
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, September 26, 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: BRA Minutes of August 22, 2019
 5. Citizens Comments (*4 minutes each / Please state name and address*)
 6. Consent Agenda – Invoices
 - a. **\$2,275.00** – Envirologic General WO # 2019-1 General Environmental Review
 - b. **\$ 57.00** - Varnum Invoice #1076731
 - c. **EPA Grant Invoices**
 - i. **\$ 4,945.50**– (Pet.) – Envirologic WO# 22 – City of Parchment River Reach Property
 - ii. **\$ 455.00** – (Haz) – Envirologic WO#18 – Island Avenue
 - iii. **\$ 295.00** – (Pet.) – Envirologic WO# 23 – Diamond Auto
 - iv. **\$ 616.00** –(split Haz .and Pet) Registration and Flight– Grover National Brownfields Conference
 - v. **\$ 616.00** - (split Haz and Pet) Registration and Flight – Peregong National Brownfields Conference
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Project Spartan Brownfield Plan
 - i. Brownfield Plan
 - ii. Development Agreement – City of Portage
 - iii. Timeline
 - b. **Discussion/Action:** Vicksburg Mill
 - i. **\$ 1,470** – Envirologic Invoice – grant oversight
 - ii. **\$ 35.00** – Envirologic Invoice – grant oversight
 - iii. Other updates
 - c. **Discussion/Action:** City of Parchment/Parchment BRA Agreement Letter for Administrative management.
 - d. **Discussion/Action:** Legal counsel rate
 - e. **Discussion/Action:** October 16-18 - EGLE Great Lakes Environmental Conference – includes attendees all EPA Region 5 States – Registration Deadline is 9/27/19
Cost range is \$400-800 depending on if there are any hotel stays (\$195 registration, \$56 full day per diem/meals although some are included in registration, \$108-\$120/night for hotel, \$154 mileage, \$10/day parking). Remaining 2019 Travel Budget - \$1,300 available
-

- f. **Discussion/Action:** EPA Grant
 - i. WO # 18 - **Amendment #2 - \$2,000** - Island Ave. Act 381 Work Plan
 - ii. Envirologic Monthly Memo
 - iii. EPA extension request update
- g. **Discussion/Action:** \$40.00 - one-time Invoice Blue Tree Web Design - Website fix
- 8. Financial Reports
 - a. **Discussion:** Funds 247 and 643
- 9. Staff Report/Updates
 - a. GPI Brownfield Plan
 - b. 643 N. Riverview Drive
 - c. 6667 Stadium Drive
 - d. Board member terms and reappointments update
- 10. Committees - times dates and places
 - a. Land Bank Report – Next Meeting October 10, 2019, 8:30 a.m.
 - b. Project/Finance Committee – Thursday, October 10, 2019, 4:00 p.m.
 - c. Executive Committee – Friday, October 11, 2019, 9:15 a.m.
- 11. Other
- 12. Board Member Comments
- 13. Adjournment

**Next Meeting: Thursday, October 24, 2019 at 4:00 p.m. – 4th 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, August 22, 2019
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Joe Agostinelli, Gary Barton, Chris Carew, Ken Peregon, Meredith Place, Andy Wenzel

Members Excused: Habib Mandwee, Connie Ferguson, Travis Grimwood, Doug Milburn, Jodi Milks

Kalamazoo Township: Sherine Miller

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirollogic Technologies

Recording Secretary: Rachael Grover, Lotta Jarnefelt

Community: 8

1. Chair Ken Peregon called the meeting to Order at 4:08 p.m.
2. Members Absent: Ferguson, Grimwood, Mandwee, Milburn, Milks
3. Approval of the Agenda: **Agostinelli motioned approval of the agenda and Wenzel seconded. Motion carried.**
4. Approval of Minutes: **Agostinelli motioned approval of the July 25, 2019 minutes. Wenzel seconded the motion. Motion carried.**
5. Citizens Comments: None
6. Consent Agenda – Invoices:
 - a. **\$ 1,592.50**– Envirollogic General WO # 2019-1 General Environmental Review
 - b. **\$ 484.50**– Varnum Inv # 1073208– Paper City Inv. (Letter of Credit)
 - c. **\$ 92.57** – Peregon Travel to Lansing, MSF Board meeting for Vicksburg Mill
 - d. **\$ 15,520.45** - Planning invoice - Q2 Administrative
 - e. **EPA Grant Invoices**
 - i. **\$ 567.50** – (Pet.) – Envirollogic WO# 22 – City of Parchment River Reach Property
 - ii. **\$ 2,072.50** – (Haz.) – Envirollogic WO# 18 – Island Ave.
 - iii. **\$ 318.75** – (\$159.37 Haz.; \$159.38 Pet.) – Outreach/Programmatic

Carew motioned to approve the consent agenda and Barton seconded the motion. Motion carried.

