



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

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

Invoice number 06981
 Date 10/12/2020

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

INVOICE: Through Sep 30, 2020

GENERAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	8.25	140.00	1,155.00

DEDICATED ENVIROLOGIC STAFF PERSON

Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Therese M. Searles			
Professional Services	5.75	95.00	546.25

Invoice total **1,701.25**

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



Planning & Development Department

201 West Kalamazoo Avenue, Rm. 101 • Kalamazoo, Michigan 49007
 Phone: (269) 384-8112 • FAX: (269) 383-8920 • Email: LMJARN@kalcounty.com

INTER-OFFICE INVOICE

BILL TO
Kalamazoo County Brownfield Redevelopment Authority c/o County Planning Dept. 201 W. Kalamazoo Avenue Kalamazoo, MI 49007

Invoice

Invoice No.	BRA-3-2020
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DATE	DUE DATE
10/22/20	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/22/20	2020 BRA administration hours - Q3 County Pay Periods 14-21, 6/20/2020 to 9/25/2020 Rachael Grover (247-000-704.00 Salaries, Others) (469 hrs -22 hrs for EGLE G/L - 25 for EPA grant= 422 hrs)	12,693.76	1	12,693.76
	Fringe Benefits 36.5% (247-000-710.00)	4,633.22	1	4,633.22
	Lotta Jarnefelt (11.5 hours - 247-000-703.06 Salary Director)	513.25	1	513.25
	Fringe Benefits 36.5% (247-000-710.00)	187.34	1	187.34
THANK YOU! ☺		TOTAL --->		\$ 18,027.57

Kalamazoo County Brownfield Redevelopment Authority
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Invoice number 06993
Date 10/12/2020

Project **200109 Project 619 - E. Frank & N. Pitcher Street, Kalamazoo - W.O. 31**

INVOICE: Through Sep 30, 2020

ELIGIBILITY & PHASE II ESA

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	1.00	50.00	50.00
Project Manager Erik D. Peterson Professional Services	18.00	105.00	1,890.00
Phase subtotal			<u>1,940.00</u>

BEA DUE CARE GENERAL FUND

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	1.75	50.00	87.50
CAD Designer/Drafter Michelle A. Bell Professional Services	4.00	65.00	260.00
Project Manager Erik D. Peterson Professional Services	24.00	105.00	2,520.00
Phase subtotal			<u>2,867.50</u>

Invoice total **4,807.50**

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Invoice number 06995
 Date 10/12/2020

Project **200157 409, 413 & 417 E. North Street**

INVOICE: Through Oct 04, 2020

Description	Contract Amount	Total Billed	Remaining	
200157 PHASE II ESA	6,235.23	6,235.23	0.00	6,235.23
201057 BEA & DUE CARE	3,000.00	3,000.00	0.00	3,000.00
Total	9,235.23	9,235.23	0.00	9,235.23

Invoice total **9,235.23**

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Invoice number 06992
 Date 10/12/2020

Project **160361 Kalamazoo County BRA -
 Outreach / Programmatic**

INVOICE: Through Sep 30, 2020

Description	Contract Amount	Total Billed	Remaining	
160361 OUTREACH / PROGRAMMATIC - W/O 3	15,500.00	15,500.00	0.00	1,100.56
Total	15,500.00	15,500.00	0.00	1,100.56

Invoice total **1,100.56**

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



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Invoice number 06989
 Date 10/12/2020
 Project **200110 508 Harrison & 660 Gull Road,
 Kalamazoo - W.O. 32**

INVOICE: Through Sep 30, 2020

Description	Contract Amount	Total Billed	Remaining	
200110 ELIGIBILITY & MSHDA PHASE I ESA	3,500.00	3,500.00	0.00	198.75
200110 PRE-DEMOLITION HAZARDOUS MATERIALS SURVEY	4,700.00	4,700.00	0.00	2,348.43
Total	8,200.00	8,200.00	0.00	2,547.18

Invoice total **2,547.18**

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INTER-OFFICE INVOICE

BILL TO
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Invoice

Invoice No.	BRA-EPAQ4-2020
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DATE	DUE DATE
10/22/20	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/22/20	2020 BRA EPA Programmatic hours County Pay Periods 14-21, 6/19/20 to 9/25/20 BRA (247-902-704.00 Salaries, others) Rachael Grover (25 hours) Fringe Benefits 36.5% (247-902-710.00)	752.00	1	752.00
		274.48	1	274.48
THANK YOU! 😊		TOTAL --->		\$ 1,026.48

