
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 21, 2019
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

AGENDA

1. Call to Order: 4:00
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes:
 - a. BRA Minutes of October 24, 2019
 - b. BRA Minutes of Special meeting on September 17, 2019
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Agenda – Invoices
 - a. **\$ 788.75** – Envirologic General WO # 2019-1 General Environmental Review
 - b. **\$ 142.50** - Varnum Invoice # 1082612 – Stryker Development Agreement Amendment
 - c. **\$2,294.00** – Varnum Invoice #1082613 – GPI Development Agreement
 - d. **EPA Grant Invoices**
 - i. **\$ 4,885.34** – (Pet.) – Envirologic WO# 22 – City of Parchment River Reach Property
 - ii. **\$ 35.00** – (Haz) – Envirologic WO#18 – Island Avenue
 - iii. **\$15,847.53** – (Pet.) – Envirologic WO# 23 – Diamond Auto
 - iv. **\$13,906.62** – (Pet.) – Envirologic WO#24 – 643 N. Riverview Dr.
 - v. **\$ 1,020.00** – (\$510 Pet.; \$510 Haz.) – Envirologic WO#27 – 10 and 2 Mills Street
 - vi. **\$ 205.00** - (Pet.) – Envirologic WO#26 – 8509 Portage Road, City of Portage
7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** PS 383 LLC Invoices – TIF reimbursement request from available TIR
 - b. **Discussion/Action:** Vicksburg Mill
 - i. **\$ 1,242.50** – Envirologic Invoice #05994 – EGLE loan oversight
 - ii. Grant amendment Update
 - c. **Discussion/Action:** EPA Grant
 - i. Envirologic Monthly Memo
 - ii. Grant Budget Adjustments
 - iii. Work Order #3, Amendment #4 – Outreach/Programmatic – additional **\$1,500**
 - iv. Work Order #23, Amendment#1 – Diamond Auto – additional **\$1,000**
 - d. **Discussion/Action:** Annual Website charges
 - i. Domain names - **\$39.34**
 - ii. Web Hosting – WP Engine - **\$350.00**
 - e. **Discussion/Action:** 2018 Annual Report to the County Commission

- f. **Discussion/Action:** KCBRA meeting calendar for 2020
- 8. Financial Reports
 - a. **Discussion/Action:** 2019 Budget Adjustments
- 9. Staff Report/Updates
 - a. EPA visit on November 13th
 - b. Board member terms and reappointments update if available
- 10. Committees - times dates and places
 - a. Land Bank Report – Next Meeting, TBD in 2020
 - b. Project/Finance Committee – No December meeting
 - c. Executive Committee – No December meeting
- 11. Other
- 12. Board Member Comments
- 13. Adjournment

***Next Meeting: Thursday, December 19, 2019 at 4:00 p.m. – NOTE 3rd Thursday
Room 207a, County Admin Bldg***

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

MEETING DATE: Thursday, October 24, 2019
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Joe Agostinelli, Chris Carew, Connie Ferguson, Habib Mandwee, Doug Milburn, Jodi Milks, Ken Peregon, Meredith Place, Andy Wenzel

Members Excused: Gary Barton, Travis Grimwood

Kalamazoo Township: Sherine Miller

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirologic Technologies

Recording Secretary: Rachael Grover, Lotta Jarnefelt

Community: 4

1. Chair Ken Peregon called the meeting to Order at 4:02 p.m.
2. Members Absent: Barton, Grimwood
3. Approval of the Agenda: Chair Peregon requested the addition of 2 items to the agenda. Item 7.d.i Administrative costs and Item 7.e.v. EGLE Grant Amendment

Agostinelli motioned approval of the agenda as amended and Milks seconded the motion. Motion carried.

4. Approval of Minutes:
 - a. **Agostinelli motioned approval of the September 26, 2019 minutes. Ferguson seconded the motion. Motion carried.**
 - b. Minutes from September 17, 2019 Special meeting: Not yet available. Minutes will be available at the November meeting.

5. Citizens Comments: None

6. Consent Agenda – Invoices:

- a. **\$1,197.50** – Envirologic General WO # 2019-1 General Environmental Review
- b. **\$ 85.50** - Varnum Invoice # 1079267 – Parchment Mill
- c. **\$ 314.32** - Grover – GLERR Conference Registration and Travel
- d. **\$ 419.64** - Peregon GLERR Conference Registration and Travel
- e. **EPA Grant Invoices**
 - i. **\$7,183.75** – (Pet.) – Envirologic WO# 22 – City of Parchment River Reach Property
 - ii. **\$ 361.25** – (Haz) – Envirologic WO#18 – Island Avenue
 - iii. **\$1,656.25** – (Pet.) – Envirologic WO# 23 – Diamond Auto
 - iv. **\$2,623.75** – (Pet.) – Envirologic WO#24 – 643 N. Riverview Dr.
 - v. **\$ 465.00** – (\$232.50 Pet.; \$232.50 Haz.) – 6447 Stadium Drive

Agostinelli motioned to approve the consent agenda and Mandwee seconded the motion. Motion carried.

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** Ruach Industries, LLC Project – 10 & 2 Mills Street, Kalamazoo
 - i. Part 1 Application – Remi Harrington with Ruach Industries presented the project and the plans for the redevelopment of 10 and 2 Mills Street. Ruach Industries is
-

requesting assistance with a Phase I ESA at this time and is also requesting to waive the application fee.

Place motioned to accept the Part 1 application request and Carew seconded the motion. Motion carried with Agostinelli abstaining.

- ii. Envirologic Work Order #27 - \$3,000

Carew motioned to approve Envirologic Work Order #27 with EPA grant funding for the Phase I ESA for 10 and 2 Mills Street. Milks seconded the motion. Motion carried with Agostinelli abstaining.

- b. **Discussion/Action:** City of Portage – 8509 Portage Road

- i. Part I and Part II Application – Mike West from the City of Portage presented the planned redevelopment of this property.

Chair Peregon clarified that only the portions outlined in Envirologic Work Order #26 are eligible for funding from the EPA grant, which is \$15,500 for Phase I ESA, BEA, Due Care Evaluation, and boundary survey. The remaining request outlined in the City of Portage Cover letter is not eligible for EPA grant funds.

Agostinelli motioned to approve the portions of the Part I and Part II project application as outlined in Envirologic WO #26 and Wenzel seconded the motion. Motion carried.

- ii. Envirologic Work Order #26 – EPA Petroleum Assessment Grant - **\$15,500**

Agostinelli motioned to approve Envirologic WO# 26 for the use of EPA grant funds for work at this property. Place seconded the motion. Motion carried.

- c. **Discussion/Action:** Project Spartan Brownfield Plan

- i. Development Agreement – City of Portage

Staff presented the Development Agreement between the City of Portage and the KCBRA for the City's eligible costs related to the Project Spartan Brownfield Plan. KCBRA legal counsel and City of Portage counsel reviewed the terms of the agreement. The Portage City Manager signed the agreement as authorized by the Portage City Council.

Agostinelli motioned approval of the City of Portage Development Agreement and to authorize the Chair to execute the development agreement as presented. Ferguson seconded the motion. Motion carried with Milks abstaining.

Chair Peregon noted that a development agreement between Scannell and the KCBRA will be forthcoming.

- ii. Timeline and updates – County Board of Commissioners will hold the public hearing and consider the resolution to approve the Brownfield Plan at the 11/6/19 BOC meeting. Note it is on a Wednesday.

- d. **Discussion/Action:** Stryker Development Agreement Amendment #1

Development agreement amendment reflects a lot line adjustment for one of the Stryker parcels where Stryker has sold a small portion of the parcel to a neighboring property. The boundary of the Brownfield Plan remains the same.

Agostinelli motioned to authorize the Chair to execute Amendment #1 to the Stryker Development Agreement. Wenzel seconded the motion. Motion carried with Milburn abstaining.

d' (prime). Discussion/Action: Administrative costs – 3rd Quarter (July-Sept.) – Item added to the agenda at the start of the meeting.

- i. General Administrative Costs
- ii. EGLE – Vicksburg Mill Admin costs
- iii. EPA Grant programmatic costs

Agostinelli motioned to approve payment of Administrative costs as presented and Ferguson seconded the motion. Motion carried.

e. **Discussion/Action:** Vicksburg Mill

- i. **\$63,099.44** - Grant Reimbursement Payment to Paper City Q1 through Q3
- ii. EGLE Q4 Loan report and reimbursement to Paper City
- iii. EGLE Q4 Grant report and reimbursement to Paper City

Agostinelli motioned to approve the Q1-Q3 Grant reimbursement to Paper City and the Q4 Loan Reimbursement to Paper City and the Q4 Grant reimbursement to Paper City (items 7.e.i through 7.e.iii). Wenzel seconded the motion. Motion carried.

iv. **\$ 787.50** – Envirologic Invoice – Loan oversight

Ferguson motioned to approved Envirologic Invoice #05896 and Carew seconded the motion. Motion carried.

v. MDEQ (EGLE) Grant Contract amendment

EGLE has proposed an amendment for a possible increase in the Grant funds. EGLE is in internal discussions regarding the amount of additional funds to provide.

Agostinelli motioned to authorize the Chair to execute the EGLE Grant amendment for additional grant dollars related to the Paper City Development project in an amount determined by EGLE. Place seconded the motion. Motion carried.

f. **Discussion/Action:** Select Products Invoice Request #1

Agostinelli motioned to approved Select Products Invoice request #1 and Wenzel seconded the motion. Motion carried.

g. **Discussion/Action:** EPA Grant

i. Envirologic Monthly Memo

Hawkins provided an update for the EPA grant projects

ii. Quarter 4 EPA grant report

Staff will submit Q4 grant report to EPA by October 30th.

h. **Discussion/Action:** **\$18,906.00** - MEDC Invoice – State Brownfield Fund (from 2018 Annual reporting)

Agostinelli motioned to approved payment of MEDC invoice and Wenzel seconded the motion. Motion carried.

8. Financial Reports

a. **Discussion:** Fund 247 and 643 – no report this month.

9. Staff Report

a. Board member terms and reappointments update

The County Commission appointments committee has not set the interview date yet. Bylaws provide for members to continue to serve until the reappointment determination is made, even if it is past the term end date.

10. Committees - times dates and places

- a. Land Bank Report – Next Meeting, November 12, 2019, 8:30 a.m. (Note Tuesday)
- b. Project/Finance Committee – Thursday, November 14, 2019, 4:00 p.m.
- c. Executive Committee – Friday, November 8, 2019, 9:15 a.m. (corrected date – Agostinelli cannot attend on November 8th).

11. Other

12. Board Member Comments

Wenzel will be attending the Annual MEDC meeting on October 29th.

Peregon noted that Graphic Packaging has started site work.

Miller noted that MDOT is having a public meeting to receive citizen comments on MDOT items.

Wenzel noted that the City of Kalamazoo is having meetings regarding downtown streets for public input for anyone that may be interested in attending – they have a few more scheduled.

