
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, December 15, 2022
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/84937934446>

Or One tap mobile :

US: +16465588656,,84937934446# or +13017158592,,84937934446#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 849 3793 4446

International numbers available: <https://us02web.zoom.us/j/84937934446>

****For members of the Public wishing to address the Board during the public comment period, please add yourself to the queue by selecting the “Raise hand” button or by dialing *9 on your phone. Once selected, please unmute yourself by selecting the Mute Button or by dialing *6 on your phone.**

1. Call to Order: 3:00
 2. Roll Call and Members Excused – Members state the location of remote attendance, including city/village/township, county, and state (per Michigan Public Act 254 of 2020)
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of **November 17, 2022**
 5. Public Comments (4 minutes each)
 6. Consent Agenda – Invoices
 - a. **From General 247 Fund:**
 - i. **\$285.00** – Envirologic Invoice 09858 (W.O. 2022-1 Gen. Environmental)
 - ii. **\$300.00** – WP Engine Website Annual Renewal
 - b. **From EPA Grant Fund:**
 - i. **\$3,599.99** – Envirologic Invoice 09859 (W.O. #5 NACD)
 - ii. **\$3,865.38** – Envirologic Invoice 09860 (W.O. #6 Parchment Mill)
 - iii. **\$345.06** – Envirologic Invoice 09857 (W.O. #2 Outreach & Programmatic)
 - c. **Project Business:**
 - i. **\$230.00** – Envirologic Invoice 09856 (The Mill at Vicksburg EGLE Grant)
-

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** 440 NC, LLC Funding Request
- b. **Discussion/Action:** **\$23.44** – Walters Travel Expense form (Updated from 11/16/2022 Meeting)
- c. **Discussion/Action:** **\$227,274.00** - State Brownfield Fund MEDC Invoice 2021
- d. **Discussion/Action:** Internal Communications Expense for FY 2023
 - i. Approve all quarters for FY 2023 (Estimated total cost ~\$1,650)
- e. **Discussion/Action:** Envirologic Updates
 - i. Parchment Mill Presentation
 - ii. General Fund/ LBRF Memo and Budget Summary
 - iii. EPA 2021 Grant Memo and Budget Summary

8. Financial Reports

- a. **Discussion:** Fund 243 (Previously 247) and 242 (Previously 643)

9. Staff Report/Updates

- a. Kalamazoo County Classification and Compensation Study
- b. Great Lakes PFAS Summit Update- www.PFAS-exchange.org
- c. IPUSA Groundbreaking Ceremony Update
- d. KCBRA Collaboration Meeting with City BRA 12/16/2022
- e. Brownfields 101 Presentation to Citizens Interested in Local Issues 1/9/2023

10. Committees - times dates and places

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

11. Other

12. Board Member Comments

13. Adjournment

Next Meeting: Thursday, January 26, 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 Coordinator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 17, 2022
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

MINUTES

Present: Ken Peregon, Christopher Carew, Connie Ferguson, Jodi Milks, Jared Lutz, Dale Shugars

Members Excused: Gary Barton, Wei Wang, Andrew Wenzel

Vacancies: none

Kalamazoo Township: Steven Leuty

Oshtemo Township: Iris Lubbert

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins & Therese Searles, Envirologic

Recording Secretary: Macy Rose Walters

County Commissioners: Dale Shugars

Community: 0

1. Call to Order: Chair Peregon called the meeting to Order at 3:03 p.m. and noted that the meeting is being recorded
2. Roll Call and Members Excused Gary Barton, Wei Wang, and Andrew Wenzel were excused. Commissioner Shugars joined the meeting at 3:21 p.m. Six voting members of nine Board of Directors were present.
3. Approval of the Agenda Milks motioned to approve item 3, the Agenda. Ferguson seconded. None opposed, motion carried.
4. Approval of Minutes: October 27, 2022 Regular Meeting

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

5. Public Comments (4 minutes each) none
 6. Consent Agenda – Invoices
 - a. **From General 247 Fund:**
 - i. **\$21.94** – Travel Expense Form (Walters) The Mill at Vicksburg Tour
 - ii. **\$1,192.50** – Envirologic Invoice 09743 (W.O. 2022-1 Gen. Environmental)
 - b. **From EPA Grant Fund:**
 - i. **\$875.04** - Envirologic Invoice 09663 (W.O. #5 NACD)
 - ii. **\$2,343.59** - Envirologic Invoice 09673 (W.O. #6 Parchment Mill)
-

- iii. **\$352.93** - Envirologic Invoice 09745 (W.O. #2 Outreach & Programmatic)
- c. **Project Business: The Mill at Vicksburg**
 - i. **\$373.75** - Envirologic Invoice 09744 (W.O. 2019-2 EGLE Grant Oversight)**Carew moved to approve all items on the Consent Agenda, Ferguson seconded. None opposed, motion carried.**

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** EGLE 2022 Virtual Great Lakes PFAS Summit December 5-7, 2022
 - i. Registration Fee \$35**Milks moved to approve item 7ai, Lutz seconded. Motion carried with 6 yes, none opposed.**
- b. **Discussion/Action:** Stadium Parkway (2021)
 - i. **\$89,236.73** – 2nd Developer Reimbursement to Select Products (Local TIR Only)**Milks moved to approve item 7bi, Ferguson seconded. Motion carried with 6 yes, none opposed.**
- c. **Discussion/Action:** General Mills (TIR 2021)
 - i. **\$65,434.36** - 11th Developer Reimbursement to General Mills (Local TIR Only)
 - ii. **\$48,943.82** – 2nd Payment to LBRF (State TIR Only)**Lutz moved to approve items 7ci & 7cii, Milks seconded. Motion carried with 6 yes, none opposed.**
- d. **Discussion/Action:** 2023 Meeting Calendar and Public Notice of Meetings
Lutz moved to approve item 7d, Milks seconded. Motion carried with 6 yes, none opposed.
- e. **Discussion/Action:** Envirologic Updates
 - i. General Fund/ LBRF Memo and Budget Summary
 - ii. EPA 2021 Grant Memo and Budget Summary**Consultants Hawkins and Searles updated the board on contractual services.**

8. Financial Reports

- a. **Discussion:** Fund 247 and 643

Staff presented the financial reports

9. Staff Report/Updates

- a. Brownfields 101 Presentation with Kalamazoo City BRA – Update
- b. The Mill at Vicksburg Tour with County Commission - Update

10. Committees - times dates and places

- a. Land Bank Report – next meeting, Thursday, December 8, 2022, at 8:30 a.m.
- b. Project/Finance Committee – Thursday, December 8, 2022, 4:00 p.m.
- c. Executive Committee – Friday, December 9, 2022, 9:15 a.m.

11. Other

12. Board Member Comments

13. Adjournment **Milks moved to adjourn; meeting adjourned at 4:06 p.m.**

Next Meeting: Thursday, December 15, 2022 at 3:00 p.m. **THIRD THURSDAY
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 384-8112 OR EMAIL MRWALT@KALCOUNTY.COM
IF YOU ARE UNABLE TO ATTEND THE MEETING**

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

Kalamazoo County Brownfield Redevelopment Authority
Macy Walters
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 09858
Date 12/12/2022

Project **220072 KCBRA - W.O. 2022-1 General
Environmental Review**

INVOICE: Through Nov 30, 2022

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.50	150.00	75.00
Project Manager			
Therese M. Searles			
Professional Services	2.00	105.00	210.00
Phase subtotal			285.00
		Invoice total	285.00

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee



Invoice

Invoice #: INV05073924
 Invoice Date: Nov 6, 2022
 Account #: 993872
 Account Name: kalcounybf

Billed From:

WP Engine, Inc.
 504 Lavaca Street
 Suite 1000
 Austin TX 78701
 United States
 Tax ID #: 27-3155665

Billed To:

Rachael Grover
 201 West Kalamazoo Ave
 Kalamazoo, MI 49007
 United States

Terms	Due Date
On Receipt	Nov 6, 2022

Description	Type	Serv. Start	Serv. End	Qty	Amount (USD)
Startup Plan - digital experience platform including 1 site and 25,000 monthly visits	Service	11/6/2022	11/5/2023	1	\$300.00

Total Charges: \$300.00
 Total Sales Tax: \$0.00
 Total Credits Applied: (\$0.00)
 Total Payments Received: (\$300.00)

Balance Due: \$0.00

For inquiries regarding this transaction, please email billing@wpengine.com.