7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Project Bronco
 - i. Brownfield Plan and Timeline for approvals

Representatives from Graphic Packaging International and Southwest Michigan First provided a summary of Project Bronco and the proposed Brownfield Plan.

Agostinelli motioned approval of the Brownfield Plan for Graphic Packaging International and Place seconded the motion. Motion carried.
 - ii. Act 381 Work Plan – staff is reviewing and MEDC is reviewing a draft. Staff will submit Act 381 Work Plan prior to MSF September 24th Board meeting. No action required.
-

- iii. Development Agreement – this is required as an attachment to the Act 381 Work Plan. KCBRA legal counsel is reviewing. No action required.
 - b. **Discussion/Action:** Double Diamond, LLC
 - i. Part I Application

Representatives from Diamond Auto Sales provided information about the project.
Agostinelli motioned approval of the Part I Application. Carew seconded the motion. Motion carried.
 - ii. **\$17,800** - Envirologic Work Order 23 – Petroleum Grant – Phase II, BEA

Agostinelli motioned approval of Work Order 23 subject to receipt of the Part II Application with Reimbursement agreement and Wenzel seconded the motion. Motion carried.
 - c. **Discussion/Action:** Vicksburg Mill
 - i. EGLE Act 381 Work Plan – approval to submit (this only includes partial activities – there will be additional Work Plan(s))
 - ii. **\$ 788.75** - Envirologic Invoice# 05723 – Grant oversight

Wenzel motioned approval of payment of Envirologic invoice and Place seconded the motion. Motion carried.
 - iii. Quarterly Report – Grant Reimbursement (this is a partial quarterly report and includes one month only) – Phillips Environmental Invoice - **\$25,746.50**

Agostinelli motioned to submit grant reimbursement request and payment of Phillips Invoice once reimbursement received from EGLE and Barton seconded the motion. Motion carried.
 - d. **Discussion/Action:** City of Parchment/Parchment BRA Agreement Letter for Administrative management.

Executive Committee reviewed letter. Staff will send letter to full board for review. Item tabled for future meeting.
 - e. **Discussion/Action:** Reimbursement to Developers – from remaining 2018 TIR
 - i. 232 LLC - **\$ 7,819.97**

Place motioned to reimburse 232 LLC as presented and Wenzel seconded the motion. Motion carried with Agostinelli abstaining.
 - ii. Midlink - **\$ 94,742.90**

Agostinelli motioned to reimburse Midlink as presented and Place seconded the motion. Motion carried.
 - f. **Discussion/Action:** Legal counsel rate

Place left the meeting at 5:15 in order to attend the State of the County address, therefore no longer had quorum. Item will be discussed at September meeting.
 - g. **Discussion:** EPA Grant
 - i. Envirologic Monthly Memo
 - ii. EPA extension request – extension request has been submitted to EPA
Envirologic and staff provided EPA grant updates.
-

- h. **Discussion/Action:** 2018 TIR Annual Reports to MEDC – (Remaining 7 of 13 plus LBRF at end of 2018).

Staff described annual reports. Grover will submit remaining reports ahead of the August 31, 2019 deadline.

8. Financial Reports

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

Staff provided report of funds.

9. Staff Report

No report

10. Committees - times dates and places

- a. Land Bank Report – Next Meeting, October 10, 2019, 8:30 a.m.
b. Project/Finance Committee – Thursday, September 12, 2019, 4:00 p.m.
c. Executive Committee – Friday, September 13, 2019, 9:15 a.m. – Ken will be out for this meeting

11. Other

Sherine Miller noted that Kalamazoo Township is discussing opportunities for the former Quality Precast property.