13. Adjournment: **Meeting adjourned at 5:09 p.m.**

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Kalamazoo, MI 49007
TELEPHONE: (269)384-8305

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Tuesday, September 17, 2019
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 311
TIME: 1:00 PM

Special Meeting MINUTES

Present: Joe Agostinelli, Connie Ferguson, Habib Mandwee, Doug Milburn, Jodi Milks, Ken Peregon, Meredith Place

Members Excused: Gary Barton, Chris Carew, Travis Grimwood, Andy Wenzel

Kalamazoo Township: None

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: David Stegink, Envirollogic Technologies

Recording Secretary: Rachael Grover, Lotta Jarnefelt

Community: 3

1. Chair Ken Peregon called the meeting to Order at 1:04 p.m.
2. Members Absent: Barton, Carew, Grimwood, Wenzel
3. Approval of the Agenda: **Agostinelli motioned approval of the agenda and Milks seconded the motion. Motion carried.**
4. Citizens Comments: None
5. Discussion and/or Action Calendar

a. **Discussion/Action:** Project Bronco/Graphic Packaging, Kalamazoo Township and City.

i. Conflict Consent Waiver letter

The firm that KCBRA's legal counsel is employed, Varnum, has had, and may in the future have attorney's represent Graphic Packaging International (GPI) on other matters, not related to this Brownfield redevelopment project. GPI has provided consent to Varnum's representation of the KCBRA in this matter. This conflict waiver gives KCBRA's consent and agreement that Varnum may provide attorneys to represent GPI. Conflict Consent letter presented in packet.

Agostinelli motioned to authorize the Chair to execute Varnum conflict letter as presented and Place seconded the motion. Motion carried.

ii. Development Agreement

KCBRA legal counsel and Graphic Packaging International legal counsel have reviewed and come to agreement on the language of the Development Agreement between KCBRA and GPI. Staff presented the agreement and pointed out changes.

Milks motioned to authorize Chair to execute Development agreement as presented. Ferguson seconded the motion. Motion carried.

iii. Act 381 Work Plan Submittal

Staff and Envirollogic have reviewed the Act 381 Work Plan. MEDC staff have also reviewed the draft of the Work Plan. Once the Development Agreement is executed it will be attached to this final draft of the Act 381 Work Plan to be submitted to the Michigan Strategic Fund. The Brownfield Plan, expected to be approved by the County Commission tonight (September 17th), will also be attached to the Act 381 Work Plan. The MSF Board will consider the Act 381 Work Plan for approval of School Tax capture at the September 24th meeting. No action required.

b. **Discussion/Action:** Project Spartan Brownfield Application, Portage

Agostinelli provided information regarding the Scannell Development project at 6701 Portage Road. It will be a 330,000 square foot distribution center that is expected to provide an estimated 900 jobs. Private investment is estimated at \$25 million plus an additional \$15-20 million of personal property.

Scannell has submitted a Part I and Part II application along with the Application fee. Scannell has not yet submitted the Reimbursement Agreement. At this time, the KCBRA has not incurred costs for the project.

Place motioned to approve the Scannell Brownfield Application and Mandwee seconded the motion. Motion carried with Milks abstaining.

c. **Discussion/Action:** 643 N. Riverview Drive, Parchment

Part I Application provided by the developer, Mayra Melchor.

Staff provided a description of the redevelopment project. The property operated as a restaurant for over 20 years but prior to that was a gas station. There is likely a tank near the building where the new owner needs to install an outside cooler.

Stegink provided a description of the Work Order and proposed work.

Agostinelli motioned to accept the Part I application, waive the application fee, and approve Work Order #24 for the 643 N. Riverview project, and Mandwee seconded the motion. Motion carried.

d. **Discussion/Action:** 6667 Stadium Drive, Oshtemo Township

Part I application submitted by developer for an apartment redevelopment. Recommendation for now is to submit this for eligibility determination to EPA prior to September 30th when our grant is scheduled to expire. We are currently waiting to hear from the EPA on our extension request for our EPA grant funds.

Agostinelli motioned to approve the Part I application and Envirologic Work Order #25 contingent upon receipt of the application fee and Reimbursement agreement. Milks seconded the motion. Motion carried.

6. Other

7. Board Member Comments

8. Adjournment: **Meeting adjourned at 2:06 p.m.**

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General Environmental Review
Budget and Cost Summary

1	A	B	C	D	E	G	H	I	J	K
2	Number		Site/Phase	Budget Estimates		Invoice #	Invoice Date	Actual		
3	Project	W.O.		Total	County Funding			Invoice Amount	Task Budget Remaining	Total Budget Remaining
5	190001	2019-1	General Environmental Review							
6			W.O. Approved							
7			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
8						05317	3/6/2019	\$1,511.25	\$11,946.25	\$11,946.25
9						05423	4/18/2019	\$560.00	\$11,386.25	\$11,386.25
10						05491	5/10/2019	\$886.25	\$10,500.00	\$10,500.00
11						05592	6/14/2019	\$1,043.75	\$9,456.25	\$9,456.25
12						05664	7/16/2019	\$843.75	\$8,612.50	\$8,612.50
13						05721	8/14/2019	\$1,592.50	\$7,020.00	\$7,020.00
14						05783	9/6/2019	\$2,275.00	\$4,745.00	\$4,745.00
15						05895	10/7/2019	\$1,197.50	\$3,547.50	\$3,547.50
16						05992*	11/7/2019	\$788.75	\$2,758.75	\$2,758.75
17							Project Subtotal	\$12,241.25		\$2,758.75
20	190048	2019-2	Paper City Development - EGLE Grant Oversight							
21			W.O. Approved			05421	4/18/2019	\$2,642.50	\$5,357.50	\$5,357.50
22			Total Approved budget of \$3,000.00	\$ 3,000.00	\$3,000.00	05490	5/10/2019	\$140.00	\$5,217.50	\$5,217.50
23			Amendment #1 - \$5,000.00	\$ 5,000.00	\$ 5,000.00	05603	6/14/2019	\$1,662.50	\$3,555.00	\$3,555.00
24			Project Subtotal	\$ 8,000.00	\$8,000.00	05665	7/16/2019	\$1,110.00	\$2,445.00	\$2,445.00
25						05723	8/14/2019	\$788.75	\$1,656.25	\$1,656.25
26						05787	9/6/2019	\$35.00	\$1,621.25	\$1,621.25
27							Project Subtotal	\$6,378.75		\$1,621.25
29	190147	2019-3	General Environmental Review- 2019 Annual Report							
30			W.O. Approved							
31			Total Approved budget of \$1,200.00	\$ 1,200.00	\$ 1,200.00					
32							Project Subtotal	\$ -		\$1,200.00
37	190148	2019-4	Paper City Development LLC, Vicksburg, Michigan - EGLE Loan Oversight							
38			W.O. Approved	\$ 40,000.00	\$40,000.00	05789	9/6/2019	\$1,470.00	\$38,530.00	\$38,530.00
39						05896	10/7/2019	\$787.50	\$37,742.50	\$37,742.50
40						05994*	11/7/2019	\$1,242.50	\$36,500.00	\$36,500.00
41							Project Subtotal	\$3,500.00		\$36,500.00
46	180001	2018-1	General Environmental Review							
47			W.O. Approved							
48			Total Approved budget of \$10,000	\$ 10,000.00	\$ 10,000.00	04280	02/13/2018	\$ 3,952.40	\$ 6,047.60	\$ 6,047.60
49			Amendment #1 - \$5,000	\$ 5,000.00	\$ 5,000.00	04367	3/14/2018	\$ 1,200.00	\$ 4,847.60	\$ 4,847.60
50			Project Subtotal	\$ 15,000.00	\$ 15,000.00	04431	4/10/2018	\$ 280.00	\$ 4,567.60	\$ 4,567.60
51						04563	5/14/18	\$ 840.00	\$ 3,727.60	\$ 3,727.60
52						04617	6/7/2018	\$ 1,473.75	\$ 2,253.85	\$ 2,253.85
53						04727	7/10/18	\$ 2,118.75	\$ 5,135.10	\$ 5,135.10
54						04823	8/15/2018	\$ 1,675.00	\$ 3,460.10	\$ 3,460.10
55						04869	9/6/18	\$ 777.50	\$ 2,682.60	\$ 2,682.60
56						04994	10/11/2018	\$ 476.25	\$ 2,206.35	\$ 2,206.35
57						05046	11/07/2018	\$ 2,186.25	\$ 20.10	\$ 20.10
58							Project Subtotal	\$ 14,979.90		\$ 20.10
59	180202	2018-2	General Environmental Review - KCBRA Annual Report							
60			W.O. Approved 5-24-18	\$ 1,800.00	\$ 1,800.00					
61						04729	7/10/2018	\$ 475.00	\$1,325.00	\$1,325.00
62						04874	9/6/18	\$ 687.50	\$637.50	\$637.50
63						04995	10/11/2018	\$ 522.50	\$115.00	\$115.00
64						05043	11/07/2018	\$ 90.00	\$25.00	\$25.00
65							Project Subtotal	\$1,775.00		\$25.00
66	180214	2018-3	Kalamazoo County Brownfield Website	\$ 3,600.00	\$ 3,600.00					
67						04875	9/6/2018	\$ 675.00	\$ 2,925.00	\$2,925.00
68						04996	10/11/2018	\$ 787.50	\$ 2,137.50	\$2,137.50
69						05044	11/7/2018	\$ 877.50	\$1,260.00	\$1,260.00
70						05128	12/6/2018	\$ 795.00	\$465.00	\$465.00
71						05262	2/7/2019	\$ 422.50	\$42.50	\$42.50
72							Project Subtotal	\$3,557.50		\$42.50
75	170103	2017-1	General Environmental Review							
76			W.O. Approved 1-19-17	\$ 9,920.00	\$ 9,920.00					
77			Total Approved budget of \$10,000			03322	4/6/2017	\$ 385.00	\$ 9,535.00	
78			\$80 of budget applied to 2016 costs leaving an available budget of \$9,920			03484	5/18/2017	\$ 1,722.50	\$ 7,812.50	
79			going forward			03568	6/13/2017	\$ 2,503.75	\$ 5,308.75	
80						03661	7/17/2017	\$ 595.00	\$ 4,713.75	
81			Amendment No. 1	\$ 3,000.00	\$ 3,000.00	03737	8/11/2017	\$ 1,283.75	\$ 3,430.00	
82						03805	9/11/2017	\$ 1,538.75	\$ 1,891.25	
83						03880	10/4/2017	\$ 486.25	\$ 1,405.00	
84						03970	11/1/2017	\$ 1,275.00	\$ 1,275.00	
85						04122	12/14/2017	\$ 840.00	\$ 840.00	
86			Project Subtotal	\$ 12,920.00	\$ 12,920.00	04154	1/8/2018	\$ 1,050.00	\$ 1,050.00	
87						05130	12/6/2018	\$ 770.00	\$ 770.00	
88						05207	1/8/2019	\$ 385.00	\$ 385.00	
89							Project Subtotal	\$ 12,835.00		\$ 85.00
92	150390	24	Kalamazoo West Prof. Center, 2415 S. 11th St., Oshtemo Twp.	\$ 730.00	\$ 730.00					
93			*Remaining project budget for invoice review							
94										
95			Project Subtotal	\$ 730.00	\$ 730.00					
96							Project Subtotal	\$ -	\$ 730.00	\$ 730.00
99	160079	25	Metal Mechanics	\$ 521.30	\$ 521.30	04872	9/6/2018	\$ 85.00	\$ 436.30	\$ 3.80
100			*Remaining project budget for invoice review			05422	4/18/2019	\$ 390.00	\$ 46.30	\$ 46.30
101						05663	7/16/2019	\$ 42.50	\$ 3.80	\$ 3.80
102			Project Subtotal	\$ 521.30	\$ 521.30		Project Subtotal	\$ 517.50		\$ 3.80
106			Total Project Budgets	\$ 98,771.30	\$ 98,771.30		Total	\$ 55,784.90		\$ 42,986.40



