
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, July 23, 2020
PLACE OF MEETING: ELECTRONIC Meeting via Zoom
See Link provided below or via telephone number provided
TIME: 4:00 pm

AGENDA

In order for Board members, staff, and the public to remain socially distant and healthy during the continued Covid-19 related pandemic, **this meeting will be conducted electronically, following the guidelines of the Michigan and Kalamazoo County Safe Start Plan.**

To Join this electronic meeting, please use the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/84711971289?pwd=aW0wdnVzU3FLaE5XN3Jqa1N4OVRpQT09>

Meeting ID: 847 1197 1289

Password: 516846

Dial-in number: +1 312 626 6799 US (Chicago)

**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: 4:00
 2. Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of June 25, 2020
 5. Public Comments (4 minutes each)
 6. Consent Agenda – Invoices
 - a. **\$1,945.00** – Envirologic WO# 2020-1 General Env. Review
 - b. **EPA Grant Invoices**
 - i. **\$ 525.00** – (Pet.) – Envirologic WO#30 Boys and Girls Club – Portage St.
 - c. **Administrative Invoices** –Includes General KCBRA, EGLE Grant/Loan, EPA
 - i. General KCBRA
 - ii. EGLE Grant and Loan (Vicksburg Mill Project)
 - iii. EPA
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action: Vicksburg Mill Grant and Loan oversight**
 - i. **\$105.00** – Envirologic Grant Oversight Inv# 06714
 - ii. **\$130.00** – Envirologic Loan Oversight Inv# 06713
 - iii. FYI Q3 Grant and Loan Reports to be submitted by 7/31/2020
-

- b. **Discussion/Action: Developer Reimbursements – from 2019 TIF Capture**
 - i. **\$4,704.34** - Kalamazoo West Professional Center (aka Kalamazoo Mortgage), Stadium Dr/131, Oshtemo Township – all from local TIF
 - ii. **\$6,375.40** - 383 S. Pitcher Street (PS383, LLC) – in City of Kalamazoo, State TIF
 - c. **Discussion/Action:** MEDC Annual Reports – 2019 TIF capture
Request approval for staff to submit reports completed to-date
 - d. **Discussion:** EPA Grant
 - i. Envirologic Monthly Memo
 - ii. FYI – Q3 Grant report to be submitted 7/31/2020 (Q3 April-June Federal FY2020)
8. Financial Reports
- a. **Discussion:** Funds 247 and 643
9. Staff Report/Updates
- a. 555 E. Eliza Street EGLE Loan Payment due September 14, 2020
10. Committees - times dates and places
- a. Land Bank Report – no report – next meeting scheduled for August 13, 2020, 8:30 a.m.
 - b. Project/Finance Committee – Thursday, August 13, 2020, 4:00 p.m. **if needed**
 - c. Executive Committee – Friday, August 14, 2020, 9:15 a.m. **if needed**
11. Other
12. Board Member Comments
13. Adjournment

***Next Meeting: Thursday, August 27, 2020 at 4:00 p.m. – 4th 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***

PLEASE CALL 384-8112 OR EMAIL RAGROV@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:

Rachael Grover
Resource Coordinator, Planning and Community Development
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
TELEPHONE: (269)384-8305

**Kalamazoo County Brownfield Redevelopment Authority
and
Economic Development Corporation of Kalamazoo County
Public Comment Policy and Guidelines**

Public Comment shall be received during a designated time of an open meeting as specified on the meeting Agenda.

During the designated time, the meeting Chairperson will read the public comment section rules prior to inviting members of the public to speak. The rules include the following:

1. Speakers will be invited to provide their name, but it is not required.
2. All public comment shall be limited to four (4) minutes. The meeting Chairperson, or designee, will notify the speaker when the 4 minutes has ended.
3. Public comment that includes profanity or is abusive, threatening, boisterous, or contrary to the orderly conduct of business will not be tolerated. The meeting Chairperson, or their designee, will terminate any public comment that does not follow these guidelines.

If meetings are held electronically, additional directions will be provided to the public in order to participate according to the technical requirements of the available electronic media (digital, teleconference, etc.).

Members of the public requiring assistance or with any questions or concerns, please contact Brownfield Redevelopment Coordinator at (269)384-8305 or Ragrov@kalcounty.com

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 25, 2020
PLACE OF MEETING: ELECTRONIC Meeting via Zoom
TIME: 4:00 pm

MINUTES DRAFT

Present: Ken Peregon, Joe Agostinelli, Gary Barton, Chris Carew, Connie Ferguson, Travis Grimwood, Jodi Milks, Meredith Place, Andy Wenzel

Members Excused: Coleman, Mandwee

Kalamazoo Township: Sherine Miller

Oshtemo Township: None

Staff: Rachael Grover and Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirologic Technologies

Recording Secretary: Rachael Grover

Community: 5

Prior to the start of the meeting Chair and staff noted that the meeting is recorded.

1. Chair Peregon called the electronic meeting to Order at 4:02 p.m.
 2. Members Absent: Kevin Coleman, Habib Mandwee
 3. Approval of the Agenda: **Agostinelli motioned approval of the agenda and Barton seconded the motion. Motion carried.**
 4. Approval of Minutes: BRA Minutes of May 28, 2020
Jarnefelt suggested that the address of the Brownfield Plan be included in minutes where reimbursements to developers are approved, as opposed to only developer names so the Brownfield Plan that the TIF reimbursement is related to is clear.
Peregon requested attaching the approved Public Comment Policy to the May 28, 2020 minutes to complete the record.
Ferguson noted that Chair Peregon's electronic connection to the meeting was re-established prior to the motion that was made for 8.c.i.
Wenzel motioned approval of the May 28, 2020 minutes as amended and Place seconded the motion. Motion carried.
 5. Public Comment: Chair Peregon read the public comment policy and gave directions for the public to provide input. No Public comment was provided.
 6. Consent Agenda – Invoices:
Grimwood requested items 6.d.i and 6.d.ii pulled from the Consent Agenda
 - a. **\$2,793.75** – Envirologic WO# 2020-1 General Env. Review
 - b. **\$ 139.50** – Varnum Inv. #1101409 – General – Kalamazoo West ownership change
 - c. **EPA Grant Invoices**
 - i. **\$ 82.50** – (\$41.25 Haz.; \$41.25 Pet.) – Envirologic WO#3 Outreach/Programmatic**Agostinelli motioned to approve consent agenda items 6.a., 6.b., and 6.c. and Ferguson seconded the motion. Motion passed.**
 - d. **Vicksburg Mill Grant and Loan oversight**
-

- i. **\$ 52.50** – Envirologic Grant Oversight Inv# 06655
- ii. **\$ 236.25** – Envirologic Loan Oversight Inv# 06656

Agostinelli motioned approval for payment of items 6.d.i and 6.d.ii and Wenzel seconded the motion. Motion carried via voice roll call vote with 8 Yes and Grimwood abstaining.

7. Discussion and/or Action Calendar

a. **Discussion/Action:** 660 Gull Road and 508 Harrison Street

i. Application

Kevin McGraw of River Caddis Development, LLC, provided the project information and general information from the application. The Developer is requesting assistance for the cost of a MSHDA compliant Phase I Environmental Site Assessment, which includes a noise survey, and a Hazardous Materials survey for the 660 Gull Road parcel.

