included through Amendment #3, approx. \$4,029,364 has been reimbursed. \$926,300 is estimated to be incurred by 5200 E Cork. The remaining \$1,111,590 may be incurred by future developments.
 In year 13, excess school tax capture will be returned to the taxing jurisdictions.
 Proportionality uses 2022 millages
 The LBRF total includes the remaining balance that can be captured from the original Plan (3rd amendment) and future anticipated activities.
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
 The Reimbursement Table does not include historic tax capture. Tax capture was initiated in 2011.

Tax Increment Revenue Reimbursement Table 3C

Midlink Business Park

Schupan Development - Without an IFT

Comstock Charter Township, MI

September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	42.5%	\$ 3,400	\$ -	\$ 3,400
Local	57.5%	\$ 4,600	\$ 1,264,239	\$ 1,268,839
TOTAL				
EGLE	0.6%	\$ 8,000	\$ -	\$ 8,000
MSF	99.4%	\$ -	\$ 1,264,239	\$ 1,264,239

Estimated Total Years of Plan:	30
--------------------------------	----

Estimated Capture	\$ 2,261,061
Administrative Fees	\$ 225,426
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 763,396

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159
Total Local Incremental Revenue	\$ -	\$ 62,892	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 2,254,261
BRA Administrative Fee (10%)	\$ -	\$ 6,289	\$ 12,690	\$ 12,818	\$ 12,947	\$ 13,078	\$ 13,209	\$ 13,343	\$ 13,477	\$ 13,613	\$ 13,750	\$ 13,889	\$ 14,029	\$ 14,170	\$ 14,313	\$ 14,457	\$ 14,603	\$ 14,750	\$ 225,426
Local TIR Available for Reimbursement	\$ -	\$ 56,603	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 126,261	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 2,028,835
Total State & Local TIR Available	\$ -	\$ 115,762	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 126,261	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 2,087,994
DEVELOPER	Beginning Balance																		
Reimbursement Balance (future costs)	\$ 1,272,239	\$ 1,272,239	\$ 1,272,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Reimbursement	\$ 4,600	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Total EGLE Reimbursement Balance	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Local Only Costs	\$ 1,264,239	\$ 1,264,239	\$ 1,264,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,264,239	\$ -	\$ 52,003	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Reimbursement Balance	\$ 1,264,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,264,239
Total Annual Developer Reimbursement	\$ -	\$ 60,003	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272,239
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 763,396
State Tax Capture	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Capture	\$ 1,268,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,348	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,348	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752

Footnotes:
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
 Proportionality uses 2022 millages
 Reimbursement utilizing increment from Schupan Parcels only.

Tax Increment Revenue Reimbursement Table 3D
Midlink Business Park
 Schupan Development - With an IFT
 Comstock Charter Township, MI
 September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	42.5%	\$ 3,400	\$ -	\$ 3,400
Local	57.5%	\$ 4,600	\$ 1,264,239	\$ 1,268,839
TOTAL				
EGLE	0.6%	\$ 8,000	\$ -	\$ 8,000
MSF	99.4%	\$ -	\$ 1,264,239	\$ 1,264,239

Estimated Total Years of Plan: 30

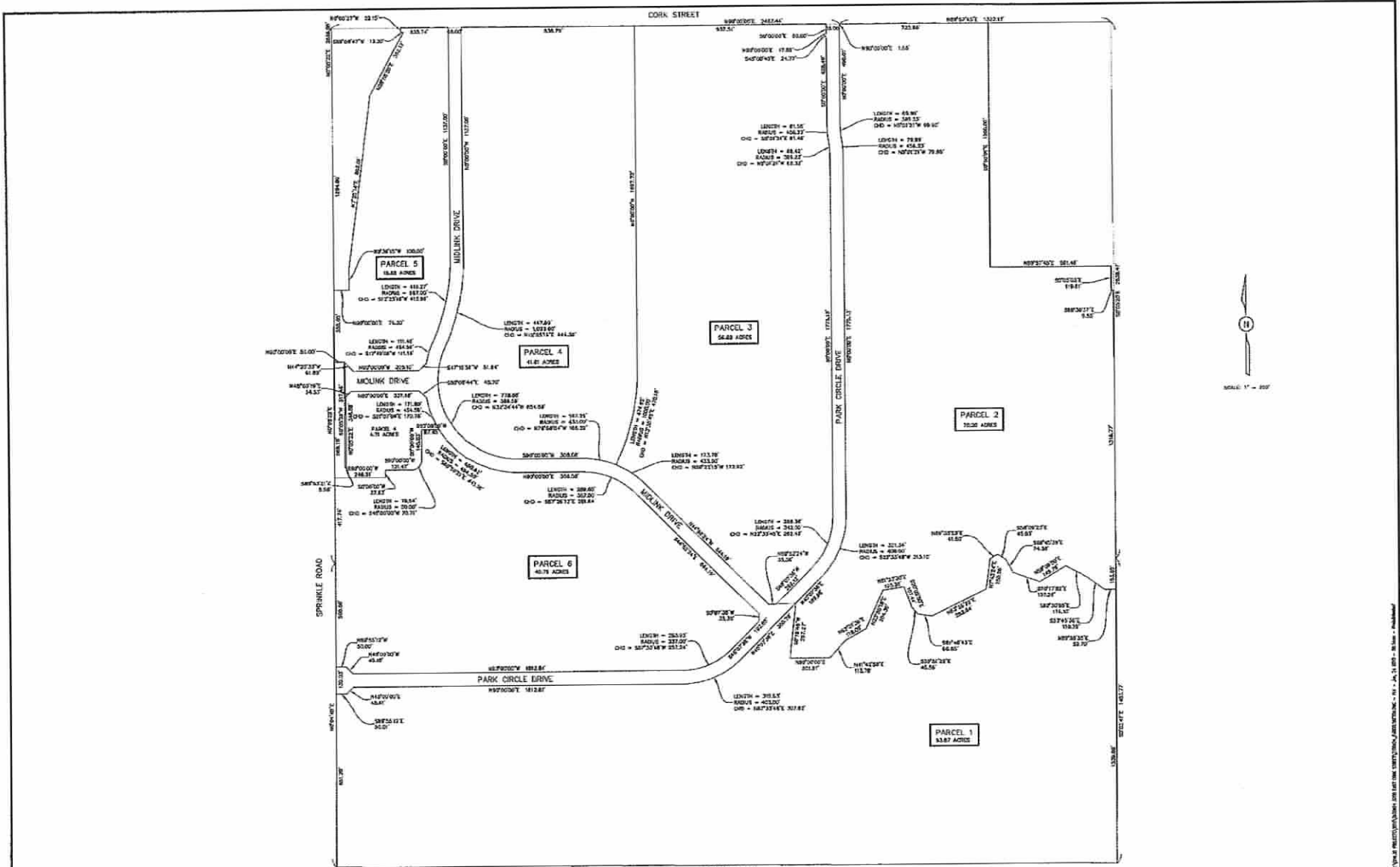
Estimated Capture	\$1,495,402
Administrative Fees	\$ 148,860
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 654,049

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023
Total Local Incremental Revenue	\$ -	\$ 31,446	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,488,602
BRA Administrative Fee (10%)	\$ -	\$ 3,145	\$ 6,345	\$ 6,409	\$ 6,473	\$ 6,539	\$ 6,605	\$ 6,671	\$ 6,739	\$ 6,807	\$ 6,875	\$ 6,944	\$ 7,014	\$ 14,170	\$ 14,313	\$ 14,457	\$ 14,603	\$ 14,750	\$ 148,860
Local TIR Available for Reimbursement	\$ -	\$ 28,301	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 1,339,742
Total State & Local TIR Available	\$ -	\$ 65,324	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 1,376,765
DEVELOPER	Beginning Balance																		
Reimbursement Balance (future costs)	\$ 1,272,239	\$ 1,272,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745
EGLE Environmental Costs	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Reimbursement	\$ 4,600	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Total EGLE Reimbursement Balance	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Local Only Costs	\$ 1,264,239	\$ 1,264,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745
Local Tax Reimbursement	\$ 1,264,239	\$ -	\$ 23,701	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Reimbursement Balance	\$ 1,264,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 684,493
Total Annual Developer Reimbursement	\$ -	\$ 31,701	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692,493
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 654,049
State Tax Capture	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Capture	\$ 1,268,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 650,649
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 654,049

Footnotes:
 BF Plan states 18 years, plus 5 for LBRF (23 total)
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
 Proportionality uses 2022 millages
 Reimbursement utilizing increment from Schupan Parcels only.

Attachment A

Development Area Information



NO.	REVISIONS	BY	DATE

Prein & Newhof
 Engineers • Surveyors • Environmental • Laboratory

MIDLINK BUSINESS PARK
 LOCATED BY SECTION 21, T. 1 S., R. 18 W
 CONTOUR TOWNSHIP, KALAWAZOO COUNTY, MICHIGAN
MIDLINK BUSINESS PARK
 OVERALL PARCEL SKETCH

PROJECT NO.
2100424
 SHEET NO.
1 OF 1

DEVELOPMENT AREA 1

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the West 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence South 00°-04'-48" West along the West line of said Section, 636.69 feet for the place of beginning of the land hereinafter described; thence South 89°-55'-12" East, 50.00 feet to the Southerly right-of-way of Park Circle Drive; thence along said right-of-way for the next 4 courses: North 45°-00'-00" East, 45.41 feet; thence North 90°-00'-00" East, 1,612.81 feet; thence Northeasterly 315.63 feet along a curve to the left with a radius of 403.00 feet and a chord bearing North 67°-33'-48" East, 307.62 feet; thence North 45°-07'-36" East, 380.78 feet; thence South 06°-19'-48" West, 267.27 feet; thence North 90°-00'-00" East, 201.91 feet; thence North 41°-42'-50" East, 113.78 feet; thence North 62°-31'-39" East, 118.09 feet; thence North 23°-55'-18" East, 204.30 feet; thence North 81°-23'-30" East, 105.36 feet; thence South 20°-02'-50" East, 107.44 feet; thence South 39°-51'-29" East, 45.86 feet; thence South 81°-40'-43" East, 68.95 feet; thence North 63°-26'-22" East, 292.64 feet; thence North 07°-43'-24" East, 150.26 feet; thence North 59°-33'-23" East, 41.50 feet; thence South 58°-09'-23" East, 45.83 feet; thence South 28°-45'-39" East, 74.36 feet; thence South 70°-17'-52" East, 137.25 feet; thence North 59°-09'-50" East, 149.76 feet; thence South 62°-30'-55" East, 116.10 feet; thence South 53°-45'-38" East, 110.75 feet; thence North 89°-59'-35" East, 52.70 feet; thence South 00°-02'-47" East, 1,339.88 feet; thence North 89°-44'-18" West, 3,821.05 feet to the West line of said Section; thence North 00°-04'-48" East thereon, 851.29 feet to the place of beginning. Containing 93.9 Acres.

DEVELOPMENT AREA 2

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Beginning at the North 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 89°-57'-45" East along the North line of said Section, 722.98 feet; thence South 00°-00'-01" East, 1,200.00 feet; thence North 89°-57'-45" East, 591.46 feet; thence South 00°-05'-03" East, 119.61 feet; thence South 89°-30'-37" East, 9.55 feet; thence South 00°-05'-20" East, 1,318.77 feet to the East and West 1/4 line of said Section; thence South 00°-02'-47" East, 153.89 feet to the Northerly Edge of Wetlands Area; thence along said Northerly Edge for the next 18 courses: South 89°-59'-35" West, 52.70 feet; thence North 53°-45'-38" West, 110.75 feet; thence North 62°-30'-55" West, 116.10 feet; thence South 59°-09'-50" West, 149.76 feet; thence North 70°-17'-52" West, 137.25 feet; thence North 28°-45'-39" West, 74.36 feet; thence North 58°-09'-23" West, 45.83 feet; thence South 59°-33'-23" West, 41.50 feet; thence South 07°-43'-24" West, 150.26 feet; thence South 63°-26'-22" West, 292.64 feet; thence North 81°-40'-43" West, 68.95 feet; thence North 39°-51'-29" West, 45.86 feet; thence North 20°-02'-50" West, 107.44 feet; thence South 81°-23'-30" West, 105.36 feet; thence South 23°-55'-18" West, 204.30 feet; thence South 62°-31'-39" West, 118.09 feet; thence South 41°-42'-50" West, 113.78 feet; thence South 90°-00'-00" West, 201.91 feet; thence North 06°-19'-48" East, 267.27 feet to the Easterly right-of-way of Park Circle Drive; thence along said Easterly right-of-way for the next 6 courses: North

45°-07'-36" East, 189.99 feet; thence Northeasterly 321.34 feet along a curve to the left with a radius of 408.00 feet and a chord bearing North 22°-33'-48" East, 313.10 feet; thence North 00°-00'-00" East, 1,776.13 feet; thence Northwesterly 79.99 feet along a curve to the left with a radius of 465.23 feet and a chord bearing North 05°-01'-21" West, 79.88 feet; thence Northwesterly 69.99 feet along a curve to the right with a radius of 399.23 feet and a chord bearing North 05°-01'-21" West, 69.90 feet; thence North 00°-00'-00" West, 496.00 feet to the North line of said Section; thence North 90°-00'-00" East thereon, 1.65 feet to the place of beginning. Containing 70.2 Acres.

DEVELOPMENT AREA 3

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 1,482.26 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 937.52 feet; thence South 00°-00'-00" East, 50.00 feet; thence North 90°-00'-00" West, 17.52 feet; thence South 45°-00'-04" East, 24.77 feet; thence South 00°-00'-00" East, 428.49 feet; thence Southerly 81.56 feet along a curve to the left with a radius of 465.23 feet and a chord bearing South 05°-01'-21" East, 81.46 feet; thence Southerly 68.42 feet along a curve to the right with a radius of 399.23 feet and a chord bearing South 05°-01'-21" East, 68.33 feet; thence South 00°-00'-00" East, 1,776.13 feet; thence Southwesterly 269.36 feet along a curve to the right with a radius of 342.00 feet and a chord bearing South 22°-33'-48" West, 262.45 feet; thence South 45°-07'-36" West, 262.12 feet to the Northeasterly right-of-way of Midlink Drive; thence along said line for the next 3 courses: North 89°-52'-24" West, 35.36 feet; thence North 44°-52'-24" West, 844.19 feet; thence Northwesterly 173.78 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 56°-22'-15" West, 172.62 feet; thence Northerly 474.63 feet along a curve to the left with a radius of 1,000.00 feet and a chord bearing North 13°-35'-49" East, 470.19 feet; thence North 00°-00'-00" West, 1,697.72 feet to the place of beginning. Containing 56.9 Acres.

DEVELOPMENT AREA 4

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 643.47 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 838.79 feet; thence South 00°-00'-00" East, 1,697.72 feet; thence Southerly 474.62 feet along a curve to the right with a radius of 1,000.00 feet and a chord bearing South 13°-35'-49" West, 470.18 feet; thence Northwesterly 167.25 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 78°-56'-03" West, 166.22 feet; thence South 90°-00'-00" West, 308.08 feet; thence Northwesterly 778.88 feet along a curve to the right with a radius of 388.59 feet and a chord bearing North 32°-34'-44" West, 654.89 feet; thence

Northerly 447.89 feet along a curve to the left with a radius of 1,033.00 feet and a chord bearing North 12°-25'-16" East, 444.39 feet; thence North 00°-00'-00" West, 1,137.00 feet to the place of beginning. Containing 41.8 Acres.

Also Commencing at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 00°-05'-22" East along the West line of said Section, 417.74 feet to the place of beginning of the land hereinafter described; thence continuing North 00°-05'-22" East, 568.18 feet; thence North 90°-00'-00" East, 50.00 feet; thence South 00°-05'-22" West, 517.46 feet; thence South 89°-53'-21" East, 6.58 feet; thence North 00°-05'-22" East, 348.89 feet to the South right-of-way line of Midlink Drive; thence thereon for the next 4 courses: North 45°-03'-19" East, 34.33 feet; thence North 90°-00'-00" East, 337.66 feet; thence South 50°-08'-44" East, 48.70 feet; thence Southerly 171.80 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 21°-07'-04" East, 170.78 feet; thence South 90°-00'-00" West, 87.45 feet; thence South 00°-00'-00" West, 145.83 feet; thence Southwesterly 78.54 feet along a curve to the right with a radius of 50.00 feet and a chord bearing South 45°-00'-00" West, 70.71 feet; thence South 90°-00'-00" West, 131.47 feet; thence South 00°-00'-00" West, 37.63 feet; thence South 90°-00'-00" West, 249.31 feet to the place of beginning. Containing 4.3 Acres.