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 05992
 Date 11/07/2019

Project **190001 KCBRA - W.O. 2019-1 General Environmental Review**

INVOICE: Through Nov 03, 2019

KCBRA - WP 2019-1 GENERAL ENVIRONMENTAL REVEIW

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	1.50	50.00	75.00
Principal Jeffrey C. Hawkins Professional Services	4.25	140.00	595.00
Project Manager Therese M. Searles Professional Services	1.25	95.00	<u>118.75</u>
KCBRA - WP 2019-1 General Environmental Reveiw subtotal			788.75
		Invoice total	<u>788.75</u>

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	
180307	100 Island Ave, Parchment, MI									
	Work Order #18									
	Phase I ESA	\$ 3,500.00	\$ 3,500.00		05263	2/7/2019	\$ 2,346.25	\$ 2,346.25	\$ -	
					05316	3/6/2019	\$ 90.65	\$ 90.65		
					05425	4/18/2019	\$ 740.64	\$ 740.64		
					05488	5/10/2019	\$ 313.75	\$ 313.75		
						Subtotal	\$ 3,491.29	\$ 3,491.29		
	Work Order #18									
	Phase II ESA	\$ 21,700.00	21,700.00		05263	2/7/2019	\$ 447.50	447.50	\$ -	
					05316	3/6/2019	\$ 16,997.49	16,997.49		
					05425	4/18/2019	\$ 4,134.50	4,134.50		
					05488	5/10/2019	\$ 113.75	113.75		
						Subtotal	\$ 21,693.24	\$ 21,693.24		
	Work Order #18									
	BEA, DDCC	\$ 3,500.00	3,500.00		05425	4/18/2019	\$ 1,445.00	\$ 1,445.00	\$ -	
					05488	5/10/2019	\$ 1,820.00	\$ 1,820.00		
					05788	9/6/2019	\$ 215.00	\$ 215.00		
						Subtotal	\$ 3,480.00	\$ 3,480.00		
	Work Order #18									
	Brownfield Plan and Work Plan Evaluation	\$ 3,500.00	\$ 3,500.00		05425	4/18/2019	\$ 1,812.50	\$ 1,812.50	\$ -	
					05488	5/10/2019	\$ 1,342.50	\$ 1,342.50		
					05594	6/14/2019	\$ 2,551.25	\$ 2,551.25		
					05666	7/16/2019	\$ 346.25	\$ 346.25		
					05724	8/14/2019	\$ 2,072.50	\$ 2,072.50		
					05788	9/6/2019	\$ 240.00	\$ 240.00		
					05891	10/7/2019	\$ 361.25	\$ 361.25		
					05995*	11/7/2019	\$ 35.00	\$ 35.00		
	Amendment #1 and Amendment #2 (Act 381 Work Plan)	\$ 7,000.00	\$ 7,000.00			Subtotal	\$ 8,761.25	\$ 8,761.25		
	Project Total	\$ 39,200.00	\$ 39,200.00	\$ -		Project Total	\$ 37,425.78	\$ 37,425.78	\$ -	
						Budget Remaining	\$ 1,774.22	\$ 1,774.22	\$ -	
	Notes:					Budget Returned			\$ -	
						Final Budget Remaining			\$ -	



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
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Kalamazoo County Brownfield Redevelopment Authority
 Rachael Grover
 Department of Planning and Community Development
 201 West Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Invoice number 05993
 Date 11/07/2019
 Project **190146 City of Parchment River Reach Property- W.O. 22**

INVOICE: Through Nov 03, 2019

PHASE I ESA (TASK 2)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	4.25	50.00	212.50
CAD Designer/Drafter Michelle A. Bell Professional Services	0.50	65.00	32.50
Senior Project Manager David A. Stegink Professional Services	4.50	130.00	585.00
Project Scientist Aaron C. Bigler Professional Services	3.00	85.00	255.00
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor United Parcel Service	1.00	10.58	10.58
Phase subtotal			1,095.58

BROWNFIELD PLAN LAND DESCRIPTION (TASK 2)

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	2.25	130.00	292.50
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor Prein & Newhof	1.00	1,364.7625	1,364.76
Phase subtotal			1,657.26



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Kalamazoo County Brownfield Redevelopment Authority
 Project **190146 City of Parchment River Reach Property- W.O. 22**

Invoice number 05993
 Date 11/07/2019

BEA, DUE CARE (TASK 3)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.75	50.00	37.50
CAD Designer/Drafter Michelle A. Bell Professional Services	2.00	65.00	130.00
Principal Jeffrey C. Hawkins Professional Services	0.25	140.00	35.00
Senior Project Manager David A. Stegink Professional Services	2.75	130.00	357.50
Project Scientist Aaron C. Bigler Professional Services	18.50	85.00	1,572.50
Phase subtotal			2,132.50
		Invoice total	4,885.34

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



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

Invoice number 05995
Date 11/07/2019
Project **180307 100 Island Avenue, Parchment-
(W.O. 18)**

INVOICE: Through Nov 03, 2019

ACT 381 WORK PLAN (WO 18 AMENDMENT #1 AND AMEND. #2)
Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.25	140.00	35.00
		Invoice total	35.00

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



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

Invoice number 05999
 Date 11/07/2019
 Project **190181 Diamond Auto - W.O. 23**

INVOICE: Through Nov 03, 2019

PHASE II ESA, BEA, DUE CARE

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.35	50.00	17.50
Project Scientist Michael J. Bair Professional Services	13.25	85.00	1,126.25
Zachary N. Curry Professional Services	19.75	85.00	1,678.75

Expense

	Units	Rate	Billed Amount
Ice	1.00	5.75	5.75
Filter, high capacity	1.00	20.00	20.00
Field Supplies	1.00	35.00	35.00
Mileage	38.00	0.545	20.71
pH/Cond	0.25	35.00	8.75
Physical Jar	28.00	1.50	42.00
PID	1.00	75.00	75.00

Subcontractor

	Units	Rate	Billed Amount
Subcontractor Facility Management Consultants International	1.00	1,800.00	1,800.00
Fibertec Environmental Services	1.00	951.82	951.82
Taplin Group, LLC	1.00	4,850.00	4,850.00
	1.00	5,216.00	5,216.00

Phase subtotal 15,847.53

Invoice total **15,847.53**



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

Invoice number 05996
 Date 11/07/2019
 Project **190188 643 N. Riverview Drive,
 Parchment**

INVOICE: Through Nov 03, 2019

UST REMOVAL

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.50	50.00	25.00
CAD Designer/Drafter Michelle A. Bell Professional Services	3.00	65.00	195.00
Principal Jeffrey C. Hawkins Professional Services	0.25	140.00	35.00
Senior Project Manager David A. Stegink Professional Services	4.25	130.00	552.50
Project Scientist Michael J. Bair Professional Services	2.50	85.00	212.50
Olga Tarasev Professional Services	12.00	85.00	1,020.00
Robert L. Webster Professional Services	9.25	85.00	786.25
Zachary N. Curry Professional Services	0.50	85.00	42.50

Expense

	Units	Rate	Billed Amount
Ice	1.00	2.4035	2.40
Field Supplies	1.25	35.00	43.75
DI/Distilled Water	1.00	7.50	7.50
Field Truck	1.25	75.00	93.75
Camera	1.00	35.00	35.00
Mileage	36.00	0.545	19.62
Physical Jar	2.00	1.50	3.00



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Kalamazoo County Brownfield Redevelopment Authority
 Project 190188 643 N. Riverview Drive, Parchment

Invoice number 05996
 Date 11/07/2019

UST REMOVAL

Expense

	Units	Rate	Billed Amount
PID	1.25	75.00	93.75
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Facility Management Consultants International	1.00	1,495.00	1,495.00
Fibertec Environmental Services	1.00	538.20	538.20
	1.00	1,026.49	1,026.49
	1.00	179.40	179.40
Taplin Group, LLC	1.00	7,500.0125	7,500.01
Phase subtotal			13,906.62
		Invoice total	13,906.62

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



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

Invoice number 05998
 Date 11/07/2019
 Project **190212 10 and 2 Mills Street**

INVOICE: Through Nov 03, 2019

PHASE I ESA (TASK 2) WORK ORDER 27

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Erik D. Peterson Professional Services	2.00	105.00	210.00
Senior Project Manager David A. Stegink Professional Services	1.00	130.00	130.00
Project Scientist Aaron C. Bigler Professional Services	8.00	85.00	680.00
Phase subtotal			<u>1,020.00</u>
		Invoice total	<u><u>1,020.00</u></u>

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



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

Invoice number 05997
 Date 11/07/2019
 Project **190213 Former Speedway, 8509 Portage Road, Portage, MI**

INVOICE: Through Nov 03, 2019

PHASE I ESA; TASK 2; WORK ORDER 26

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
David A. Stegink			
Professional Services	1.25	130.00	162.50
Project Scientist			
Bradford J. Yocum			
Professional Services	0.50	85.00	42.50
Phase subtotal			205.00
		Invoice total	205.00

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

November 15, 2019

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

Re: *Professional Opinion — Reimbursement Package for Completion of Eligible Activities Consistent with an Approved Combined Brownfield Plan and Act 381 Work Plan, PS 383, LLC, 381/383 South Pitcher Street, Kalamazoo, Michigan.*

Dear Ms. Grover,

A Combined Brownfield Plan and Act 381 Work Plan for 381/383 South Pitcher Street, Kalamazoo, Michigan, was approved by the Michigan Department of Environmental Quality (DEQ) on July 7, 2017, and the Michigan Economic Development Corporation (MEDC) on September 22, 2017. PS 383, LLC, an affiliate of PlazaCorp Realty Advisors, is the developer of the project. PS 383, LLC submitted a reimbursement package to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) on October 9, 2019. Envirologic was tasked by the KCBRA to opine on whether the costs submitted for reimbursement are “eligible costs” consistent with the Combined Brownfield Plan and Act 381 Work Plan.

The following represents Envirologic’s professional opinion on the request for cost reimbursement.

OPINING ON ELIGIBLE COSTS

Envirologic has reviewed the reimbursement package, inclusive of invoices and supporting documentation, submitted by PS 383, LLC for eligible activities described in the Combined Brownfield Plan and Act 381 Work Plan.