Staff summarized the Application packet noting the Part I and Part II Application is complete and includes signed Exhibit A – Reimbursement Agreement. Application fee of \$820.00 has not yet been received.

Wenzel motioned to approve to accept the Application and execute the Reimbursement Agreement, contingent on the receipt of the application fee. Carew seconded the motion. Motion carried via voice vote with 9 Yes.

ii. Envirologic Work Order #32 - \$8,200 from EPA Hazardous Grant

Hawking provided summary of the Work Order.

Carew motioned to approve Work Order #32 and Ferguson seconded the motion. Motion carried via voice vote with 9 Yes.

b. **Discussion/Action:** 619 Porter Street and additional railroad properties

i. Application

Andrew Wenzel of 619 LLC provided an overview of the project. The redevelopment of 619 Porter Street includes the construction of a mixed use building that will include apartments and retail or office space. The redevelopment of the former railroad properties will provide parking for other redevelopment projects the owner is completing in the neighborhood and will provide connectivity between these properties and downtown amenities.

Staff summarized the Application packet noting the Part I, Part II Application, and the Reimbursement Agreement are complete. The application fee of \$2,500 has not yet been received.

Carew motioned to approve to accept the Application for the 619 Porter project and execute the Reimbursement Agreement, contingent on receipt of the application fee. Barton seconded the motion. Motion carried via voice roll call vote with 6 Yes. Agostinelli, Grimwood and Wenzel abstained.

ii. Work Order #31- \$29,200 total (\$21,700 from EPA Hazardous; \$7,500 LBRF)

Hawkins provided a summary of the work to be completed under the Work Order. Discussion occurred regarding remaining EPA grant funds and the use of LBRF funds. Some of the properties are included in the City of Kalamazoo Brownfield Plan, which allows for use of LBRF funds under Act 381.

Carew motioned to approve the Work Order amount, allowing staff to determine which funds (EPA Grant and/or LBRF) can be used appropriately and that are



available. Barton seconded the motion. Motion carried via voice roll call vote with 6 yes. Agostinelli, Grimwood, and Wenzel abstained.

c. **Discussion/Action:** Boys & Girls Club of Greater Kalamazoo

i. Application

Staff provided a summary of the proposed project. The Boys & Girls Club of Greater Kalamazoo needs to relocate and has a purchase agreement for the property at 825 Portage Street. Mathew Lynn of the Boys & Girls Club provided additional information regarding the project. Staff provided a summary of the application. The Part I and Part II Application and the Reimbursement agreement have been received. The Boys & Girls Club requested the KCBRA consider waiving the application fee.

ii. Work Order #30 – total \$21,400 (\$10,000 from remaining EPA Petroleum Grant, what source for remaining funding – set-aside funding; developer or combination).

Hawkins provided information regarding the work and costs described in the Work Order. Staff and Hawkins provided information regarding the potential source of funding. There is \$10,000 remaining in the EPA Petroleum Grant funds.

Ferguson and Place left the meeting. Quorum still in place with 7 Board members present.

Grimwood motioned to accept the Application, waive the fee and fund a portion of the work in the Work Order up to \$12,000, with \$10,000 from the remaining EPA Petroleum funding and \$2,000 from the Brownfield General funds budgeted annually for non-profit and non-TIF generating projects. Agostinelli seconded the motion. Motion carried via voice roll call vote with 5 Yes of the 7 Board members present. Barton and Milks abstained.

d. **Discussion/Action:** \$1,039.29 - Oshtemo Township Refund local taxes

Oshtemo paid Summer 2019 taxes twice but under-captured Winter 2019 taxes (left out CCTA millage) for the Kalamazoo West Professional Ctr Brownfield (Kalamazoo Mortgage).

\$1,237.58 overpayment - \$198.29 CCTA expected = **\$1,039.29** owed back to Oshtemo Twp.

Request approval to refund Oshtemo Township amount of \$1,039.29

Carew motioned to approve refund to Oshtemo Township and Agostinelli seconded the motion. Motion carried.

e. **Discussion/Action:** \$211,427.30 – Request Transfer TIF from Corner @ Drake to LBRF

Wenzel motioned approval of transfer of remaining available TIF from Corner @ Drake TIF account to the LBRF account and Agostinelli seconded the motion. Motion carried.

f. **Discussion:** EPA Grant

i. Envirologic Monthly Memo

Hawkins provided an update as per the memo available in the packet

8. Financial Reports

a. **Discussion:** Funds 247 and 643

Staff provided an update of Brownfield accounts

9. Staff Report

a. 555 E. Eliza Street EGLE Loan Payment due September 14, 2020

The KCBRA received a letter from EGLE that provided a potential opportunity to renegotiate loan terms if a site was experiencing any financial hardship due to the Covid-19 crisis that

could impact upcoming loan payments. Developer/owner for 555 E. Eliza street property is expected to experience significant revenue losses in 2020 at the site due to cancelled events for the 36,000 square foot space. Staff and Chair Peregon will be meeting with EGLE staff to discuss renegotiating the terms of the EGLE Loan for this property.

10. Committees - times dates and places

- a. Land Bank Report – Next meeting is Thursday, August 13, 2020, 8:30 a.m.
- b. Project/Finance Committee – Thursday, July 9, 2020, 4:00 p.m. ***if needed***
- c. Executive Committee – Friday, July 10, 2020, 9:15 a.m. ***if needed***

11. Other

12. Board Member Comments

Chair Peregon thanked the Board members for thoughtful discussion and consideration of funds for all three projects presented today and especially for the 825 Portage Street project.

13. Adjournment: **Meeting adjourned at 6:15 p.m.**

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:

Rachael Grover
Resource Coordinator, Planning and Development
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
TELEPHONE: (269)384-8305





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

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

Invoice number 06712
 Date 07/09/2020

Project **190260 KCBRA - W.O. 2020-1 General Environmental Review**

INVOICE: Through Jul 05, 2020

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	10.50	140.00	1,470.00

DEDICATED ENVIROLOGIC STAFF PERSON

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Therese M. Searles			
Professional Services	5.00	95.00	475.00