DEVELOPMENT AREA 5

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County; thence North 90°-00'-00" East along the North line of said Section, 341.73 feet to the place of beginning of the land hereinafter described; thence continuing North 90°-00'-00" East along said North line, 235.74 feet to the Westerly right-of-way of Midlink Drive; thence South 00°-00'-00" East along said right-of-way, 1,137.00 feet; thence continuing along said right-of-way Southwesterly, 419.27 feet along a curve to the right with a radius of 967.00 feet and a chord bearing South 12°-25'-16" West, 415.99 feet; thence continuing along said right-of-way Southwesterly 111.46 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 17°-49'-06" West, 111.18 feet; thence continuing along said Westerly right-of-way South 47°-19'-51" West, 51.84 feet to the Northerly right-of-way of Midlink Drive; thence North 90°-00'-00" West along said Northerly right-of-way 325.10 feet; thence continuing along said Northerly right-of-way North 44°-25'-33" West, 61.89 feet; thence North 90°-00'-00" West, 50.00 feet to the West line of said Section; thence North 00°-05'-22" East along said West line, 355.05 feet; thence North 90°-00'-00" East, 76.20 feet to the Easterly right-of-way of Sprinkle Road; thence North 00°-36'-15" West along said right-of-way, 100.00 feet; thence continuing along said right-of-way North 07°-25'-14" East, 862.01 feet; thence continuing along said Easterly right-of-way of Sprinkle Road North 28°-58'-26" East, 352.12 feet; thence South 89°-59'-47" West, 13.30 feet; thence North 00°-00'-27" West, 22.16 feet to the place of beginning. Containing 16.85 Acres.

DEVELOPMENT AREA 6

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Beginning at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North $00^{\circ}-05'-22''$ East along the West line of said Section, 417.74 feet; thence North $90^{\circ}-00'-00''$ East, 249.31 feet; thence North $00^{\circ}-00'-00''$ East, 37.63 feet; thence North $90^{\circ}-00'-00''$ East, 131.47 feet; thence Northeasterly 78.54 feet along a curve to the left with a radius of 50.00 feet and a chord bearing North $45^{\circ}-00'-00''$ East, 70.71 feet; thence North $00^{\circ}-00'-00''$ East, 145.83 feet; thence North $90^{\circ}-00'-00''$ East, 87.45 feet to the Southerly right-of-way line of Midlink Drive; thence thereon for the next 5 courses: Southeasterly 460.62 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South $60^{\circ}-58'-21''$ East, 441.16 feet; thence North $90^{\circ}-00'-00''$ East, 308.08 feet; thence Southeasterly 289.05 feet along a curve to the right with a radius of 367.00 feet and a chord bearing South $67^{\circ}-26'-12''$ East, 281.64 feet; thence South $44^{\circ}-52'-24''$ East, 844.19 feet; thence South $00^{\circ}-07'-36''$ West, 35.36 feet to the Northerly line of Park Circle Drive; thence thereon for the next 4 courses: South $45^{\circ}-07'-36''$ West, 192.65 feet; thence Southwesterly 263.93 feet along a curve to the right with a radius of 337.00 feet and a chord bearing South $67^{\circ}-33'-48''$ West, 257.24 feet; thence North $90^{\circ}-00'-00''$ West, 1,612.81 feet; thence North $45^{\circ}-00'-00''$ West, 45.16 feet; thence North $89^{\circ}-55'-12''$ West, 50.00 feet to the West line of said Section; thence North $00^{\circ}-04'-48''$ East thereon, 506.66 feet to the place of beginning. Containing 40.8 Acres.

#	Address	ACRES	RenZone (Y/N)	PARCEL ID
1	5200 E CORK STREET	36.48	Y	31-102-041
2	5200 E CORK STREET	19.46	Y	31-102-047
3	5205 KAISER DR	18.41	Y	31-102-048
4	3303 RETAIL PLACE DR	1.96	N	31-102-006
5	3456 RETAIL PLACE DR	5.85	N	31-102-007
6	3443 RETAIL PLACE DR	2.33	N	31-102-003
7	3477 RETAIL PLACE DR	2.21	N	31-102-002
8	3502 RETAIL PLACE DR	3.82	N	31-102-001
9	E CORK STREET	4.37	N	31-102-052
10	MIDLINK DR	4.19	N	31-102-154
11	MIDLINK DR	0.76	N	31-102-157
12	5001 PARK CIRCLE DR	12.12	N	31-102-156
13	3800 MIDLINK DR	26.32	N	31-102-022
14	PARK CIRCLE DR	1.31	N	31-105-015
15	NA KALAMAZOO, MI 49048	0.66	N	31-102-056
16	MIDLINK DR	4.65	N	31-105-020
17	NA KALAMAZOO, MI 49048	0.26	N	31-105-017
18	MIDLINK DR	2.46	N	31-105-021
19	MIDLINK DR	0.75	N	31-105-019
20	NA KALAMAZOO, MI 49048	0.21	N	31-105-018
21	E CORK ST	2.01	Y	31-104-019
22	E CORK ST	2.23	Y	31-104-018
23	E CORK ST	1.81	Y	31-104-017
24	E CORK ST	0.48	Y	31-102-044
25	5220 E CORK ST	0.04	N	31-102-058
26	PARK CIRCLE DR	2.78	N	31-105-016
27	E CORK ST	5.79	N	31-105-011
28	E CORK ST	2.87	N	31-105-012
29	E CORK ST	4.07	N	31-105-013
30	5631 PARK CIRCLE CT	7.09	N	31-105-092
31	PARK CIRCLE CT	1.73	N	31-105-082
32	5301 PARK CIRCLE CT	3.29	Y	31-104-081
33	3625 PARK CIRCLE DR	5.87	Y	31-104-041
34	5631 PARK CIRCLE CT	9.63	N	31-105-071
35	PARK CIRCLE DR	4.75	N	31-105-041
36	3475 PARK CIRCLE DR	7.63	Y	31-104-031
37	PARK CIRCLE DR	3.39	N	31-105-003
38	5382 E CORK ST	2.56	N	31-105-002
39	5382 E CORK ST	0.95	Y	31-104-002
40	E CORK ST	3	Y	31-104-001
41	4123 PARK CIRCLE DR	92.89	N	31-102-057
42	5262 E Cork St	N/A - IFT PARCEL	Y	40-015-210
43	5301 PARK CIRCLE CT	N/A - IFT PARCEL	Y	40-013-115
TOTAL:		313.44		

5200 E Cork New Development, Amendment #4
Schupan Development, Amendment #4

Attachment B

Brownfield Plan Resolution(s)

Attachment C

Development and/or Reimbursement Agreement

Attachment D

Notice to Taxing Jurisdictions

Attachment E

Notice of Public Hearing

Memo

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

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

DATE: September 28, 2023

RE: General/LBRF Funding Updates

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

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

Update:

General Review: Fishbeck is completing soil investigation activities and oversight of the evaluation of a Vapor Intrusion Mitigation system for the Eliza Street expansion. Fishbeck met with KCBRA staff on updates to this project and an updated project application is anticipated next month. Fishbeck met with KCBRA staff and developers submitting new project applications.

Contractual Administrative Support: No activities to report this month.

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

Update:

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

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

Update:

No activities to report this month.

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

Update:

There are no invoices for consideration this month. However, KCBRA staff has had communications with the property owner and Fishbeck has communicated with the Township Assessor to determine current taxable value status and end of year implications. The assessor is not aware of any improvements made to date so taxable value is anticipated to increase annually by the standard 5% consumer price index (CPI) rates.

Memo

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

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

DATE: September 28, 2023

RE: FY21 EPA Grant Updates and Invoices

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

1. Community Outreach and Programmatic

Project No: E210229 -W.O. 2

Update:

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

2. Parchment Mill Site

Project No: E220154 – W.O. 6

Update:

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

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

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

cleanup and goals, etc. Those project plans were used to craft the EPA grant request (the actual grant proposal writing were paid by the County BRA). Updated accomplishments were presented to the KCBRA board at their December 15, 2022 meeting. Fishbeck has prepared the Roadmap to Redevelopment and distributed it to various stakeholders for their review. The City of Parchment was awarded an \$800,000 EPA Multipurpose Grant. The final invoice was approved last month and the final project documentation for the scope of work funded by Kalamazoo County's EPA assessment grant was presented to the KCBRA at the regular August meeting. No further activities are anticipated to be funded by Kalamazoo County's EPA assessment grant.

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

Update:

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

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

Redman Ventures, LLC has a purchase agreement in place with the Browns to purchase the property located at 6667 Stadium Drive. The KCBRA approved a project application submitted by Robert Redman and an associated work order to complete a Phase I ESA, Asbestos Survey, and Brownfield Plan evaluation activities. Eligibility for the site was received, the HASP accepted, and SAP approved by the USEPA for the property for assessment under the previous developer. Updated documents were presented to the EPA Project Officer for accurate record retention. The Phase I ESA has been completed for the purchasing entity to comply with All Appropriate Inquiry. An Asbestos Survey will determine if any asbestos-containing materials exist that will require abatement prior to renovations/interior demolition. The asbestos survey report is being finalized. Brownfield Plan evaluation activities consist of working with the township assessor to determine anticipated Future Taxable Value and run TIF modeling to determine if a Brownfield Plan would be an appropriate tool for this project. Brownfield Plan evaluation activities will begin as the asbestos survey report is being finalized.

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

Update:

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

The new construction will result in an increase in available tax increment revenues. Work Order 10 approved project planning activities associated with a Brownfield Plan Amendment to accommodate additional costs related to the expansion. U.S. EPA eligibility was received on May 12, 2023. A summary of the planning activities, including remaining reimbursable expenses, sequencing of reimbursement, and timing considerations were presented to the KCBRA at the July regular meeting. Work Order 14 approved prepreparation of the Brownfield Plan Amendment. The KCBRA also approved a project application from Schupan to include their development activities into the Brownfield Plan Amendment. Amendment #4 to the Midlink Brownfield Plan has been prepared and is presented to the KCBRA at the September KCBRA regular meeting for consideration of recommending the Plan for approval.

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

Update:

Comstock Charter Township desires to redevelop 10 parcels at the southeast corner of King Highway and River Street in Comstock Center into a mixed-use redevelopment. At this time, neither a specific plan nor a developer have been identified. It has been determined that assessment will inform the redevelopment needs and assist in moving the project forward. Comstock Charter Township has engaged with each property owner regarding site access for assessment purposes. The KCBRA approved a project application requesting funding support through the use of the County's U.S. EPA Assessment Grant to conduct Phase I and II Environmental Site Assessments (ESAs), and if needed, a Baseline Environmental Assessment (BEA), Due Care Documentation, and preparation of a Brownfield Plan. U.S. EPA eligibility was received on May 12, 2023. The Phase I ESA is complete and identified five Recognized Environmental Conditions (RECs) related to former site uses of laundromat and automotive services, a former machine shop, and one parcel with documentation of a tank but no record of removal or assessment. Fishbeck has met with Steve Deisler of Comstock Township and the three property owners to secure access agreements to complete Phase II assessment activities to address the identified RECs. A HASP and SAP were prepared and submitted to the USEPA to move forward with the proposed Phase II assessment work. Once formal approval of the SAP is received, Fishbeck is prepared to move forward with assessment consistent with the approved Phase II budget. Specifically, Fishbeck is preparing to conduct a GPR survey to assess the former tank on the east section of the property along King Highway, Geoprobe soil boring installation to assess soil and groundwater across three identified areas of the site, and vapor pin sampling on the remaining building on the northwestern portion of the building. In addition to these activities, there is potential for further assessment that would require an amended work order should the KCBRA choose to support further assessment. For example, results of the GPR survey may warrant further assessment through soil borings, the results of the vapor pin sampling may suggest the need for a Vapor Mitigation System, and Hazardous Materials Inspections should be completed for any buildings that are proposed for demolition and/or renovations. After back and forth communication with EPA to address some initial questions, approval of SAP has been obtained. A GPR survey for one parcel with UST concerns is underway with field services completed September 19th. Geoprobe field work is being scheduled and anticipated to be completed at the end of September.

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

Update:

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

A Brownfield Plan is in place for this site. The new construction will result in an increase in available tax increment revenues. A Brownfield Plan Evaluation was approved by the KCBRA to have Fishbeck work with the local Assessor to estimate future tax revenues and provide the Authority with different schedules to show how the future taxes can be used to pay for costs previously incurred by the Authority, costs previously incurred by Clarklogic, loan repayment obligations the County has to EGLE, and future costs related to this development. This evaluation will also aid the Authority in considering any request for the use of Local Brownfield Revolving Funds.

Fishbeck has received total project eligible costs from Clarklogic, an estimated Future Taxable Value (FTV) from the Assessor for the Village of Schoolcraft, and conducted TIF modeling. Fishbeck is meeting with KCBRA staff to finalize evaluation activities and determine if a Brownfield Plan Amendment will be needed. It is anticipated that an updated project application will be prepared for the October KCBRA meeting.

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

Update:

Hollander Development Corporation (Hollander), in partnership with Mt. Zion Baptist Church of Kalamazoo, has been awarded low-income tax credits to develop a 70-unit multi-family apartment community for seniors in Kalamazoo's Northside Neighborhood. The community is designed as a sustainable development that provides much needed affordable housing options and allows residents to age in place. The property consists of 14 current parcels that will be combined and addressed as 730 N. Burdick Street. Phase I and II Environmental Site Assessments have already been completed. Sampling has identified existing contamination, but further cleanup planning is needed to safely reuse the site and support redevelopment. Fishbeck will prepare a Response Activity Plan (ReSAP), inclusive of the development of a conceptual site model (CSM) that details all available environmental data for the project site and discusses potential unacceptable contaminant exposure pathways relative to the planned redevelopment of the site. The ReSAP will be prepared to satisfy requirements by the Michigan State Housing Development Authority (MSHDA) for tax credit support for the planned development. The plan will present a detailed description of response activities that will be undertaken to eliminate unacceptable exposures. The preparation of the CSM, including a discussion of proposed response activities, is critical to efficiently communicating site conditions with the EGLE. Once completed, the ReSAP will be submitted to EGLE for review and concurrence that the property is, or will be, safe for its planned end use following the completion of necessary response activities to mitigate unacceptable risk for all complete exposure pathways.

The KCBRA approved Work Order 12 to complete the ReSAP, prepare a Conceptual Site Model (CSM), and conduct brownfield cleanup planning activities, including communicating with regulatory agencies and evaluating leveraged funds to support safe reuse of the site. Fishbeck prepared an eligibility demonstration that was

submitted to the USEPA. Following some questions on site ownership, an amended eligibility demonstration was prepared and concurrence on eligibility was received from the USEPA. Initial project activities are underway.

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

Update:

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

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

Eligibility was received for the site on August 9, 2023. In preparing to initiate PFE testing, it was determined that additional sampling is not needed to conduct the PFE testing and design the VMS. Since no physical sampling will occur, a SAP is not required to be submitted to the USEPA. A HASP has been created for field staff to safely access the site. As the site is not yet owned by YWCA, authorization to access the site is needed and was received. PFE testing was completed on September 5, 2023. Fishbeck is in the process of evaluating the test data. Following evaluation, preparation of the VMS design specifications will begin.