The DEQ unconditionally approved **\$117,571** in the following DEQ and Predevelopment Activities: due care compliance activities including due care management and planning, direct contact assessment, storm water management assessment, disposal of excess soil, soil cover to address direct contact, assessment of trichloroethene (TCE) impacted soils, excavation of TCE impacted soils in area of GP-7-15, and vapor intrusion mitigation system. The following pre-development activities were also approved in the Combined Plan and do not require DEQ approval: site investigation required to complete a BEA, completing a BEA, and preparing a plan for compliance with Sections 20107a and 21304c of PA 451 (NREPA). Preparation of the Combined Brownfield Plan and Act 381 Work Plan is also an eligible expense. All of these costs are approved for both school and local capture according to the following ratio: school tax capture amount of 41.38% or \$48,650, and local tax capture of 58.62% or \$68,921. Interest costs associated with department specific activities, as authorized by Section 13b(12)(b) of Act 381, was also approved by the KCBRA

Ms. Rachael Grover
November 15, 2019
Page 2 of 3

in the Combined Plan. The DEQ allows simple, non-compounding interest charged on department-approved activities to be reimbursed with state school taxes up to a maximum rate of five percent. Interest as a reimbursable expense was approved by the DEQ. This amount is above and beyond the \$117,571. The amount is not included as the amount of interest reimbursed will depend on the actual costs incurred. Please note, although the DEQ approved up to 5% interest, the KCBRA approved 3% interest on eligible costs.

MEDC approved **\$153,653** in local and school tax capture for Act 381 eligible activities according to the following ratio: school tax capture amount of 41.38% or \$63,582, and local tax capture of 58.62% or \$90,071. MEDC-approved activities include demolition; lead, asbestos, or mold abatement; site preparation; 15% contingency; 3% interest; and preparation of the brownfield plan and work plan. MEDC has estimated the 3% interest at \$21,051 and built this cost into the \$153,653 approved amount of capture.

PS 383, LLC submitted to the KCBRA on October 9, 2019, a reimbursement request package for eligible costs incurred. Envirologic has reviewed the reimbursement package, inclusive of invoices and supporting documentation such as submitted checks, notarized AIA construction draw documents, and signed waiver of liens. All submitted environmental and non-environmental eligible costs are consistent with the Combined Brownfield Plan and Act 381 Work Plan. Please note, a reimbursement request for \$1,737.62 was included for asbestos abatement performed by Martin & Associates with an indicated invoice number of 4751. While this activity is consistent with the Plan, this invoice was not included in the package. Also, no other supporting documentation was included, such as a check stub, line item on the AIA document, or waiver of lien. Envirologic was informed that submission of this invoice to the KCBRA is forthcoming.

Envirologic also wants to note that a line item for site preparation performed by WLR AR Construction (WLR) for \$3,536 is listed in the request with an invoice number of 3588. This invoice was not included in the reimbursement package. Not including this invoice may have been an oversight as multiple invoices from WLR AR Construction were included in the request package. A full waiver of lien was signed by WLR on October 3, 2019.

As indicated by PS 383, LLC in the submitted reimbursement request package cover letter, the submitted eligible expenses totaling \$361,368.98 are in excess of the approved amount of eligible costs. Therefore, the missing documentation noted above could still be submitted to the KCBRA but may not be necessary. In the October 9, 2019, submitted cover letter, PS 383, LLC indicated the approved costs to total \$289,829. This amount includes interest expense.



Ms. Rachael Grover
November 15, 2019
Page 3 of 3

DEQ- and MSF-approved eligible activities, not including interest, total \$250,173. Interest calculations will be made on the principal balance of \$243,673 as the preparation of the Combined Plan is not eligible for interest. 3% interest has been approved by the KCBRA, DEQ, and MEDC. Actual interest costs will be calculated based on annual unreimbursed principal costs remaining after the actual tax increment is received and distributed each year.

It is Envirologic's opinion that the invoices and supporting documentation submitted by PS 383, LLC adequately document the performance and payment of the eligible activities completed to date consistent with the approved Combined Brownfield Plan and Act 381 Work Plan to authorize reimbursement of \$250,173, plus 3% interest on eligible costs.

For your reference, please refer to the following attachments: PS 383, LLC Eligible Activities Costs (submitted as part of the reimbursement package); Table 1 – Eligible Activities Costs and Schedule (from the approved Combined Plan); Table 1 – Act 381 Predevelopment and DEQ-Approved Activities for the 381/383 South Pitcher Street Project (from the DEQ approval letter); and Appendix A – Programmatic Requirements & Screening Guidelines (from the MEDC approval letter).

If you have any questions or comments pertaining to Envirologic's opinion related to eligible costs consistent with the combined Brownfield Plan and Act 381 Work Plan, please contact our office by email at searles@envirologic.com or phone at (269) 342-1100.

Sincerely,

ENVIROLOGIC TECHNOLOGIES, INC.



Therese M. Searles
Project Manager, Brownfield Redevelopment



Jeffrey C. Hawkins
CEO, Hydrogeologist

TMS:sns

Attachments



ATTACHMENT 1

PS 383, LLC ELIGIBLE ACTIVITIES COSTS

(SUBMITTED AS PART OF THE REIMBURSEMENT PACKAGE)



PS 383, LLC
Eligible Activities Costs

Section #	Section Description	Vendor	Invoice	Actual
2.1.1	Site Assessment and BEA	Phillips Environmental Consulting	1484	\$14,541.00
		Phillips Environmental Consulting	1530	\$2,200.00
2.1.2	Due Care	Phillips Environmental Consulting	1730	\$8,543.55
		Phillips Environmental Consulting	1757	\$2,180.00
		Phillips Environmental Consulting	1815	\$4,936.45
		Phillips Environmental Consulting	1864	\$900.00
		Phillips Environmental Consulting	1583	\$6,500.00
		C&C Sanitary/Republic	5007-000015693	\$1,895.75
		Bailey Excavating	236176	\$2,709.88
		Bailey Excavating	236217	\$302.50
2.1.6	Combined Brownfield and Work Plan - local share 50% of total			
2.2.1	Demolition	Phillips Environmental Consulting	1719	\$3,250.00
		Orion Contract - Concrete Craft		\$57,159.00
		Orion - Centrie Concrete Cutting		\$18,926.00
		Orion Contract - JMK		\$6,351.00
		Orion Contract - Walsh		\$2,900.00
		Orion Contract - Division 7 (*demo portion)		\$31,543.23
		Pioneer Construction	18026001A	\$3,612.00
		Bestway Disposal	094053	\$965.00
		Bestway Disposal	092070	\$4,363.01
		Mulder's Recycling	11901	\$445.00
		WLR AR CON	3570	\$3,845.40
2.2.3	Asbestos Abatement	Tri Terra	2528	\$5,450.00
		Martin & Associates	4751	\$1,737.62
2.2.5	Site Prep	Orion Contract - USA Earthworks		\$41,500.00
		Orion Contract - ST Lawn Landscaping		\$5,500.00
		Farm & Garden	508701	\$8,280.00
		Farm & Garden	508767	\$894.00
		Hanes Geo Components	64-560752	\$15,015.43
		MacAllister	R91267772601	\$2,783.56
		MacAllister	R912787785201	\$574.97
		MacAllister	R91278917401	\$181.40
		Martin J. Concrete	18153	\$13,135.00
		Crystal Flash	020774458	\$276.74
		Consumer's Concrete	00005384	\$669.92
		Aim Asphalt (grading portion)	2018-0301	\$11,107.00
		WLR AR CON	3564	\$4,062.00
		WLR AR CON	3574	\$1,910.00
		WLR AR CON	3575	\$11,092.55
		WLR AR CON	3576	\$3,912.15
		WLR AR CON	3579	\$417.00
		WLR AR CON	3580	\$5,381.13
		WLR AR CON	3582	\$3,584.11
		WLR AR CON	3587	\$4,086.00
		WLR AR CON	3588	\$3,536.00
		WLR AR CON	3594	\$8,359.45
		WLR AR CON	3598	\$248.00
		WLR AR CON	3606	\$7,872.86
		WLR AR CON	3608	\$2,000.00
		WLR AR CON	3607	\$8,520.22
		WLR AR CON	3610	\$1,441.60
		Roman's Reliable Tree Service	PA1394	\$5,450.00
		James E Fulton & Sons	17627	\$1,071.50
2.2.9	Combined Brownfield and Work Plan - local share 50% of total	Phillips Environmental Consulting	1719	\$3,250.00
2.1.5 and 2.2.6	Interest			\$361,368.98

• = invoices not included

ATTACHMENT 2

TABLE 1 – ELIGIBLE ACTIVITIES COSTS AND SCHEDULE

(FROM THE APPROVED COMBINED PLAN)



2.4 Eligible Activities Costs and Schedule (Table 1)

DEQ Eligible Activities Costs and Schedule		
DEQ Eligible Activities	Cost	Completion Season/Year
Baseline Environmental Assessment Sub-Total	\$16,741	Spring 2016
<i>Phase I and II Environmental Site Assessments</i>	\$14,541	January 2016
<i>Baseline Environmental Assessment</i>	\$1,200	February 2016
<i>Due Care Plan/Section 7a Compliance Analysis</i>	\$1,000	Spring 2016
Due Care Sub-Total	\$85,700	
<i>Vapor Intrusion (VI) Assessment</i>	\$6,500	Spring 2016
<i>Due Care Management and Planning</i>	\$5,000	Fall 2017
<i>Direct Contact Assessment</i>	\$1,200	Summer 2017
<i>Soil Removal and Cover to Address Direct Contact, if necessary</i>	\$3,000	Fall 2017
<i>Disposal of Excess Soil, if necessary</i>	\$3,000	Fall 2017
<i>Storm Water Management Assessment</i>	\$5,000	Summer 2017
<i>Removal of Soil in Storm Water Management Area, if necessary</i>	\$2,000	Fall 2017
<i>Assessment of TCE Impacted Soil</i>	\$5,000	Summer 2017
<i>Excavation of TCE impacted soils in Area of GP-7-15</i>	\$25,000	Fall 2017
<i>Vapor Intrusion Mitigation System, if necessary</i>	\$30,000	Winter/Spring 2018
DEQ Eligible Activities Sub-Total	\$102,441	
Contingency (15% - excludes BEA Activities and VI Assessment)	\$11,880	
Interest (3%)¹	\$18,605	
Combined Brownfield and Work Plan Preparation	\$3,250	Spring 2017
DEQ Eligible Activities Total Costs	\$136,176	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$92,300	Spring 2017
<i>Selective Interior Demolition</i>	\$53,600	
<i>Selective Roof Demolition</i>	\$16,700	
<i>Site Demolition</i>	\$22,000	
Asbestos Abatement Sub-Total	\$10,680	Summer 2017
<i>Pre-Demolition Survey</i>	\$5,450	
<i>Abatement, including disposal and air monitoring</i>	\$5,230	
Site Preparation Sub-Total	\$9,500	Summer 2017
<i>Grading for new east parking lot</i>	\$8,000	
<i>Temporary erosion control (silt fence installation)</i>	1,500	
MSF Eligible Activities Sub-Total	\$112,480	
Contingency (15%)	\$16,872	
Interest (3%)¹	\$21,051	
Combined Brownfield and Work Plan Preparation	\$3,250	Spring 2017
MSF Eligible Activities Total Costs	\$153,653	

DEQ + MSF Eligible Activities Total Cost \$289,829

Total Interest \$ 39,656

DEQ + MSF Eligible Activities Cost minus Interest \$250,173

Principal for Interest Calculation (\$250,173-\$6,500) \$243,673

¹DEQ Interest Eligible Activities (\$114,321) = 47%. MSF Interest Eligible Activities (\$129,352) = 53%.