Payment Instructions:

Payment must be made by credit card.

Updates to the credit card on your account may be made by an account user with *Owner* or *Billing* permissions at my.wpengine.com under the *My Account* tab.

Invoice Aging Summary

Current Due	30 Days Past Due	60 Days Past Due	90 Days Past Due	120+ Days Past Due	Total Aging
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Kalamazoo County Brownfield Redevelopment Authority
Macy Walters
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 09859
Date 12/12/2022

Project **220128 NACD - Ransom and North St.
W.O. 5**

INVOICE: Through Nov 30, 2022

604 N. WESTNEDGE (PHASE II, UST SITE ASSESSMENT)

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Therese M. Searles			
Professional Services	9.25	94.10	870.43
Senior Project Scientist			
Bradford J. Yocum			
Professional Services	0.25	83.65	20.91
Project Scientist			
Mahta N. Saeed			
Professional Services	28.25	73.20	2,067.90

Expense

	Units	Rate	Billed Amount
GPS (Trimble)	2.00	150.00	300.00
Field Supplies	2.00	35.00	70.00
Vehicle - SUV	3.00	35.00	105.00
Physical Jar	7.00	2.25	15.75
PID - ppm	2.00	75.00	150.00

Phase subtotal 3,599.99

Invoice total **3,599.99**

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee

Kalamazoo County Brownfield Redevelopment Authority
Macy Walters
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 09860
Date 12/12/2022
Project **220154 Parchment Mill Site (Work Order #6)**

INVOICE: Through Nov 29, 2022

CLEANUP PLANNING ACTIVITIES

Professional Fees

	Hours	Rate	Billed Amount
Technical Editor /Writer			
Shelbey N. Senkewitz			
Professional Services	12.75	60.00	765.00
Senior Project Manager			
David A. Stegink			
Professional Services	23.50	120.25	2,825.88
Project Scientist			
Logan L. Mulholland			
Professional Services	3.75	73.20	274.50
Phase subtotal			3,865.38
		Invoice total	3,865.38

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee

Kalamazoo County Brownfield Redevelopment Authority
Macy Walters
Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Invoice number 09857
Date 12/12/2022

Project **210229 Kal Co BRA FY21 EPA
Assessment Grant -W.O. 2 Community
Outreach and Programmatic**

INVOICE: Through Nov 30, 2022

COMMUNITY OUTREACH & PROGRAMMATIC

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	1.50	120.25	180.38
Project Manager			
Therese M. Searles			
Professional Services	1.75	94.10	164.68
Phase subtotal			345.06
Invoice total			345.06

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options. All Credit Card payments will incur a 3% processing fee

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: 12/6/2022

Business Information

2 Name of Applicant: 440 NC, LLC

3 Business Address: c/o PlazaCorp
200 W Michigan, Suite 201, Kalamazoo, MI 49007

4 Business Telephone Number: Contact 269-383-5775

5 Person(s) & Title: Andy Wenzel, SVP

6 Contact Person(s) Telephone Number: 269-220-3060

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

8 Contact Person(s) Email Address: andy@plazacorp.net

9 Entity Type: Proprietorship

Partnership

Corporation

Other (specify) LLC

10 Describe nature and history of business:

The parent company of the entity, PlazaCorp, has been developing new, and redeveloping old, properties for over thirty years, particularly in Kalamazoo and surrounding areas.

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

PlazaCorp has had extensive experience in creating public/private partnerships and leveraging programs for many of their projects. This project in particular is a parking conversion.

Proposed Project Site Information

12 Address(es) (if known): 440 N Church, Kalamazoo, MI 49007

13 Tax IDs: 81-5103788

14 Present Owner(s): 440NC, LLC

15 Date Present Owner(s) Acquired Property (if known): Approximately 2017

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? 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 ☒

21 Project Size:

Parcel Size (acres): .06

Existing building area (sq ft): n/a

New building area (sq ft): n/a

22 Project timeline (proposed or actual):

Start date: 9/26/22

Completion Date:

23

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

Business Plan
Market Analysis
Architectural/Site Plans

Financial Commitments
Environmental Information/Reports X

Tax Base Information

24 Total Investment Anticipated: \$11,750

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
BEA
Hazardous Materials Building
Surveys (asbestos and Lead)
Additional Response Activities X
Lead and Asbestos Abatement
Infrastructure Improvements

Phase II ESA
Due Care
Clean-up Planning
Demolition
Site Preparation (City of
Kalamazoo, City of Portage)

26 Current State Equalized Value: \$75,700

27 Estimated State Equalized Value after Project Completion:

TBD

28 Full Time Equivalent (FTE) Employees:

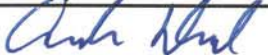
FTE Jobs Retained: n/a

FTE Jobs Created: n/a

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

11/7/22

Title

AGENT / SVP Plaza Corp

Direct office or cell number

Fax number

Email address

If you have questions regarding the application, please contact:

Kalamazoo County Government

Macy Rose Walters, Brownfield Redevelopment Coordinator

Email: mrwalt@kalcounty.com

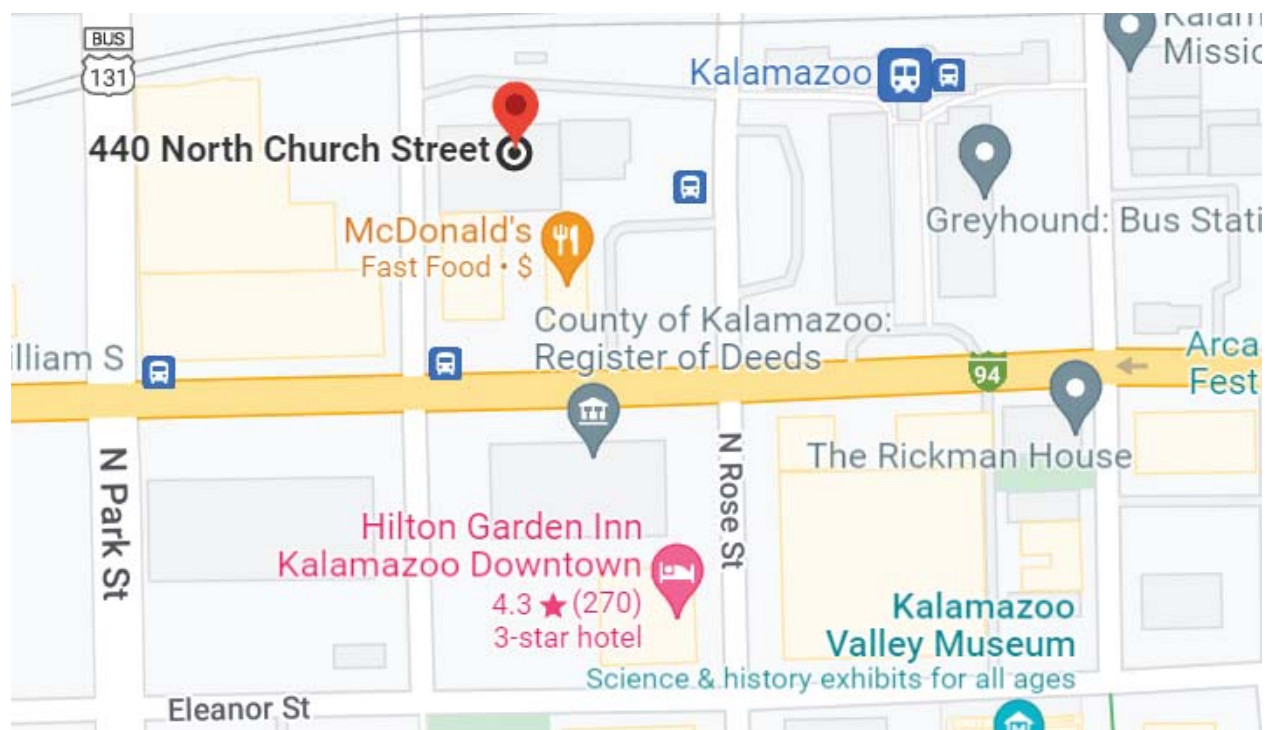
Department of Planning Development

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: 12/6/2022

Business Information

2 Name of Applicant: 440 NC, LLC
3 Business Address: c/o PlazaCorp
200 W Michigan Avenue, Suite 201, Kalamazoo, MI 49007
4 Business Telephone Number: 269-383-5775
5 Contact Person(s) & Title: Andy Wenzel, SVP
6 Contact Person(s) Telephone Number: 269-220-3060
7 Contact Person(s) Fax Number: n/a
8 Contact Person(s) Email Address: andy@plazacorp.net

Proposed Project Site Information

9 Address(es) (if known): 440 N Church, Kalamazoo, MI 49007
10 Tax IDs: 81-5103788
11 Project timeline (proposed or actual):
Start date: 9/26/2022 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: McShane & Bowie, PLC, 616-732-5035
Environmental Consultant: Envirologic, 269-342-1100
Architect:
Construction Management:
Other: Civil Engineer: Hurley Stewart, 269-552-4960

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:	\$ 11,750	-
Land:		
New Construction/Site Improvements:		
Eligible Brownfield Activities (Specify): UST Removal		11,250
Other (Specify below):		
BRA Application Fee		500
Total Capital Investment:	\$ 11,750	-

Revised 4/8/2022

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

11,250.00

Brownfield Plan and Act 381 Work Plan(s):

Other Funding (example EPA Assessment grant funding):

Michigan Department of Environmental Quality

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:

\$ 11,250.00

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

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

No

Yes

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

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

Signature [Signature] Title Agent / SVP Plaza Corp
Direct office or cell number 269-342-2100
Fax number
Email address

Date

11/7/22

If you have questions regarding the application, please contact:

Macy Rose Walters, Brownfield Redevelopment Coordinator
email:mrwalt@kalcounty.com

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

Revised 4/4/2022

Exhibit A to Grant Application – Subject to Modification by Authority – 07-28-2016

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement is made as of [redacted] by and between
440 NC, LLC ("Applicant") and The Kalamazoo County Brownfield
Redevelopment Authority (the "Authority").

The Applicant has applied to the Authority for funding for Brownfield Assessment and Planning (the "Funds"). The Applicant desires to use the Funds to pay for the costs comprising *"list of proposed eligible activities i.e. Phase I and II environmental site assessment, baseline environmental assessment, due care plan, creation of a Brownfield plan and similar and related costs"* (the "Costs") to be incurred in connection with the Applicant's proposed acquisition and development of the property and facility at

440 N Church St., Kalamazoo, Michigan, currently owned by
440NC, LLC (the "Site"). If the Authority grants the application

of the Applicant for Funds, the Authority may incur Costs, or obligate itself to incur Costs, on behalf of the Applicant. To induce the Authority to act favorably on the Applicant's application and assure the Authority that the Applicant will reimburse the Authority for any Costs incurred by it if Applicant does not commence development of the Site for any reason within 12 months, the Applicant and Authority are hereby entering into this Reimbursement Agreement.

Accordingly, the Applicant and the Authority, in consideration of the foregoing premises and for other good and valuable consideration, hereby agree as follows, intending to be legally bound:

- 1 **Agreement to Reimburse Authority.** If the Authority i.) incurs Costs on behalf of the Applicant with respect to the Project, Site, or Application, and ii.) the Applicant fails to commence development of the site within 12 months for any reason or the Applicant initiates, participates in or supports any proceeding or process which results in a reduction of the Tax Increment Capture for the Project, the Applicant indemnifies and will fully reimburse the Authority for all such Costs, expenses or reduction in revenue from the capture.
- 2 **Reimbursement Procedure.** The Authority may request reimbursement of Costs at any time after the Authority determines in its reasonable judgment that it is entitled reimbursement pursuant to Section 1 above. Such request shall be in writing and shall be accompanied by receipts or other documentation reasonably sufficient to establish the veracity and amount of the Costs being requested for reimbursement. The Applicant shall reimburse the Authority within 30 days after receiving such a written request for reimbursement.
- 3 **Funding Guarantee.** The Authority does require posting of security to secure reimbursement to the Authority for Costs. The security could include, at a minimum, a personal guarantee of funds or property or assets as appropriate to assure the Authority that the Applicant will either follow through with the planned activity or reimburse the Authority its Costs.
- 4 **Effective Time; Termination.** This Agreement becomes operative and effective upon the date indicated above. If Applicant's application is not approved or the Authority does not incur any Costs with respect thereto, this Agreement shall be null, void and of no further effect.


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

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

Kalamazoo County Brownfield Redevelopment Authority

By:
 Its pursuant to resolution of the Authority dated:

Developer:

By: 
 Authorized Agent

Address of Developer

Name	440 NC, LLC
Street/Number	c/o PlazaCorp, 200 W Michigan Avenue, Suite 201
City, State, Zip	Kalamazoo, MI 49007
Phone	269-383-5775
Fax	n/a
Email	andy@plazacorp.net



Travel Expense Form – 2022 Mileage Only (Effective 7/1/2022)

[illegible]

Total Mileage:	37.5	0.0
Travel Account #:	\$ 23.44	
Training Account #:		\$ 0.00
Total Due:	\$ 23.44	

Date _____

December 12, 2022

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

Invoice: INV-0000370

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
9008 Portage Road	SITE-00000563	M-0000132377	\$379.00
383 S. Pitcher Street	SITE-00001633	M-0000132378	\$1,058.50
555 E. Eliza Street	SITE-00001351	M-0000132379	\$36.00
Blackbird Billiards	SITE-00001490	M-0000132381	\$93.00
RAI Jets - 5825 Willoughby Dr	SITE-00001480	M-0000132410	\$809.50
Stadium Park Way	SITE-00001573	M-0000132414	\$12,604.50
Scannell Properties, LLC	SITE-00001764	M-0000132415	\$7,109.50
Stryker	SITE-00001536	M-0000132423	\$205,184.00
Total Amount Due			\$227,274.00