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

9/28/2023
Page 1 of 3

Project	Number	W.O.	Grant Task	Activity	Budget Estimates	Actual			Project Budget Remaining	
						Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete
				Initial Grant Award	Total					
County			4	Personnel	\$ 1,200.00			\$ -		
County			4	Travel	\$ 6,000.00			\$ -		
County			4	Supplies	\$ 1,500.00			\$ -		
County			4	Other	\$ -			\$ -		
				County Subtotal	\$ 8,700.00			\$ -		
				Contractual - Envirologic Technologies, Inc.	\$ 291,300.00			\$ -		\$ -
210220	1	2		QAPP Preparation	\$ 5,000.00	Invoice Total	08272 11/10/2021	\$ 118.50		
							08354 12/7/2021	\$ 1,440.75		
							08471 1/6/2022	\$ 444.75		
						Project Subtotal		\$ 2,004.00	Project Subtotal	\$ 2,996.00
210229	2	4		Community Outreach and Programmatic Amendment #1 (approved 5-25-23)	\$ 2,500.00	Invoice Total	08661 2/18/2022	\$ 132.02		
					\$ 2,500.00	Invoice Total	08841 4/8/2022	\$ 104.56		
					\$ 5,000.00	Invoice Total	08977 5/10/2022	\$ 359.38		
						Invoice Total	09127 6/13/2022	\$ 341.14		
						Invoice Total	09389 8/18/2022	\$ 209.13		
						Invoice Total	09619 10/12/2022	\$ 41.83		
						Invoice Total	09745 11/9/2022	\$ 352.93		
						Invoice Total	09857 12/12/2022	\$ 345.06		
						Invoice Total	09921 1/5/2023	\$ 73.20		
						Invoice Total	420295 2/16/2023	\$ 189.15		
						Invoice Total	421240 3/16/2023	\$ 66.05		
						Invoice Total	423211 5/10/2023	\$ 625.56		
						Invoice Total	424176 6/8/2023	\$ 334.25		
						Invoice Total	425337 7/12/2023	\$ 286.50		
						Invoice Total	426222 8/7/2023	\$ 1,093.13		
						Invoice Total	427546*	9/7/2023	\$ 334.25	
						Project Subtotal		\$ 4,888.14	Project Subtotal	\$ 111.86
210265	3	2		1001 2nd Street, Kalamazoo	\$ 17,695.01	Invoice Total	08771 3/14/2022	\$ 10,823.90		
						Invoice Total	08842 4/8/2022	\$ 3,021.18		
						Invoice Total	08978 5/10/2022	\$ 156.15		
						Invoice Total	09513 9/16/2022	\$ 1,016.80		
						Project Subtotal		\$ 15,018.03	Project Subtotal	\$ 2,676.98
									Budget Returned	\$ 2,676.98
									Budget Remaining	\$ -
220128	5	2		NACD - Ransom and North St.	\$ 52,850.00	Invoice Total	09243 7/12/2022	\$ 614.29		
						Invoice Total	09296 8/4/2022	\$ 12,499.46		
						Invoice Total	09409 9/7/2022	\$ 2,778.21		
						Invoice Total	09636 10/21/2022	\$ 4,152.64		
						Invoice Total	09663 11/3/2022	\$ 875.04		
						Invoice Total	09859 12/12/2022	\$ 3,599.99		
						Invoice Total	09924 1/5/2023	\$ 2,881.90		
						Invoice Total	421464 3/23/2023	\$ 25,002.47		
						Project Subtotal		\$ 52,404.00	Project Subtotal	\$ 446.00
						Invoice Breakdown				
			2	Soil Gas (447 W. North Street) & Vapor Pin (441 W. North St.)	\$ 11,000.00		09243 7/12/2022	\$ 324.13		
							09296 8/4/2022	\$ 5,677.51		
							09409 9/7/2022	\$ 151.63		
							09636 10/21/2022	\$ 3,480.86		
							09663 11/3/2022	\$ 216.34		
						Phase Subtotal		\$ 9,850.47	Phase Subtotal	\$ 1,149.53
			2	604 N. Westnedge (Phase II, UST Site Assessment)	\$ 29,350.00					
				Amendment #1	\$ 7,000.00		09243 7/12/2022	\$ 290.16		
				Amendment #2	\$ 5,500.00		09296 8/4/2022	\$ 6,821.95		
					\$ 41,850.00		09409 9/7/2022	\$ 2,626.58		
							09636 10/21/2022	\$ 671.78		
							09663 11/3/2022	\$ 658.70		
							09859 12/12/2022	\$ 3,599.99		
							09924 1/5/2023	\$ 2,881.90		
							421464 3/23/2023	\$ 25,002.47		
						Phase Subtotal		\$ 42,553.53	Phase Subtotal	\$ (703.53)
220129	4	1		NACD - Church and Frank Street Parcels	\$ 25,000.00	Invoice Total	09245 7/12/2022	\$ 2,597.81		
						Invoice Total	09295 8/4/2022	\$ 11,669.06		
						Invoice Total	09410 9/7/2022	\$ 1,959.60		
						Invoice Total	09637 10/21/2022	\$ 460.06		
						Project Subtotal		\$ 16,686.53	Project Subtotal	\$ 8,313.47
						Invoice Breakdown				
			1	Eligibility and Phase I ESAs	\$ 6,000.00		09245 7/12/2022	\$ 2,443.58		
							09295 8/4/2022	\$ 2,358.48		
							09410 9/7/2022	\$ 1,959.60		
							09637 10/21/2022	\$ 248.33		
						Phase Subtotal		\$ 7,009.99	Phase Subtotal	\$ (1,009.99)
			2	GPR Surveys	\$ 19,000.00		09245 7/12/2022	\$ 154.23		
							09295 8/4/2022	\$ 9,310.58		
							09637 10/21/2022	\$ 211.73		
						Phase Subtotal		\$ 9,676.54	Phase Subtotal	\$ 9,323.46
220154	6	3		Parchment Mill Site Amendment #1	\$ 20,000.00	Invoice Total	09391 8/22/2022	\$ 4,442.58		
					\$ 2,000.00	Invoice Total	09515 9/16/2022	\$ 3,193.01		
					\$ 22,000.00	Invoice Total	09629 10/17/2022	\$ 1,806.40		
						Invoice Total	09673 11/4/2022	\$ 2,343.59		
						Invoice Total	09860 12/12/2022	\$ 3,865.38		
						Invoice Total	09922 1/5/2023	\$ 400.46		
						Invoice Total	420293 2/16/2023	\$ 115.95		
						Invoice Total	421241 3/16/2023	\$ 573.53		
						Invoice Total	422260 4/13/2023	\$ 945.75		
						Invoice Total	423212 5/10/2023	\$ 1,214.35		
						Invoice Total	426223 8/7/2023	\$ 3,109.00		
						Project Subtotal		\$ 22,000.00	Project Subtotal	\$ -

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

230922	7	2	Watershed LLC - 6667 Stadium Drive, Oshtemo Township	\$ 8,000.00								
						424169	6/8/2023	\$ 548.40				
								\$ 548.40	Project Subtotal	\$ 7,451.60		
										\$ 7,451.60	Budget Returned	
										\$ -	Budget Remaining	
									Invoice Breakdown			
		2	Eligibility and Asbestos Survey	\$ 5,000.00		424169	6/8/2023	\$ 548.40				
								\$ 548.40	Phase Subtotal	\$ 4,451.60		
		3	Brownfield Plan Evaluation	\$ 3,000.00								
								\$ -	Phase Subtotal	\$ 3,000.00		
230924	8	2	Comstock Charter Township, Comstock Center Redevelopment	\$ 30,000.00								
						424166	6/8/2023	\$ 1,696.79	Invoice Total			
						426125	7/19/2023	\$ 2,303.21	Invoice Total			
						426220	8/7/2023	\$ 597.55	Invoice Total			
						427544*	9/7/2023	\$ 818.33	Invoice Total			
								\$ 5,415.88	Project Subtotal	\$ 24,584.12		
									Invoice Breakdown			
		2	Eligibility and Phase I	\$ 4,000.00		424166	6/8/2023	\$ 1,696.79				
						426125	7/19/2023	\$ 2,303.21				
								\$ 4,000.00	Phase Subtotal	\$ -		
		2	Phase II	\$ 18,000.00		426220	8/7/2023	\$ 597.55				
						427544	9/7/2023	\$ 818.33				
								\$ 1,415.88	Phase Subtotal	\$ 16,584.12		
		2	Bea/Due Care	\$ 4,000.00								
								\$ -	Phase Subtotal	\$ 4,000.00		
		3	Brownfield Plan	\$ 4,000.00								
								\$ -	Phase Subtotal	\$ 4,000.00		
230914	9	3	555 Eliza Street Schoolcraft Expansion	\$ 15,000.00								
						424168	6/8/2023	\$ 730.55	Invoice Total			
						425256	7/10/2023	\$ 731.87	Invoice Total			
						426224	8/7/2023	\$ 1,036.37	Invoice Total			
						427444*	9/7/2023	\$ 1,058.96	Invoice Total			
								\$ 3,557.75	Project Subtotal	\$ 11,442.25		
									Invoice Breakdown			
			Brownfield Plan Evaluation	\$ 8,000.00		424168	6/8/2023	\$ 730.55				
						425256	7/10/2023	\$ 731.87				
						426224	8/7/2023	\$ 1,036.37				
						427444	9/7/2023	\$ 1,058.96				
								\$ 3,557.75	Phase Subtotal	\$ 4,442.25		
			Brownfield Plan Amendment	\$ 7,000.00								
								\$ -	Phase Subtotal	\$ 7,000.00		
230923	10	3	Midlink Business Park Expansion	\$ 6,500.00								
						424164	6/8/2023	\$ 480.25	Invoice Total			
						426124	7/19/2023	\$ 1,525.78	Invoice Total			
						426219	8/7/2023	\$ 862.34	Invoice Total			
						427542*	9/7/2023	\$ 488.16	Invoice Total			
								\$ 3,356.53	Project Subtotal	\$ 3,143.47		
									Invoice Breakdown			
			Project Planning Associated with Plan Amendment	\$ 6,500.00		424164	6/8/2023	\$ 480.25				
						426124	7/19/2023	\$ 1,525.78				
						426219	8/7/2023	\$ 862.34				
						427542	9/7/2023	\$ 488.16				
								\$ 3,356.53	Phase Subtotal	\$ 3,143.47		
231417			YWCA, 550 S. Riverview Drive City of Parchment	\$ 123,250.00								
						428218*	9/18/2023	\$ 1,230.54	Invoice Total			
								\$ 1,230.54	Project Subtotal	\$ 122,019.46		
									Invoice Breakdown			
			Eligibility / HASP/ SAP/ Project Management	\$ 3,000.00		428218	9/18/2023	\$ 882.23				
								\$ 882.23	Phase Subtotal	\$ 2,117.77		
			PFE Testing	\$ 5,250.00		428218	9/18/2023	\$ 348.31				
								\$ 348.31	Phase Subtotal	\$ 4,901.69		
			VMS Design	\$ 15,000.00				\$ -	Phase Subtotal	\$ 15,000.00		
			VMS Installation	\$ 100,000.00				\$ -	Phase Subtotal	\$ 100,000.00		

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

231418			Redman Ventures, LLC	\$ 11,200.00	Invoice Total	427548*	9/7/2023	\$ 4,887.17		
					Project Subtotal			\$ 4,887.17	Project Subtotal	\$ 6,312.83
					Invoice Breakdown					
			Eligibility Update & Phase I ESA	\$ 3,200.00	Phase Subtotal	427548	9/7/2023	\$ 2,752.09	Phase Subtotal	\$ 447.91
					Phase Subtotal			\$ 2,752.09		
			ASB - Asbestos Survey	\$ 5,000.00	Phase Subtotal	427548	9/7/2023	\$ 2,135.08	Phase Subtotal	\$ 2,864.92
					Phase Subtotal			\$ 2,135.08		
			BP Eval - Brownfield Plan Evaluation	\$ 3,000.00	Phase Subtotal			\$ -	Phase Subtotal	\$ 3,000.00
					Phase Subtotal			\$ -		
231419			Senior Living, 730 N. Burdick St. Kalamazoo	\$ 22,500.00	Invoice Total	427545*	9/7/2023	\$ 799.90		
					Project Subtotal			\$ 799.90	Project Subtotal	\$ 21,700.10
					Invoice Breakdown					
			Response Activity Plan/Conceptual Site Model	\$ 17,500.00	Phase Subtotal	427545	9/7/2023	\$ 799.90	Phase Subtotal	\$ 16,700.10
					Phase Subtotal			\$ 799.90		
			Brownfield Cleanup Planning	\$ 5,000.00	Phase Subtotal			\$ -	Phase Subtotal	\$ 5,000.00
					Phase Subtotal			\$ -		
			Approved Project Budgets Subtotal	\$ 343,995.01	Invoice Total			\$ 132,796.87	Budgets Remaining	\$ 201,069.56
			Estimated Contractual Budget Remaining	\$ (52,695.01)	Actual Contractual Budget Remaining and un-invoiced			\$ 158,503.13	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						
			Available Contractual Budget Remaining	\$ (42,566.43)						
			Notes:							

September 8, 2023

Project No. 231001

Macy Rose Walters, MPA
Brownfield Redevelopment Administrator, Planning & Development Department
Kalamazoo County Government
201 W Kalamazoo Ave, Kalamazoo MI 49007

**Request for Reimbursement – Project Wolverine Champions
100 and 101 Eunice Street, Parchment, Kalamazoo County, Michigan**

By my signature below, I certify that the expenses described in this Request for Reimbursement for the above-referenced property represent eligible expenses under the Brownfield Redevelopment Financing Act (1996 PA 381), as amended, and that the activities have been performed on the eligible property.

All activities described in the reimbursement request have been completed as described in the Brownfield Plan adopted by the City of Parchment on July 20, 2020, and the Act 381 Work Plan for MSF activities, dated August 26, 2020. The project involved the new construction of an approximately 232,000-square-foot warehouse and associated public infrastructure improvements.

In October 2020, 400 Island Avenue LLC funded the completion of site demolition, public infrastructure improvements, and site preparation activities. Additional activities included pre-approved environmental activities, incurred prior to Brownfield Plan approval, and Brownfield Plan and Work Plan preparation costs. The total amount requested is \$936,044.41. A description of the work activities completed is shown in the enclosed table. Invoices for the eligible activities detailing the work completed are provided. Proof of payment for the invoices is also enclosed, including lien waivers and a client receipt register.

It should be noted that this request comes outside of the Development Agreement terms for seeking reimbursement, established as one year after occupancy. Considerations that affected the timing of the reimbursement request submittal include challenges associated with the COVID pandemic and a change in legal counsel representation.

Additional eligible activities were incurred during the project that are not included in this request. It is anticipated that a second reimbursement request will be submitted within one year from this submittal.