ATTACHMENT 3

**TABLE 1 – ACT 381 PREDEVELOPMENT AND DEQ-APPROVED ACTIVITIES FOR THE 381/383
SOUTH PITCHER STREET PROJECT**

(FROM THE DEQ APPROVAL LETTER)



**Table 1. Act 381 Predevelopment and DEQ-Approved Activities
for the
381/383 South Pitcher Street project**

Proposed Eligible Activity	Conditional Approval**	Approved Cost
DEQ Approved Activities		
Due Care Compliance Activities		\$79,200
15% Contingency*		\$11,880
<i>TOTAL DEQ Approved Eligible Activities</i>		<i>\$91,080</i>
Predevelopment Activities		
Baseline Environmental Assessment (BEA)		\$1,200
Site Investigation Activities		\$21,041
Preparation of Due Care Compliance Plan		\$1,000
Brownfield Plan / Work Plan Preparation		\$3,250
<i>TOTAL Predevelopment Activities</i>		<i>\$26,491</i>
TOTAL DEQ & Predevelopment Activities		\$117,571
<i>School Tax Capture Amount</i>	<i>41.38%</i>	<i>\$48,650</i>
<i>Local Tax Capture Amount</i>	<i>58.62%</i>	<i>\$68,921</i>

**For approved costs only. Completed activities are not included in the contingency allowance. Approved activity costs may not exceed the total amount approved for school tax capture in the brownfield plan.*

***Conditional approval is dependent upon written approval from the DEQ.*

ATTACHMENT 4

APPENDIX A – PROGRAMMATIC REQUIREMENTS & SCREENING GUIDELINES

(FROM THE MEDC APPROVAL LETTER)



APPENDIX A – Programmatic Requirements & Screening Guidelines

Property Eligibility

The project is located within the boundaries of the city of Kalamazoo, which is a Qualified Local Governmental Unit, and has been determined to be a facility as verified by Michigan Department of Environmental Quality (DEQ) on August 30, 2017.

The property is the subject of a Brownfield Plan, duly approved by the county of Kalamazoo on April 4, 2017 and by the city of Kalamazoo on March 20, 2017.

In addition, the project is requesting from the DEQ \$136,176 in TIF.

Key Statutory Criteria

Act 381 requires the following information to understand and explain the benefits of the project.

a) Overall Benefit to the Public:

The project will control contaminants that were detected on the site, create new jobs and spaces for businesses to locate. The project will add to the investment in the area from the nearby Bronson Culinary Allied Health building.

b) Jobs Created (Excluding Construction and other Indirect Jobs):

This project is expected to create approximately 30 new full-time equivalent jobs in Kalamazoo.

c) Area of High Unemployment:

In July 2017, the city of Kalamazoo unemployment rate was 5.0% and the county of Kalamazoo unemployment rate was 4.8%.

d) Level and Extent of Contamination Alleviated:

Soil and groundwater sampling activities conducted at the property on December 16, 2015 have indicated the presence of volatile organic hydrocarbons (VOCs), polynuclear aromatic hydrocarbons (PNAs) and metals in soil, as well as PNAs and metals in groundwater at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(o) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act.

e) Reuse of Functionally Obsolete Buildings and/or Redevelopment of Blighted Property:

The project is not qualifying as functionally obsolete or blighted.

f) Whether Project will Create a New Brownfield Property in the State:

No new Brownfields will be created by this project.

g) Whether the Project is Financially and Economically Sound:

From the materials received, the MEDC infers that the project is financially and economically sound.

h) Other Factors Considered:

No additional factors need to be considered for this project.

Tax Capture Breakdown

There are 57.9996 non-homestead mills available for capture, with school millage equaling 24 mills (41.38%) and local millage equaling 33.9996 mills (58.62%). Tax increment capture will begin in 2018 and is estimated to continue for 11 years. The requested tax capture for MSF eligible activities breaks down as follows

School tax capture	(41.38%)	\$	63,582
Local tax capture	(58.62%)	\$	90,071
TOTAL		\$	153,653

Cost of MSF Eligible Activities

Demolition	\$	92,300
Lead, Asbestos, or Mold Abatement		10,680
Site Preparation	+	9,500
Sub-Total	\$	112,480
Contingency (15%)	+	16,872
Sub-Total	\$	129,352
Interest (3%)	+	21,051
Sub-Total	\$	150,403
Brownfield/Work Plan Preparation	+	3,250
TOTAL	\$	153,653



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 05994
 Date 11/07/2019
 Project **190148 EGLE Loan Oversight
 Paper City Development LLC
 Vicksburg, MI**

INVOICE: Through Nov 03, 2019

EGLE LOAN OVERSIGHT - W.O. 2019-4
 Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.25	140.00	35.00
Project Manager			
Paul D. French			
Professional Services	11.50	105.00	1,207.50
Phase subtotal			1,242.50
Invoice total			1,242.50

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

MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **11/21/2019**

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. Site Inventory and Prioritization

Project No: 160360 – W.O. 2

Update:

It is anticipated that no further activities will occur under this task. Envirologic is proposing to move the remaining \$1,500 budget to Community Outreach and Programmatic.

2. Community Outreach and Programmatic

Project No: 160361 - W.O. 3

Update:

Envirologic prepared materials for and attended the KCBRA board meeting in October. Envirologic attended the Executive Committee meeting in November. Numerous communications with Rachael Grover regarding potential projects. Envirologic completed the quarterly reports and other reporting necessary under the Cooperative Agreement. As noted above, Envirologic is proposing moving the Site Inventory and Prioritization budget to this task.

3. 100 Island Avenue

Project No: 180307 – W.O. 18

Update:

Mr. Greg Terrill (or an entity to be formed) has acquired several buildings formerly part of the former Crown Vantage paper mill in Parchment, Michigan. Mr. Terrill intends to restore 2-3 buildings to move his business to the property. There have been previous environmental assessments and a hazardous building materials survey conducted. Envirologic has made full use of the existing documentation.

Envirologic has completed the Phase I and II ESA. A BEA has been drafted. Envirologic just received information from the developer which will allow Envirologic to submit the BEA to the state. Mr. Terrill has closed on the property. The KCBRA approved a work order amendment to prepare an Act 381 Work Plan for submittal to the EGLE. A draft of the work plan has been submitted to EGLE as part of an unofficial review prior to formal submittal due to unusual circumstances related to demolition as a response activity. Envirologic has revised the work plan, however, it hasn't been submitted since we are waiting for demolition costs from the developer.

4. City of Parchment – Former Rivers Edge Property

Project No: 190146 – W.O. 22

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist the City of Parchment in securing control of property once conveyed to a developer (River Reach). The property, once home to the Parchment Paper site, is made up of several parcels of land and includes several dilapidated buildings that once housed paper-making operations. River Reach and the City of Parchment are negotiating the transfer of the property to the City. In order for the City to secure protection from cleanup liability, preparation of a Phase I Environmental Site Assessment, Baseline Environmental Assessment and Due Care Document is needed. Further, in reviewing the Brownfield Plan for this property, there is not an adequate graphic depiction or description of the property subject to the Brownfield Plan. As lot lines, streets, parcels, etc. are re-shaped, it is necessary to maintain the

underlying description of the property subject to the Brownfield Plan. Envirologic is working with a local surveyor to help secure an improved description and depiction of the property subject to the Brownfield Plan. This information should be forthcoming in the next week.

Envirologic has completed the Phase I ESA. During the site inspections, Envirologic discovered an area with numerous drums it has been determined that most of the containers are empty. Envirologic is organizing a meeting with the City, EGLE and the KCBRA to evaluate options for moving forward regarding site conditions, potential funding, etc.

**5. Diamond Auto – 10028 Shaver Road, Portage, MI
Project No: 190146 – W.O. 22**

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist Diamond Auto Sales of Portage and Double Diamond LLC with acquisition of a former car dealership property in Portage. Diamond Auto Sales of Portage has been leasing the property since 2016.

A Phase I Environmental Site Assessment was recently completed and identified concerns pertaining to the possibility that petroleum and hazardous substances may have been discharged through floor drains and trench drains, potentially to a private septic system. Further, the Phase I ESA indicates an unknown fuel for heating prior to the availability of natural gas. This project was approved and Envirologic has received approval from EGLE to expend grant funds. A Sampling and Analysis Plan and Health and Safety Plan has been approved. Envirologic did not find contamination at the site so no BEA is required. Additionally, due to difficulties clearing the sewer drain system in order to inspect it, additional oversight was required by Envirologic. Envirologic is requesting a \$1,000 amendment to Work Order 22 for consideration by the KCBRA.

**6. 643 N. Riverview, Parchment, MI
Project No: 190188 – W.O. 24**

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist Ms. Mayra Melchor who acquired the property at 634 N. Riverview in Parchment. The property is a former gasoline service station. It appears that an underground storage tank is present on the property in an area where the new owner wishes to construct a walk-in cooler for her new restaurant. The purpose of the work in this Work Order is to provide rapid environmental services to expedite removal of this tank, gather information about the property and support an EGLE grant application to address any additional environmental needs on the property. This project was approved at a Special Meeting of the KCBRA on September 17, 2019. Envirologic has received eligibility approval. A geophysical survey was conducted that confirmed an underground tank in the area that the owner wishes to build a walk-in cooler. No other tanks were identified from the survey. The tank was determined to be too close to the building, utilities and a retaining wall to be removed and was closed in-place. The tank was cleaned, samples obtained and filled with an inert flowable fill. Site assessment samples came back clean and did not require a confirmed release notification. Envirologic is waiting final documentation from LARA (Licensing and Regulatory Affairs) regarding the closure of the UST. The building owner should be able to proceed with building the walk-in cooler. Envirologic was not able to patch the area where the UST was exposed due to weather conditions and availability of asphalt. However, it is anticipated that this may not be needed since the walk-in cooler will be built over this area.

**7. Former Chime Elementary, 6667 Stadium Drive, Oshtemo Twp.
Project No: TBD – W.O. 25**

Update:

The developer has indicated that he is not moving forward with the project due to the cost of the project. Envirologic has returned the remaining budgets for use on other projects.

**8. 10 and 2 Mills Street, Kalamazoo, MI
Project No: 190212 – W.O. 27**

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist Remi Harrington, Principal Developer of Ruach Industries, LLC, in the acquisition of a portion of the development area known as Merchant's Crossing. The KCBRA approved Work Order 27 in October to conduct a Phase I ESA. Eligibility has been received for the project and Envirologic has proceeded with the Phase I. Based on preliminary information, it is likely that Phase II ESA activities will be necessary.