Invoice total **1,945.00**

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

General Environmental Review
Budget and Cost Summary

Number	Project	W.O.	Site/Phase	Budget Estimates		Actual				
				Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
190260	2020-1		General Environmental Review	\$ 15,000.00	\$ 15,000.00	06319	2/7/2020	\$385.00		\$14,615.00
						06440	3/19/2020	\$141.25		\$14,473.75
						06517	4/8/2020	\$595.00		\$13,878.75
						06577	5/12/2020	\$1,187.50		\$12,691.25
						06657	6/17/2020	\$2,223.75		\$10,467.50
						06712*	7/9/2020	\$1,470.00	\$8,997.50	
								\$6,002.50		
			Dedicated Envirologic Staff Person	\$ 9,120.00	\$ 9,120.00	06319	2/7/2020	\$2,066.25	\$7,053.75	
						06440	3/19/2020	\$1,662.50	\$5,391.25	
						06517	4/8/2020	\$522.50	\$4,868.75	
						06657	6/17/2020	\$570.00	\$4,298.75	
						06712*	7/9/2020	\$475.00	\$3,823.75	
								\$5,296.25		
			Project Subtotal	24,120.00	24,120.00					
							Project Subtotal	\$11,298.75		\$12,821.25
190001	2019-1		General Environmental Review							
			W.O. Approved							
			Total Approved budget of 15,000.00	\$ 15,000.00	\$ 15,000.00					
						05265	2/7/2019	\$1,542.50	\$13,457.50	\$13,457.50
						05317	3/6/2019	\$1,511.25	\$11,946.25	\$11,946.25
						05423	4/18/2019	\$560.00	\$11,386.25	\$11,386.25
						05491	5/10/2019	\$886.25	\$10,500.00	\$10,500.00
						05592	6/14/2019	\$1,043.75	\$9,456.25	\$9,456.25
						05664	7/16/2019	\$843.75	\$8,612.50	\$8,612.50
						05721	8/14/2019	\$1,592.50	\$7,020.00	\$7,020.00
						05783	9/6/2019	\$2,275.00	\$4,745.00	\$4,745.00
						05895	10/7/2019	\$1,197.50	\$3,547.50	\$3,547.50
						05992	11/7/2019	\$788.75	\$2,758.75	\$2,758.75
						06126	12/9/2019	\$1,242.50	\$1,516.25	\$1,516.25
							Project Subtotal	\$13,483.75		\$1,516.25
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	\$5,357.50	\$5,357.50
			Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05490	5/10/2019	\$140.00	\$5,217.50	\$5,217.50
			Project Subtotal	\$ 8,000.00	\$ 8,000.00	05603	6/14/2019	\$1,662.50	\$3,555.00	\$3,555.00
						05665	7/16/2019	\$1,110.00	\$2,445.00	\$2,445.00
						05723	8/14/2019	\$788.75	\$1,656.25	\$1,656.25
						05787	9/6/2019	\$35.00	\$1,621.25	\$1,621.25
						06215	1/7/2020	\$26.25	\$1,595.00	\$1,595.00
						06329	2/7/2020	\$131.25	\$1,463.75	\$1,463.75
						06442	3/19/2020	\$210.00	\$1,253.75	\$1,253.75
						06579	5/12/2020	\$113.75	\$1,140.00	\$1,140.00
						06655	6/17/2020	\$52.50	\$1,087.50	\$1,087.50
						06714*	7/9/2020	\$105.00	\$982.50	\$982.50
							Project Subtotal	\$7,017.50		\$982.50
190147	2019-3		General Environmental Review- 2019 Annual Report							
			W.O. Approved							
			Total Approved budget of \$1,200.00	\$ 1,200.00	\$ 1,200.00	06127	12/9/2019	\$752.50	\$447.50	\$447.50
							Project Subtotal	\$752.50		\$447.50
190148	2019-4		Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight							
			W.O. Approved	\$ 40,000.00	\$ 40,000.00					
						05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
						05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
						05994	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
						06128	12/9/2019	\$280.00	\$36,220.00	\$36,220.00
						06214	1/7/2020	\$105.00	\$36,115.00	\$36,115.00
						06330	2/7/2020	\$385.00	\$35,730.00	\$35,730.00
						06441	3/19/2020	\$840.00	\$34,890.00	\$34,890.00
						06516	4/8/2020	\$271.25	\$34,618.75	\$34,618.75
						06580	5/12/2020	\$840.00	\$33,778.75	\$33,778.75
						06656	6/17/2020	\$236.25	\$33,542.50	\$33,542.50
						06713*	7/9/2020	\$130.00	\$33,412.50	\$33,412.50
							Project Subtotal	\$6,587.50		\$33,412.50
			W.O. 30 Boys and Girls Clubs, E. Vine and Portage Street parcels	\$ 2,000.00	\$ 2,000.00					
			W.O. Approved 6-25-20							
							Project Subtotal			
			Previous Project Budgets Not Included in Total Below							
180001	2018-1		General Environmental Review	\$ 15,000.00	\$ 15,000.00					
180202	2018-2		General Environmental Review - KCBRA Annual Report	\$ 1,800.00	\$ 1,800.00			\$ 14,979.90		\$ 20.10
180214	2018-3		Kalamazoo County Brownfield Website	\$ 3,600.00	\$ 3,600.00			\$ 1,775.00		\$ 25.00
170103	2017-1		General Environmental Review	\$ 12,920.00	\$ 12,920.00			\$ 3,557.50		\$ 42.50
								\$ 12,835.00		\$ 85.00
			Total Project Budgets	\$90,320.00	\$90,320.00		Total	\$39,140.00		\$49,180.00



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

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

Invoice number 06715
Date 07/09/2020

Project **200107 KCBRA Boys-N-Girls Club of
Greater Kalamazoo-W.O. 30**

INVOICE: Through Jul 05, 2020

ELIGIBILITY & PHASE II ESA

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Erik D. Peterson			
Professional Services	5.00	105.00	525.00
		Invoice total	525.00

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

**Kalamazoo County Brownfield Redevelopment Authority
2016 EPA Assessment Grants**

Budget and Invoice Summary

Project #	Site/Phase	Budget Estimates			Actual					Notes
		Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	
190212	10 and 2 Mills Street									
	Work Order 27									
	Phase I ESA (Task 2)	\$ 3,000.00	\$ 1,500.00	1,500.00						
					05998	11/7/2019	\$ 1,020.00	\$ 510.00	\$ 510.00	
					06141	12/9/2019	\$ 1,977.65	\$ 988.82	\$ 988.82	
						Subtotal	\$ 2,997.65	\$ 1,498.82	\$ 1,498.82	
	Work Order 29									
	Phase II ESA (Task 3)	\$ 16,000.00	\$ 16,000.00		06514	4/8/2020	\$ 11,788.37	11,788.37		
					06576	5/12/2020	\$ 3,480.00	3,480.00		
						Subtotal	\$ 15,268.37	\$ 15,268.37		
	Work Order 29									
	BEA and Due Care (Task 3)	3,000.00	3,000.00							
						Subtotal	\$ -	-		
	Project Total	\$ 22,000.00	\$ 20,500.00	\$ 1,500.00		Project Total	\$ 18,266.02	\$ 16,767.19	\$ 1,498.82	
						Budget Remaining	\$ 3,733.98	\$ 3,732.81	\$ 1.18	
	Notes:					Budget Returned				
						Final Budget Remaining				



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

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

Invoice number 06714
Date 07/09/2020

Project **190048 Paper City Development - EGLE Grant Oversight**

INVOICE: Through Jul 05, 2020

W.O. 2019-2 - EGLE GRANT OVERSIGHT

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Paul D. French			
Professional Services	1.00	105.00	105.00
		Invoice total	105.00

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 envirologic.com

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

Invoice number 06713
Date 07/09/2020

Project **190148 EGLE Loan Oversight
Paper City Development LLC
Vicksburg, MI**

INVOICE: Through Jul 05, 2020

EGLE LOAN OVERSIGHT - W.O. 2019-4

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Alisa A. Lindsay Professional Services	1.00	130.00	130.00
		Invoice total	130.00

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

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Kalamazoo West Professional Center - Oshtemo Twp