If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

Sincerely,



Logan Mulholland

Brownfield Project Analyst

cc: Nancy Stoddard, City Manager, City of Parchment

PROJECT TITLE: LC Howard
 PROJECT ADDRESS: 400 Island Avenue LLC
 DATE OF BROWNFIELD PLAN: 8/3/2020
 PREPARED BY: LLM
 DATE PREPARED: 8/1/2023
 CONTINGENCY: 15% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs

Category Total	Total	Comments
1.00 Baseline Environmental Assessment (BEA) - Statutorily Approved		
1.01 Phase I and II Environmental Site Assessments	\$20,000.00	\$20,000.00
1.02 Baseline Environmental Assessment	\$0.00	\$0.00
1.03 Asbestos, Lead and Mold Surveys	\$0.00	\$0.00
1.04 Pre-Demolition Survey	\$0.00	\$0.00
Sub-Total	\$20,000.00	\$20,000.00
2.00 Due Care		
2.01 Investigation and Assessments	\$17,000.00	\$17,000.00
2.02 Development of a Plan for Response Activities or Due Care Documentation	\$0.00	\$0.00
Sub-Total	\$17,000.00	\$17,000.00
5.00 Public Infrastructure Improvements		
5.09 Curb and gutter	\$5,000.00	\$5,000.00
5.17 Urban Storm Water Management Systems (Traditional)	\$80,000.00	\$80,000.00
5.18 Urban Storm Water Management Systems (Low Impact Design)	\$0.00	\$0.00
5.19 Publicly Owned Utilities	\$0.00	\$0.00
5.20 Transit-Oriented Development or Property	\$0.00	\$0.00
5.21 Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$25,000.00	\$25,000.00
Sub-Total	\$110,000.00	\$110,000.00
Contingency 15%	\$16,500.00	\$16,500.00
	\$126,500.00	\$126,500.00
7.00 Building Demolition		
7.01 Pre-Demolition Audit or Survey	\$0.00	\$0.00
7.02 Building Demolition/Deconstruction	\$51,500.00	\$51,500.00
7.06 Backfill	\$5,000.00	\$5,000.00
7.07 Compaction	\$0.00	\$0.00
7.08 Rough Grading	\$0.00	\$0.00
Sub-Total	\$56,500.00	\$56,500.00
Contingency 15%	\$8,475.00	\$8,475.00
	\$64,975.00	\$64,975.00
9.00 Site Preparation		
9.01 Cleaning and Grubbing	\$120,000.00	\$120,000.00
9.02 Compaction & Sub-base Preparation	\$616,500.00	\$616,500.00
9.03 Cut & Fill Operations	\$0.00	\$0.00
9.04 Dewatering	\$0.00	\$0.00
9.05 Dredging in Waterways	\$0.00	\$0.00
9.06 Excavation for Unstable Material	\$50,000.00	\$50,000.00
9.07 Fill	\$83,000.00	\$83,000.00
9.08 Foundation Work to address Special Soil Concerns	\$0.00	\$0.00
9.09 Geotechnical Engineering	\$17,500.00	\$17,500.00
9.10 Grading	\$0.00	\$0.00
9.11 Land Balancing	\$120,000.00	\$120,000.00
9.12 Relocation of Active Utilities	\$500,000.00	\$500,000.00
9.13 Retaining Walls	\$0.00	\$0.00
9.14 Solid Waste Disposal	\$0.00	\$0.00
9.15 Staking	\$28,000.00	\$28,000.00
9.16 Temporary Construction Access and/or Roads	\$20,000.00	\$20,000.00
9.17 Temporary Erosion Control	\$6,500.00	\$6,500.00
9.18 Temporary Facility	\$10,000.00	\$10,000.00
9.19 Temporary Sheetpiling/Shoring	\$0.00	\$0.00
9.20 Temporary Site Control	\$10,000.00	\$10,000.00
9.21 Temporary Traffic Control	\$0.00	\$0.00
9.22 Specific and Unique Activities	\$0.00	\$0.00
9.23 Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$154,000.00	\$154,000.00
Sub-Total	\$1,735,500.00	\$1,735,500.00
Contingency 15%	\$260,325.00	\$260,325.00
	\$1,995,825.00	\$1,995,825.00
10.00 Development of Brownfield Plan and/or Work Plan		
10.01 Development of Brownfield Plan	\$15,000.00	\$15,000.00
10.02 Development of Act 381 Work Plan	\$30,000.00	\$30,000.00
10.03 Work Plan and/or Brownfield Plan Implementation	\$0.00	\$0.00
Sub-Total	\$45,000.00	\$45,000.00
12.00 Interest		
12.01 Interest	\$409,012.00	\$409,012.00
Sub-Total	\$409,012.00	\$409,012.00
Contingency 0%	\$0.00	\$0.00
	\$409,012.00	\$409,012.00
Total Potential Brownfield Plan Eligible Costs	\$2,678,312.00	

Actual Costs Incurred

Brownfield Plan \$	Invoice Date	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
1.01	2/10/2017	\$7,000.00	1668	Phillips Environmental				Lien Waiver
1.01	9/13/2016	\$16,000.00	1610	Phillips Environmental				Lien Waiver
1.01	4/13/2017	\$312.50	1699	Phillips Environmental				Lien Waiver
		\$23,312.50						
2.01	4/8/2021	\$97.50	7519	Envirologic				Client Receipt Register
2.01	1/7/2021	\$65.00	7237	Envirologic				Client Receipt Register
2.01	12/3/2020	\$195.00	7144	Envirologic				Client Receipt Register
		\$375.50						
5.17	10/28/2020	\$35,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
5.21	10/28/2020	\$1,400.00	sworn statement	CBK Construction				Full Unconditional Lien Waiver
		\$36,400.00						
7.02	10/28/2020	\$30,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
7.02	10/28/2020	\$25,500.00	sworn statement	CBK Construction				Full Unconditional Lien Waiver
	10/29/2020	\$2,220.00	sworn statement	CBK Construction				Full Unconditional Lien Waiver
		\$57,720.00						
9.02	10/28/2020	\$20,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
9.06	10/28/2020	\$20,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
9.06	10/28/2020	\$25,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
9.07	10/28/2020	\$475,000.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
9.12	10/28/2020	\$223,309.00	sworn statement	CBK Construction (Consumers Energy)				Wire Transfer
9.17	10/28/2020	\$6,500.00	sworn statement	CBK Construction (Bailey Excavating & Grading)				Full Unconditional Lien Waiver
9.23	10/28/2020	\$30,792.36	sworn statement	CBK Construction				Full Unconditional Lien Waiver
		\$800,601.36						
10.01	9/8/2020	\$325.00	6868	Envirologic				Client Receipt Register
	8/10/2020	\$320.90	6807	Envirologic				Client Receipt Register
	7/9/2020	\$2,354.65	6720	Envirologic				Client Receipt Register
	6/5/2020	\$1,832.50	6625	Envirologic				Client Receipt Register
	5/15/2020	\$195.00	6596	Envirologic				Client Receipt Register
	4/6/2020	\$715.00	6489	Envirologic				Client Receipt Register
10.02	9/8/2020	\$1,397.50	6868	Envirologic				Client Receipt Register
	8/10/2020	\$1,930.00	6807	Envirologic				Client Receipt Register
	7/9/2020	\$337.50	6720	Envirologic				Client Receipt Register
	6/5/2020	\$812.50	6625	Envirologic				Client Receipt Register
	5/15/2020	\$880.00	6596	Envirologic				Client Receipt Register
	4/6/2020	\$6,032.50	6489	Envirologic				Client Receipt Register
	12/15/2021	\$97.50	8416	Envirologic				Client Receipt Register
	10/7/2020	\$422.50	6951	Envirologic				Client Receipt Register
		\$17,653.05						
		\$0.00						
\$ 2,648,312.00		\$936,044.41						

*Reimbursement Agreement limits reimbursement to: \$ 2,648,312.00



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/13/2016	1610

PAID
09/27/2016

BILL TO
Lewis C. Howard, Inc.
Mr. Michael Howard
760 E. Vine Street
Kalamazoo, MI

		PROJECT		
		1561 - Dixie Paper Co Epic Plant, Parchme		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
5/10/2016	Site reconnaissance.	4.5	125.00	562.50
5/11/2016	Phase I Environmental Site Assessment report preparation.	3	65.00	195.00
5/11/2016	Kalamazoo Library research.	0.5	65.00	32.50
5/12/2016	Phase I Environmental Site Assessment report preparation.	5.75	65.00	373.75
5/13/2016	Phase I Environmental Site Assessment report preparation.	4	65.00	260.00
5/16/2016	Phase I Environmental Site Assessment report preparation.	3	65.00	195.00
5/17/2016	Phase I Environmental Site Assessment report preparation.	8	65.00	520.00
5/18/2016	Library Research.	0.25	65.00	16.25
5/18/2016	Phase I ESA report preparation.	2	125.00	250.00
5/20/2016	Phase I Environmental Site Assessment report preparation.	2	65.00	130.00
5/20/2016	Phase II ESA proposal preparation.	1.75	125.00	218.75
5/25/2016	Phase II ESA sampling preparation.	0.5	65.00	32.50
5/27/2016	Research permit requirements.	1	65.00	65.00
5/27/2016	Phase II ESA sampling preparation.	0.5	65.00	32.50
5/31/2016	Phase I ESA report preparation.	1.5	125.00	187.50
5/31/2016	Phase I Environmental Site Assessment report preparation.	4.75	65.00	308.75
5/31/2016	Preparation for Phase II sampling.	0.5	65.00	32.50
6/1/2016	Phase I Environmental Site Assessment report preparation.	1.75	65.00	113.75
6/2/2016	Phase I Environmental Site Assessment report preparation.	0.25	65.00	16.25
6/2/2016	Reschedule drilling between all interested parties.	0.75	125.00	93.75
6/2/2016	Call with attorney and cancel drilling for Friday.	0.25	125.00	31.25
6/17/2016	Prep for groundwater and soil sampling.	0.75	65.00	48.75
6/17/2016	Prepare for drilling and sampling.	0.5	125.00	62.50
6/20/2016	Soil and groundwater sampling on site.	8.25	65.00	536.25
6/20/2016	On site soil and groundwater sampling.	11	95.00	1,045.00
6/21/2016	Provide updates on sampling and prepare samples for submittal to laboratory.	0.5	125.00	62.50
6/28/2016	Prepare samples for pick up.	0.75	125.00	93.75
6/29/2016	Phase II Environmental Site Assessment report preparation.	3	65.00	195.00
6/29/2016	Review soil and groundwater sampling results and call with Mike and Jeff regarding the data.	1.75	125.00	218.75
6/30/2016	Phase II Environmental Site Assessment report preparation.	3	65.00	195.00
		Total		

Phone #
269-501-5079

Balance Due



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/13/2016	1610

PAID
09/27/2016

BILL TO
Lewis C. Howard, Inc.
Mr. Michael Howard
760 E. Vine Street
Kalamazoo, MI

		PROJECT		
		1561 - Dixie Paper Co Epic Plant, Parchme		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
6/30/2016	Prepare proposal for vapor intrusion assessment for client consideration.	1.75	125.00	218.75
7/1/2016	Phase II Environmental Site Assessment report preparation.	0.5	65.00	32.50
7/5/2016	Baseline Environmental Assessment report preparation.	0.5	65.00	32.50
7/6/2016	Baseline Environmental Assessment report preparation.	6	65.00	390.00
7/7/2016	Baseline Environmental Assessment report preparation.	2.5	65.00	162.50
7/7/2016	Review sampling data tables.	1.75	65.00	113.75
7/8/2016	Baseline Environmental Assessment report preparation.	1	65.00	65.00
7/11/2016	Baseline Environmental Assessment report preparation.	1.25	65.00	81.25
7/11/2016	Baseline Environmental Assessment report preparation.	2.5	125.00	312.50
7/13/2016	Baseline Environmental Assessment report preparation.	0.75	65.00	48.75
7/14/2016	Baseline Environmental Assessment report preparation.	1.5	125.00	187.50
7/15/2016	Finalize draft of BEA and send along with draft Notice of Migration of Contamination.	0.75	125.00	93.75
7/19/2016	Baseline Environmental Assessment report preparation.	2.25	65.00	146.25
7/19/2016	Finalize BEA to send to Bank. Review survey and easements.	0.5	125.00	62.50
7/20/2016	Send link to BEA to bank.	0.25	125.00	31.25
7/20/2016	Due Care Plan preparation.	1	65.00	65.00
7/21/2016	Due Care Plan preparation.	1.5	65.00	97.50
7/22/2016	Due Care Plan preparation.	1.5	65.00	97.50
7/25/2016	Due Care Plan preparation.	1.75	65.00	113.75
8/2/2016	Prepare and send notices.	2	65.00	130.00
8/2/2016	Prepare easement notice and send for signature along with BEA Submittal form.	0.75	125.00	93.75
8/15/2016	Baseline Environmental Assessment report preparation.	0.5	65.00	32.50
8/19/2016	Baseline Environmental Assessment report preparation.	0.5	65.00	32.50
8/22/2016	Prepare and send BEA, Due Care Plan and associated documents.	0.5	65.00	32.50
8/24/2016	Baseline Environmental Assessment report preparation.	0.5	65.00	32.50
8/25/2016	Baseline Environmental Assessment report preparation.	0.75	65.00	48.75
8/29/2016	Baseline Environmental Assessment report preparation.	0.25	65.00	16.25
9/8/2016	Prepare and send digital copies of BEA and Due Care Plan.	1.25	65.00	81.25
6/1/2016	Records Search	1	145.00	145.00
7/17/2016	Subcontracted Laboratory Services	1	1968.20	1,968.20
		Total		

Phone #
269-501-5079

Balance Due



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
9/13/2016	1610

PAID
09/27/2016

BILL TO
Lewis C. Howard, Inc.
Mr. Michael Howard
760 E. Vine Street
Kalamazoo, MI

		PROJECT		
		1561 - Dixie Paper Co Epic Plant, Parchme		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
7/17/2016	Administrative Charge		15.00%	295.23
7/17/2016	Subcontracted Laboratory Services	1	2543.40	2,543.40
7/17/2016	Administrative Charge		15.00%	381.51
7/17/2016	Subcontracted Drilling Services	1	1657.00	1,657.00
7/17/2016	Administrative Charge		15.00%	248.55
9/8/2016	Mileage (5/10 and 6/20)	158	0.55	86.90
6/20/2016	YSI Water Analyzer with Flow Through Cell	1	125.00	125.00
6/20/2016	Photoionization detector	1	75.00	75.00
6/20/2016	TPI Turbidity Meter	1	25.00	25.00
6/20/2016	GeoPump peristaltic pump		35.00	35.00
9/13/2016	Credit to meet contract price quote (Phase I ESA 2,400, Phase II ESA \$11,400, BEA \$1,200 and Due care plan \$1,000).		-563.29	-563.29
		Total		\$16,000.00

Phone #
269-501-5079

Balance Due	\$0.00
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**Phillips Environmental
Consulting Services, Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
2/10/2017	1668

PAID
03/02/2017

BILL TO

400 Island Avenue, LLC
Mr. Mike Howard
400 Island Avenue
Parchment, MI 49004

		PROJECT		
		1588 - Undeveloped 16-Acre Parcel		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
11/16/2016	Phase I Environmental Site Assessment report preparation.	2.25	65.00	146.25
11/17/2016	Phase I Environmental Site Assessment report preparation.	1	65.00	65.00
11/18/2016	Phase I Environmental Site Assessment report preparation.	2	65.00	130.00
11/21/2017	Site reconnaissance.	6	125.00	750.00
11/22/2016	Phase I Environmental Site Assessment report preparation.	2.5	65.00	162.50
12/1/2016	Review of MDEQ Files	5.5	125.00	687.50
12/1/2016	Phase I Environmental Site Assessment report preparation.	0.25	65.00	16.25
12/5/2016	Phase I Environmental Site Assessment report preparation.	4.25	65.00	276.25
12/6/2016	Phase I Environmental Site Assessment report preparation.	4.25	65.00	276.25
12/8/2016	Phase I Environmental Site Assessment report preparation.	5.25	65.00	341.25
12/12/2016	Phase I Environmental Site Assessment report preparation.	4.5	65.00	292.50
12/13/2016	Phase I Environmental Site Assessment report preparation.	6.75	65.00	438.75
12/15/2016	Phase I Environmental Site Assessment report preparation.	0.5	65.00	32.50
12/16/2016	Phase I Environmental Site Assessment report preparation.	1.5	65.00	97.50
12/19/2016	Phase I Environmental Site Assessment report preparation.	3.75	65.00	243.75
12/20/2016	Phase I Environmental Site Assessment report preparation.	2	65.00	130.00
12/20/2017	Phase I ESA data review and evaluation.	2.75	125.00	343.75
12/21/2016	Phase I Environmental Site Assessment report preparation.	1.5	65.00	97.50
1/17/2017	Baseline Environmental Assessment report preparation.	4.25	65.00	276.25
1/18/2017	Baseline Environmental Assessment report preparation.	5.5	65.00	357.50
1/19/2017	Baseline Environmental Assessment report preparation.	6	65.00	390.00
1/20/2017	Baseline Environmental Assessment report preparation.	3.5	65.00	227.50
1/23/2017	Baseline Environmental Assessment report preparation.	6.5	65.00	422.50
1/24/2017	Review data tables for BEA.	6	65.00	390.00
1/24/2017	Review BEA and forms.	5.5	125.00	687.50
1/24/2017	Baseline Environmental Assessment report preparation.	8	65.00	520.00
1/25/2017	Review BEA and forms.	1.25	125.00	156.25
1/25/2017	Baseline Environmental Assessment report preparation.	2.5	65.00	162.50
1/25/2017	Due Care Plan Preparation.	5	65.00	325.00
1/25/2017	Review data tables for BEA.	3.25	65.00	211.25
1/26/2017	Due Care Plan Preparation.	4	65.00	260.00
		Total		

Phone #
269-501-5079

Balance Due



**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
2/10/2017	1668

**PAID
03/02/2017**

BILL TO
400 Island Avenue, LLC
Mr. Mike Howard
400 Island Avenue
Parchment, MI 49004

		PROJECT		
		1588 - Undeveloped 16-Acre Parcel		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
1/26/2017	Due Care Plan and Notices preparation. Send all in draft.	5	125.00	625.00
1/30/2017	Baseline Environmental Assessment report preparation.	4.5	65.00	292.50
1/31/2017	Baseline Environmental Assessment report preparation.	1.75	65.00	113.75
1/31/2017	Phase I Environmental Site Assessment report preparation.	1	65.00	65.00
1/31/2017	Due Care Plan preparation.	1.5	65.00	97.50
2/7/2017	Baseline Environmental Assessment report preparation.	0.5	65.00	32.50
11/16/2016	Records Search	1	79.50	79.50
11/21/2016	Mileage	42	0.55	23.10
2/10/2017	Credit to meet contract price quote.		*****	-3,242.60
		Total		\$7,000.00

Phone #
269-501-5079

Balance Due	\$0.00
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**Phillips Environmental
Consulting Services. Inc.**

201 North Michigan Avenue
Vicksburg, MI 49097

Invoice

DATE	INVOICE #
4/13/2017	1699

PAID
09/02/2017

BILL TO
400 Island Avenue, LLC
Mr. Mike Howard
400 Island Avenue
Parchment, MI 49004

		PROJECT		
		1588 - Undeveloped 16-Acre Parcel		
DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
3/15/2017	Meeting with City of Parchment.	2.25	125.00	281.25
4/4/2017	Send follow-up e-mail regarding status of current Brownfield Plan.	0.25	125.00	31.25
		Total		\$312.50

Phone #
269-501-5079

Balance Due	\$0.00
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**PARTIAL UNCONDITIONAL
WAIVER OF LIEN**

LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc. has provided environmental consulting services to Lewis C. Howard, Inc. and 400 Island Avenue, LLC totaling **\$23,312.50 (Invoices 1610, 1668 and 1699)** for the improvement to **100 and 400 Island Avenue, City of Parchment, Michigan**. Having been fully paid and satisfied, I hereby waive my/our construction lien to the amount of **\$23,312.50**, for labor/materials provided through April 4, 2017. This waiver, together with all previous waivers, if any, does cover all amounts due to me/us for contract improvement provided through the date shown above.