**9. 8509 Portage Road, Portage, MI – Former Speedway
Project No: 190213 – W.O. 26**

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist the City of Portage in the acquisition of a former Speedway gas station at the corner of Portage Road and Zylman. The proposed work is intended to assist the City in its environmental due diligence requirements and due care evaluations to help the City properly utilize and improve the site.

The KCBRA approved Work Order 26 in October to conduct a Phase I ESA, BEA and address Due Care. Envirologic has received eligibility approval from EGLE and is proceeding with the Phase I ESA.

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated September 22, 2016
Work Order No. 3, Amendment #1, Dated September 28, 2017
Work Order No. 3, Amendment 2, Dated May 24, 2018
Work Order No. 3, Amendment 3, Dated December 20, 2018
Work Order No. 3, Amendment 4, Dated November 21, 2019**

Between

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

And

**ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048**

Subject Matter: Community Outreach and Programmatic

Funding Source: U.S. EPA Assessment Grant, Hazardous Substances, Task 5—Community Outreach and Programmatic

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

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

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

<u>Jeffrey C. Hawkins</u>	<u>(269) 342-1100</u>
Name (ENVIROLOGIC)	Phone

<u>Mr. Ken Peregon, Chair</u>	<u>(269) 381 3357</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title President

Signature _____

Signature _____

Date _____

Date _____

I. Scope of Services

Envirologic intends on using the Community Outreach and Engagement and Community Plan for the 2016 EPA Brownfield Assessment Grant application as a basis for outreach and engagement efforts. Envirologic envisions that the first outreach meetings will involve a general introduction to the community regarding brownfields and the grant resources. These outreach meetings as outlined in the Site Inventory and Prioritization section will continue soliciting sites, creating a Task Force to create a prioritization scheme that will culminate in an updated and prioritized site inventory.

Further engagement may involve the creation of a Site Reuse Team that will primarily focus on properties within the targeted Northside Neighborhoods and Pitcher and King Highway Corridors. Working with residents, the NACD, Township Officials, business owners, the MDEQ, EPA, etc., the KCBRA, with Envirologic's assistance, will help the community create action plans for sites that most affect their community goals and have the greatest positive impact. These meetings provide an excellent opportunity to work with the Technical Assistance to Brownfield Communities (TAB) group. Additionally, knowing the health issues that brownfields can cause in these target areas, Envirologic has communicated with Laurel Berman of the Agency for Toxic Substances and Disease Registry for assistance in implementing their Action Model. ATSDR is willing to support the KCBRA and the affected communities by working with diverse members of the community to find ways to make health a part of the renewal process.

Concurrent with the above noted outreach efforts, Envirologic envisions holding other educational sessions to inform the development community, i.e., lenders, developers, realtors, of the available resources and tools through the KCBRA. Much of this information will also be developed to be shared electronically, in print and through social media. Envirologic will assist with the development of tools, programs and events to educate, inform, and celebrate the successes of the projects. Some of these efforts may include:

- Fact sheet and brochure development informing the public about the Authority and available grant funds (multi-lingual)
- Project information fact sheets which outline the use of grant funds and the successful outcomes of projects
- Develop PowerPoint and other presentation materials
- Write and circulate Press Releases
- Present and facilitate educational presentations to various committees, community groups, boards, and business sectors
- Develop presentation materials, and attend Public and Municipal Meetings and Hearings
- Communicate and meet with Grant Partners to further educate their staff and constituents
- Facilitate a bus or trolley tour to showcase grant-funded sites, allowing the recipients to introduce their businesses.
- Community open houses and receptions
- Create re-usable project site signs to identify the project support from the U.S. EPA and BRA
- "Gold-plated" shovels and logo hard-hats for groundbreaking ceremonies
- Develop Dashboards that summarize the successful implementation of the grants

- Support creation of website materials

All outreach documents and presentations can be created in a format that is easily transferable to the County’s website. Our Computer Assisted Drafting (CAD) staff along with the Project Community Outreach Coordinator Pam Jackson, are available to create and generate specialty outreach materials and large-format display materials for meetings, booths, and other venues.

The Assessment Grant has several **Programmatic** requirements including quarterly and annual reports, budget reports, property profiles, etc. Envirologic intends on preparing reporting formats and guides to effectively and efficiently manage these routine tasks. Envirologic is prepared to provide immediate support of the Cooperative Agreement by completing the following activities:

- Prepare and maintain all U.S. EPA and KCBRA schedules and timelines as required and directed
- Preparation of Quarterly Reports and Property Profile Sheets through U.S.EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) for review by the KCBRA’s staff and ultimate submittal to U.S.EPA Region 5.
- Develop and maintain spreadsheets with cost accounting data for each project site
- Identification of potential Disadvantaged Business Enterprises (DBEs) in the community that can provide support services and report to U.S. EPA on the use of DBEs.
- Develop and distribute routine status reports and support materials
- Develop marketing/promotional materials for the KCBRA, and potential sites
- Other activities deemed necessary by the KCBRA
- Technical Review of Brownfield Plans, Work Plans and Report recommendations.

II. Compensation

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

The Grant Work Plan budget estimated \$5,000 per grant for a total budget of \$10,000 for contractual support for these activities. Envirologic is proposing to initially utilize \$5,000 of the budget to complete these tasks as directed by the KCBRA. As funds and activities occur which may require additional funding, Envirologic will present amendments to this work order to the KCBRA for approval.

Community Outreach and Programmatic Activities

Subtotal	\$	5,000
ESTIMATED PROJECT COSTS (Initial Budget)	\$	5,000
Amendment #1	\$	3,000
Amendment #2	\$	2,000
Amendment #3	\$	2,000
Amendment #4	\$	1,500

Total Budget\$ 13,500

In order to amend this budget which has been fully utilized, \$1,500 will be moved from the Site Inventory and Prioritization task which is complete to account for this change which is allowed by EPA. This cost can be split evenly between the Hazardous Substances Grant and the Petroleum Grant.

III. Schedule

Work performed under this Work Order will be completed as directed by the KCBRA during the term of the grants. At a minimum, programmatic activities to insure compliance with the Cooperative Agreement will be completed according to the schedules outlined by EPA.

H:\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\2016 EPA Assessment Grants\Work Order 3, Amendment 4 - Community Outreach and Programmatic.docx



Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated September 22, 2016
Work Order No. 23 Dated August 15, 2019
Amendment No. 1 Dated November 21, 2019

Between

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

And

ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Diamond Auto, Portage
Funding Source: U.S. EPA Assessment Grant, Petroleum
Task 3 – Phase II ESAs, Baseline Environmental Assessments

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

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

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

<u>Jeffrey C. Hawkins</u>	<u>(269) 342-1100</u>
Name (ENVIROLOGIC)	Phone

<u>Mr. Ken Peregon, Chair</u>	<u>(269)-384-8112</u>
Name (CLIENT)	Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By Ken Peregon
Title Chair

By Jeffrey C. Hawkins
Title President

Signature _____
Date _____

Signature _____
Date _____

I. Scope of Services

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist Diamond Auto Sales of Portage and Double Diamond LLC with acquisition of a former car dealership property in Portage. Diamond Auto Sales of Portage has been leasing the property since 2016.

A Phase I Environmental Site Assessment was recently completed and identified concerns pertaining to the possibility that petroleum and hazardous substances may have been discharged through floor drains and trench drains, potentially to a private septic system. Further, the Phase I ESA indicates an unknown fuel for heating prior to the availability of natural gas. Envirologic is proposing a Phase II to investigate these concerns and prepare a Baseline Environmental Assessment if necessary.

Phase II ESA, BEA, Due Care

Envirologic will secure eligibility for the site. At this time, it is assumed that petroleum eligibility can be secured.

Envirologic will complete a Phase II Environmental Site Assessment. To determine where floor drains and trench drains currently discharge, we propose to conduct a camera survey of the underground piping. To do so, it is necessary to first clean the subgrade piping, oil/water separator and other features where the camera may pass. We will water jet these features and capture the wastewater. The wastewater will be transported and properly disposed. We will require Diamond Auto Sales of Portage to be the generator of record for this waste and we will assist them in coordinating Identification Numbers and other approvals necessary to conduct the waste disposal appropriately.

We will utilize a camera survey system to track the distance and direction of piping as well as visually determine its condition. Assuming there are no access issues or damage to piping that prevents camera access, it is our intent to map the underground piping and determine if these features are connected to the sanitary sewer or not. Further, visualization will help us determine if discharge lines were severed to connect with new lines, indicating the possibility of older structures such as dry wells or septic systems.

Amendment #1: Due to additional staff time required to assist with the camera/sewer line survey, Envirologic is requesting additional budget. The lines were plugged, and additional time was required to coordinate and complete the survey which required additional oversight.

To supplement this work, as well as to look for the possibility of remnant fuel oil tanks, we will have a ground penetrating radar survey of the property surrounding the building completed.

We propose to advance soil borings at the site adjacent to the oil/water separator, trench drain, and any found structure of concern to collect soil and/or groundwater samples for laboratory analysis. The cost below assumes up to eight soil borings with collection of eight soil and four groundwater samples for analysis of various petroleum-related parameters. Additional samples necessary to meet USEPA Quality Assurance and Control requirements will be included.

If the investigation reveals the presence of contaminants exceeding generic residential cleanup criteria, we will prepare a Baseline Environmental Assessment. Otherwise, a Phase II Environmental Site Assessment project report will be prepared.

II. Compensation

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

Phase II ESA and BEA

Eligibility, Health and Safety, Coordination	\$ 1,000
Field Geologist	\$ 1,700
General Labor	\$ 500
Sewer Cleaning, Waste Disposal, Camera Survey	\$ 5,300

Ground Penetrating Radar	\$ 2,000
Laboratory Services	\$ 4,800
Report Preparation (Phase II ESA or BEA)	\$ 2,500
Amendment #1	\$ 1,000

ESTIMATED PROJECT TOTAL \$ **18,800**

III. Schedule

Work performed under this Work Order will be initiated upon authorization to proceed, as directed by the KCBRA and would be expected to take place over the following 4-5 weeks.

H:\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\2016 EPA BROWNFIELD ASSESSMENT GRANTS\2016 EPA Grant Work Orders\Work Order 23, Amendment 1 Diamond Auto.docx





24/7 SUPPORT: 480-505-8877

Receipt

No 1580354578

DATE:

Nov 02, 2019 9:36 AM

CUSTOMER #:

200641863

BILL TO:

Rachael Grover
3005 Applelane Ave,
Kalamazoo, Michigan 49008,
United States
+1.12692904221

PAYMENT:

MasterCard •••• 0702
\$39.34

Previous Balance

\$39.34

Received Payment

(\$39.34)

Balance Due (USD)

\$0.00

Term

Product

Amount

1 yr

.COM Domain Renewal

\$17.99

KALCOUNTYBROWNFIELD.COM ¹

1 yr

.ORG Domain Renewal

\$20.99

KALCOUNTYBROWNFIELD.ORG ¹

Subtotal

\$38.98

Taxes

\$0.00

Fees

\$0.36

Total (USD)

\$39.34

REFERENCE

Taxes

\$0.00

GoDaddy.com, LLC
14455 N. Hayden Rd.,
Suite 219,
Scottsdale, Arizona 85260,
United States

\$0.00

Fees

\$0.36

1.