July 14, 2020

KCBRA			<u>Local</u>	<u>Total</u>
5	Expenditures	<i>Estimate</i>	<i>Invoiced</i>	
6			\$	-
7	Brownfield Plan	\$ 4,000.00	\$ 3,007.50	\$ 3,007.50
8	Brownfield Plan		\$ 262.50	\$ 262.50
9	Brownfield Invoice review		\$ 210.00	\$ 210.00
10	<i>Administrative</i>		\$	-
11	2016 BRA Admin. Expenses		\$ 459.19	\$ 459.19
12	2017 BRA Admin. Expenses		370.18	370.18
13	2018 BRA Admin. Expenses		419.23	419.23
14	2019 BRA Admin. Expenses	200.37	200.37	200.37
15	Subtotal KCBRA	\$ 4,000.00	\$ -	\$ 4,928.97
16	Payments to KCBRA		Distributed	
17	KCBRA		\$ -	\$ -
18	KCBRA Payment 1/18/2018	\$ 1,238.33		\$ 1,238.33
19	KCBRA payment 5/25/2018	\$ 3,071.04		\$ 3,071.04
20	KCBRA payment 6/27/2019	\$ 419.23		\$ 419.23
21	KCBRA payment 2/27/20	\$ 200.37	12/31/2019	\$ 200.37
22	Subtotal KCBRA		\$ -	\$ 4,928.97
23				
24	Remaining Balances after Payments			\$ -
25	Subtotal Remaining to KCBRA			\$ -
26	Developer		<u>Local</u>	<u>Total</u>
27	Expenditures/Invoices/Eligible Costs		<u>Date of Approval</u>	
28	Phase I ESA		6/22/2017	\$ 2,300.00
29	Interior Demolition		6/22/2017	\$ 111,500.00
30				
31	Total		\$ 113,800.00	\$ 113,800.00
32	Payments to Developer		Distributed	
33	Approved 5/25/2018		7/26/2018	\$ 1,255.68
34	Approved 6/27/2019		7/11/2019	\$ 4,821.37
35	Approved 2/27/2020		3/11/2020	\$ 1,037.21
36	Pending 7/23/2020		\$ 4,704.34	\$ 4,704.34
37	Subtotal Payments to Developer		\$ 11,818.60	\$ 11,818.60
38				
39	Subtotal Remaining to Developer		\$ 101,981.40	\$ 101,981.40
40	Total Remaining Balances of all Entities			\$ 101,981.40
41		Summer	Winter	Total TIF Capture
42	Total TIF Captured 2017	\$ 1,238.33	\$ 4,326.72	\$ 5,565.05
43	Total TIF Captured 2018	\$ 1,145.89	\$ 4,094.71	\$ 5,240.60
44	Total TIF Captured 2019	\$ 1,237.58	\$ 4,704.34	\$ 5,941.92
	Total		\$ 16,747.57	\$ 16,747.57
			Avail to reimb.	\$ -

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

383 S. Pitcher Street Redevelopment

July 16, 2020

KCBRA			<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures	<i>Estimate</i>	<i>Invoiced/Approved</i>			
<i>Administrative</i>					
2018 Administrative			\$	-	\$ -
2019 Administrative		2/28/2020 approved	\$	697.74	\$ 697.74
Subtotal KCBRA	\$ -	\$ -	\$ -	\$ 697.74	\$ 697.74
Payments	Approved	Distributed			
KCBRA	2/28/20	2/28/2020	\$	697.74	\$ 697.74
				\$	-
Subtotal KCBRA			\$ -	\$ 697.74	\$ 697.74
Remaining Balances after Payments					
Subtotal KCBRA			\$ -	\$ -	\$ -
State Brownfield Fund					
State of Michigan Payment(2020 pending)			\$	917.00	
<i>Total</i>			\$	917.00	
Developer					
Expenditures	WP Approved	BRA	<u>State</u>	<u>Local</u>	<u>Total</u>
<i>Eligible Developer Expense</i>	<i>Estimate</i>	<i>Approved</i>			
Site Assessment and BEA	\$ 16,741.00	\$ 16,741.00	\$ 6,927.43	\$ 9,813.57	\$ 16,741.00
Combined BF Plan and 381 WP	\$ 6,500.00	\$ 6,500.00	\$ 2,689.70	\$ 3,810.30	\$ 6,500.00
Due Care	\$ 85,700.00	\$ 27,968.13	\$ 11,573.21	\$ 16,394.92	\$ 27,968.13
Demolition	\$ 92,300.00	\$ 130,109.64	\$ 43,922.80	\$ 86,186.84	\$ 130,109.64
Asbestos Abatement	\$ 10,680.00	\$ 7,187.62	\$ 2,974.24	\$ 4,213.38	\$ 7,187.62
Site Prep	\$ 9,500.00	\$ 61,666.61	\$ 4,520.77	\$ 57,145.85	\$ 61,666.61
15% contingency	\$ 28,752.00				
Total	\$ 250,173.00	\$ 250,173.00	\$ 72,608.14	\$ 177,564.86	\$ 250,173.00
Subtotal Developer			\$ 72,608.14	\$ 177,564.86	\$ 250,173.00
Non-Interest Payments	Approved	Distributed			
	5/28/2020	5/28/2020		\$9,761.87	\$9,761.87
<i>Pending 7/23/2020</i>			\$	6,375.40	\$6,375.40
Subtotal Developer Payments			\$ 6,375.40	\$ 9,761.87	\$ 16,137.27
Interest (3%)					
1st interest from 11/21/2019 on \$243,673 allowed principal			\$2,693.45	\$3,815.62	\$6,509.07
Interest Total					
Developer Remaining Balances after Payments (incl. interest)					
Subtotal Developer			\$ 66,232.74	\$ 167,802.99	\$ 240,544.80
Total Remaining Balances of all Entities			\$ 66,232.74	\$ 167,802.99	\$ 240,544.80



Home

My Profile

My Project Sites

Misc Info

Site Project: 232, LLC

Project Information Reports

To edit any Project Information, please email brownfield@michigan.org. To add or review a previously created Brownfield Annual Report, click on the 'Reports' tab. To return to the list of all of the Projects for your Brownfield Redevelopment Authority, click on the 'My Project Sites' tab above.

Refresh

Site Detail

Account Name	County of Kalamazoo BRA	Developer Name	232, LLC
Project Name	232, LLC	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2015	Initial Taxable Value	\$190,772
		Date Brownfield Plan Approved	8/3/2011
Total State Capture Approved		Total Local Capture Approved	
Cumulative State Tax Capture Received		Cumulative Local Tax Capture Received	\$13,282
Project Address			
Project Street	232 W Michigan Ave		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49007		

michiganbusiness.org

Michigan Economic Development Corporation, 300 N. Washington Sq., Lansing MI 48913 Phone: 888.522.0103



Home My Profile My Project Sites Misc Info

Site Project: 232, LLC

Project Information Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year. No Currency fields will be copied.

If reporting on a local-only plan, not approved by MSF/DEQ, all expenditures should be reported as "Local-only TIR expenditures" and no School Operating or SET Received should be reported.