Miller also thanked the KCBRA Board for supporting the Project Bronco Brownfield Plan

12. Board Member Comments

13. Adjournment: Meeting adjourned at 5:26 p.m.

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TELEPHONE: (269)384-8305



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 05783
 Date 09/06/2019

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

INVOICE: Through Aug 31, 2019

KCBRA - WP 2019-1 GENERAL ENVIRONMENTAL REVEIW

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	2.00	50.00	100.00
Principal Jeffrey C. Hawkins Professional Services	12.75	140.00	1,785.00
Senior Project Manager David A. Stegink Professional Services	3.00	130.00	390.00
KCBRA - WP 2019-1 General Environmental Reveiw subtotal			2,275.00
		Invoice total	2,275.00

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

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

Budget and Invoice Summary

Project #	Site/Phase	Budget Estimates			Actual					Notes
		Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	
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		
	Amendment #1 (Act 381 Work Plan)	\$ 5,000.00	\$ 5,000.00			Subtotal	\$ 8,365.00	\$ 8,365.00		
	Project Total	\$ 37,200.00	\$ 37,200.00	\$ -		Project Total	\$ 37,029.53	\$ 37,029.53	\$ -	
						Budget Remaining	\$ 170.47	\$ 170.47	\$ -	
	Notes:					Budget Returned			\$ -	
						Final Budget Remaining			\$ -	



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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 05785
 Date 09/06/2019
 Project **190146 City of Parchment River Reach Property- W.O. 22**

INVOICE: Through Aug 31, 2019

PHASE I ESA, BEA, DUE CARE
 Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	3.25	130.00	422.50
Project Scientist Aaron C. Bigler Professional Services	51.25	85.00	4,356.25
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor Environmental Data Resources, Inc.	1.00	166.75	166.75
Phase subtotal			4,945.50
		Invoice total	4,945.50

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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 05784
 Date 09/06/2019
 Project **190181 Diamond Auto - W.O. 23**

INVOICE: Through Aug 31, 2019

PHASE II ESA, BEA, DUE CARE
 Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.25	50.00	12.50
Principal Jeffrey C. Hawkins Professional Services	0.50	140.00	70.00
Project Scientist Zachary N. Curry Professional Services	2.50	85.00	212.50
Phase subtotal			295.00
		Invoice total	295.00

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

Rachael A. Grover

From: brownfields@prereg.net
Sent: Thursday, September 5, 2019 3:50 PM
To: Rachael A. Grover
Subject: 2019 National Brownfields Training Conference Confirmation/Receipt



Thank you for registering for the **2019 National Brownfields Training Conference** being held on December 11-13, 2019 in Los Angeles, CA.

Your registration information has been received and will be processed. Please do not block or spam brownfields@prereg.net.

Important: Once a registration transaction is complete, the charge will appear as "ICMA Online" on your credit card statement. Please share this information with your account manager to alleviate any questions about the charge.

RACHAEL GROVER Account/Badge Number: 5455-1

LG	Local Government	\$200.00
EJC	Environmental Justice Caucus 12/10/2019 06:00 PM-08:00 PM	\$0.00

Subtotal - \$200.00

Account Payment Activity:

Pay Type	Charged On	Fees
MC - 0702	2019-09-05 3:49 PM	\$200.00

Grand Total: \$200.00

Total Paid: \$200.00

Total Owed: \$0.00

For any changes, additions or deletions to your registration, please call QMS at 1-888-373-9617 or login to your account.

Conference registration and all paid events including the Community Reception and Mobile Workshops registration may be cancelled without penalty until 5:00 PM ET October 11, 2019 via e-mail (brownfields@prereg.net), fax (678-341-3099) or in writing (QMS Services, Inc., Attn: 2019 National Brownfields Training Conference, 6840 Meadowridge Court,

Date of Purchase: Sep 20, 2019

Flight Receipt for Kalamazoo, MI to Los Angeles, CA

PASSENGER INFORMATION

RACHAEL ANN GROVER

Confirmation Number: G9ABVD

Ticket Number: 0062389499630

FLIGHT INFORMATION

Date and Flight	Status	Class	Seat/Cabin
AZO>DTW Fri 06Dec2019 OO 3845	OPEN	E	
DTW>LAX Fri 06Dec2019 DL 2911	OPEN	E	
LAX>MSP Fri 13Dec2019 DL 1347	OPEN	E	
MSP>AZO Fri 13Dec2019 OO 3821	OPEN	E	

DETAILED CHARGES

Air Transportation Charges

Base Fare: \$344.19 USD

Taxes, Fees & Charges:

United States - September 11th Security Fee(Passenger Civil Aviation Security Service Fee) (AY)	\$11.20 USD
United States - Transportation Tax (US)	\$25.81 USD
United States - Passenger Facility Charge (XF)	\$18.00 USD
United States - Flight Segment Tax (ZP)	\$16.80 USD

Total Price: \$416.00 USD

Paid with American Express *****1007

KEY OF TERMS

- Arrival date different than departure date
 ** - Check-in required
 ***- Multiple meals