ICANN

\$0.36

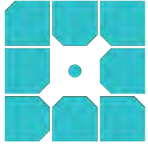
KALCOUNTYBROWNFIELD.COM

\$0.18

KALCOUNTYBROWNFIELD.ORG

\$0.18

[Universal Terms of Service](#)



WPengine

Invoice

Invoice #: INV02278010
Invoice Date: Nov 6, 2019
Account #: 993872
Account Name: kalcountybf

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, 2019

Description	Type	Serv. Start	Serv. End	Qty	Amount (USD)
Startup Plan - digital experience platform including 1 site and 25,000 monthly visits	Service	11/6/2019	11/5/2020	1	\$350.00

Total Charges: \$350.00
 Total Sales Tax: \$0.00
 Total Credits Applied: \$0.00
 Total Payments Received: (\$350.00)

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

PREPARED BY
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

OVERVIEW

Since the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was created in 2002, brownfield redevelopment has become a strategic initiative that benefits all corners of the community. The KCBRA has led this effort by educating the community, collaborating with units of government and other agencies, pursuing funding, and innovatively applying the tools created by the Michigan legislature.

2018 has been a very active year for the KCBRA. Nearly 50% of our 2016 U.S. EPA Brownfield Assessment grant funds have been expended supporting 9 projects in 6 communities, leveraging over \$17 million in investment, and creating nearly 50 jobs. The KCBRA recognizes the need to support projects that bring equitable opportunities to underserved areas of our community. For this reason, the EPA Grant was used to complete environmental assessments for five sites being redeveloped for mixed use (senior citizen housing, a café, an intergenerational computer and fitness center, and a medical office) by the Northside Association for Community Development.

The KCBRA continues to support redevelopment of the former Fox River Paper Mill in Vicksburg, Michigan. This \$70 million project will transform an over 100-year-old mill into a showcase for the region, creating over 200 jobs. In 2018, the KCBRA pursued and received a \$100,000 grant and \$1,250,000 loan for this project from the Michigan Department of Environment, Great Lakes and Energy.

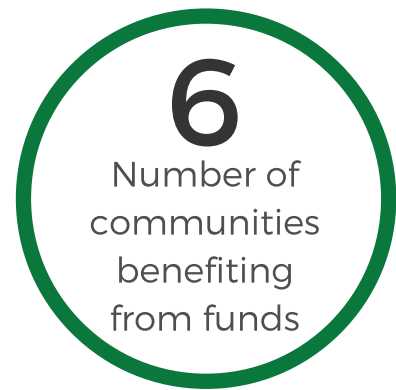
The KCBRA also assisted two notable projects with Brownfield Plans in 2018: the Stadium Park Way Redevelopment Project and the Delta Hotels by Marriott Kalamazoo Conference Center, both sites in Oshtemo Township. These two projects will create nearly \$11 million in investment and over 55 jobs.

The KCBRA Board of Directors took another major step in its history by supporting a full-time Brownfield Redevelopment Coordinator to address the growing number of County Brownfield Projects. Leveraging the Brownfield tax increment allows the KCBRA to continue to fund its annual administrative and operating costs, as well as the Local Brownfield Revolving Fund created several years ago, to support future projects in the county. The following annual report provides further details on an exciting and active 2018.



GRANT RESULTS

2018 represents the second year of our U.S. EPA Brownfield Assessment Grant. Since the beginning of the grant cycle, 47% of the funds have been used to support projects community-wide. The grant funding has proven to be an integral part of our brownfield redevelopment strategies. In 2018, the need to address brownfield sites hasn't diminished in the county.



**COMMUNITIES SERVED:
ALAMO & OSHTEMO TOWNSHIPS, CITIES
OF KALAMAZOO & PORTAGE, VILLAGES
OF SCHOOLCRAFT & VICKSBURG**

Total Grant Outputs

- 7 - Phase I Site Assessments
- 6 - Phase II Site Assessments
- 3 - Baseline Environmental Assessment
- 2 - Hazardous Materials Survey
- 3 - Brownfield Plans

Projected Jobs

254 - Retained or Created

Sq. Ft. Redeveloped

184,000

Acres Redeveloped

131.25

BROWNFIELD PLANS THROUGH 2018

The KCBRA received Tax Increment Revenue (TIR) from 14 properties in 2018. Private dollars leveraged on these properties total over \$374 million. Two of the projects in 2018 were new brownfield Plans, the Stadium Parkway Redevelopment project, and the Delta Hotels by Marriott property, both in Oshtemo Township.

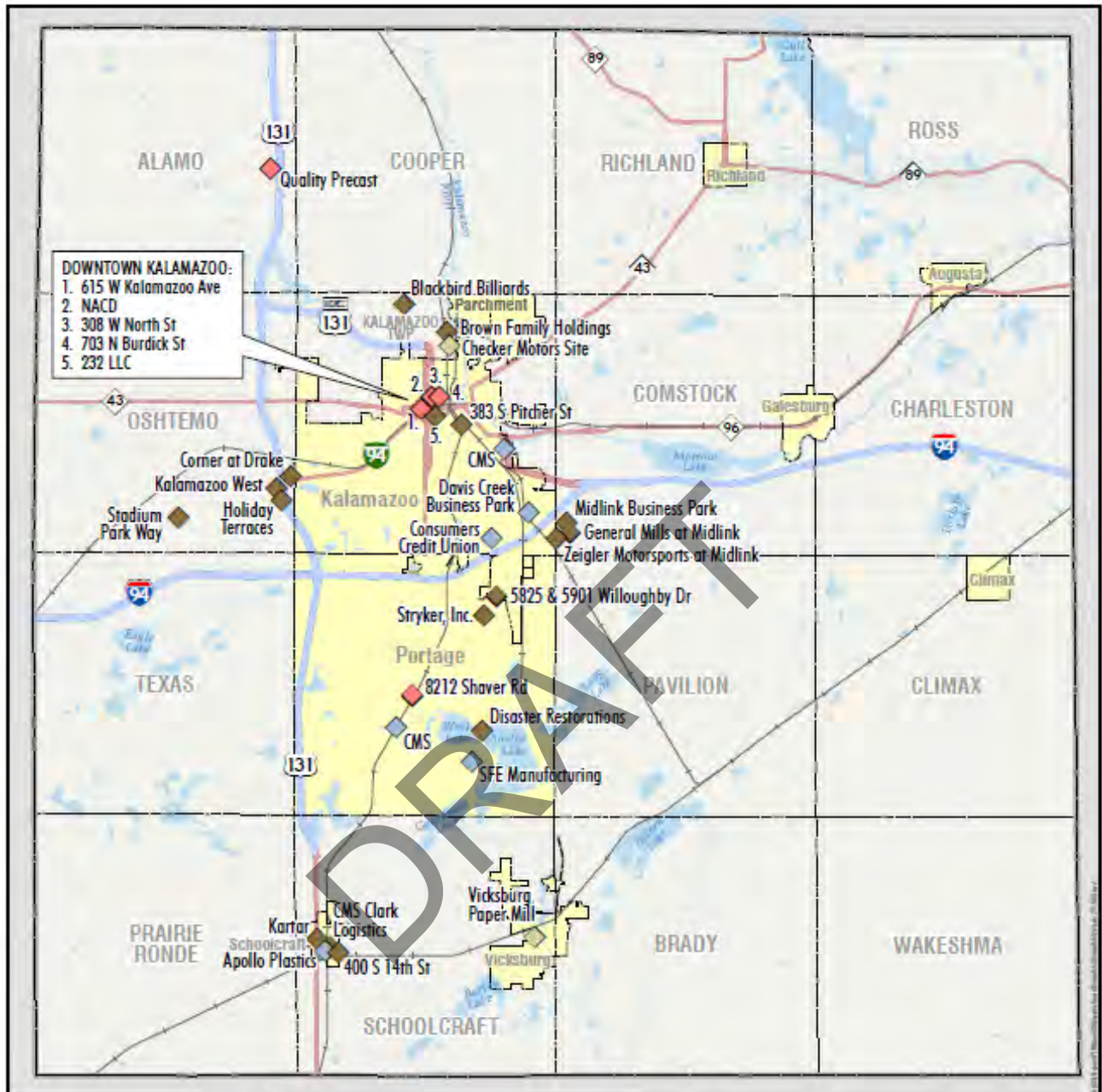
#	Year Established	Plan Name	Location	TIR Collected in FY 2018	TIR Collected through 12-31-18	~ Private \$ Leveraged
1	2008	Midlink Business Park	Comstock Twp.	\$229,382	\$1,275,446	\$100,000,000
		General Mills (added 2013)	Comstock Twp.	\$329,247	\$1,068,434	\$20,000,000
		AJZ Sprinkle (added 2017)	Comstock Twp.	\$85,112	\$127,299	\$9,000,000
2	2009	Brown Family Holdings	Kalamazoo Twp.	\$15,645	\$123,808	\$145,000
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$4,380	\$7,343	\$850,000
4	2013	Former Bud's Auto	City of Portage	\$740	\$6,673	\$60,000
5	2013	Kartar #6	Village of Schoolcraft	\$0	\$0	\$0
6	2014	Corner@Drake	Oshtemo Twp.	\$182,054	\$458,159	\$52,000,000
7	2014	Clark Logic	Village of Schoolcraft	\$620	\$2,116	\$1,051,000
8	2015	Blackbird Billiards	Kalamazoo Twp.	\$752	\$1,246	\$200,000
9	2016	RAI AZO, LLC	City of Portage	\$12,595	\$24,387	\$899,000
10	2016	Kalamazoo West Professional Center	Oshtemo Twp.	\$5,473	\$6,711	\$1,200,000
11	2016	Metal Mechanics	Village of Schoolcraft	\$10,810	\$17,005	\$1,475,000
12	2017	Stryker Instruments	City of Portage	\$103,942	\$103,942	\$175,000,000
13	2017	Former Superior Graphics	City of Kalamazoo	\$0	\$0	\$2,200,000
14	2018	Stadium Parkway Redevelopment	Oshtemo Twp.	\$17,920	\$17,920	\$6,898,400
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Twp.	\$0	\$0	\$4,000,000
		TOTAL TIR Revenue		\$998,672	\$3,240,489	\$374,978,400

BROWNFIELD PROJECTS



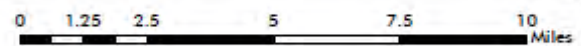
Kalamazoo County Brownfield Projects 2018

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



Legend

- ◆ Current Brownfield Plans
- ◆ Brownfield Applications
- ◆ Other KCBRA-supported Projects
- ◆ 2016 EPA Grant Funded Projects



This map is only a representation of real world conditions and is not to be used for any purpose other than to provide general information. It is not to be used for any legal or financial purpose. The Kalamazoo County Government is not responsible for any errors or omissions in this map. The Kalamazoo County Government is not responsible for any damages or losses resulting from the use of this map. ©2018 Kalamazoo County Government

GRANT OUTREACH & SUPPORT

PROGRAMMATIC

- FEDERAL FINANCIAL & QUARTERLY REPORTS
- PROJECT MANAGEMENT & OVERSIGHT
- BUDGET TRACKING & COMPLIANCE

COMMUNITY OUTREACH

- VARIOUS MEETINGS & PRESENTATIONS WITH COMMUNITY STAKEHOLDERS
- DEVELOPER/LENDER INCENTIVES & FUNDING OUTREACH EVENT
- COLLABORATIVE MEETINGS WITH LOCAL UNITS OF GOVERNMENT

MARKETING

- WEBSITE DEVELOPMENT & LAUNCH
- EVENT AND MEETING MATERIALS
- UPDATED BROCHURES, POWERPOINT PRESENTATIONS, PROJECT PROFILES, AND GRANT DASHBOARDS



Stryker Instruments, Portage

BUDGET SUMMARY & COSTS

KCBRA FUND 247

EXPENSES \$873,693

REVENUES \$1,001,920

FUND BALANCE \$151,609

ADMINISTRATIVE COSTS

\$89,231

Including staff, operating and legal expenses covered by Tax Increment Revenue collected from current brownfield plans.