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****

Internal Communications Expense for 2023 Fiscal Year

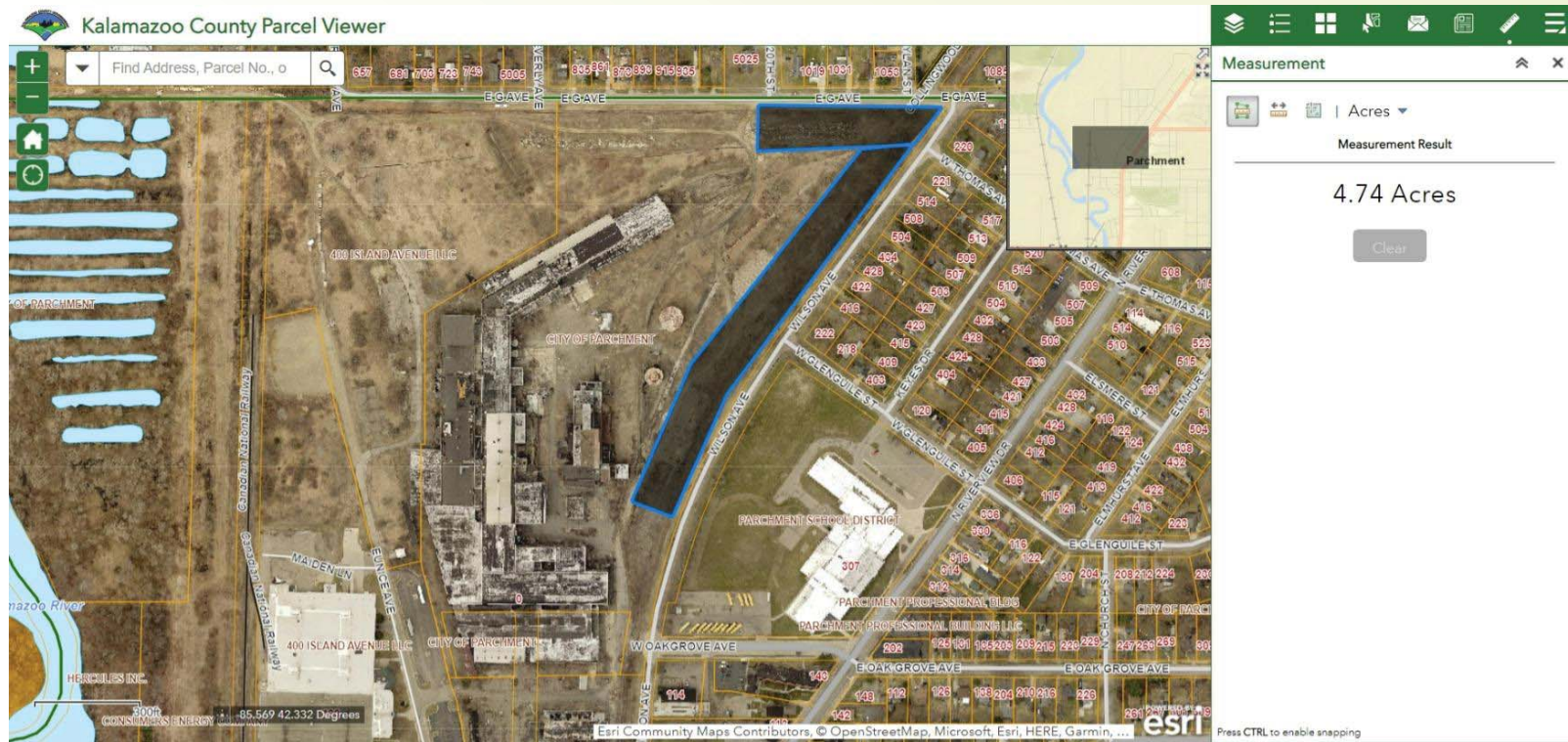
Estimated \$1,650.00 total

CITY OF PARCHMENT

BROWNFIELD CLEANUP PLANNING ACTIVITIES

2022

Parchment Mill Site #2





Resources Roundtable

- Competitive opportunity for technical assistance
- Provided by KSU Technical Assistance to Brownfields (TAB) Communities Program
- Presentation on March 22 to EPA and strategic partners
- Utilized City Master Plan, zoning, and interviews with local leaders to create initial site plan showing reuse strategies
- Secured input from experts on funding resources, strategies, etc.
- National recognition: the only site in Michigan to receive this assistance

Community Engagement

- An important component to any federal or state funding request
- First engagement was a booth at Kindleberger Days in July
- Initial efforts to create a mailing list for interested parties and promote future Open House events



Community Engagement



- August 23 Open House event
- Over a dozen in attendance
- Solicited input on draft site reuse plans
- Extended interview on library website

Community Engagement

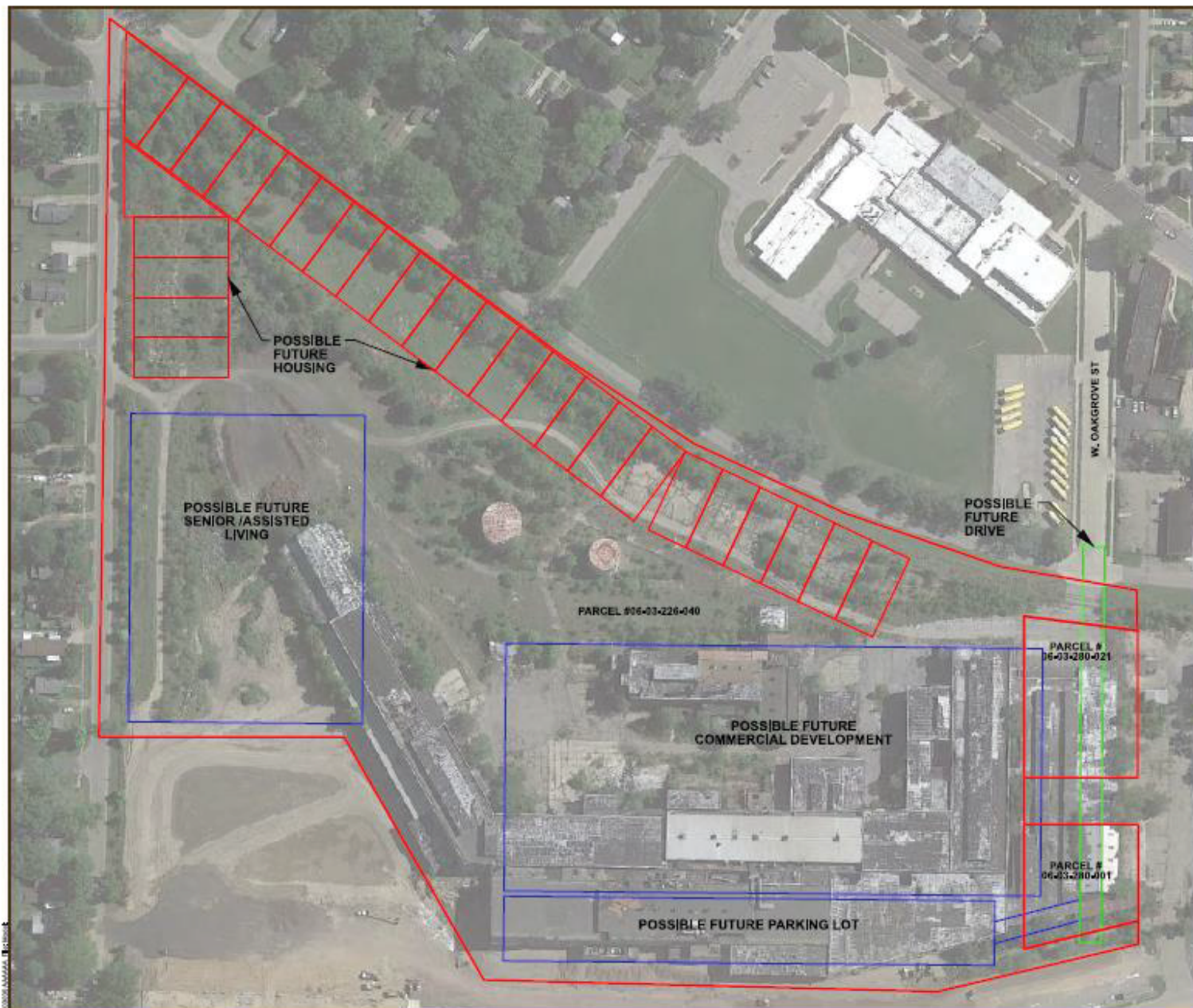
September 20 Open House:

- Building off feedback, showed final site reuse plans and gained other input



Other Communications:

- June 13 meeting with City Manager and Mayor
- July 18 presentation to City Commission
- August 24 presentation to Planning Commission
- October 27 meeting with County Land Bank Authority Executive Director
- City communications with State Senator McCann's office



SCALE 1" = 150'

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

**PARCHMENT
MILL SITE #2**
S. RIVERVIEW DR.
PARCHMENT, MI 48004
**POSSIBLE
REDEVELOPMENT
SITE PLAN**

envirollogic
environmental consulting + services
2800 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49008
PH (269) 342-1100 FAX (269) 342-1945

PROJECT NO.
220041

FIGURE NO.

1

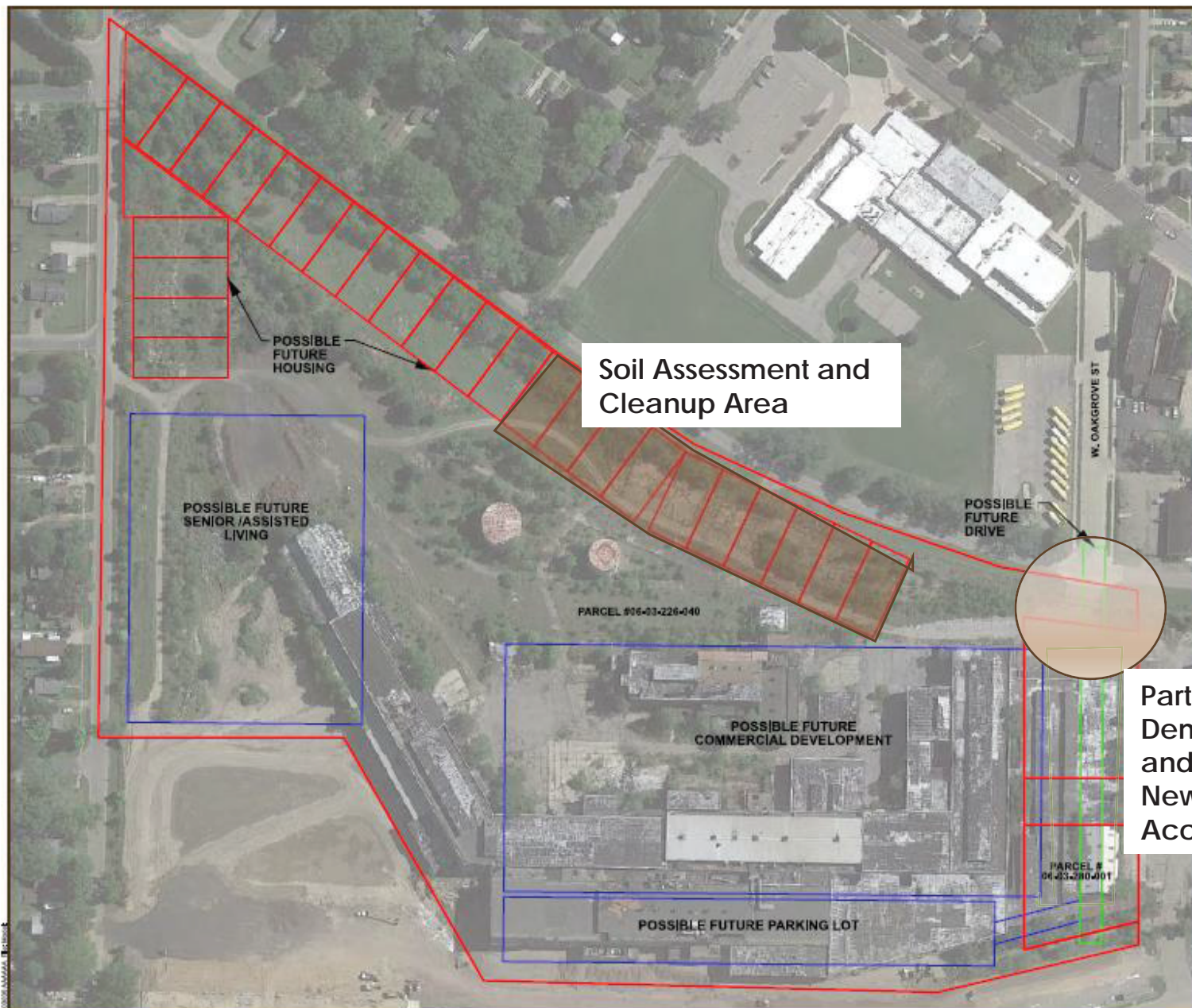
Research and Data Review

- Health data related to PFAS contamination issues
 - MPART
 - PFAS United Study
- Environmental justice factors
- Preliminary discussions with EGLE
- Contractor bids for asbestos abatement and demolition
- Initiate development of Brownfield Redevelopment Roadmap
- Cleanup plans and preliminary budgets

Cleanup Planning

- Asbestos Abatement
- Demolition
- Additional Assessment needs
 - PFAS in soil
 - PFAS in concrete
 - Shallow soil samples
- NEPA Environmental Reviews, surveying
- EPA MP Grant Eligible
 - Assessment (\$135,000)
 - Planning – infrastructure, market study, disposition strategies (\$110,000)
 - Cleanup – soil removal and backfill in key area (\$555,000)

PARCHMENT MILL SITE #2 PARCHMENT, MI PRELIMINARY WORKING BUDGET				
ACTIVITY	SUBACTIVITY	COST	NOTES	SOURCE(S)
ASBESTOS ABATEMENT				
	Abatement	\$ 1,000,000	Estimate (Still in progress)	EPA BF MP Grant
	Air Monitoring	\$ 39,000	\$1500/week for 6 months	
	Oversight	\$ 125,000	\$1000/day	
	Water	\$ 125,000	\$1,000/day	
	Electricity	\$ 187,500	\$1,500/day	
	Contingencies (15%)	\$ 221,475		
	SUBTOTAL	\$ 1,697,975		
ENVIRONMENTAL				
	Assessment of Concrete	\$ 100,000	Test 100 samples for PFAS	EPA BF MP Grant
	Assessment of Soil	\$ 262,500	~250 PFAS samples; 25 field days	EPA BF MP Grant
	Soil Removals/Treatment			EPA BF MP Grant
	Top Soil and Seeding			EPA BF MP Grant
	Contingencies (15%)	\$ 54,375		
	SUBTOTAL	\$ 416,875		
DEMOLITION				
	Mobilization	\$ 131,539	Sabre Quote	EPA BF MP Grant
	Abovegrade Demo	\$ 2,443,296	Sabre Quote	
	Slab and Below grade Demo	\$ 2,463,539	Sabre Quote	
	Tank Demolition	\$ 15,000	Sabre Quote	
	Transportation and Disposals	\$ 963,990	Sabre Quote	
	Backfilling Foundation Voids	\$ 219,636	Sabre Quote	
	Salvage Credit	\$ (125,000)	Sabre Quote	
	Permits	\$ 500	Estimate	
	Erosion Control	\$ 21,000	3500 ft @ \$6/ft	
	Water	\$ 325,000	\$1,000/day	
	Electricity	\$ 487,500	\$1,500/day	
	Cut and Cap Utilities	\$ 100,000	Estimate	
	Temporary Fencing	\$ 12,000	2000 ft @ \$0.50 per ft per month	
	Backfill and compaction	\$ 500,000	Estimate	
	Contingency (15%)	\$ 1,133,700		
	SUBTOTAL	\$ 8,691,700		
PROJECT MANAGEMENT				
	Specifications/Bidding	\$ 25,000	Estimate	EPA BF MP Grant
	NEPA Environmental Review	\$ 15,000	Estimate	EPA BF MP Grant
	Oversight	\$ 487,500	\$1500 per day	
	Surveying (Elevations, property lines)	\$ 50,000	Estimate	
	Contingency (15%)	\$ 86,625		
	SUBTOTAL	\$ 664,125		
	PRELIMINARY TOTAL	\$ 11,470,675		