DATE: June 5, 2023

SIGNATURE: *Lisa K J Phillips*

PHONE: (269) 501-5079

COMPANY: LKJP Enterprises, Inc., dba Phillips Environmental Consulting Services, Inc.

ADDRESS: 201 North Michigan Avenue, Vicksburg, MI 49097

E-MAIL ADDRESS: lphillips@phillipsenv.com



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 07144
Date 12/03/2020
Project **200060 LC Howard Parchment**

INVOICE: Through Nov 29, 2020

DUE CARE

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	1.50	130.00	195.00
		Invoice total	195.00

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 07237
Date 01/07/2021
Project **200060 LC Howard Parchment**

INVOICE: Through Dec 31, 2020

DUE CARE

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	0.50	130.00	65.00
		Invoice total	65.00

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 07519
Date 04/08/2021
Project **200060 LC Howard Parchment**

INVOICE: Through Apr 04, 2021

DUE CARE

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
David A. Stegink			
Professional Services	0.75	130.00	97.50
		Invoice total	97.50

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

Client Receipt Register

Sort Order: Client
Include: Client Receipts
Exclude: Voided and NSF receipts

Tuesday, May 30, 2023

Page 1 of 2

Period date range: All Dates

400 Island Avenue LLC

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date					
6/22/2020	Client Receipt	Check	1074	10,467.50		6/22/2020					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		06489	4/6/2020	6,747.50	6,747.50						
200060 LC Howard Parchment		06596	5/15/2020	1,075.00	1,075.00						
200060 LC Howard Parchment		06625	6/5/2020	2,645.00	2,645.00						
			Receipt Total	10,467.50	10,467.50	0.00	0.00	0.00	0.00		
9/28/2020	Client Receipt	Check	1083	6,665.55		9/28/2020					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		06720	7/9/2020	2,692.15	2,645.00		47.15				
200060 LC Howard Parchment		06807	8/10/2020	2,250.90	2,092.50		158.40				
200060 LC Howard Parchment		06868	9/8/2020	1,722.50	1,722.50						
			Receipt Total	6,665.55	6,460.00	0.00	205.55	0.00	0.00		
11/16/2020	Client Receipt	Check	1087	422.50		11/16/2020					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		06951	10/7/2020	422.50	422.50						
			Receipt Total	422.50	422.50	0.00	0.00	0.00	0.00		
2/26/2021	Client Receipt	Check	1102	260.00		2/26/2021					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		07144	12/3/2020	195.00	195.00						
200060 LC Howard Parchment		07237	1/7/2021	65.00	65.00						
			Receipt Total	260.00	260.00	0.00	0.00	0.00	0.00		
4/15/2021	Client Receipt	Check	1107	97.50		4/15/2021					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		07519	4/8/2021	97.50	97.50						
			Receipt Total	97.50	97.50	0.00	0.00	0.00	0.00		
1/3/2022	Client Receipt	Check	1130	97.50		1/3/2022					
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund
200060 LC Howard Parchment		08416	12/15/2021	97.50	97.50						

Client Receipt Register

Sort Order: Client
 Include: Client Receipts
 Exclude: Voided and NSF receipts

Period date range: All Dates

Tuesday, May 30, 2023

Page 2 of 2

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date			
			Receipt Total	97.50	97.50	0.00	0.00	0.00	0.00
			Checking - FNB of MI Total	18,010.55					
			400 Island Avenue LLC Total	18,010.55					
			Labor Total	17,805.00					
			Consultant Total	205.55					
			Report Total	18,010.55					

SWORN STATEMENT



Commitment No.: _____ Draw # 7 Date: 10/28/2020
 Lender: First National Bank Address: 348 W. Michigan Ave Kalamazoo, MI 49007 Phone: 269-488-8878
 Contractor: CBK Construction LLC. Address: 315 E. North Street Kalamazoo, MI 49007 Phone: 269-266-3877
 Alt. Contact: _____ Phone: _____
 Owner: 400 Island Avenue, LLC. Address: 760 E Vine Street Kalamazoo, MI 49001 Phone: _____
 Deponent Carrie Blauwkamp State of Michigan, County of Kalamazoo being duly sworn, deposes and says that 400 Island Avenue, LLC.
 is the (owner, contractor or sub-contractor) off for an improvement to the following described real property situated in the state of Michigan
 County of Kalamazoo, Michigan, described as follows, _____
 Property Address: 400 Island Avenue Parchment, MI 49004

That the following is a complete statement of each contractor, subcontractor, supplier, and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, and for which laborer the payment of fringe benefits and withholdings is earned by unpaid, with whom the (contractor) (subcontractor) has (contracted) (subcontracted) for performance under the contract with the owner or lessee hereof, and that the amount due to the persons as of the date hereof are correctly and fully set forth opposite their names.

That (he) (she) has not employed or procured material from, contracted or subcontracted with, any person or persons, firm, or corporations other than those below-mentioned, and owes no monies for the construction of said buildings or improvements other than the sums set forth hereinafter.

That (he) (she) makes the foregoing statements as the (owner) (contractor) (subcontractor) or as of the (owner) (contractor) (subcontractor) for the purpose of representing to the owner or lessee of the aforementioned premises and his or her agents that the aforementioned property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth below.

4% Soft Cost per Contractor

9.17
9.06
9.07
9.06
5.17

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
1A	CBK Construction, LLC.									
B	593 Heritage Court Suite 100	General Requirements	524,600.00	36,187.00	560,787.00	541,867.00	18,920.00		0.00	
C	Holland, MI 49423									
2A	Bailey Excavating & Grading	Soil Erosion Control Measure	6,500.00		0.00	5,850.00	650.00		0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
3A	Bailey Excavating & Grading	Strip Topsoil	20,000.00		0.00	20,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
4A	Bailey Excavating & Grading	Import, Place & Compact Fill	475,000.00		0.00	475,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
5A	Bailey Excavating & Grading	Building Excavation	25,000.00		0.00	25,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
6A	Bailey Excavating & Grading	Subgrade & Retention Pond	35,000.00		0.00	35,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
7A	Bailey Excavating & Grading	Watermain	150,000.00		0.00	150,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
8A	Bailey Excavating & Grading	Sanitary Sewer	12,000.00		0.00	12,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
SUBTOTALS CONTINUED ON NEXT PAGE			1,248,100.00	36,187.00	1,284,287.00	1,264,717.00	19,570.00	0.00	0.00	

WARNING TO OWNER: An owner or lessee of the above-described property may not rely on this sworn statement to avoid the claim of a subcontractor, supplier, or laborer who has provided a notice of furnishing or a laborer who may provide a notice of furnishing pursuant to section 109 of the construction lien act to the designee or to the owner of lessee if the designee is not named or has died.

A portion is attributable to Consumers Invoice, remaining is not included in this request

9.02

8.08

8.08

9.12

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR, SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
9A	Bailey Excavating & Grading	Storm Sewer	168,000.00		0.00	168,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
10A	Bailey Excavating & Grading	Gravel	83,000.00		0.00	74,700.00	8,300.00		0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
11A	Bailey Excavating & Grading	Finish Grade & Clean Up	20,000.00		0.00	10,000.00	10,000.00		0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
12A	Bailey Excavating & Grading	Permits	5,000.00		0.00	5,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
13A	Bailey Excavating & Grading	Demo	30,000.00		0.00	30,000.00			0.00	
B	1727 Construction Drive									
C	Kalamazoo, MI 49048									
14A	CBK Construction, LLC.	Demo	25,500.00		0.00	25,500.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
15A	CBK Construction, LLC.	Relocate Utility Allowance	250,000.00		0.00	250,000.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
16A	West Michigan Poured Walls & Gebbens Concrete	Concrete	1,879,281.00		0.00	1,879,281.00			0.00	
B	3231 Production Court									
C	Zeeland, MI 49464									
17A	Oosterhouse Masonry	Masonry	73,010.00		0.00	35,000.00	38,010.00		0.00	
B	4343 108th Street SE									
C	Caledonia, MI 49316									
18A	CBK Construction, LLC.	Metals	36,437.00		0.00	36,437.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
19A	CBK Construction, LLC.	Thermal & Moisture Protection	203,008.00		0.00	203,008.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
20A	Quality Door Company, Inc.	Doors & Windows	27,555.00		0.00	0.00	27,555.00		0.00	
B	2481 Van Ormen Drive									
C	Holland, MI 49424									
21A	CBK Construction, LLC.	Doors & Windows	27,412.00		0.00	27,412.00			0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
22A	CBK Construction, LLC.	Finishes	77,120.00		0.00	15,000.00	62,120.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
23A	CBK Construction, LLC.	Specialties	6,500.00		0.00	0.00	6,500.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
24A	Cisco, Inc.	Equipment	363,280.00		0.00	330,597.04	32,682.96		0.00	
B	1825 Monroe Avenue NW									
C	Grand Rapids, MI 49505									
25A	Corie Building Systems, Inc.	Special Construction - Material	2,997,000.00		0.00	2,997,000.00			0.00	
B	404 Sarah Furance Road									
C	Imbler, PA 16655									
SUBTOTALS CONTINUED ON NEXT PAGE			7,520,203.00	36,187.00	7,556,390.00	7,351,652.04	204,737.96	0.00	0.00	

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders +/-	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
26A	CBK Construction, LLC	Special Construction - Labor	757,988.00		0.00	740,000.00	17,988.00		0.00	
B	593 Heritage Court Suite 100									
C	Holland, MI 49423									
27A	Peerbolt's, Inc.	Mechanical	73,080.00		0.00	24,900.00	48,180.00		0.00	
B	400 E Washington Avenue									
C	Zeeland, MI 49464									
28A	Total Fire Protection, Inc.	Mechanical	507,320.00		0.00	393,240.00	114,080.00		0.00	
B	5062 Kendrick Court									
C	Grand Rapids, MI 49512									
29A	Great Lakes Plumbing	Mechanical	29,750.00		0.00	0.00	29,750.00		0.00	
B	860 Gibson Street									
C	Kalamazoo, MI 49001									
30A	Amble Electric, LLC.	Electric	272,212.00		0.00	138,377.00	133,835.00		0.00	
B	PO Box 437									
C	Lakeview, MI 48850									
31A										
B			0.00		0.00	0.00			0.00	
C										
32A										
B			0.00		0.00	0.00			0.00	
C										
33A										
B			0.00		0.00	0.00			0.00	
C										
34A										
B			0.00		0.00	0.00			0.00	
C										
35A										
B			0.00		0.00	0.00			0.00	
C										
36A										
B			0.00		0.00	0.00			0.00	
C										
37A										
B			0.00		0.00	0.00			0.00	
C										
38A										
B			0.00		0.00	0.00			0.00	
C										
39A										
B			0.00		0.00	0.00			0.00	
C										
40A										
B			0.00		0.00	0.00			0.00	
C										
41A										
B			0.00		0.00	0.00			0.00	
C										
42A										
B			0.00		0.00	0.00			0.00	
C										
SUBTOTALS CONTINUED ON NEXT PAGE			9,160,553.00	36,187.00	9,196,740.00	8,648,169.04	548,570.96	0.00	0.00	

	NAME, ADDRESS AND PHONE NUMBER OF SUBCONTRACTOR SUPPLIER, OR LABORER	TYPE OF IMPROVEMENT FURNISHED	TOTAL CONTRACT PRICE	Change Orders + / -	ADJUSTED CONTRACT AMOUNT	AMOUNT ALREADY PAID	CURRENT REQUEST	TOTAL RETENTION HELD	BALANCE TO COMPLETE	WAIVER
43A			0.00		0.00	0.00			0.00	
B										
C										
44A			0.00		0.00	0.00			0.00	
B										
C										
45A			0.00		0.00	0.00			0.00	
B										
C										
46A			0.00		0.00	0.00			0.00	
B										
C										
47A			0.00		0.00	0.00			0.00	
B										
C										
48A			0.00		0.00	0.00			0.00	
B										
C										
49A			0.00		0.00	0.00			0.00	
B										
C										
50A			0.00		0.00	0.00			0.00	
B										
C										
51A			0.00		0.00	0.00			0.00	
B										
C										
52A			0.00		0.00	0.00			0.00	
B										
C										
TOTALS			9,160,553.00	36187.00	9,196,740.00	8,648,169.04	548,570.96	0.00	0.00	

WARNING TO DEPONENT: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being section 570.1110 of the Michigan Compiled Laws.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 109 OR 109A, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER NAMED IN THE SWORN STATEMENT. IF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Deponent

Date

Subscribed and sworn to before me this _____

Day of , _____

by _____

Mulholland, Logan

From: Carl Blauwkamp <cb@cbkconstruction.us>
Sent: Wednesday, May 31, 2023 8:12 AM
To: Mulholland, Logan
Subject: RE: 400 ISLAND AVE HVD RELOCATION CONTRACT

EXTERNAL EMAIL

Logan

Just use the sworn statement to calculate our fees

The General Conditions division or line #1 would be **soft costs of managing the project and our fee was 4%** built into the entire project.

So is it safe to assume we do not even yet know the amount of costs that are reimbursable?

Thank you,

Carl Blauwkamp
CBK Construction LLC.
315 East North St.
Kalamazoo, MI 49007
(269) 266-3877 Office
(616) 994-3735 Mobile



Website: www.cbkconstruction.us

From: Mulholland, Logan <lmulholland@fishbeck.com>
Sent: Tuesday, May 30, 2023 1:16 PM
To: Carl Blauwkamp <cb@cbkconstruction.us>
Subject: RE: 400 ISLAND AVE HVD RELOCATION CONTRACT

Hi Carl,

We have reached out to the City to determine if 2021 and 2022 property taxes were captured separately and are ready for disbursement. They are looking into it still. We will be working on a reimbursement review memo which will then have to be approved before disbursements are made. I will be sure to keep you updated as we make progress.

In the meantime, feel free to send over your total contractor fee, as indicated below, so I can calculate the amount eligible for reimbursement. I don't think I saw the fee on the sworn statement attached, I am assuming it may be a portion of line 1A.