REPORTING IS NOT CONSIDERED COMPLETE UNTIL METRICS UNDER THE "MISC Info" TAB ARE COMPLETED

Progress Reports

[Edit](#) [Submit](#) [Cancel](#)

[Instructions](#)

[Back to Program Metrics List View](#)

Project Details

Project Name	232, LLC	Account Name	County of Kalamazoo BRA
Reported Calendar Year	2019	Date Brownfield Plan Approved	8/3/2011
Local Only Plan?	<input checked="" type="checkbox"/>	Report Status	Pending
Submitted Date	8/26/2019	Tax Capture Status	Capture started
Submitted By	Rachael A. Grover	Project Status	Construction Complete
I certify to the best of my knowledge that the information submitted in this report is true and correct.	<input checked="" type="checkbox"/>	Reason On Hold	n/a

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

Amount of School Operating Tax Capture Received	\$0	Amount of State Tax Capture To Be Reimbursed	\$0
Amount of State Education Tax Capture Received	\$0	Amount of Local Tax Capture To Be Reimbursed	\$0
Amount of Local Tax Capture Received	\$3,738	Amount of Local Only Tax Capture To Be Reimbursed	\$4,330
Amount of Local ISD TIR Received	\$748		
Total of Tax Capture Received	\$4,486	Amount of Local Admin To Be Reimbursed	\$156
		Amount of LBRF To Be reimbursed	\$0
		Amount of SBRF To Be reimbursed	\$0
		Total of Tax Capture Reimbursements	\$4,486

Amount of Treasury TIR (Form 4650)	\$0	(EGLE) Amount of Environmental Tax Capture To Be Reimbursed	\$0
Amount of Treasury TIR (Form 5176)	\$0	(MSF) Amount of Non-Environmental Tax Capture To Be Reimbursed	\$0
		Total of Environmental and Non-Environmental Reimbursed	\$0

Activity Status

Current Taxable Value	\$314,712	Principal and Interest on all outstanding indebtedness	\$0
Captured Taxable Value	\$123,940		

Project Metrics [Cumulative]

# of Residential units Constructed or Rehabilitated	6	Sq Ft of Retail	0
Sq Ft of Residential	5,050	Sq Ft of Industrial	0
Sq Ft of Commercial	3,300	Linear feet of Public Infrastructure	0
Sq Ft of Public Infrastructure	0	Actual Capital Investment	\$850,000

Does this TIF capture overlap with any other abatement? Yes Additional Information The project overlaps with City of Kalamazoo DDA capture but there was \$0 DDA capture in 2019.

Attachments

[Add Attachment](#) [Save](#) [Cancel](#) File size cannot be larger than 25 MB



- Home
- My Profile
- My Project Sites
- Misc Info

Site
Project: Blackbird Billiards

- Project Information
- Reports

To edit any Project Information, please email brownfield@michigan.org. To add or review a previously created Brownfield Annual Report, click on the 'Reports' tab. To return to the list of all of the Projects for your Brownfield Redevelopment Authority, click on the 'My Project Sites' tab above.

[Refresh](#)

Site Detail

Account Name	County of Kalamazoo BRA	Developer Name	Blackbird Billiards, LLC
Project Name	Blackbird Billiards	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2017	Initial Taxable Value	\$12,500
		Date Brownfield Plan Approved	12/15/2015
Total State Capture Approved		Total Local Capture Approved	
Cumulative State Tax Capture Received	\$1,048	Cumulative Local Tax Capture Received	\$1,195
Project Address			
Project Street	3912 Douglas Avenue		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49004		

michiganbusiness.org

Michigan Economic Development Corporation, 300 N. Washington Sq., Lansing MI 48913 Phone: 888.522.0103



Home My Profile My Project Sites Misc Info

Site
Project: Blackbird Billiards

Project Information Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year. No Currency fields will be copied.

If reporting on a local-only plan, not approved by MSF/DEQ, all expenditures should be reported as "Local-only TIR expenditures" and no School Operating or SET Received should be reported.

REPORTING IS NOT CONSIDERED COMPLETE UNTIL METRICS UNDER THE "MISC Info" TAB ARE COMPLETED

Progress Reports

[Edit](#) [Submit](#) [Cancel](#)

[Instructions](#)

[Back to Program Metrics List View](#)

Project Details

Project Name	Blackbird Billiards	Account Name	County of Kalamazoo BRA
Reported Calendar Year	2019	Date Brownfield Plan Approved	12/15/2015
Local Only Plan?	<input type="checkbox"/>	Report Status	Pending
Submitted Date	7/26/2019	Tax Capture Status	Capture started
Submitted By	Rachael A. Grover	Project Status	Construction Complete
		Reason On Hold	

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

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

Amount of School Operating Tax Capture Received	\$267	Amount of State Tax Capture To Be Reimbursed	\$312
Amount of State Education Tax Capture Received	\$89	Amount of Local Tax Capture To Be Reimbursed	\$381
Amount of Local Tax Capture Received	\$318	Amount of Local Only Tax Capture To Be Reimbursed	\$0
Amount of Local ISD TIR Received	\$90		
Total of Tax Capture Received	\$764	Amount of Local Admin To Be Reimbursed	\$26
		Amount of LBRF To Be reimbursed	\$0
		Amount of SBRF To Be reimbursed	\$45
		Total of Tax Capture Reimbursements	\$764

Amount of Treasury TIR (Form 4650)	\$0	(EGLE) Amount of Environmental Tax Capture To Be Reimbursed	\$693
Amount of Treasury TIR (Form 5176)	\$0	(MSF) Amount of Non-Environmental Tax Capture To Be Reimbursed	\$0
		Total of Environmental and Non-Environmental Reimbursed	\$693

Activity Status

Current Taxable Value	\$42,200	Principal and Interest on all outstanding indebtedness	\$0
Captured Taxable Value	\$29,700		

Project Metrics [Cumulative]

# of Residential units Constructed or Rehabilitated	0	Sq Ft of Retail	0
Sq Ft of Residential	0	Sq Ft of Industrial	0
Sq Ft of Commercial	3,120	Linear feet of Public Infrastructure	0
Sq Ft of Public Infrastructure	0	Actual Capital Investment	\$200,000
New Jobs Created	1	Additional Information	Land Bank State Reverted Property overlaps
Does this TIF capture overlap with any other abatement?	Yes		

Attachments

[Add Attachment](#) [Save](#) [Cancel](#)

File size cannot be larger than 25 MB



Home

My Profile

My Project Sites

Misc Info

Site

Project: Kalamazoo Mortgage

Project Information

Reports

To edit any Project Information, please email brownfield@michigan.org. To add or review a previously created Brownfield Annual Report, click on the 'Reports' tab. To return to the list of all of the Projects for your Brownfield Redevelopment Authority, click on the 'My Project Sites' tab above.

[Refresh](#)

Site Detail

Account Name	County of Kalamazoo BRA	Developer Name	Kalamazoo West Professional Center, LLC
Project Name	Kalamazoo Mortgage	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2017	Initial Taxable Value	\$171,600
		Date Brownfield Plan Approved	6/21/2016
Total State Capture Approved		Total Local Capture Approved	
Cumulative State Tax Capture Received		Cumulative Local Tax Capture Received	\$16,748
Project Address			
Project Street	2425 S. 11th Street		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49009		

michiganbusiness.org

Michigan Economic Development Corporation, 300 N. Washington Sq., Lansing MI 48913 Phone: 888.522.0103



- Home
- My Profile
- My Project Sites
- Misc Info

Site
Project: Kalamazoo Mortgage

- Project Information
- Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year. No Currency fields will be copied.

If reporting on a local-only plan, not approved by MSF/DEQ, all expenditures should be reported as "Local-only TIR expenditures" and no School Operating or SET Received should be reported.