Soil Assessment and
Cleanup Area

POSSIBLE FUTURE
HOUSING

POSSIBLE FUTURE
SENIOR/ASSISTED
LIVING

PARCEL #16-03-226-040

POSSIBLE FUTURE
COMMERCIAL DEVELOPMENT

POSSIBLE FUTURE PARKING LOT

POSSIBLE
FUTURE
DRIVE

PARCEL #
16-03-280-001

W. OAKGROVE ST

Partial
Demo
and
New
Access



SCALE 1" = 150'

PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP
WARRANTABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND
BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD

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PROJECT NO.
220041
PAGE NO.
1

Next Steps

- Finalize Draft Brownfield Redevelopment Roadmap document
- Presentations to project partners (MEDC, USDA, MSHDA, legislators, etc.) to identify funding sources
- Finalize document
- Additional funding requests/EPA Grant announcement



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MEMORANDUM

TO: MACY WALTERS, BROWNFIELD REDEVELOPMENT COORDINATOR, KALAMAZOO
COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: JEFF HAWKINS

SUBJECT: GENERAL/LBRF FUNDING UPDATES

DATE: 12/15/22

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: 220072 - W.O. 2022-1

Update:

General Review: Envirollogic communicated with Michigan Department of Treasury regarding processs for reimbursing school tax increment that was over captured. Envirollogic provided feedback based on communications with state. Envirollogic reviewed the Stadium Parkway Brownfield Plan to address questions on TIF capture. Envirollogic also communicated regarding Project Firebird. Envirollogic prepped and assisted with the November KCBRA meeting.

Contractual Administrative Support: No activities this month.

2. Paper City Development – EGLE Grant Oversight
Project No: 190048 – W.O. 2019-2

Update:

Envirollogic provided technical review of the eligible invoices and reviewed quarterly reports and invoice tracking for project.

3. Paper City Development – EGLE Loan Oversight
Project No: 190148 – W.O. 2019-4

Update:

Envirollogic did not have any activities related to the loan this month.

4. 3800 Wynn Road, Kalamazoo Twp., MI
Project No: 210178 – W.O. 2021-2

Update:

The KCBRA staff is communicating with property owner to understand status of project.

General Environmental Review Budget and Cost Summary

Number				Budget Estimates		Actual			
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
220072	2022-1	General Environmental Review	\$ 15,000.00	\$ 15,000.00					
		Invoice #08769 were for services incurred btwn FY21 and FY22 contract			08769	3/10/2022	\$166.25	\$14,833.75	
					08838	4/8/2022	\$966.25	\$13,867.50	
					08979	5/10/2022	\$2,008.25	\$11,861.25	
					09128	6/13/2022	\$1,442.50	\$10,418.75	
					09244	7/12/2022	\$305.00	\$10,113.75	
					09392	8/22/2022	\$1,322.50	\$8,791.25	
					09514	9/16/2022	\$547.50	\$8,243.75	
					09617	10/12/2022	\$656.25	\$7,587.50	
					09743	11/9/2022	\$588.75	\$6,998.75	
					09858*	12/12/2022	\$285.00	\$6,713.75	
		Project Subtotal	\$ 15,000.00	\$ 15,000.00			\$8,286.25		\$6,713.75
		Contractual Administrative	\$ 14,000.00	\$ 14,000.00					
					08979	5/10/2022	\$52.50	\$13,947.50	
					09128	6/13/2022	\$1,813.75	\$12,133.75	
					09244	7/12/2022	\$801.25	\$11,332.50	
					09392	8/22/2022	\$1,887.50	\$9,445.00	
					09514	9/16/2022	\$1,291.25	\$8,153.75	
					09617	10/12/2022	\$2,031.25	\$6,122.50	
					09743	11/9/2022	\$603.75	\$5,518.75	
		Project Subtotal	\$ 14,000.00	\$ 14,000.00			\$8,481.25		\$5,518.75
		Project Total	\$29,000.00	\$29,000.00			\$16,767.50		\$12,232.50
190048	2019-2	Paper City Development - EGLE Grant Oversight							
		W.O. Approved							
		Total Approved budget of \$3,000.00	\$ 3,000.00	\$ 3,000.00	05421	4/18/2019	\$2,642.50	\$16,857.50	\$16,857.50
		Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$16,717.50	\$16,717.50
		Amendment #2 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05803	6/14/2019	\$1,662.50	\$15,055.00	\$15,055.00
		Contingency Amendment #3- \$6,500	\$ 6,500.00	\$ 6,500.00	05865	7/16/2019	\$1,110.00	\$13,945.00	\$13,945.00
		Project Subtotal	\$ 19,500.00	\$ 19,500.00	05723	8/14/2019	\$38.75	\$13,983.25	\$13,983.25
					05787	9/6/2019	\$35.00	\$13,948.25	\$13,913.25
					06215	1/7/2020	\$26.25	\$13,995.00	\$13,995.00
					06329	2/7/2020	\$131.25	\$12,963.75	\$12,963.75
					06442	3/19/2020	\$210.00	\$12,753.75	\$12,753.75
					06579	5/12/2020	\$113.75	\$12,640.00	\$12,640.00
					06655	6/17/2020	\$52.50	\$12,587.50	\$12,587.50
					06714	7/9/2020	\$105.00	\$12,482.50	\$12,482.50
					06808	8/11/2020	\$78.75	\$12,403.75	\$12,403.75
					06895	9/8/2020	\$52.50	\$12,351.25	\$12,351.25
					06994	10/12/2020	\$446.25	\$11,905.00	\$11,905.00
					07086	11/5/2020	\$551.25	\$11,353.75	\$11,353.75
					07163	12/7/2020	\$183.75	\$11,170.00	\$11,170.00
					07282	1/14/2021	\$645.73	\$10,524.27	\$10,524.27
					07465	3/9/2021	\$446.25	\$10,078.02	\$10,078.02
					07514	4/8/2021	\$301.77	\$9,776.25	\$9,776.25
					07869	5/21/2021	\$402.50	\$9,373.75	\$9,373.



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MEMORANDUM

TO: **MACY WALTERS, BROWNFIELD REDEVELOPMENT COORDINATOR, KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

FROM: **JEFF HAWKINS**

SUBJECT: **FY21 EPA BROWNFIELD ASSESSMENT GRANT UPDATES**

DATE: **12/15/22**

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: 210229 – W.O. 2

Update:

Envirologic met with the KCBRA staff, SWMF staff and the Flavor Sum team regarding the Stadium Parkway Brownfield Plan and planned expansion of Flavor Sum (National Flavors). Envirologic had email discussion regarding the Counting to One project and prepared materials for the December meeting.