F - Food available for purchase
 L - Lunch
 LV - Departs



Date of Purchase: Sep 20, 2019

Kalamazoo, MI ► Los Angeles, CA

Passenger Information

KENNETH WILLIAM PEREGON

Confirmation Number: GY7KL6

Ticket Number: 0062389004251

FLIGHT

Date and Flight	Status	Class	Seat/Cabin
AZO ► DTW Fri 06Dec2019 OO 3845	OPEN	E	
DTW ► LAX Fri 06Dec2019 DL 2911	OPEN	E	
LAX ► MSP Fri 13Dec2019 DL 1347	OPEN	E	
MSP ► AZO Fri 13Dec2019 OO 3821	OPEN	E	

DETAILED CHARGES

Air Transportation Charges

Base Fare:	\$344.19 USD
Taxes, Fees and Charges	
United States - September 11th Security Fee(Passenger Civil Aviation Security Service Fee) (AY)	\$11.20 USD
United States - Transportation Tax (US)	\$25.81 USD
United States - Passenger Facility Charge (XF)	\$18.00 USD
United States - Flight Segment Tax (ZP)	\$16.80 USD
Total Price:	\$416.00 USD
Paid with Visa ending 9273	\$416.00 USD

KEY OF TERMS

# - Arrival date different than departure date	F - Food available for purchase
** - Check-in required	L - Lunch
*** - Multiple meals	LV - Departs
*S\$ - Multiple seats	M - Movie
AR - Arrives	R - Refreshments, complimentary
B - Breakfast	S - Snack
C - Bagels / Beverages	T - Cold meal
D - Dinner	V - Snacks for sale

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Ken Peregón

From: brownfields@prereg.net
Sent: Monday, August 26, 2019 2:40 PM
To: Ken Peregón
Subject: 2019 National Brownfields Training Conference Confirmation/Receipt



Thank you for registering for the **2019 National Brownfields Training Conference** being held on December 11-13, 2019 in Los Angeles, CA.

Your registration information has been received and will be processed. Please do not block or spam brownfields@prereg.net.

Important: Once a registration transaction is complete, the charge will appear as "ICMA Online" on your credit card statement. Please share this information with your account manager to alleviate any questions about the charge.

KEN PEREGON Account/Badge Number: 5396-1

LG	Local Government	\$200.00
004	Innovative Brownfields Characterization and Cleanup Solutions: A Primer 12/10/2019 09:00 AM-01:00 PM	\$0.00

Subtotal - \$200.00

Account Payment Activity:

Pay Type	Charged On	Fees
Visa - 9273	2019-08-26 2:40 PM	\$200.00

Grand Total: \$200.00

Total Paid: \$200.00

Total Owed: \$0.00

For any changes, additions or deletions to your registration, please call QMS at 1-888-373-9617 or login to your account.

Conference registration and all paid events including the Community Reception and Mobile Workshops registration may be cancelled without penalty until 5:00 PM ET October 11, 2019 via e-mail (brownfields@prereg.net), fax (678-341-3099) or in writing (QMS Services, Inc., Attn: 2019 National Brownfields Training Conference, 6840 Meadowridge Court, Alpharetta, GA 30005).

Cancellation requests received after October 11, 2019 will incur a \$25 processing fee. No refunds will be issued after November 11, 2019.

Kalamazoo County Brownfield Redevelopment Authority (KCBRA)

Brownfield Plan Summary – Project Spartan Redevelopment **6701 Portage Road, Portage, Michigan**

This Brownfield Plan has been prepared to support the redevelopment efforts of the subject property. The project includes the redevelopment of a 37.4-acre parcel of vacant property located at 6701 Portage Road, Portage, Michigan. Scannell Properties #397, LLC, will be developing the property with the intent to lease to an undisclosed tenant. The proposed redevelopment consists of the construction of the approximately 321,000-square-foot distribution center is known as “Project Spartan”.

The distribution center, constructed of pre-cast concrete panels erected on site, will occupy the central portion of the site with asphalt parking and drives and two storm water detention basins covering the remainder of the parcel. A berm will be created along the western property line along Portage Road to utilize existing soils and create a visual barrier, along with landscaping for aesthetic value.

Project Spartan is anticipated to be an over \$25,000,000 private investment with another estimated \$15-\$20,000,00 of personal property investments expected. When the redevelopment establishment is fully operational, there is an opportunity for 766 employees, both salary and hourly wage employees, with the potential of 158 additional contract employees.

Redevelopment initiatives are anticipated to begin late September/early October 2019, beginning with erosion control activities and site grading with the anticipation that footings will be installed before winter. Construction is anticipated to require an eleven to twelve-month timeline with project completion anticipated for Fall of 2020.