REPORTING IS NOT CONSIDERED COMPLETE UNTIL METRICS UNDER THE "MISC Info" TAB ARE COMPLETED

Progress Reports

[Edit](#) | [Submit](#) | [Cancel](#)

[Instructions](#)

[Back to Program Metrics List View](#)

Project Details

Project Name	Kalamazoo Mortgage	Account Name	County of Kalamazoo BRA
Reported Calendar Year	2019	Date Brownfield Plan Approved	6/21/2016
Local Only Plan?	<input checked="" type="checkbox"/>	Report Status	Pending
Submitted Date	7/26/2019	Tax Capture Status	Capture started
Submitted By	Rachael A. Grover	Project Status	Construction Complete
I certify to the best of my knowledge that the information submitted in this report is true and correct.	<input checked="" type="checkbox"/>	Reason On Hold	

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

Amount of School Operating Tax Capture Received	\$0	Amount of State Tax Capture To Be Reimbursed	\$0
Amount of State Education Tax Capture Received	\$0	Amount of Local Tax Capture To Be Reimbursed	\$0
Amount of Local Tax Capture Received	\$4,239	Amount of Local Only Tax Capture To Be Reimbursed	\$5,742
Amount of Local ISD TIR Received	\$1,703		
Total of Tax Capture Received	\$5,942	Amount of Local Admin To Be Reimbursed	\$200
		Amount of LBRF To Be reimbursed	\$0
		Amount of SBRF To Be reimbursed	\$0
		Total of Tax Capture Reimbursements	\$5,942
Amount of Treasury TIR (Form 4650)	\$0	(EGLE) Amount of Environmental Tax Capture To Be Reimbursed	\$0
Amount of Treasury TIR (Form 5176)	\$0	(MSF) Amount of Non-Environmental Tax Capture To Be Reimbursed	\$0
		Total of Environmental and Non-Environmental Reimbursed	\$0

Activity Status

Current Taxable Value	\$435,984	Principal and Interest on all outstanding indebtedness	\$0
Captured Taxable Value	\$264,384		

Project Metrics [Cumulative]

# of Residential units Constructed or Rehabilitated	0	Sq Ft of Retail	0
Sq Ft of Residential	0	Sq Ft of Industrial	0
Sq Ft of Commercial	11,000	Linear feet of Public Infrastructure	0
Sq Ft of Public Infrastructure	0	Actual Capital Investment	\$1,200,000
New Jobs Created	20	Additional Information	
Does this TIF capture overlap with any other abatement?	No		

Attachments

[Add Attachment](#) | File size cannot be larger than 25 MB

Action	Name	Date Uploaded
--------	------	---------------



Home My Profile My Project Sites Misc Info

Site
Project: Kartar #6

Project Information Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year. No Currency fields will be copied.

If reporting on a local-only plan, not approved by MSF/DEQ, all expenditures should be reported as "Local-only TIR expenditures" and no School Operating or SET Received should be reported.

REPORTING IS NOT CONSIDERED COMPLETE UNTIL METRICS UNDER THE "MISC Info" TAB ARE COMPLETED

Progress Reports

[Edit](#) [Submit](#) [Cancel](#)

[Instructions](#)

[Back to Program Metrics List View](#)

Project Details

Project Name	Kartar #6	Account Name	County of Kalamazoo BRA
Reported Calendar Year	2019	Date Brownfield Plan Approved	9/17/2013
Local Only Plan?	<input type="checkbox"/>	Report Status	Pending
Submitted Date	7/26/2019	Tax Capture Status	Capture not started
Submitted By	Rachael A. Grover	Project Status	Construction on hold
		Reason On Hold	Property owned by Kalamazoo County Land Bank and has not been sold or redeveloped.

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

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

Amount of School Operating Tax Capture Received	\$0	Amount of State Tax Capture To Be Reimbursed	\$0
Amount of State Education Tax Capture Received	\$0	Amount of Local Tax Capture To Be Reimbursed	\$0
Amount of Local Tax Capture Received	\$0	Amount of Local Only Tax Capture To Be Reimbursed	\$0
Amount of Local ISD TIR Received	\$0		
Total of Tax Capture Received	\$0	Amount of Local Admin To Be Reimbursed	\$0
		Amount of LBRF To Be reimbursed	\$0
		Amount of SBRF To Be reimbursed	\$0
		Total of Tax Capture Reimbursements	\$0
Amount of Treasury TIR (Form 4650)	\$0	(EGLE) Amount of Environmental Tax Capture To Be Reimbursed	\$0
Amount of Treasury TIR (Form 5176)	\$0	(MSF) Amount of Non-Environmental Tax Capture To Be Reimbursed	\$0
		Total of Environmental and Non-Environmental Reimbursed	\$0

Activity Status

Current Taxable Value	\$0	Principal and Interest on all outstanding indebtedness	\$0
Captured Taxable Value	\$0		

Project Metrics [Cumulative]

# of Residential units Constructed or Rehabilitated	0	Sq Ft of Retail	0
Sq Ft of Residential	0	Sq Ft of Industrial	0
Sq Ft of Commercial	0	Linear feet of Public Infrastructure	0
Sq Ft of Public Infrastructure	0	Actual Capital Investment	\$0
New Jobs Created	0	Additional Information	Property owned by the Kalamazoo County Land Bank
Does this TIF capture overlap with any other abatement?	No		

Attachments

[Add Attachment](#) [Save](#) [Cancel](#) File size cannot be larger than 25 MB

MEMORANDUM

TO: **RACHAEL GROVER, RESOURCE COORDINATOR, KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

FROM: **JEFF HAWKINS**

SUBJECT: **FY16 EPA BROWNFIELD ASSESSMENT GRANT UPDATES**

DATE: **7/23/20**

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 EPA Brownfield Assessment Grants.

1. Community Outreach and Programmatic

Project No: 160361 - W.O. 3

Update:

Envirollogic prepared materials for the July 23th meeting which may be held remotely via Zoom or in person depending on the status of the COVID-19 pandemic. Envirollogic hosts the Zoom meetings. Envirollogic worked with Rachael Grover to move various projects forward using the final grant dollars including the Boys and Girls Clubs project, the 619 Porter project and the Rivers Edge project.

2. 100 Island Avenue

Project No: 180307 – W.O. 18

Update:

Envirollogic has revised the work plan, however, it hasn't been submitted since we are working with the developer to provide costs for certain eligible activities. Envirollogic has had numerous communications with the developer in order to finalize the work plan. This project is still delayed.

3. 10 and 2 Mills Street, Kalamazoo, MI

Project No: 190212 – W.O. 27

Update:

Analytical results from soil and groundwater samples indicate that the site is contaminated and is a "facility". The contamination does not appear to be insurmountable with respect to redevelopment of the site. Additionally, the vapor pin results in the building demonstrate that a vapor mitigation system is not likely needed. At this time, the Phase II ESA report will be finalized. A BEA and Due Care Plan will be on hold until the developer determines the next steps regarding acquisition of the property. Envirollogic has been in communication with the developer that the Phase I ESA 6-month update deadline was in June and she has indicated that there are some delays due to the COVID-19 issues. At this point, Envirollogic is on hold on this project.