2. NACD – Church and Frank Street Project

Project No: 220129 – W.O. 4

Update:

NACD plans to redevelop 21 tax foreclosed parcels, currently held by the County Land Bank, into 18 affordable residential properties. NACD has a Purchase Agreement with the Land Bank. The KCBRA has approved NACD's application and approved a work order funding for a Phase I ESA and selective ground penetrating radar on parcels that may have remaining foundations. Eligibility and approval of the Sampling and Analysis Plan was obtained. All field activities are complete. The GPR survey identified several parcels with suspect buried demolition debris. The Phase I ESA report has been completed and provided to NACD. There are four parcels that warrant further assessment. Timing for this assessment in relation to plans for construction of future houses is being evaluated. No further actions since last month.

3. NACD – Ransom and North Street Projects

Project No: 220128 – W.O. 5

Update:

NACD owns several parcels of land that are located between North Street, Ransom Street and Westnedge Avenue in the Northside Minority Cultural Business District. Several different projects include a tiny house development, a transitional apartment housing project, 4 single-family houses and a retail building. A Phase I ESA has been completed on several parcels in the vicinity and Phase II ESA activities were recommended including vapor intrusion assessment, soil sampling, UST removal and assessment and other activities. The KCBRA approved NACD's application and funding through a Work Order from Envirologic at the June 23, 2022, meeting. Eligibility and approval of the Sampling and Analysis Plan was received from the EPA. Field work has been completed including installation of soil gas wells and vapor pins on all three assessment parcels and some soil and groundwater sampling on 604 N. Westnedge Avenue. Phase II ESA reports have been finalized for 447 W. North and 441/445 W. North Street. A majority of the field work for 604 N. Westnedge has been completed. The KCBRA approved an amended work order associated with the UST removal due to higher contractor estimates than initially received. Three bids were received to ensure competitive pricing. The selected contractor removed the tanks and restored the site on November 21st through the 23rd. The tanks were full of fuel and water which required removal and disposal. Samples were obtained for the site assessment, data has been received and is being evaluated. A few challenges occurred related to moving a vehicle and clearing snow at the site which led to longer times on site.

4. Parchment Mill Site
Project No: 220154 – 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 that Envirologic envisions 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 Envirologic has developed a tri-fold brochure and banner, prepared for and staffed a booth at the Kindleberger Festival to get interested citizens to sign up for future notifications about the Mill activities so they can be informed and included in the discussions. Envirologic has had several meetings and planning sessions, continues to collect information about the site, and has met with the City Council and the Planning Commission. An initial community engagement event was held on August 23, 2022 at the Parchment District library to assess community input regarding redevelopment plans. Another community engagement event was completed at the Parchment District Library on September 20th. 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. Final documentation will be prepared. Those project plans were used to craft the EPA grant request (the actual grant proposal writing will not be paid by the County BRA). Updated accomplishments will be presented to the KCBRA board at their December 15th meeting.

12/15/2022

Number	Grant	Activity	Budget Estimates	Actual			Project Budget Remaining		
Project	W.O.	Task	Total	Invoice No.	Invoice Date	Total Invoiced Amount		Total	Project Complete
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	County Subtotal		\$ -	County Subtotal		
Contractual - Envirolologic 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	\$ 2,500.00	Invoice Total	08661 2/18/2022	\$ 132.02		
				Invoice Total	08841 4/8/2022	\$ 104.56			
				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	\$ 411.83			
				Invoice Total	09745 11/9/2022	\$ 352.93			
				Invoice Total	09857* 12/12/2022	\$ 345.06			
				Project Subtotal		\$ 1,886.05	Project Subtotal	\$ 613.95	
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	
				Invoice Breakdown			Budget Remaining	\$ -	
		2	Phase II	\$ 12,895.00	08771 3/14/2022	\$ 10,823.90			
					08842 4/8/2022	\$ 1,489.25			
				Phase Subtotal		\$ 12,313.15	Phase Subtotal	\$ 581.85	
		2	BEA & Due Care	\$ 4,000.00	08842 4/8/2022	\$ 1,531.93			
					08978 5/10/2022	\$ 156.15			
					09513 9/16/2022	\$ 216.80			
				Phase Subtotal		\$ 1,904.88	Phase Subtotal	\$ 2,095.12	
		1	Phase I ESA Update	\$ 800.00	09513 9/16/2022	\$ 800.00			
				Phase Subtotal		\$ 800.00	Phase Subtotal	\$ -	
220128	5	2	NACD - Ransom and North St.	\$ 47,350.00	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			
				Project Subtotal		\$ 24,519.63	Project Subtotal	\$ 22,830.37	
				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. Westledge (Phase II, UST Site Assessment) Amendment #1	\$ 29,350.00	09243 7/12/2022	\$ 290.16			
					09296 8/4/2022	\$ 6,821.95			
					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			
				Phase Subtotal		\$ 14,669.16	Phase Subtotal	\$ 21,680.84	
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	\$ 20,000.00	Invoice Total	09391 8/22/2022	\$ 4,442.58		
				Invoice Total	09515 9/16/2022	\$ 3,183.01			
				Invoice Total	09639 10/17/2022	\$ 1,806.40			
				Invoice Total	09673 11/4/2022	\$ 2,343.59			
				Invoice Total	09860* 12/12/2022	\$ 3,865.38			
				Project Subtotal		\$ 15,640.96	Project Subtotal	\$ 4,359.04	
Approved Project Budgets Subtotal			\$ 117,545.01	Invoice Total		\$ 75,765.20	Budgets Remaining	\$ 39,112.83	
Estimated Contractual Budget Remaining			\$ 173,755.00	Actual Contractual Budget Remaining and un-invoiced			\$ 215,544.80	Check	\$ 291,300.00
Project Budgets Returned			\$ -						
210265	3	2	1001 2nd Street, Kalamazoo	\$ 2,676.98					
Available Contractual Budget Remaining			\$ 176,431.97						
Notes:									

Postage Jan-March		
April-June	0.85	
July-Sept.		
Oct.-Dec.	0.91	
Total	\$	1.76
Printing Jan-March \$ -		
April-June	\$	-
July-Sept.	\$	33.28
Oct.-Dec.	\$	3.55
Total	\$	36.83
Office Supplies		
Total	\$	-
Contractual		
ET 2/9/22	\$	670.00
ET 3/1/22	\$	140.00
ET 3/25/22	\$	166.25
ET 5/9/22	\$	966.25
ET 6/1/22	\$	2,006.25
ET 6/13/22	\$	1,442.50
ET 7/12/22	\$	305.00
ET 8/22/22	\$	1,322.50
ET 9/16/22	\$	547.50
ET 10/12/22	\$	656.25
ET 11/09/22	\$	588.75
ET 12/12/22	\$	285.00
Total	\$	9,096.25
Contractual Op.		
ET 6/1/22	\$	52.50
ET 6/13/22	\$	1,813.75
ET 7/12/22	\$	801.25
ET 8/22/22	\$	1,887.50
ET 9/16/22	\$	1,291.25
ET 10/12/22	\$	2,031.25
ET 11/09/22	\$	603.75
Total	\$	8,481.25
Site Study		
Alcott Street 10/22	\$	2,950.00
Total	\$	2,950.00

Other contract		
Varnum (Paper city)	\$	1,892.00
Varnum (Paper city)	\$	1,689.50
Varnum (IPUSA)	\$	799.00
Varnum (IPUSA)	\$	4,557.00
Total	\$	8,937.50
Communication -internal		
Network Jan.-March	412.5	
Network April-June	412.5	
Network July-Sept.	412.5	
Network Oct.-Dec.	275	
Total	\$	1,512.50
Communication		
Total	\$	-
Travel		
Walters Vicks Mill Tour 3/22	21.94	
Walters Vicks Mill Tour 11/22	23.44	
Total	\$	45.38
Marketing		
Web. Blue Tree 6/23/22	\$	120.00
Web. Blue Tree 10/13/22	\$	80.00
Web. Blue Tree 11/2/22	\$	300.00
Total	\$	500.00