The subject property is considered a brownfield based upon the identification of contaminants in excess of EGLE cleanup criteria, demonstrating that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. As a “facility,” the property is an “eligible property” under Act 381. This brownfield eligibility determination was based upon Phase II ESA results indicating the presence phosphorus in groundwater in excess of the Groundwater-Surface Water Interface (GSI) criterion.

The brownfield status of the site creates additional considerations with more requirements and increased costs for the proposed development. The purpose of the Brownfield Plan is to help the developer overcome challenges to redevelopment that they did not cause, levelling the playing field and allowing investment to occur within the City of Portage.

This Brownfield Plan has been prepared in order to provide for reimbursement of eligible activities associated with redevelopment of the subject property through tax increment revenue captured for the reimbursement. The Plan details eligible activities that have been or will be completed by the developer (pre-approved activities, due care activities, dust control, public infrastructure improvements, site demolition, soil management, site preparation), the City of Portage (public infrastructure improvement related to reconstructing a portion of Portage Road), or the KCBRA (administrative and operating expenses inclusive of implementation costs).

- **Anticipated private investment –over \$25,000,000 plus \$15-\$20,000,000 personal property investments anticipated**
- **Anticipated new jobs –766 plus potential of 158 additional contract employees**
- **Total reimbursement to developer – approx. \$2,712,500 (inclusive of contingency and 2% interest)**
- **Total reimbursement to the City of Portage – approx. \$3,162,500 (inclusive of contingency)**
 - **City costs anticipated to occur 2023 or 2024**
 - **City reimbursements estimated to begin 2025, established as 25% of available annual TIR until developer is fully reimbursed**
- **Total taxes not captured during the Plan**
 - **approx. \$377,575 from initial taxable value**
 - **approx. \$2,181,000 from debt millages not captured**
- **Total reimbursement to KCBRA – approx. \$214,000**
- **Total tax increment captured for County-Wide LBRF – approx. \$1,475,675 (capped at \$1,500,000)**
- **Length of Brownfield Plan – estimated 23 years**
 - **Capture anticipated to begin in 2021**
 - **Reimbursement period limited to 25 years**
 - **LBRF additional up to five full years (capped at \$1,500,000)**

The metrics listed above are estimated based on anticipated eligible costs and projected tax increment revenues available. Future taxable value has been estimated by the City of Portage Assessor. Actual costs, market values, and any potential tax appeal would affect tax increment values available. Also, although a dollar amount has not been estimated, it is the intent of the Brownfield Plan to capture tax increment associated with personal property.





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 05789
Date 09/06/2019

Project **190148 Paper City Development LLC,
Vicksburg, MI**

INVOICE: Through Aug 31, 2019

VICKSBURG, MI
Professional Fees

	Hours	Rate	Billed Amount
Project Manager Paul D. French Professional Services	14.00	105.00	1,470.00
		Invoice total	1,470.00

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



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

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

Invoice number 05787
Date 09/06/2019
Project **190048 Paper City Development - EGLE Grant Oversight**

INVOICE: Through Aug 31, 2019

W.O. 2019-2 - EGLE GRANT OVERSIGHT
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

To: City of Parchment and its Brownfield Redevelopment Authority
From: Kalamazoo County Brownfield Redevelopment Authority
Re: Agreement to Assume Administrative Functions – 100 Island Ave. Redevelopment Project

Dear Ms. Stoddard:

It is our understanding that the City of Parchment has a pending agreement from June 18, 2019, with River Reach Partners, LLC. The purpose of the agreement is to resolve the Alleged Defaults and to waive, settle, release and resolve any and all claims or potential claims between the Parties, including without limitation all claims related in any way to the Alleged Defaults or the Subject Agreements. The agreement includes an immediate stand still (no transfers of property), Purchase/Sale of Property to the City of Parchment. Additionally, River Reach would be responsible for any outstanding invoices owed to the City, and the City of Parchment and River Reach will release each other from any claims/lawsuits.

This agreement with River Reach Partners, LLC will allow the following:

1. Tax increment generated from the 100 Island, LLC redevelopment project to benefit the developer/investor of the subject property;
2. The City of Parchment Brownfield Redevelopment Authority to enter into a new Brownfield Reimbursement Agreement with 100 Island, LLC.
3. The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) to provide assistance and administrative oversight for the 100 Island, LLC project, and additionally, for the remaining portions of the former Crown Vantage Paper Mill property. KCBRA's efforts may also include assisting developers with Tax Increment Financing for eligible brownfield expenses as allowed under the existing Brownfield Plan.