4. Portage Street and E. Vine Street, Kalamazoo, MI (Boys and Girls Clubs)

Project No: 200107 – W.O. 30

Update:

The Boys & Girls Clubs of Greater Kalamazoo is requesting grant support for assessment activities associated with the acquisition and redevelopment of vacated property located on Portage Street & E. Vine Street, Kalamazoo, Michigan. The subject property consists of four separate legal parcels occupying a combined approximately 1.4 acres (825 & 847 Portage Road and 720 & 726 E. Vine Street) and most recently formerly occupied by Grape Vine Furniture. The Boys & Girls Club of Greater Kalamazoo intends to raze the remaining commercial pole barn building located on the property and redevelop the site with a Boys & Girls Club. The

proposed redeveloped represents revitalization of an idled property consistent with the community vision for the area.

Due to limited remaining EPA Assessment Grant funding, the KCBRA has agreed to fund a portion of the Phase II ESA activities and BEA/Due Care activities, \$10,000 (grant) and \$2,000 (General Fund), respectively. The Boys and Girls Clubs will fund the remaining estimated \$7,200 budget required to complete the assessment activities. Envirologic has submitted an Eligibility Demonstration to EGLE and EPA.

**5. 619 Porter Street and Associated Railroad Parcels, Kalamazoo, MI (PlazaCorp Realty Advisors)
Project No: 200109 – W.O. 31**

Update:

PlazaCorp Realty Advisors, Inc. has applied to the KCBRA for due diligence and due care assistance associated with the acquisition and redevelopment of Norfolk Southern railroad property and the evaluation of vapor intrusion risks associated with the 619 Porter parcel located in Kalamazoo, Michigan. The Project 619 redevelopment effort encompasses several parcels including parcels already owned by PlazaCorp (619 Porter) and parcels subject to acquisition for which due diligence is underway: 229 E. Frank Street, 710 N. Pitcher Street, and three unaddressed lots. PlazaCorp Realty Advisors, Inc. intend to redevelop the vacant parcels/abandoned rail lines as parking lots for the larger Project 619 brownfield project. The 619 Porter parcel has contamination that may represent a vapor intrusion risk for future occupants of the new construction. This work order includes an evaluation of this potential risk.

Due to limited EPA Assessment Grant funding, the KCBRA agreed to fund the proposed assessment activities with various funding sources including EPA Assessment Grant (\$20,346), LBRF (\$7,500) and General Fund (\$1,354). KCBRA staff will determine the final distribution of funds as authorized by the KCBRA. Envirologic has completed Eligibility Demonstrations for the parcels.

**6. 508 Harrison Street and 660 Gull Rd., Kalamazoo, MI (River Caddis Development)
Project No: 200110 – W.O. 32**

Update:

River Caddis Development, LLC, a development entity of River Caddis Development, collectively the project developer (“Developer”), is seeking grant support from the KCBRA for due diligence services in regard to the acquisition and redevelopment of 508 Harrison Street and 660 Gull Road. The site consists of two separate legal parcels occupying a combined approximately 10 acres with an approximately 17,000 ft² building (Precision Heat Treat) located on the 660 Gull Road parcel.

The Developer intends to construct four, three-story residential buildings totaling an anticipated 174 apartment units within approximately 300,000 square feet along the Kalamazoo River. The units will be a mix of affordable and market rates units, with financing being pursued through the Michigan State Housing Development Authority (MSHDA). Additional project components include a public river walk, pavilion and canoe/kayak launch with parking, and a future pop-up retail location. Total estimated investment for the project is \$32,000,000. The redevelopment will require razing the existing structure.

The Developer reports that soil impacted with metals and/or polynuclear aromatic compounds (PNAs) in previous site assessments. The extent of soil and groundwater contamination reportedly has not been fully defined. The Developer anticipates future environmental investigation to support redevelopment including a vapor intrusion evaluation.

This WO#32 has been prepared to authorize the completion of a MSHDA compliant Phase I ESA, noise analysis and Hazardous Materials Building Survey based upon the scope of services requested in the Project Application. Envirologic has completed Eligibility Demonstrations for the parcels.

	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
Brownfield Redevelopment Authority Fund 2010						
BRA TOTAL 2010	129,618	3,876		125,742	125,742	
Brownfield Redevelopment Authority Fund 2011						
BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
Brownfield Redevelopment Authority Fund 2012						
BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
Brownfield Redevelopment Authority Fund 2013						
BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
Brownfield Redevelopment Authority Fund 247-2014						
BRA ACTUAL TOTAL 2014 AS OF 01-02-2015	108,771	185,899	0	-77,128	-77,128	64,062
BRA Fund 247 for 2015						
BRA ACTUAL TOTAL 2015 AS OF 2-08-2016	334,894.93	328,312.12	0	6,583	6,582.81	70,645
BRA Fund 247 for 2016						
BRA ACTUAL TOTAL 2016 AS OF 3-14-2017	625,320.31	593,928.76		31,391.55	31,391.55	102,036.07
BRA Fund 247 for 2017						
County BRA (acct 247-000-)	9,900	77,584.31		-67,684		BRA Admin + costs
BRA ACTUAL TOTAL 2017 AS OF 3-15-18	795,385.99	786,724.83		8,661	8,661.16	110,697.23
BRA Fund 247 for 2018			<i>Estimated Pending reimb.</i>			
County BRA (acct 247-000-)	2,480	106,466.36		-103,986		BRA 2017 admin+eligible
BRA ACTUAL TOTAL 2018 AS OF 3-21-19	1,001,919.85	873,693.42	0.00	128,226	128,226.43	238,923.66
BRA Fund 247 for 2019			<i>Estimated Pending reimb.</i>			
County BRA (acct 247-000-)	20,033.74	105,087.32		-85,054		BRA Admin + costs
Midlink local TIR tax (acct 247-001-420.00)	334,791.96	94,742.90		240,049.06		17537.74
Midlink school TIR tax (acct 247-001-420.01)				0		
General Mills local TIR (acct 247-004-420.00)	71,611.58			71,612		29,228.77
General Mills school TIR (acct 247-004-420.01)	284,678.28			284,678		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	5,828.00	11,262.63		-5,435		756.39
9008 Portage Road local TIR (acct 247-003-420.00)	1,167.71			1,168		122.70
9008 Portage Road school TIR (acct 247-003-420.01)	985.24	86.50		899		
Corner @ Drake (247-005-420.00)	178,457.06	190,809.68		-12,353		17,676.85
555 E. Eliza St. Local TIR (247-006-420.00)	372.17			372		50.71
555 E. Eliza St. School TIR (247-006-420.01)	271.61	33.50		238		
232 LLC (247-007-420.00)	1,453.64	7,819.97		-6,366		353.08
Blackbird Billiards local TIR (247-008-420.00)	403.24			403		60.07
Blackbird Billiards School TIR (247-008-420.01)	356.40	355.80		0.60		
RAI AZO, LLC local TIR (247-009-420.00)	7,069.92			7,070		1,014.83
RAI AZO, LLC School TIR (247-009-420.01)	5,764.25	716.50		5,048		
Kalamazoo West Prof Ctr Local TIR (247-010)	5,332.29	4,821.37		510.92		419.23
Metal Mechanics Local TIR (247-011-420.00)	4,677.53	561.39		4,116		866.26
Metal Mechanics School TIR (247-011-420.01)	4,198.53	3,152.32				To LBRF+MEDC SET
AJZ Sprinkle LLC Local TIR (247-012-420.00)	49,139.95	39,965.22		9,175		7,693.53
AJZ Sprinkle LLC School TIR (247-012-420.01)	28,431.32	28,431.32		0		
Stryker Local (247-013-420.00)	640,133.53	38,144.43		601,989.10		8,822.35
Stryker School (247-013-420.01)	730,919.75	55,518.49		675,401.26		
Stadium Park Way Local	20,153.21			20,153		4,649.75
Stadium Park Way School	22,771.25	6,072.00		16,699		School to MEDC
383 S. Pitcher St Local TIR (247-015-420.00)						
383 S. Pitcher School TIR (247-015-420.01)						
BRA ACTUAL TOTAL 2019 AS OF 3-12-20	2,419,002.16	587,581.34	0.00	1,831,421	1,831,421	2,070,344