**EPA Assessment Grant Programmatic (KCBRA Staff)
Quarter 4 (Federal FY2020)**

Date	Time	Description	# Staff	Rate	Fringe %	Total Cost	FY2020 Quarter
Week of 7/13/2020	2 hours	Review of 2 projects SAP and HASP; communications with consultant	1	30.08	36.5	\$ 82.12	Q4
7/16 and 7/17/2020	2 hours	KCBRA Meeting preparation; project invoice review	1	30.08	36.5	\$ 82.12	Q4
Week of 7/20/2020	3 hours	Quarterly Report review; end of grant planning	1	30.08	36.5	\$ 123.18	Q4
8/17-19/2020	2 hours	KCBRA Meeting preparation; project invoice review	1	30.08	36.5	\$ 82.12	Q4
Week of 9/1/2020	3 hours	End of grant review, final projects, email discussion on timing with Envirologic and EPA	1	30.08	36.5	\$ 123.18	Q4
9/9-10/2020	4 hours	EPA grant budget reviews	1	30.08	36.5	\$ 164.24	Q4
week of 9/14/2020	4 hours	project/invoice review for KCBRA meeting/monthly report/end of grant period	1	30.08	36.5	\$ 164.24	Q4
9/22-29/2020	5 hours	Final projects - invoice review; grant budget reviews with finance/ASAP	1	30.08	36.5	\$ 205.30	Q4
Total 25 hours						\$ 1,026.48	

Total split between Hazardous Assessment Grant and Petroleum Grant
 Project Accounting bra001-70400-bra05 (Haz. Task 5) \$ 513.24
 Project Accounting bra002-70400-bra05 (Pet. Task 5) \$ 513.24
Total \$ 1,026.48

MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **10/22/20**

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

1. Community Outreach and Programmatic

Project No: 160361 - W.O. 3

Update:

Envirologic prepared materials for the October 22nd meeting which will be held remotely via Zoom. Envirologic communicated with Rachael Grover regarding grant end budgets and coordinated projects that fit with the remaining budgets. As of September 30, 2020, the term of the EPA Grant has ended. Envirologic will be working with Rachael Grover to close out the grant over the next 90 days.

2. 100 Island Avenue

Project No: 180307 – W.O. 18

Update:

Envirologic has finalized and submitted the Act 381 Work Plan to Rachael Grover. Rachael is communicating with the City of Parchment to coordinate submittal to EGLE.

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

Project No: 200107 – W.O. 30

Update:

Due to limited remaining EPA Assessment Grant funding, the KCBRA has agreed to fund a portion of the Phase II ESA activities and BEA/Due Care activities, \$12,000 (grant). The Boys and Girls Clubs will fund the remaining estimated \$7,200 budget required to complete the assessment activities. Envirologic has received Eligibility approval from EGLE and EPA. Envirologic completed the Phase II ESA activities during the week of August 3rd. The results indicate that the 825 Portage Street, 847 Portage Street and 726 E. Vine Street all meet the definition of a facility. Contamination was not observed on the 720 E. Vine Street residential parcel. No additional underground storage tanks or urban fill was observed on the parcels that we evaluated. A BEA and Due Care Documentation has been prepared. The Boys and Girls Clubs has closed on the property. This project is complete.

4. 619 Porter Street and Associated Railroad Parcels, Kalamazoo, MI (PlazaCorp Realty Advisors)

Project No: 200109 – W.O. 31

Update:

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

has contamination that may represent a vapor intrusion risk for future occupants of the new construction. This work order includes an evaluation of this potential risk.

Due to limited EPA Assessment Grant funding, the KCBRA agreed to fund the proposed assessment activities with various funding sources including EPA Assessment Grant (\$20,346), LBRF (\$7,500) and General Fund (\$1,354). KCBRA staff will determine the final distribution of funds as authorized by the KCBRA. Envirologic has received Eligibility approval for the parcels. Envirologic completed Phase II activities on the Railroad parcels during the week of July 22nd. Analytical results indicate that the parcels are all facilities. A BEA and Due Care Documentation has been prepared. Except for the vapor study that will be funded with the LBRF, this project is complete.

5. 409, 413, and 417 E. North Street, Kalamazoo, MI (Plaza Corp Realty Advisors)

Project No: 200157 – W.O. 33

Update:

PlazaCorp Realty Advisors, Inc. has applied to the KCBRA for due diligence and due care assistance associated with the acquisition and redevelopment of railroad parcels associated with the 619 Porter Redevelopment project. As an addendum to this application, PlazaCorp is acquiring three additional separate legal parcels occupying a combined approximately 0.37 acres and commonly identified as 409, 413, and 417 E. North Street, Kalamazoo, Michigan. These parcels are immediately adjacent and to the east of the railroad parcel (Parcel #RR-15-256-027) at the NE corner of Porter Street and E. North Street which the KCBRA conducted Phase I and II ESAs utilizing EPA Assessment Grant funds on behalf of PlazaCorp. The redevelopment plans for the three subject parcels are under development but will be complementary to the 619 Porter Street Project and the neighborhood. Currently these parcels are vacant, however, based on data from the adjacent parcel to the west, the potential exists for “urban fill” impacted with metals and polynuclear aromatic hydrocarbons (PNAs) to be present in shallow soils which was identified as a Recognized Environmental Condition in the Phase I ESA which was privately funded by PlazaCorp.