The 6-18-19 Agreement supersedes all other previous agreements with the intention of providing an incentive to the developer to redevelop portions of the former Crown Vantage Paper Mill Site. The 100 Island LLC site and remaining former mill property has brownfield conditions that require assistance as part of the redevelopment of the site.

The KCBRA is providing grant and technical assistance to the prospective developer of the 100 Island Ave. Redevelopment Site. In addition, the KCBRA is providing grant and technical assistance to the City of Parchment for the redevelopment of remaining mill parcels. Due to the KCBRA's assistance with this project, and the KCBRA's ability and willingness to provide support to the City of Parchment and its Brownfield Redevelopment Authority, the KCBRA has been requested to assume responsibility for the administrative functions of the City of Parchment BRA as it relates to the portion of the property (100 Island Ave.) covered by the Brownfield Plan/Act 381 Work Plan. Pursuant to the request by the City of Parchment through their Brownfield Redevelopment Authority, as approved at their January 8, 2019 meeting and as allowed by Act 381 of 1996, as amended, the KCBRA further agrees to assume the

administrative functions of the City of Parchment's Brownfield Redevelopment Authority. The following conditions shall apply to this agreement:

1. The City of Parchment Brownfield Redevelopment Authority will enter into a new Brownfield Reimbursement Agreement with the developer 100 Island, LLC. and the KCBRA.
2. Subject to a new Reimbursement Agreement, the KCBRA will be first in line to receive tax increment reimbursement from the subject property for the funds expended by the KCBRA on behalf of the developer.
3. In its role as administrator of the City of Parchment Brownfield Redevelopment Authority as it relates to the subject properties, the KCBRA will receive tax increment captured through the Brownfield Plan, from the subject parcels, to cover its annual "reasonable and actual administrative and operating expenses of the authority" as it relates to the subject project and future projects under the Brownfield Plan.
4. Due to certain milestones memorialized in the 6-18-19 Agreement with River Reach Partners, LLC, the City of Parchment and its Brownfield Redevelopment Authority, agree to provide timely updates to the KCBRA related to the performance of and/or changes to that agreement.
5. The City of Parchment and its Brownfield Redevelopment Authority will continue to manage and maintain the EGLE (formerly MDEQ) Brownfield Redevelopment Loan including required reporting and repayments.
6. The City of Parchment and its Brownfield Redevelopment Authority will permit the KCBRA to cite or use any renderings or photographs or other materials of the project as an example of private/public partnership and brownfield site redevelopment including the ability to place a sign on the site during rehabilitation/redevelopment.
7. The City of Parchment's Brownfield Redevelopment Authority will remain active and provide timely approvals on actions required by the City of Parchment's BRA, i.e. eligible expense approvals, tax increment disbursements, etc.
8. All of the above items will apply as remaining portions of the former Crown Vantage Mill property are redeveloped with additional developers.

Therefore, in the interest of cooperation between the City of Parchment and its Brownfield Redevelopment Authority on this project, the KCBRA requests that the City and its Brownfield Redevelopment Authority commit, through its signature below, to the information, references and conditions outlined in this letter. This signed agreement would be subject to and included by reference in the final Brownfield Reimbursement Agreement between the City of Parchment, the City of Parchment Brownfield Redevelopment Authority, the KCBRA and the developer 100 Island, LLC. This agreement will also be included in future Brownfield Reimbursement Agreements with potential developers for the remaining undeveloped mill parcels.

The KCBRA looks forward to the successful completion of this project and the benefits it will bring to the community. We also look forward to furthering our cooperation and relationship

with the City of Parchment finding opportunities to team when appropriate on brownfield sites throughout the City.

Respectfully submitted,

Kenneth W. Peregón, Chair
Kalamazoo County Brownfield Redevelopment Authority

Cc:

Please indicate agreement with the terms included in this letter by signing and dating below:

By:

Nancy Stoddard, City Manager
City of Parchment, Michigan

Chair
City of Parchment Brownfield
Redevelopment Authority

DRAFT

PRELIMINARY AGENDA

DAY 1 – OCTOBER 16, 2019

GREAT LAKES ENVIRONMENTAL REMEDIATION & REDEVELOPMENT CONFERENCE

OCTOBER 16-18, 2019 // LANSING CENTER, LANSING

TIME	SESSION																																																
7:30 a.m.	Registration - Breakfast and Visit with Exhibitors																																																
8:45 a.m.	Welcome, Opening remarks, Introduction of Keynote Speaker																																																
9:00 a.m.	Keynote - RACER Trust																																																
9:45 a.m.	Break																																																
10:00 a.m.	Plenary Topic TBD																																																
11:00 a.m.	Plenary: History of Legal, Regulatory, and Scientific Response to PFAS Contamination in the US - Robert Bilott, Partner, Taft Stettinius & Hollister LLP																																																
11:45 a.m.	Lunch Networking Exhibitors																																																
	<table border="1"> <thead> <tr> <th>Remediation</th> <th>Per- and Polyfluorinated Compounds</th> <th>Program Implementation and Performance</th> <th>Redevelopment</th> <th>Regionwide Interest</th> <th>Exhibitor Demonstrations</th> </tr> </thead> <tbody> <tr> <td> 1:00 p.m. Quality of Life Performance Standards while conducting Construction and/or Environmental Remediation projects - Bruce Groves, Emilcott and Will Elcoate, Alpha Labs </td> <td> Environmental and Toxic Torts-Claims Management of Emerging Environmental Issues - Kevin Rega, Great American Insurance Group </td> <td> Bankruptcy Remediation Trusts - A New PRP Paradigm in our Post-Industrial Society - David Heidlauf, Ramboll </td> <td> Incremental Sampling Methodology Significantly Reduces Arsenic Remediation Costs for Orchard Redevelopment - Molly OBrien, Barr Engineering </td> <td> Blue Economy Clusters in the U.S. Great Lakes Basin - Marcello Graziano, Central Michigan University </td> <td>To be scheduled</td> </tr> <tr> <td> 1:40 p.m. Utilization of Drones and Scanning Technology in Remediation and Redevelopment - Bret Stuntz, SME </td> <td> Legal and Technical Strategies to Address Confirmation of PFAS at Your Facility - AnnMarie Sanford and Todd Fracassi, Pepper Hamilton; and John Cuthbertson, AECOM </td> <td> Urban PAH Soil Study and Reassessment of Soil Standards in Wisconsin - Judy Fassbender, Wisconsin Department of Natural Resources </td> <td> Revitalizing a Contaminated Former Production Facility in a Rust Belt City - Thomas Kinney, GHD Services, Inc. </td> <td> Challenges and Successes of Green Stormwater Infrastructure in Urban Areas - Abigail Varner and Joel Parker, Hamp, Mathews & Associates. </td> <td>To be scheduled</td> </tr> <tr> <td>2:20 p.m.</td> <td colspan="5">Break</td> </tr> <tr> <td> 2:50 p.m. Lessons Learned from Design Verification Assessments at In Situ Remediation Sites - Brett Hicks, Regensis </td> <td> EPA, ASTM, and Modified Methods, Oh My! Navigating Analytical Options for PFAS - Taryn McKnight, Eurofins Test America </td> <td> Great Lakes Restoration Initiative Impacts within Four EPA Areas of Concern - Marcello Graziano and Matthew Liesch, Central Michigan University </td> <td> Using Land Bank Authorities to Spur Redevelopment Projects - Jeff Hawkins, Envirologic Technologies, and Anne Groux, Marquette County </td> <td> You've got a Friend in the Kansas State University (KSU) TAB Program - Maggie Egbarts, KSU, and Beth Grigsby, SME </td> <td>To be scheduled</td> </tr> <tr> <td> 3:30 p.m. In-Situ Thermal Remediation of TCE DNAPL from Glacially Deposited Clay-Silt Diamicton and Subsequent Remedial Performance Assessment - Richard M. 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4:45 – 7 p.m.	Poster Session Informal Reception in Exhibitor Hall																																																