	Revenues	Expenses	Estimated Pending reimb.	REV-EXP		
150						
151	BRA Fund 247 for 2020					
152	County BRA (acct 247-000-)	820.00	32,159.72		-31,339.72	BRA + admin costs
153	Midlink local TIR tax (acct 247-001-420.00)	70,621.11	126,820.80		-56,199.69	10,991.98
154	Midlink school TIR tax (acct 247-001-420.01)				0	
155	General Mills local TIR (acct 247-004-420.00)	30,954.63	29,012.04		1,943	13,370.76
156	General Mills school TIR (acct 247-004-420.01)	61,284.76	187,075.68		-125,791	
157	Brown Family/Beckan Ind. (acct 247-002-420.00)*				0	
158	9008 Portage Road local TIR (acct 247-003-420.00)	161.98			162	77.34
159	9008 Portage Road school TIR (acct 247-003-420.01)				0	
160	Corner @ Drake (247-005-420.00)	219,069.61	211,427.30		7,642	7,642.31
161	555 E. Eliza St. Local TIR (247-006-420.00)	138.47			138	22.87
162	555 E. Eliza St. School TIR (247-006-420.01)	208.94			209	
163	232 LLC (247-007-420.00)	4,486.78	4,330.26		157	156.52
164	Blackbird Billiards local TIR (247-008-420.00)	248.03			248	26.64
165	Blackbird Billiards School TIR (247-008-420.01)				0.00	
166	RAI AZO, LLC local TIR (247-009-420.00)	947.76	5,602.71		-4,654.95	452.48
167	RAI AZO, LLC School TIR (247-009-420.01)		5,034.75		-5,035	
168	Kalamazoo West Prof Ctr Local TIR (247-010)	4,704.34	1,037.21	4,704.34	-1,037.21	200.37
169	Metal Mechanics Local TIR (247-011-420.00)	1,599.28	2,427.93		-829	324.38
170	Metal Mechanics School TIR (247-011-420.01)	2,373.15	677.85		1,695	
171	AJZ Sprinkle LLC Local TIR (247-012-420.00)	21,695.24		18,296.48	3,399	3,398.76
172	AJZ Sprinkle LLC School TIR (247-012-420.01)				0	
173	Stryker Local (247-013-420.00)	95,983.29	103,059.34		-7,076	51,099.11
174	Stryker School (247-013-420.01)		121,822.18		-121,822	
175	Stadium Park Way Local (247-014-420.00)	31,621.64	24,317.38		7,304	2,620.31
176	Stadium Park Way School (247-014-420.01)	41,834.42	13,635.94		28,198	
177	383 S. Pitcher St Local TIR (247-015-420.00)	10,459.61	9,761.87		698	697.74
178	383 S. Pitcher School TIR (247-015-420.01)	7,292.40		6,375.40	917	
179	BRA ACTUAL TOTAL 2020 AS OF 7-16-20	606,505.44	878,202.96		29,376.22	-301,074
180						1,769,271
181	2020 Pending remaining of approved Work Orders					
182						
183	WO#17 - Gen Env. Consulting, Ammend. #1		85.00			
184	WO#2018-1 - General Env. Consulting		20.10			
185	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application		
186						
187						
188	WO# 2018-2 ET Annual Report Assistance		25			
189	WO# 2018-3 Website Assistance -Envirologic		42.5			
190	Bluetree webdesign		60			
191	Web Hosting		0			
192	WO# 2019-1 General Environmental Consulting		1,516.25			
193	WO# 2019-3 General Env. Review 2018 Annual report		447.50			
194	WO# 2020-1 General Environmental Review ET		14,766.25			
195	2018 Pending TIF Payments to Developers & other expenses					
196	Eliza St. 2015-2019 TIF Hold for MDEQ Loan		2,717.37			
197	State BF Fund for Portage Road (for 2019 to be paid in 2020)		125.00			
198	State BF fund Eliza Street (for 2019 to be paid in 2020)		35.00			
199	State BF fund RAI AZO (from 2019 to be paid in 2020)		729.50			
200	State BF fund Blackbird (from 2019 to be paid in 2020)		45			
201	State BF fund Metal Mech. (from 2019 to be paid in 2020)		677.50			
202	State BF fund Stryker (for 2019 to pay in 2020)		147,478			
203	State BF Fund 381/383 S. Pitcher (for 2019 pay in 2020)		917			
204	State BF fund Stadium Park Way (for 2019 pay in 2020)		7,352			
205						
206						
207	TOTAL		177,038.47		-177,038.47	1,592,232 \$ 712,961.65

208
209

210	Local Brownfield Revolving Fund - Fund 643	Revenues	Expenditures		REV-EXP	
211	LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84			7,416.84	\$ 7,416.84
212	Transferred from Brown 7/6/2015	\$ 5,659.48			5,659.48	\$ 5,659.48
213	Transferred from Brown 12/31/2015	\$ 5,299.28			5,299.28	\$ 5,299.28
214	Transferred from Brown 8/2/2016	\$ 6,479.70			6,479.70	\$ 6,479.70
215	Transfer from Brown 12/15/16	\$ 6,314.00			6,314.00	\$ 6,314.00
216	Transfer from Brown 7/27/17	\$ 6,984.90			6,984.90	\$ 6,984.90
217	Transfer from Brown 1/18/18	\$ 6,478.34			6,478.34	\$ 6,478.34
218	Transfer from Brown approved 5/24/18 - (actual 8/16/18)	\$ 8,607.43			8,607.43	\$ 8,607.43
219	Transfer from Corner @ Drake Actual 8/16/18	\$ 29,537.26			29,537.26	\$ 29,537.26
220	Transfer Corner @ Drake remaining 2018 (8/2/19)	\$ 32,737.66			32,737.66	\$ 32,737.66
221	Transfer Corner @ Drake (- reimb MTT Costco) (8/2/19)	\$ 158,072.02			158,072.02	\$ 158,072.02
222	Transfer from Brown (8/2/19)	\$ 11,262.63			11,262.63	\$ 11,262.63
223	Transfer from Metal Mechanics (10/14/19)	\$ 2,309.82			2,309.82	\$ 2,309.82
224	Transfer from Metal Mechanics School (4/16/20)	\$ 677.85			677.85	\$ 677.85
225	Transfer from Corner @ Drake (7/15/20)	\$ 211,427.30				\$ 211,427.30
226	Fund 643 TOTAL					\$ 499,264.51

Total LBRF from Corner @ Drake only (incl. 6/2020 pending)	431,774
Total LBRF from Brown	64,503
Total from Metal Mechanics	2,988
	499,265