Employee Training	
Total	\$0.00
Miscellaneous	
Total	\$ -
County Cost alloc.	
	\$ -

Interest Expense	
	0.00
Total	0.00

Salaries	
Salary R Q1	\$ 995.43
Salary M Q1	\$ 12,994.75
Fringe Q1	\$ 5,106.41
Salary R Q2	\$ 883.20
Salary M Q2	\$ 13,800.08
Fringe Q2	\$ 5,359.40
Salary Q3 R	\$ 2,976.00
Salary Q3 M	\$ 5,739.77
Fringe Q3	\$ 3,181.25
Salary Q4 R	
Salary Q4 M	
Fringe Q4	
Total	51,036.29

Total Expenses	\$ 82,597.76
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BRA Fund 243 for 2022 (Formerly Fund 247)	Revenues	Expenses	Estimated Pending reimb.	REV-EXP
County BRA (acct 243-000-)		82,597.76		-82,597.76
Interest				0.00
Midlink local TIR tax (acct 247-001-420.00)	389,638.44	220,480.32		169,158.12
Midlink school TIR tax (acct 247-001-420.01)	340,749.24	394,228.36		-53,479
Midlink Admin chg				
General Mills local TIR (acct 247-004-420.00)	36,855.68	81,424.15	65,434.36	-110,003
General Mills school TIR (acct 247-004-420.01)	14,806.25	129,903.00		-115,097
General Mills Admin chg				
9008 Portage Road local TIR (acct 247-003-420.00)	654.12	918.19		-264
9008 Portage Road school TIR (acct 247-003-420.01)		579.61	379.00	-959
9008 Portage Road Admin Chg				
Corner @ Drake (247-005-420.00)	213,540.78		15,060.97	198,480
Corner @ Drake Admin Chg				
555 E. Eliza St. Local TIR (247-006-420.00)	172.14			172
555 E. Eliza St. School TIR (247-006-420.01)	218.82		36.00	183
555 E. Eliza St. Admin Chg				
232 LLC (247-007-420.00)	4,841.10	4,758.43		83
232 LLC Admin. Chg				
Blackbird Billiards local TIR (247-008-420.00)	616.60	295.38		321
Blackbird Billiards School TIR (247-008-420.01)	3.86	651.82	93.00	-740.96
Blackbird Billiards Admin Chg				
RAI AZO, LLC local TIR (247-009-420.00)	1,397.19			1,397.19
RAI AZO, LLC School TIR (247-009-420.01)			809.50	-810
RAI Admin Chg				
Kalamazoo West Prof Ctr Local TIR (247-010)	1,133.40	5,128.40		-3,995.00
Kalamazoo West Admin. Chg				
Metal Mechanics Local TIR (247-011-420.00)	4,910.93	4,724.28		187
Metal Mechanics School TIR (247-011-420.01)		59.65		-60
Metal Mechanics Admin. Chg.				
Scanell/Project Spartan Local TIR (247-018-420.00)	50,404.06	309,153.85		-258,750
Scanell/Project Spartan School TIR (247-018-420.01)		9,245.50	7,109.50	-16,355
Stryker Local (247-013-420.00)	177,578.10	1,465,792.55		-1,288,214
Stryker School (247-013-420.01)		1,485,889.88	205,184.00	-1,691,074
Stryker Admin. Chg				
Stadium Park Way Local (247-014-420.00)	44,400.45	82,075.24	89,236.73	-126,912
Stadium Park Way School (247-014-420.01)	43,006.75		12,604.50	30,402
Stadium Park Way Admin Chg		35,929.00		
383 S. Pitcher St Local TIR (247-015-420.00)	12,850.12	12,429.24		421
383 S. Pitcher School TIR (247-015-420.01)	8,355.15	7,296.45	1,058.50	0
383 S. Pitcher Admin Chg				
Vickburg Mill (247-016)				
Vicksburg Mill Admin. Chg		9,989.02		
Delta Marriott (247-017) Local TIR	32,346.39			
Delta Marriott School TIR				
Delta Marriott Admin. Chg				
2 and 10 Mills St. (Environmental Work)				
Graphic Packaging Local TIR (247-019-420.00)				0
Graphic Packaging School TIR (247-019-420.01)				0
Graphic Packaging Admin Chg				
619 Porter St. (Environmental work)				
BRA ACTUAL TOTAL 2022 AS OF 12-15-2022	1,378,479.57	4,343,550.08	397,006.06	-3,362,077

2020-22 Pending remaining of approved Work Orders & Other Expenses					
WO#17 - Gen Env. Consulting, Ammend. #1		85.00			
WO#2018-1 - General Env. Consulting		20.10			
WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
Interest payment to Mi Tax Tribunal 11/24/2021		762.73			
WO# 2018-2 ET Annual Report Assistance		25			
WO# 2018-3 Website Assistance -Envirologic		42.5			
Bluetree webdesign		240			
Web Hosting		300			
WO# 2019-1 General Environmental Consulting			1,516.25		
WO# 2019-3 General Env. Review 2018 Annual report			447.50		
WO# 2020-1 General Environmental Review ET			7,273.75		
WO#2021-1 General Env. + Admin. Envirologic			16,393.75		
WO#2022-1 General Environmental + admin		12,232.50	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		34,052.68		-34,052.68	1,530,545
Fund 242 (643) Work Order TOTAL					
WO#2021-2 3800 Wynn Rd General Env.		3,832.02	Remaining amount in W.O.		

Pending reimbursements to Developers (with required documentation):

General Mills (pending 11/17/22)	65,434.36
Stadium Parkway (pending 11/17/22)	89,236.73
Delta Marriott Invoices	82,473.15
Scannell 2021 TIR Return	196,441.47
City of Portage Invoices (TBD)	0.00
Midlink Invoices (TBD)	0.00
Total Remaining (w/remaining encumbrances TBD)	1,096,959.64

Local Brownfield Revolving Fund - Fund 242 (Previously Fund 643)	Revenues	Expenditures	REV-EXP	
LBRF (acct 242-700-20-70400-69909) - 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	
Transfer from Corner @ Drake 7/22/21	243,109.06		243,109.06	
Transfer from 2747 S. 11th Street - Delta Marriott 9/27/21	2,100.00		2,100.00	
Transfer from Metal Mechanics 9/27/21	632.18		632.18	
Transfer from RAI Jets 10/28/21	11,148.99		11,148.99	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		11,504.87	-11,504.87	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		308.51	-308.51	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		1,102.50	-1,102.50	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		897.00	-897.00	
Envirologic WO#2021-2 3800 Wynn Road Phase II ESA		130.00	-130.00	
Transfer from Midlink 2/24/22	394,228.36		394,228.36	
Transfer from General Mills 2/24/22	310,467.33		310,467.33	
Transfer from RAI Jets 4/29/22	13,871.91		13,871.91	
Transfer from Corner @ Drake 4/29/22	217,535.53		217,535.53	
Transfer from Metal Mechanics 6/23/22	2,332.92		2,332.92	
Envirologic WO#2021-2 3800 Wynn Road BEA Due Care		225.00	-225.00	
Transfer from Scannell pending 9/22/22	9,245.50		9,245.50	
Transfer from General Mills 11/17/22	48,943.82		48,943.82	
Subtotals	\$ 1,752,880.11	\$ 29,552.51	\$ 1,723,327.60	
	Fund 242 TOTAL to date \$ 1,723,327.60			