315 E. North St
Kalamazoo, MI 49007
Phone: (269) 266.3877
Email: jen@cbkconstruction.us

FULL UNCONDITIONAL WAIVER

My/our contract with Bailey Excavating
to provide, All excavating/site work
for the improvement to the property described as:

400 Island Ave, LLC

400 Island St

Parchment, MI 49004

Having been fully paid and satisfied, all my/our construction lien rights against such property
are hereby waived and released.

Company: Bailey Excavating
Address: 1727 Construction Dr
Kalamazoo, MI 49048

By: Robert Bailey (Signature)

Its: President (Title)

Signed on: 11-11-21 (date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

Please email or mail a signed copy of this document to CBK
Construction Company at yourearliest convenience. Thank you!



315 E. North St
Kalamazoo, MI 49007
Phone: (269) 266.3877
Email: jen@cbkconstruction.us

FULL UNCONDITIONAL WAIVER

My/our contract with CBK Construction, LLC

to provide, General Requirements

for the improvement to the property describe as:

400 Island Ave. New Warehouse Facility

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

Signed on: 5-7-21 (date)

Company: CBK Construction, LLC

By: [Signature]
(Signature)

Its: Business manager

Address: 315 E. North St. Kalamazoo, MI 49007

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

Please email or mail a signed copy of this document to CBK Construction Company at your earliest convenience. Thank you!



A CMS Energy Company

1945 West Parnall Road
Jackson, MI 49201-8643

**TO: 101 Eunice Avenue LLC
350 Gladys Street
Portage, MI 49002**

DATE: June 11th, 2020

ATTN: Parchment Relocation

**REFERENCE
QUOTATION NO: 2014**

The initial estimated cost for relocating the Cooper line (Line No. 22C, Glendale to Riverview-Hazelwood) for expansion of the customer's build is tabulated below.

<u>Est No.</u>	<u>Description</u>	<u>Estimated Cost</u>	
2014	Remove and relocate the existing 46 kV radial line to Glendale Substation. This includes all structures on line 22C (structures #710-715). Remove the tap structure on line 22A (Riverview-Hazelwood) as well as structure #563-1 & ABS, and tower #565. Install new structure and ABS at location #565	-\$26,691.00 \$214,000.00 \$10,000.00 \$2,000.00 \$21,700.00 \$2,500.00 \$223,309.00	Revenue Credit applied to HVD High Voltage Distribution Right of Way (Processing Only) Tree Clearing Removal of Existing Line Surveying Total

*Note: Any costs for the relocation of Distribution are not included in this estimate.

This estimate assumes:

1. The site will be at final grade when construction begins.
2. No digging through unsuitable fill material (concrete, asphalt, etc) is required.
3. No digging in contaminated soils is required.
4. Dewatering due to a high water table is not required.

The estimated cost may increase if these assumptions are inaccurate.

This estimate does not include estimated costs for site preparation for access to site, relocation of other utility facilities (cable, television, etc.), or any transfer of ownership costs (if applicable). Initial estimates could vary during the design and Right Of Way procurement process.

This estimate also assumes that necessary rights-of-way (easements, road permits, etc.), in a form acceptable to Consumers Energy, are available along the route shown and are acquired prior to construction beginning. **Please note that the estimated cost does not include consideration if adjoining property owners require Consumers Energy to pay for easements.** In addition, you are required to provide an easement for the portion of the line on your property.

For the overhead portion of the relocated line, the easement requirements are 20ft no-build zone each side of centerline, and 80 ft of tree rights (40 ft clear cut plus 40 ft of danger trees) each side of centerline. Easement requirements for the underground portion of the relocated line are 10 ft no-build zone each side of centerline.

Once the right of way for the relocated line is available, the line has been relocated, and the existing line removed, any vacated easements can be released.

Also, costs may vary significantly based on the soil conditions at the time the work is executed. All work is calculated based on normal Consumers Energy working hours, Monday through Friday. Work performed during other hours will be charged according to Consumers Energy's prevailing rates.

In order to proceed, you must send us a signed copy of this form and pay **the entire estimated cost of \$250,000.00**. Payment should be made to Consumers Energy and sent to **Consumers Energy, 1945 W Parnall Rd, Jackson, MI 49201, Attn: RA Whitton, RM P25-215**.

We will not place this project on the engineering schedule until we receive the payment and signed agreement. If payment is made more than 90 days after the date of this invoice and project costs have changed significantly, we may recalculate the estimate and send you a revised estimate.

All work will be performed by either Consumers Energy or its contractor(s) and will be performed in accordance with Consumers Energy standard procedures. Work will be coordinated with Customer's schedule but scheduled when Consumers Energy deems appropriate.

Either party may terminate this agreement by providing at least thirty (30) days written notice. If terminated, Customer will receive a refund of the amount paid, less the amounts Consumers Energy has become obligated to pay for materials and equipment ordered for the project and less an amount for work performed by Consumers' in connection with the project.

After construction has been completed on the project and all related costs have been charged to the project ledger, a comparison will be made of the initial estimated cost and the actual project cost. If the actual project cost is more than \$2000 less than the initial estimate, we will send you a check for the difference. If the actual project cost is more than \$2000 greater than the initial estimate, we will send you another invoice for the additional costs. Payment in full is due within 30 days of the date of such invoice. A late payment charge of 2% of the unpaid balance will be assessed for each 30-day period such payment remains unpaid.

Customer is solely responsible for all waste management, transportation and disposal not specifically included in the description of services above.

NOTE: THE INFORMATION PROVIDED IN THIS PROPOSAL CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND MAY NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF CONSUMERS ENERGY.

Consumers Energy Company

By: 

Title: Manager, HVD Line Engineering

Date June 11, 2020

Received and Accepted:

[print customer name]

By: _____

Title: _____

Date _____

CC: RA Whitton, P25-215

If you have any questions regarding this estimate, please feel free to contact me at the number stated below.

Angela J. Snyder
Senior Engineer Lead
HVD Lines Design and Standards
(517) 788-1562

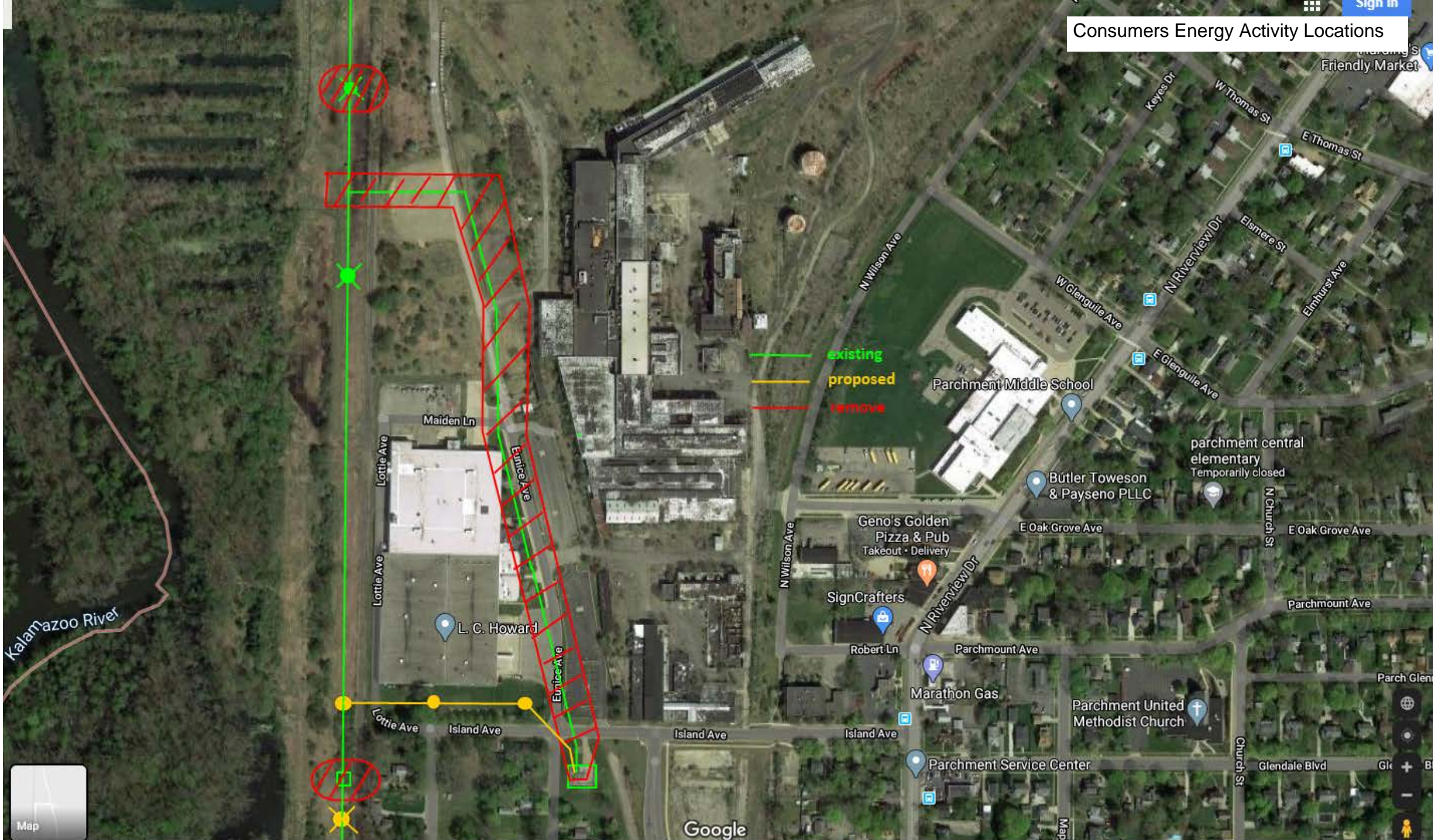


Account: 400 Island Chk Current Time: 11/24/21 9:26:46 AM

Current Balance: \$553,802.69
Available Balance: \$553,802.69

Date ▼	Ref/Check No	Description	Debit	Credit	Balance
06/30/2020		INTEREST PAID		\$45.61	\$816,854.04
06/24/2020		#574061 LOAN FEES	-\$31,094.00		\$816,808.43
06/23/2020		#567503 LOAN PROCEEDS		\$695,122.86	\$847,902.43
06/23/2020		#567503 SUBORDINATION FEE		\$60.00	\$152,779.57
06/22/2020	1074	DDA REGULAR CHECK	-\$10,467.50		\$152,719.57
06/22/2020		RETURN ITEM FEE DEBIT	-\$10.00		\$163,187.07
06/22/2020		RETURN ITEM DEBIT	-\$3,000.00		\$163,197.07
06/17/2020	View Image	DDA Regular Deposit		\$20,000.00	\$166,197.07
06/16/2020		WIRE TRANSFER TO Consumers Energy	-\$223,309.00		\$146,197.07
06/16/2020		WIRE TRANSFER FEE	-\$40.00		\$369,506.07
06/16/2020		Per email @XXXXX@3993L-@XXXXX@7261D		\$223,309.00	\$369,546.07
06/15/2020	1073	DDA INCLEARING CHECK	-\$750.00		\$146,237.07
06/15/2020		TRANSFER TO LOAN ACCOUNT NUMBER @XXXXX@2895	-\$20,253.65		\$146,987.07
06/10/2020	610200080	Xfer from New General LCH TO: 400 Island 20-06		\$44,800.00	\$167,240.72
06/04/2020	1072	DDA INCLEARING CHECK	-\$1,336,844.08		\$122,440.72
06/03/2020	603200098	Xfer from New General LCH to: Loan 400 Island		\$1,336,844.08	\$1,459,284.80
Totals:		Transactions: 16	Debits: -\$1,625,768.23	Credits: \$2,320,181.55	

Consumers Energy Activity Locations





Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirologic.com

400 Island Avenue LLC
 Christopher Howard
 760 E. Vine Street
 Kalamazoo, MI 49001

Invoice number 06489
 Date 04/06/2020
 Project **200060 LC Howard Parchment**

INVOICE: Through Mar 31, 2020

BROWNFIELD PLAN
 Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	5.50	130.00	715.00

ACT 381 WORK PLAN
 Professional Fees

	Hours	Rate	Billed Amount
CAD Designer/Drafter Michelle A. Bell Professional Services	5.00	65.00	325.00
Project Manager Alisa A. Lindsay Professional Services	2.50	130.00	325.00
Senior Project Manager David A. Stegink Professional Services	40.75	130.00	5,297.50
Project Scientist Aaron C. Bigler Professional Services	1.00	85.00	85.00

Phase subtotal 6,032.50

Invoice total **6,747.50**

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

400 Island Avenue LLC

 Christopher Howard

 760 E. Vine Street

 Kalamazoo, MI 49001

Invoice number 06596

 Date 05/15/2020

 Project **200060 LC Howard Parchment**

INVOICE: Through May 03, 2020

BROWNFIELD PLAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
David A. Stegink			
Professional Services	1.50	130.00	195.00

ACT 381 WORK PLAN

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant			
Shelbey N. Senkewitz			
Professional Services	2.00	50.00	100.00
CAD Designer/Drafter			
Michelle A. Bell			
Professional Services	0.50	65.00	32.50
Senior Project Manager			
David A. Stegink			
Professional Services	5.75	130.00	747.50

Phase subtotal 880.00

Invoice total **1,075.00**

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

400 Island Avenue LLC
 Christopher Howard
 760 E. Vine Street
 Kalamazoo, MI 49001

Invoice number 06625
 Date 06/05/2020
 Project **200060 LC Howard Parchment**

INVOICE: Through May 31, 2020

BROWNFIELD PLAN

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	2.25	50.00	112.50
Project Manager Erik D. Peterson Professional Services	4.00	105.00	420.00
Senior Project Manager David A. Stegink Professional Services	10.00	130.00	<u>1,300.00</u>
Phase subtotal			1,832.50

ACT 381 WORK PLAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	6.25	130.00	812.50
Invoice total			<u><u>2,645.00</u></u>

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 06720
Date 07/09/2020

Project **200060 LC Howard Parchment**

INVOICE: Through Jul 05, 2020

BROWNFIELD PLAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services Subcontractor	17.75	130.00	2,307.50
Subcontractor Prein & Newhof	1.00	47.15	47.15
Phase subtotal			2,354.65

ACT 381 WORK PLAN

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.25	50.00	12.50
Senior Project Manager David A. Stegink Professional Services	2.50	130.00	325.00
Phase subtotal			337.50
Invoice total			2,692.15

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 06807
Date 08/10/2020

Project **200060 LC Howard Parchment**

INVOICE: Through Jul 31, 2020

BROWNFIELD PLAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services Subcontractor	1.25	130.00	162.50
Subcontractor City of Parchment	1.00	158.401	158.40
Phase subtotal			320.90

ACT 381 WORK PLAN

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.25	50.00	12.50
Senior Project Manager David A. Stegink Professional Services	14.75	130.00	1,917.50
Phase subtotal			1,930.00
Invoice total			2,250.90

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 06868
Date 09/08/2020
Project **200060 LC Howard Parchment**

INVOICE: Through Aug 30, 2020

BROWNFIELD PLAN
Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	2.50	130.00	325.00

ACT 381 WORK PLAN
Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	10.75	130.00	1,397.50

Invoice total **1,722.50**

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 06951
Date 10/07/2020
Project **200060 LC Howard Parchment**

INVOICE: Through Oct 04, 2020

ACT 381 WORK PLAN
Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	3.25	130.00	422.50
		Invoice total	422.50

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options



Remit to:
2960 Interstate Parkway, Kalamazoo, MI 49048
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

400 Island Avenue LLC
Christopher Howard
760 E. Vine Street
Kalamazoo, MI 49001

Invoice number 08416
Date 12/15/2021
Project **200060 LC Howard Parchment**

INVOICE: Through Dec 05, 2021

ACT 381 WORK PLAN
Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	0.75	130.00	97.50
		Invoice total	97.50