Envirologic has obtained eligibility approval from EPA and completed the field work. The results indicated that the parcels did have contaminants above residential criteria and therefore are a facility. A BEA and Due Care Documentation have been completed for the site.



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Invoice number 06994
 Date 10/12/2020
 Project **190048 Paper City Development - EGLE Grant Oversight**

INVOICE: Through Sep 30, 2020

W.O. 2019-2 - EGLE GRANT OVERSIGHT

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.75	140.00	105.00
Project Manager			
Paul D. French			
Professional Services	3.25	105.00	341.25
Phase subtotal			446.25
		Invoice total	446.25

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Invoice number 06982
 Date 10/12/2020

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

INVOICE: Through Sep 30, 2020

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	2.50	105.00	262.50
Phase subtotal			297.50
		Invoice total	297.50

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Invoice

Invoice No.	BRA-EGLE GL Q4 2020
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DATE	DUE DATE
10/22/20	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/22/20	2020 BRA EGLE Mill Grant and Loan admin. hours County Pay Periods 14-21, from 6/20/2020 to 9/25/2020			
	BRA (247-900-992.00 Loan Administrative Expenses)			
	Rachael Grover Loan (8 hours)	240.64	1	240.64
	Fringe Benefits 36.5%	87.83	1	87.83
	BRA (247-901-992.00 Grant Administrative Expenses)			
	Rachael Grover Grant (14 hours)	421.12	1	421.12
	Fringe Benefits 36.5%	153.71	1	153.71
THANK YOU! 😊		TOTAL --->		\$ 903.30

The Mill @ Vicksburg Grant Administration
 Quarter 4 (State FY2020)

Project # 201-1323

Date	Time	Description	# Staff	Rate	Fringe %	Total Cost	FY2020 Quarter
Week of 7/20/2020	2 hours	Quarterly report preparation; emails re: Quarterly report	1	30.08	36.5	\$ 82.118	4
7/30/2020	1 hour	emails; re VI Sampling, mercury and PNA modified sampling methods	1	30.08	36.5	\$ 41.059	4
8/4/2020	2 hours	Grant Work Plan # 2, emails and updates re VI sampling	1	30.08	36.5	\$ 82.118	4
week of 8/13/20	3 hours	Laboratory analysis quotes reviews; VI sampling; emails and discussion with consultants	1	30.08	36.5	\$ 123.178	4
8/18/2020	1 hour	Board meeting prep.; invoice review	1	30.08	36.5	\$ 41.059	4
9/3/2020	2 hours	Site visit; VI sampling	1	30.08	36.5	\$ 82.118	4
9/12-13/2020	1 hour	Sub-slab sampling review, email discussion	1	30.08	36.5	\$ 41.059	4
9/28-30/2020	2 hours	end of year grant review, last quarter estimates	1	30.08	36.5	\$ 82.118	4
Total 14 hours						\$ 574.829	
Total Q4 Admin costs						\$ 574.83	

The Mill @ Vicksburg Loan Administration
 Quarter 4 Loan (State FY2020)

Project # 201-1323

Date	Time	Description	# Staff	Rate	Fringe %	Total Cost	FY2020 Quarter
Week of 7/20/2020	2 hours	Quarterly report preparation; emails re: Quarterly report; Board meeting prep.	1	30.08	36.5	\$ 82.118	4
8/19/2020	1 hour	KCBRA meeting prepartaion, invoice review	1	30.08	36.5	\$ 41.059	4
9/16/2020	1 hour	KCBRA meeting prepartaion, invoice review	1	30.08	36.5	\$ 41.059	4
Week of 9/23/20	2 hours	Soil Pile cover proposal; emails w/ ET, Phillips, and EGLE	1	30.08	36.5	\$ 82.118	4
9/28/2020	2 hours	Loan budget reviews, Loan Report totals corrections	1	30.08	36.5	\$ 82.118	4
Total 8 hours						\$ 328.474	

Total Q4 Loan Admin costs

\$ 328.47

October 5, 2020

Rachael Grover
County of Kalamazoo BRA
201 West Michigan
Kalamazoo, MI 49007

Invoice: INV-0000186

Dear Rachael Grover,

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

Project Information is listed below:

Project Name	Site Number	Annual Report Metric Number	Amount Due
Blackbird Billiards	SITE-00001490	M-0000120215	\$44.50
Metal Mechanics	SITE-00001489	M-0000120375	\$677.50
RAI Jets - 5825 Willoughby Dr	SITE-00001480	M-0000120377	\$729.50
9008 Portage Road	SITE-00000563	M-0000120711	\$124.50
555 E. Eliza Street	SITE-00001351	M-0000120718	\$35.00
Stryker	SITE-00001536	M-0000120798	\$147,477.50
Stadium Park Way	SITE-00001573	M-0000121370	\$7,352.50
383 S. Pitcher Street	SITE-00001633	M-0000121409	\$916.50
Total Amount Due			\$157,357.50

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

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