EPA GRANT FUNDS

EXPENDED \$213,444

REMAINING \$186,556

As of the end of 2018.

LBRF FUNDS

BALANCE \$82,777

Local Brownfield Revolving Funds as of the end of 2018.



Vicksburg Paper Mill, Vicksburg



Vicksburg Paper Mill, Vicksburg

An annual report of the KCBRA Tax Increment Revenue collections from Brownfield Plans was submitted to the State in August 2018 as required by law.

The 11-member board, appointed by the Kalamazoo County Board of Commissioners, includes citizens, lenders, attorneys, environmental professionals, developers, architects and real estate professionals.

Board of Directors:

Kenneth Peregon, Board Chair

Joe Agostinelli

Connie Ferguson

Habib Mandwee

Jodi Milks

Andrew Wenzel

Christopher Carew

Travis Grimwood

Douglas Milburn

James Spurr

Julie Rogers, County Commissioner (liaison)

Scott McGraw, County Commissioner (alternate)

Sherine Miller, Ex Officio Director, Kalamazoo Township

Planning & Development Department Staff:

Rachael Grover, Brownfield Redevelopment Coordinator

Lotta Jarnefelt, Director

Brownfield Consultant:

Envirologic Technologies, Inc.

To learn more about the Kalamazoo County Brownfield Redevelopment Authority, view past projects, download project applications, and find other helpful resources, please visit www.kalcountybrownfield.com.

Contact information:

Rachael Grover | Brownfield Redevelopment Coordinator
Kalamazoo County Planning & Development Department
201 West Kalamazoo Avenue, Kalamazoo, MI 49007

Phone: (269) 384-8305

Email: ragrov@kalcounty.com

This Annual Report was prepared with the assistance of Envirologic Technologies, Inc.

**PUBLIC NOTICE
OF THE
KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA)**

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) conducts regular meetings on the fourth Thursday of each month (unless otherwise noted) at 4:00 p.m. The meetings are held in Room 207 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Avenue, Kalamazoo.

The KCBRA will meet on the following dates in 2020:

January 23, 2020
February 27, 2020
March 26, 2020
April 23, 2020 *Annual meeting*
May 28, 2020
June 25, 2020
July 23, 2020
August 27, 2020
September 24, 2020
October 22, 2020
November 19, 2020 *(Note: 3rd Thursday)*
December 17, 2020 *(Note: 3rd Thursday)*

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

	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						
County BRA (acct 247-000-)	2,480	106,466.36		-103,986		BRA 2017 admin+eligible
Midlink local TIR tax (acct 247-001-420.00)(\$73764.54 W2017	229,382.05	210,899.86		18,482		18,482.19
Midlink school TIR tax (acct 247-001-420.01)				0		
General Mills local TIR (acct 247-004-420.00)(\$34507.47 W201	67,543.74	45,624.87		21,918.87		21,918.87
General Mills school TIR (acct 247-004-420.01)	261,703.11	261,703.11		0		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	15,645.47	15,085.77		559.70		847.02
9008 Portage Road local TIR (acct 247-003-420.00)	833.58			833.58		97.77
9008 Portage Road school TIR (acct 247-003-420.01)	687.54	81.00		606.54		
Corner @ Drake (247-005-420.00) (\$149314.15 W2017 TIF)	182,053.81	137,629.58		44,424.23		11,686.57
555 E. Eliza St. Local TIR (247-006-420.00)	356.50			357		40.61
555 E. Eliza St. School TIR (247-006-420.01)	263.32	32.50		231		
232 LLC (247-007-420.00) (\$1404.98 is W2017 TIF)	4,379.68			4,380		622.76
Blackbird Billiards local TIR (247-008-420.00)	389.51			390		48.28
Blackbird Billiards School TIR (247-008-420.01)	350.69	647.90		-297		
RAI AZO, LLC local TIR (247-009-420.00) (\$719.40 W2017 TIF)	6,907.36	6,077.78		829.58		829.58
RAI AZO, LLC School TIR (247-009-420.01)	5,687.78	5,678.78		9.00		708.5 to State BF
Kalamazoo West Prof Ctr Local TIR (247-010) (\$4326.73 W201	5,472.61	1,255.68		4,216.93		3,071.04
Metal Mechanics Local TIR (247-011-420.00)(2275.90 W2017)	5,589.01			5,589		787.89
Metal Mechanics School TIR (247-011-420.01)(3536.27 W201	5,221.39	1,080.50		4,140.89		1080.5 to State BF
AJZ Sprinkle LLC Local TIR (247-012-420.00) (\$13222.92 W201	35,417.25	31,735.33		3,681.92		3,681.92
AJZ Sprinkle LLC School TIR (247-012-420.01)	49,694.40	49,694.40		0		
Stryker Local (247-013-420.00)	48,423.09			48,423		6565.96+10060.5 legal
Stryker School (247-013-420.01)	55,518.49			55,518		\$11,111 to State BF
Stadium Park Way Local	5,775.43			5,775		
Stadium Park Way School	12,144.04			12,144		
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						
County BRA (acct 247-000-)	19,830	81,022.25		-61,192		BRA Admin + costs
Midlink local TIR tax (acct 247-001-420.00)	312,352.08	94,742.90		217,609.18		17537.74
Midlink school TIR tax (acct 247-001-420.01)				0		
General Mills local TIR (acct 247-004-420.00)	36,159.50			36,160		29,228.77
General Mills school TIR (acct 247-004-420.01)	313,109.60			313,110		
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)	133.84			134		50.71
555 E. Eliza St. School TIR (247-006-420.01)	201.97	33.50		168		
232 LLC (247-007-420.00)	1,453.64	7,819.97		-6,366		353.08
Blackbird Billiards local TIR (247-008-420.00)	244.07			244		60.07
Blackbird Billiards School TIR (247-008-420.01)		44.00		-44		
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)	4,094.71	4,821.37		-726.66		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		1,046		To LBRF+MEDC SET
AJZ Sprinkle LLC Local TIR (247-012-420.00)	24,292.66	16,599.13		7,694		7,693.53
AJZ Sprinkle LLC School TIR (247-012-420.01)				0		
Stryker Local (247-013-420.00)	640,133.53	38,144.43		601,989		8,822.35
Stryker School (247-013-420.01)	730,919.75	55,518.49		675,401		
Stadium Park Way Local	19,305.80			19,306		4,649.75
Stadium Park Way School	21,696.58	6,072.00		15,625		
BRA ACTUAL TOTAL 2018 AS OF 9-18-19	2,332,076.23	511,407.06	0.00	1,820,669	1,820,669	2,059,593

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149	2017 Pending remaining of approved Work Orders				
150	WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25		
151	WO#17 - Gen Env. Consulting, Ammend. #1		85.00		
152	WO#2018-1 - General Env. Consulting		20.10		
153	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
154	WO#24 - Kalamazoo West Prof. BF Plan		730		
155	WO#25 - Metal Mechanics 400 S. 14th Street		3.8	Amend. #1 added \$1,000	
156	WO# 2018-1 General Env. Consulting		135.10		
157	WO# 2018-2 ET Annual Report Assisstance		25		
158	WO# 2018-3 Website Assisstance -Envirologic		42.5		
159	Bluetree webdesign		60		
160	Web Hosting		0		
161	WO# 2019-1 General Environmental Consulting		3,547.50		
162					
163	2018 Pending TIF Payments to Developers & other expenses				
164	Eliza St. 2015-2017 TIF Hold for MDEQ Loan		1,463.46		
165	State BF Fund for Portage Road (for 2018 to be paid in 2019)			paid 11/4/19	
166	State BF fund Eliza Street (for 2018 to be paid in 2019)			paid 11/4/19	
167	State BF fund RAI AZO (for 2018 to be paid in 2019)			paid 11/4/19	
168	State BF fund Blackbird (for 2018 to be paid in 2019)			paid 11/4/19	
169	State BF fund Metal Mech. (for 2018 to be paid in 2019)			paid 11/4/19	
170	State BF fund Stryker (for 2018 to pay in 2019)			paid 11/4/19	
171	State BF fund Stadium Park Way			paid 11/4/19	
172	TOTAL		6,137.08		
					-6,137.08 2,053,456

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175	Local Brownfield Revolving Fund - Fund 643	Revenues	Expenditures	REV-EXP	
176	LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84		7,416.84	\$ 7,416.84
177	Transferred from Brown 7/6/2015	\$ 5,659.48		5,659.48	\$ 5,659.48
178	Transferred from Brown 12/31/2015	\$ 5,299.28		5,299.28	\$ 5,299.28
179	Transferred from Brown 8/2/2016	\$ 6,479.70		6,479.70	\$ 6,479.70
180	Transfer from Brown 12/15/16	\$ 6,314.00		6,314.00	\$ 6,314.00
181	Transfer from Brown 7/27/17	\$ 6,984.90		6,984.90	\$ 6,984.90
182	Transfer from Brown 1/18/18	\$ 6,478.34		6,478.34	\$ 6,478.34
183	Transfer from Brown approved 5/24/18 - (actual 8/16/18)	\$ 8,607.43		8,607.43	\$ 8,607.43
184	Transfer from Corner @ Drake Actual 8/16/18	\$ 29,537.26		29,537.26	\$ 29,537.26
185	Transfer Corner @ Drake remaining 2018 (8/2/19)	\$ 32,737.66		32,737.66	\$ 32,737.66
186	Transfer Corner @ Drake (- reimb MTT Costco) (8/2/19)	\$ 158,072.02		158,072.02	\$ 158,072.02
187	Transfer from Brown (8/2/19)	\$ 11,262.63		11,262.63	\$ 11,262.63
188	Transfer from Metal Mechanics (10/14/19)	\$ 2,309.82		2,309.82	\$ 2,309.82
189	Fund 643 TOTAL				\$ 287,159.36