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

Client Receipt Register

Envirollogic

Sort Order: Client
 Include: Client Receipts
 Exclude: Voided and NSF receipts

Period date range: All Dates

Tuesday, May 30, 2023

Page 1 of 2

400 Island Avenue LLC

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date						
6/22/2020	Client Receipt	Check	1074	10,467.50		6/22/2020						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		06489	4/6/2020	6,747.50	6,747.50							
200060 LC Howard Parchment		06596	5/15/2020	1,075.00	1,075.00							
200060 LC Howard Parchment		06625	6/5/2020	2,645.00	2,645.00							
			Receipt Total	10,467.50	10,467.50	0.00	0.00	0.00	0.00			
9/28/2020	Client Receipt	Check	1083	6,665.55		9/28/2020						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		06720	7/9/2020	2,692.15	2,645.00		47.15					
200060 LC Howard Parchment		06807	8/10/2020	2,250.90	2,092.50		158.40					
200060 LC Howard Parchment		06868	9/8/2020	1,722.50	1,722.50							
			Receipt Total	6,665.55	6,460.00	0.00	205.55	0.00	0.00			
11/16/2020	Client Receipt	Check	1087	422.50		11/16/2020						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		06951	10/7/2020	422.50	422.50							
			Receipt Total	422.50	422.50	0.00	0.00	0.00	0.00			
2/26/2021	Client Receipt	Check	1102	260.00		2/26/2021						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		07144	12/3/2020	195.00	195.00							
200060 LC Howard Parchment		07237	1/7/2021	65.00	65.00							
			Receipt Total	260.00	260.00	0.00	0.00	0.00	0.00			
4/15/2021	Client Receipt	Check	1107	97.50		4/15/2021						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		07519	4/8/2021	97.50	97.50							
			Receipt Total	97.50	97.50	0.00	0.00	0.00	0.00			
1/3/2022	Client Receipt	Check	1130	97.50		1/3/2022						
Project		Account	Date	Total Paid	Labor	Expense	Consultant	Adjustment	Tax	Prepayment	Refund	
200060 LC Howard Parchment		08416	12/15/2021	97.50	97.50							

Client Receipt Register

Envirologic

Sort Order: Client
 Include: Client Receipts
 Exclude: Voided and NSF receipts

Period date range: All Dates

Tuesday, May 30, 2023

Page 2 of 2

Checking - FNB of MI

Receipt Date	Receipt Type	Method	Method ID	Amount	Refund	Deposit Date			
			Receipt Total	97.50	97.50	0.00	0.00	0.00	0.00
			Checking - FNB of MI Total	18,010.55					
			400 Island Avenue LLC Total	18,010.55					
			Labor Total	17,805.00					
			Consultant Total	205.55					
			Report Total	18,010.55					

KALAMAZOO COUNTY BROWFIELD REDEVELOPMENT AUTHORITY (KCBRA) LOCAL BROWNFIELD REVOLVING FUND (LBRF) FUNDING REQUEST

TERMS & CONDITIONS

Available Incentives:

It is the KCBRA's goal to have funds available for project support on a continual basis. However, since this is a revolving fund that depends on the capture of tax increment revenue (TIR) from adopted Brownfield Plans and loan repayment, the availability of funding may fluctuate depending on market conditions, funding requests and available fund balances. The primary incentive offered through the KCBRA's LBRF will be loans. Loan terms and conditions will be outlined in a Loan Repayment Agreement (LRA). The KCBRA may consider granting LBRF funds to a project on a case-by-case basis where the property is included in a Brownfield Plan, there is a demonstrated financial need and there is a means of partial or complete reimbursement to the LBRF. Only one loan and/or grant will be allowed per project. The KCBRA will annually review and determine the funds available for eligible projects.

Eligible Borrower/Applicant:

The KCBRA will evaluate project proposals through an application process. Unless the KCBRA elects to waive repayment of the loan/grant, the eligible borrower or applicant must demonstrate an ability to either independently or through a partnership, generate tax increment revenue that can be captured through a Brownfield Plan to partially, or completely, repay the loan/grant. The KCBRA may choose to fund eligible activities by directly utilizing their contracted consultant. The KCBRA requires the applicant to read and acknowledge the KCBRA General Operational Policy for Brownfield Redevelopment Projects, and the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Local Brownfield Revolving Fund (LBRF) Policies and Procedures, made available online on the KCBRA's website, or by request from the KCBRA Administrator.

General Terms and Conditions:

The Terms and Conditions of a loan/grant from the KCBRA's LBRF will be negotiated and included in the Loan Repayment Agreement (LRA) or Grant Repayment Agreement (GRA). The repayment period for a loan will be determined on a case-by-case basis as determined by the KCBRA but will generally not exceed **15 years**. Determining factors may include the requested funding amount, the amount of private investment, and anticipated tax capture. Loan/Grant funds will be committed to a project for up to one year prior to initiation of the project. Utilization of LBRF funding must be completed within two years of loan/grant commitment.

Prior to conducting any activities, a detailed work plan or work order must be submitted to the KCBRA for their approval. The work plan/ work orders must be approved by the KCBRA before activities can be funded on site, the plan/work order should include a description of the proposed activities, a budget and a schedule for conducting the activities. If an existing Brownfield Plan or an Act 381 Work Plan is in place for the project, this will satisfy the KCBRA requirement for a work plan. If the applicant is asking for funding for an expansion under a previous work order, the applicant must submit a supplemental packet to the KCBRA, detailing the proposed activities, project budget, cost estimates, and a schedule for conducting the activities, to be attached to their and explained in detail in the LRA/GRA.

Legal costs incurred by the KCBRA during the approval process are the responsibility of the applicant. If a brownfield plan is in place, these fees will be applied to project accounts on an annual basis. If a brownfield plan is not in place, the fees are due by the applicant at the time of receipt, or as otherwise determined by the KCBRA. Work plans, and supplemental material to existing work plans, must be approved by the KCBRA, and terms and conditions of the LRA/GRA are negotiated on a case-by-case basis and at the discretion of the KCBRA.

Loan/grant funds will be paid out as a reimbursement for completed activities during project

implementation on a quarterly basis, or funds may be paid out monthly through direct payment of project invoices, as determined by the KCBRA. Certain milestones will be established for fund distribution, in the LRA/GRA which will include the completion of approved eligible activities as outlined in an approved work plan and budget as noted above. Borrowers/Grantees will be required to submit progress reports, in the form of a memorandum with an included budget summary, providing invoices with verification of all expenditures each quarter.

The KCBRA will require a signed LBRF Funding Request Terms and Conditions sheet prior to preparing the Loan Repayment and/or Grant Agreement.

Additionally, a Development Agreement will be required if a Brownfield Plan and/or Act 381 Work Plan is anticipated. If a Development Agreement is already in place with the existing Brownfield Plan, that will satisfy this requirement, and will be accepted as is or otherwise amended, by the KCBRA and detailed in the LRA/GRA.

The KCBRA’s latest General Operational Policy for Brownfield Redevelopment Projects will also apply to all Brownfield Redevelopment Projects approved by the KCBRA.

I, _____, (the applicant), have read the above terms and conditions and have read the KCBRA’s latest General Operational Policy for Brownfield Redevelopment Projects and the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Local Brownfield Revolving Fund (LBRF) Policies and Procedures; attached in these terms and conditions as Exhibit(s) A and B. I understand that by signing these terms and conditions, this does not guarantee funding from the Kalamazoo County Brownfield Redevelopment Authority, application approval by the KCBRA is still necessary and done so according to the “Application Process and Associated Fees” outlined in Exhibit B.

Signature of Applicant (Developer) _____
Date

Address of Applicant _____
Phone Number _____
Cell Phone Number _____
Email _____
Fax Number _____

EXHIBITS:

- A (KCBRA General Operational Policy for Brownfield Redevelopment Projects)
- B (Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Local Brownfield Revolving Fund (LBRF) Policies and Procedures)

Kalamazoo County Brownfield Redevelopment Authority (KCBRA) Local Brownfield Revolving Fund (LBRF) Policies and Procedures

Introduction:

A Local Brownfield Revolving Fund (LBRF), under the management of the KCBRA, has been established in accordance with Public Act 381 of 1996, as amended (Act 381). The LBRF funds accumulate from adopted KCBRA Brownfield Plans and represent excess tax increment revenue (TIR) capture after all eligible Brownfield expenses have been reimbursed. Up to 5 full years of excess TIR capture from each Plan can be deposited into the LBRF. The purpose of the LBRF is to provide gap funding to conduct brownfield eligible activities on eligible property (property included in a Brownfield Plan) within Kalamazoo County.

Objectives of the LBRF:

The KCBRA desires to further their program supporting the redevelopment of brownfield sites throughout Kalamazoo County. Through the LBRF, the KCBRA will generally support projects that include Local Unit of Government (LUG) support, leverage re-investment, create jobs, support the use of existing infrastructure, resolve environmental and brownfield site conditions and benefits the community. Since this is a revolving fund, the LBRF will be managed in a manner that LBRF funded projects will continue to generate revenue adequate to sustain the LBRF program long term.

Available Incentives:

It is the KCBRA's goal to have funds available for project support on a continual basis. However, since this is a revolving fund that depends on the capture of tax increment revenue (TIR) from adopted Brownfield Plans and loan repayment, the availability of funding may fluctuate depending on market conditions, funding requests and available fund balances. The primary incentive offered through the KCBRA's LBRF will be loans. Loan terms and conditions will be outlined in a Loan Repayment Agreement (LRA). The KCBRA may consider granting LBRF funds to a project on a case-by-case basis where the property is included in a Brownfield Plan, there is a demonstrated financial need and there is a means of partial or complete reimbursement to the LBRF, entities that may qualify for LBRF grants are non-profit organizations, and state sanctioned economic development organizations. The delegations of these funds are up to the discretion of the Authority and decided on a case-by-case basis. Only one loan and/or grant will be allowed per project. The KCBRA will annually review and determine the funds available for eligible projects. The minimum amount considered for a loan is \$25,000, as security for the repayment of any LBRF loan, the TIF capture from the project must be pledged to the KCBRA for loan repayment (additional security may be needed) and is otherwise detailed in a required Loan Repayment Agreement.

LBRF Eligible Locations:

According to Act 381, the LBRF may be used only to pay the costs of **eligible activities on eligible property** that is located within **the municipality** (MCL 125.2658 (4)). The definition of "municipality" (as defined by Act 381), in the case of the KCBRA's LBRF, is Kalamazoo County. Therefore, LBRF funds may be used on any eligible property located within Kalamazoo County. Eligible property, as defined by Act 381, is property included in a Brownfield Plan and is primarily one or more of the following:

- a “facility” as defined by Part 201 of P.A. 451 of 1994, as amended (contaminated);
- Blighted (as determined by the local unit of government);
- Functionally obsolete (as determined by the local assessor);
- Historic resource;
- Other listed eligible property as defined by Act 381.

Eligible projects may be prioritized based on the following considerations:

- Significant brownfield conditions, i.e. environmental, blight, public health.
- KCBRA Site Prioritization List.
- Marginalized communities, i.e. lower income, economically and socially underserved populations.
- The backing of the local unit of government.
- Attraction of new businesses to the county
- Increasing number of new jobs in the county

Eligible Activities/Eligible Uses of LBRF:

Funds from the LBRF may be used to provide revolving loans and grants to pay for eligible activities as defined by Act 381, as approved by the KCBRA, EGLE, MSHDA, and MSF, as applicable. Approval of eligible activities will be subject to an adopted Brownfield Plan and approved Act 381 Work Plan, as appropriate. The primary eligible activities may include:

- Department (EGLE) Specific Activities:
 - Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Due Care Activities, Response Activities, removal and closure of Underground Storage Tanks, disposal of solid waste, dust control, removal and disposal of lake or river sediments, industrial cleaning, certain sheeting or shoring, lead, mold or asbestos
- Brownfield Plan and Work Plan implementation
- Demolition that is not a response activity
- Lead, asbestos or mold abatement.

In Qualified Local Government Units (QLGU) or “Core Communities” (City of Kalamazoo and City of Portage), Land Banks, and former mills, the eligible activities listed above and:

- Infrastructure improvements
- Site preparation activities
- Quieting the title, conveying or selling property under control of a Local Unit of Government (LUG), Land Bank, or BRA or acquisition of property if for economic development purposes.

Eligible Borrower/Applicant:

The KCBRA will evaluate project proposals through an application process. The eligible borrower or applicant must demonstrate an ability to either independently or through a partnership generate tax increment revenue that can be captured through a Brownfield Plan to partially or completely repay the loan and/or grant. The KCBRA may choose to complete projects or eligible activities directly utilizing an approved consultant(s). The KCBRA will consider the following when evaluating a borrower or applicant:

- May be governmental, non-profit or a private developer;
- Must provide equity to the project financially;
- Developer must demonstrate community support through site plan approval, LUG resolution, or similar relevant support;
- Applicant must have control over the property (either ownership or purchase option), and if not owned must have a signed access agreement;
- Liable status of applicant;
- Project and applicant must be financially viable to be reasonably determined by KCBRA;
- Available conceptualized redevelopment plans;
- Demonstrated experience in type of development proposed or a team that has experience in redevelopment;
- Must not be delinquent in taxes or loan payments; the applicant may be asked to make a statement regarding this matter.
- For collaborations between the KCBRA and Local Units of Government (LUG) with an established Brownfield Redevelopment Authority:
 - The KCBRA's LBRF contributions to a project will be reimbursed first in the LUG's Brownfield Plan Reimbursement Schedule;
 - There will be a written agreement memorializing the terms and conditions of the KCBRA's LBRF contributions to a project.
- Form of Loan security/collateral.

Project Requirements:

The KCBRA recognizes the impact that can be made when brownfield sites are redeveloped bringing new investment, jobs and improved conditions to a community or neighborhood. However, the resources to address all brownfield sites are limited requiring strategic deployment of the funds insuring maximum results for the community. The KCBRA has minimum expectations for projects receiving assistance and desired outcomes which will result from implementation of a project including:

Minimum Requirements:

- Strong preference that a Brownfield Plan include capture of school taxes which may require completion of an Act 381 Work Plan;
- Tax increment capture from the project Brownfield Plan must be pledged to a LBRF Loan/Grant repayment prior to reimbursement of other eligible developer costs, if applicable;
- Brownfield Plan will allow for 5 full years of capture to the LBRF;
- Must have demonstrated LUG support;
- Must have a community benefit component which may include improvements to the local economy, environment and/or brownfield conditions, public health, and socially/economically challenged neighborhoods;
- Applicant must be able to demonstrate financial viability of the project;
- Applicant must demonstrate sufficient and acceptable collateral to repay the loan, i.e. letter of credit from an acceptable financial institution; secured funds in a Certificate of Deposit, etc.;
- Applicant must enter into a Loan Repayment Agreement or Grant Repayment Agreement with the KCBRA.

- All costs associated with loan closing, including KCBRA costs, will be borne by applicant.

Desired Outcomes:

The KCBRA has also developed a list of desired outcomes for projects that receive support which, if included in the project design, may improve the likelihood of support:

- Project will remediate and/or address a contaminated property allowing for the safe operation/use of the property as defined by EGLE.
- Project will address needs of an underserved population in the community; for example, by offering affordable housing or promoting environmental justice in a marginalized area.
- Project will create jobs, especially in emerging sectors of the local economy.
- Project brings investment from outside Kalamazoo County that will catalyze additional investment in the community in the form of new businesses or industries.
- Project will catalyze transformation of a key intersection, corner, corridor or other significant area of the community.
- Project will improve infrastructure and/or reuse existing infrastructure.
- Project is TIF generating (LBRF program must be sustainable).
- Project leverages other sources of funding, especially funds outside of the County.
- Transformational project for the community.
- Reuse/redevelopment of an historic building.

General Terms and Conditions:

The Terms and Conditions of a loan and/or grant from the KCBRA's LBRF will be negotiated and included in the Loan Repayment Agreement (LRA) or Grant Repayment Agreement (GRA), for applications with funding requests of \$25,000.00 or more. The repayment period for a loan will be determined on a case-by-case basis as determined by the KCBRA but will generally not exceed **15 years**. Determining factors may include requested funding amount, the amount of private investment, and anticipated tax capture. Loan/Grant funds will be committed to a project for up to one year prior to initiation of the project. Extensions may be granted but are to be decided at the discretion of the KCBRA. Utilization of LBRF funding must be completed within two years of loan/grant commitment, or within a period to be decided at the discretion of the KCBRA, on a case-by-case basis depending on the timeline of the project.

As to be decided on a case-by-case basis, prior to conducting any activities, the borrower, or its consultant, may be asked to submit a detailed work plan to the KCBRA for approval. The work plan should include a description of the proposed activities, a budget, and a schedule for conducting the activities, and it may be required that the work plan specifically follow the most recent Act 381 Work Plan Template published by MEDC. If an Act 381 Work Plan is completed for a project, this will satisfy the KCBRA requirement for a work plan. If no work plan is required, the applicant may be asked to detail their funding request in a cover letter, along with their application for funding from the KCBRA. The KCBRA may ask for a summary of the funding request, detailing their proposed activities, a budget, estimates, and a schedule for conducting the activities. It may be decided by the KCBRA that acceptable descriptions of the funding request be detailed in the form of an invoice packet, to be reviewed by the KCBRA General Environmental Consultant. Costs incurred by the KCBRA during the approval process are the responsibility of the applicant. Work plans and invoice packets must be approved by the KCBRA, and terms and conditions of the LRA/GRA are negotiated on a case-by-case basis and at the discretion of the KCBRA.

Loan/grant funds will be paid out on a case-by-case basis and may be distributed in the form of direct invoice payment or as a reimbursement for completed activities during project implementation on a quarterly basis. Certain milestones will be established for fund distribution in the Loan Repayment and/or Grant Agreement which will include completion of approved eligible activities as outlined in an approved work plan or budget as noted above. Borrowers/Grantees may be required to submit progress reports and invoices with verification of all expenditures each quarter and an annual report summary at the end of each year. The need for these reports will be decided on a case-by-case basis.

The KCBRA will require all applicants to read and sign the LBRF Funding Request Terms and Conditions sheet, prior to preparing the Loan Repayment and/or Grant Agreement, if applicable.

Additionally, a Development Agreement will be required as part of the Brownfield Plan and Act 381 Work Plan. If a Development Agreement is already in place with an existing Brownfield Plan, that will satisfy this requirement, and will be accepted as is or otherwise amended, by the KCBRA and detailed in the LRA/GRA. The KCBRA's latest General Operational Policy for Brownfield Redevelopment Projects will also apply to all Brownfield Redevelopment Projects approved by the KCBRA.

Application Process and Associated Fees:

The KCBRA has developed an Application for Proposed Project(s) (see KCBRA website) for interested parties to request reimbursement for eligible activities through a Brownfield Plan, through the use of LBRF funds, or to request potential Brownfield Funding via State and Federal Grants and Loans. The following information outlines the process for use of LBRF funds regarding project consideration by the KCBRA, including use of the application.

LBRF Project Process:

Projects that are presented to the KCBRA for consideration of LBRF funds will follow the procedure below:

- An initial verbal inquiry is made to the KCBRA Staff for initial screening
- Applicant submits Part I Application to KCBRA Staff
- A general discussion with KCBRA staff and the interested party will ensue as to the proposed project including estimated project investment, potential eligible activities and costs, whether a Brownfield Plan exists for the eligible property, project funding needs and any financial gaps, and other information and timing requirements. Based on the merits of the project, KCBRA Staff will recommend completion of a Part II Application and/or review by KCBRA.

In addition to project considerations listed above, the following conditions are part of the Application review process:

- Upon invitation by the KCBRA, applicant must submit a complete and signed Part II Application to KCBRA Staff.
- Once a complete application is received, with applicable fees, KCBRA staff will confirm that the LUG in which the project is located supports the project.
- Once the Part II Application is reviewed by KCBRA staff, a recommendation to support or not support the application for use of LBRF funds will be made to the KCBRA. The proposed project will be placed on the agenda for the next regularly scheduled KCBRA meeting as scheduled in the Annual Public Notice.
- The KCBRA will make the determination whether to support the project and offer LBRF

Funds. The conditions of funding, i.e. grant, loan, or combination, will be determined by the KCBRA.

- If the project is supported, a LBRF Funding Request Terms and Conditions sheet may be drafted and presented to the applicant for signature. The KCBRA will require a signed Term Sheet prior to proceeding with additional requirements.
- In order for a funding request to revolve back to the LBRF, a Brownfield Plan must be in place on the site. If one does not already exist, it will be determined by the KCBRA if it is appropriate to pursue the implementation of a plan on site. The brownfield plan would need to be prepared and submitted to the KCBRA for recommendation and then undergo the full approval process, including resolutions and public notices, through the LUG and County Board of Commissioners.
- The applicant may be asked to submit to the KCBRA a Work Plan, and/or Act 381 Work Plan for review and approval and/or submittal to EGLE/MSHDA/MSF for approval. All Act 381 work plans should follow the latest template as published by MEDC. An approved/adopted Brownfield Plan, Work Plan and/or Act 381 Work Plan is required prior to preparing the Loan Repayment and/or Grant Agreement. Additionally, a Development Agreement will be required as part of the Brownfield Plan and Act 381 Work Plan. If a Development Agreement is already in place with the existing Brownfield Plan, that will satisfy this requirement, and will be accepted as is or otherwise amended, by the KCBRA and detailed in the LRA/GRA.
- All costs associated with loan closing, including KCBRA costs, will be borne by applicant.
- After approval by the KCBRA, either upon completion of the Brownfield Plan/ Work Plan and an executed Loan Repayment and/or Grant Repayment Agreement, which may include a Development Agreement, the Applicant may then proceed with the project.
- The Applicant is ultimately responsible for the overall redevelopment and environmental activities and costs.
- Borrowers/Grantees may be required to submit progress reports, and will be required to submit invoices with verification of all expenditures. These reports may be requested each quarter. Reporting requirements are to be decided on a case-by-case basis and is to be detailed in the LRA/GRA.
- An application fee is due by the applicant, (the fee will) be based on the amount of private investment, or as otherwise decided by the KCBRA. Considerations for waiving application fees may be done on a case-by-case basis.

The KCBRA reserves the right to accept or reject any applications for assistance under this program.

Schedule:

The approval process for a project that requests LBRF funds depends on whether a Brownfield Plan is already in place, timing of applications and submittals, completeness of information provided, and the complexity of the project. Projects in need of an Act 381 Work Plan should estimate a minimum of three months for the approval process.

Amendments and Modifications:

The Kalamazoo County Brownfield Redevelopment Authority reserves the right to amend this policy for different purposes which may include but are not limited to: improvements which serve to benefit the

brownfield redevelopment process; or changes in law and other applicable regulation on a local, state, or federal level.

Changes to the policy will be approved by the KCBRA and made available to the community at large through its website and other mechanisms available to the KCBRA.

DRAFT

1	Postage Jan-March	\$	4.64
2	April-June		
3	July-Sept.		
4	Oct.-Dec.		
5	Total	\$	4.64
6	Printing Jan-March	\$	8.99
7	April-June		45.63
8	July-Sept.	\$	4.45
9	Oct.-Dec.		
10	Total	\$	59.07
11	Office Supplies		
12	J.B. Printing (B.Cards-MW)	\$	31.50
13			
14			
15	Total	\$	31.50
16	Contractual		
17	Fishbeck 2/16/23	\$	160.00
18	Fishbeck 3/16/23	\$	315.00
19	Fishbeck 5/10/23	\$	2,147.75
20	Fishbeck 6/8/23	\$	2,226.61
21	Fishbeck 7/12/23	\$	2,294.95
22	Fishbeck 8/7/23	\$	806.25
23	Fishbeck 9/7/23	\$	1,420.00
24			
25			
26			
27			
28			
29			
30	Total	\$	9,370.56
31	Contractual Op.		
32	Fishbeck 3/16/23	\$	315.00
33	Fishbeck 5/10/23	\$	288.75
34			
35			
36			
37			
38			
39	Total	\$	603.75
40	Site Study		
41			
42			
43			
44	Total	\$	-

Other contract	
Varnum - KALSEE	\$ 1,147.00
Varnum - 100 Island Ave	\$ 341.00
Varnum - IPUSA	\$ 1,742.20
Varnum - Contractual Other	\$1,101.60
Varnum - IPUSA	\$ 527.00
Total	\$ 4,858.80
Communication -internal	
Network Jan.-March	533.25
Network April-June	532.52
Network July-Sept.	177.5
Network Oct.-Dec.	
Total	\$ 1,243.27
Communication	
Total	\$ -
Travel	
Walters Vicks Mill Tour 11/22	23.44
Walters Vicks Mill Tour 04/23	24.56
Walters Vicks Mill Tour 8/23	24.56
Total	\$ 72.56
Marketing	
Blue Tree Web Design	\$ 80.00
Total	\$ 80.00
Employee Training	
EGLE Conference - Staff	\$ 195.00
Total	\$195.00
Miscellaneous	
Total	\$ -
Indirect Costs 9/20/23	\$ 17,077.00
Indirect Cost alloc.	\$ 17,077.00

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

*previous invoice from 2022

Interest Expense	
Total	0.00

Total Expenses	\$ 82,078.24
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243 total with encumbrance 2,364,402
 242 total with encumbrance 1,774,709

BRA Fund 243 for 2023 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
County BRA (acct 24370300-)	26,254.20	82,078.24		-55,824.04	MUNIS Actual, Admin Expense (D6)	
Dividends	13,854.20			13,854.20		
Service Fees	12,400.00					
Midlink local TIR tax (acct 24370301-420.00)	275,138.30	526,957.60		-251,819.30		
Midlink school TIR tax (acct 24370301-420.01)	121,876.19			121,876		
Midlink Admin chg						
General Mills local TIR (acct 24370304-420.00)	54,447.12	86,385.74		-31,939		
General Mills school TIR (acct 24370304-420.01)				0		
General Mills Admin chg						
9008 Portage Road local TIR (acct 24370303-420.00)	676.24	6,227.14		-5,551		
9008 Portage Road school TIR (acct 24370303-420.01)				0		
9008 Portage Road Admin Chg						
Corner @ Drake (24370305-420.00)		2,602.89		-2,603		
Corner @ Drake Admin Chg						
555 E. Eliza St. Local TIR (24370306-420.00)	226.92			227		
555 E. Eliza St. School TIR (24370306-420.01)	257.10			257		
555 E. Eliza St. Admin Chg						
232 LLC (24370307-420.00)		5,137.46		-5,137		
232 LLC Admin. Chg						
Blackbird Billiards local TIR (24370308-420.00)	568.52	965.83		-397		
Blackbird Billiards School TIR (24370308-420.01)		675.15		-675.15		
Blackbird Billiards Admin Chg						
RAI AZO, LLC local TIR (24370309-420.00)	1,292.27			1,292.27		
RAI AZO, LLC School TIR (24370309-420.01)				0		
RAI Admin Chg						
Kalamazoo West Prof Ctr Local TIR (24370310-010)	4,320.81	4,220.87		99.94		
Kalamazoo West Admin. Chg						
Metal Mechanics Local TIR (24370311-420.00)	2,054.93	4,890.06		-2,835		
Metal Mechanics School TIR (24370311-420.01)				0		
Metal Mechanics Admin. Chg.						
Scanell/Project Spartan Local TIR (24370318-420.00)	103,248.09			103,248		
Scanell/Project Spartan School TIR (24370318-420.01)		50,393.50		-50,394		
Scanell/Project Spartan Admin. Chg.						
Stryker Local (24370313-420.00)	178,553.33			178,553		
Stryker School (24370313-420.01)			7,490.37	-7,490		
Stryker Admin. Chg						
Stadium Park Way Local (24370314-420.00)	58,432.04	55,562.73		2,869		
Stadium Park Way School (24370314-420.01)	70,141.58			70,142		
Stadium Park Way Admin Chg						
383 S. Pitcher St Local TIR (24370315-420.00)	13,643.99	13,123.61		520		
383 S. Pitcher School TIR (24370315-420.01)	8,854.71	7,732.71		1,122		
383 S. Pitcher Admin Chg						
Vicksburg Mill (24370316)						
Vicksburg Mill Admin. Chg						
Delta Marriott (24370317) Local TIR	47,842.60					
Delta Marriott School TIR						
Delta Marriott Admin. Chg						
2 and 10 Mills St. (Environmental Work)						
Graphic Packaging Local TIR (24370319-420.00)	136,354.17			136,354		
Graphic Packaging School TIR (24370319-420.01)	65,427.31			65,427		
Graphic Packaging Admin Chg						
IPUSA Local TIR (24370320-420.00)						
IPUSA State TIR (24370320-420.01)						
IPUSA Admin. Charge						
KALSEE Credit Union Local TIR (24370321-420.00)						
KALSEE Credit Union State TIR (24370321-420.01)						
KALSEE Credit Union Admin. Charge						
619 Porter St. (Environmental work)						
BRA ACTUAL TOTAL 2023 AS OF 09/28/2023	1,169,610.42	846,953.53	7,490.37	315,167	315,167	2,385,511

2020-23 Pending remaining of approved Work Orders & Other Expenses					
General Fund					
WO#17 - Gen Env. Consulting, Ammend. #1			85		unused in 2017
WO#2018-1 - General Env. Consulting			20		unused in 2018
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
WO# 2018-2 ET Annual Report Assistance			25		unused in 2018
WO# 2018-3 Website Assistance -Envirologic			42.5		unused in 2018
Web Hosting (annual expense)		300			
WO# 2019-1 General Environmental Consulting			1,516.25		unused in 2019
WO# 2019-3 General Env. Review 2018 Annual report			447.50		unused in 2019
WO# 2020-1 General Environmental Review ET			7,273.75		unused in 2020
WO#2021-1 General Env. + Admin. Envirologic			16,393.75		unused in 2021
WO#2022-1 General Environmental + admin			11,722.50		unused in 2022
WO#2023-1 General Environmental + Admin		10,025.69		Remaining amount in W.O.	
2020 Pending TIF Payments to Developers & other expenses					
Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37			
RAI AZO School & Interest		1,234			
Fund 243 (247) Work Order TOTAL		14,276.79		-14,276.79	2,364,402
Local Brownfield Revolving Fund					
440 LLC - Funding Request		15,000.00		invoices approved 5/25/2023	
WO#2021-2 3800 Wynn Rd General Env.		6,832.02		Remaining amount in W.O.	
Fund 242 (643) Work Order TOTAL		21,832.02			1,774,709
<i>total work orders & other expenses from both accounts</i>		36,108.81			

Pending reimbursements to Developers (with required documentation):

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

ESTIMATED Total Remaining (w/remaining encumbrances TBD)

1,659,300.27

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF From 2014	7,416.84		7,416.84	
Transferred from Brown 7/6/2015	5,659.48		5,659.48	
Transferred from Brown 12/31/2015	5,299.28		5,299.28	
Transferred from Brown 8/2/2016	6,479.70		6,479.70	
Transfer from Brown 12/15/16	6,314.00		6,314.00	
Transfer from Brown 7/27/17	6,984.90		6,984.90	
Transfer from Brown 1/18/18	6,478.34		6,478.34	
Transfer from Brown approved 5/24/18 - actual 8/16/18	8,607.43		8,607.43	
Transfer from Corner @ Drake Actual 8/16/18	29,537.26		29,537.26	
Transfer Corner @ Drake remaining 2018 8/2/19	32,737.66		32,737.66	
Transfer Corner @ Drake (- reimb MTT Costco) 8/2/19	158,072.02		158,072.02	
Transfer from Brown 8/2/19	11,262.63		11,262.63	
Transfer from Metal Mechanics 10/14/19	2,309.82		2,309.82	
Transfer from Metal Mechanics School 4/16/20	677.85		677.85	
Transfer from Corner @ Drake 7/15/20	211,427.30		211,427.30	
Envirologic WO#31 E. Frank and N. Pitcher St 11/23/20		2,966.13	-2,966.13	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/1/20		4,516.58	-4,516.58	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 12/31/20		7,901.92	-7,901.92	
Envirologic WO#2020-3 315 Frank St. Phase IIESA 1/28/21		235.00	-235.00	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Tansfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
440 NC, LLC invoice packet 5/25/23		15,000.00	-15,000.00	
Transfer from 9008 Portage Road pending	458.41			
Transfer from RAI Jets pending	9,033.35			
Trasfer from Stadium Park Way pending	57,124.21			
Subtotals	1,819,496.08	44,787.51	1,774,708.57	
			Fund 242 TOTAL to date \$ 1,774,708.57	

*see Expense Detail 2023 for outstanding workorders