DAY 2 – OCTOBER 17, 2019

TIME	SESSION					
7:30 a.m.	Registration - Breakfast and Visit with Exhibitors					
8:30 a.m.	Opening remarks					
	Remediation	Per- and Polyfluorinated Compounds	Program Implementation and Performance	Redevelopment	Regionwide Interest	Exhibitor Demonstrations
9:00 a.m.	Chlorinated Solvent Remediation Design using a High-density Site Characterization Approach - Mark Quimby and Agnes Taylor, SME; and Mary Miller, EGLE	Are Wastewater Treatment Plants and Biosolids a Significant Source of PFAS? - John Cuthbertson and Dorin Bogdan AECOM	The Future of Lab Data Reporting, Taking It Beyond the Excel Table - Russell Schindler, SampleServe, Inc.	Public-Private Partnerships: Tools and Approaches for Your Team - Megan Olds, Parallel Solutions	Sediment Bedforms from Topobathymetric LiDAR to Support an Optimized Stratified Sampling Plan - Evan Thomas, PE, Wood E&I	To be scheduled
9:40 a.m.	Sediment Cap Design, Modeling, and Construction - Tom Boom, Barr Engineering	Management Approach to Sustainable Drinking Water; Addressing PFAS Contamination across 14 Communities - Shalene Thomas, Wood E&I, and Michele Mabry, Minnesota Pollution Control Agency	Petroleum Partnering -- Indiana Initiative - Andrea Robertson Habeck, Indiana Brownfields Program	Regional Brownfields Programs: Best Practices in Rural Indiana - Beth Grigsby, SME, and Greg Jones, IARC	Fireworks as an Emerging Source of Groundwater Contamination - Joel Henry, Golder Associates	To be scheduled
10:20 a.m.	Break					
10:40 a.m.	Bank Remediation and Restoration for a Time Critical Removal Action with Water Control Structure Removal - Joe Caryl, Wood E&I	Proactive Risk Communication Strategies for Managing Emerging Contaminants - Jay Mullett, Wood E&I	Vapor Intrusion: Regulations, Guidance, Audit and Partnerships – Wisconsin’s Perspective - Jennifer Borski, Wisconsin Department of Natural Resources	From Gritty to Pretty a Superior Transformation at Founders Landing in Marquette - Michael McClelland and Sheri Davie, City of Marquette, and Barry Polzin, Architect	Construction Quality Assurance during Environmental Dredging and Capping Projects - Mike Ellis, Barr Engineering	To be scheduled
11:20 a.m.	A Systematic Approach to Evaluating VI Risk at Legacy Sites in Minnesota - Cory Vowles, Wood E&I	Statewide PFAS Sampling of Public Water Supplies in Michigan - John Cuthbertson, AECOM	Regulatory Closure Through Pathway Elimination – Former Wood Treatment Plant on Railroad Property - Ben Iden, Wood E&I	How PFAS May Affect Your Next Brownfield Redevelopment - Cheryl Kehres-Dietrich and Casey Smith, SME	Step One - The Importance of Phase I ESAs in Remediation and Redevelopment - Timothy J. McGahey, AKT Peerless	To be scheduled
Noon	Lunch Networking Exhibitors					
1:30 p.m.	Trichloroethene Vapor Intrusion Conceptual Site Model Development and Mitigation in a Complex Geology - Joel Parker, Hamp Mathews & Associates	Lessons Learned on Various In-Situ and Ex-Situ for PFASs Groundwater and Source Treatment Technologies - Justin Gal, Wood E&I	Scientific Discovery and Water Resource Management for Ottawa County, and Michigan (Part 1) - Zach Curtis, Ph.D., Hydrosimulatics, Inc.	Brownfield Redevelopment. Sometimes it’s complicated - Jeff Hukill, EGLE, and Nation Voght, Washtenaw County	Opportunity Zone Investment Considerations on Contaminated Properties - Jon Grosshans, USEPA Region 5	To be scheduled
2:10 p.m.	Petroleum Fingerprinting & Environmental Sleuthing Identify Archeological Contamination Not Associated with Site Activities - Richard Christensen, Ph.D., Acuity Environmental Solutions	PFAS Contaminants-Source identification, Characterization, Key Factors Influencing PFASs Fate/Transport and Impacts on PFAS Remediation Strategies - Saamih Bashir, Wood E & I	Scientific Discovery and Water Resource Management for Ottawa County and Michigan (Part 2) - Paul Sachs, Ottawa County	Case Study - Investigation of the presence of USTs in the Gordie Howe International Bridge Footprint - Thomas P Cok, Poonam Rameshbabu, and Walter Bolt, The Mannik & Smith Group	2018 Build Act and Changes to Federal Brownfield Program - Matt Didier, USEPA Region 5	To be scheduled
2:50 p.m.	Break – Refreshments in Exhibit Hall					
3:15 p.m.	Use of Monte-Carlo Analysis to Estimate Cost to Closure for Environmental Sites - James Berndt, August Mack	PFAS Treatment and Investigation at a Former Chromium Plating Facility – A Case Study - Brad Hoare, AECOM	Brownfield Challenges on a Historical Waterfront: Pier B Resort, Duluth, Minnesota - Eric Dott and Mike Ellis, Barr Engineering	Creative Project Strategies for a Solvent-Contaminated Manufacturing Site in Historic Rochester - Jeff Lanier, SME and Michelle Bakun, EGLE	2020 EPA Brownfield Grant Program Call for Applications - Matt Didier, USEPA Region 5	
4:00 p.m.	Adjourn Brownfield Tour Departs					

DAY 3 – OCTOBER 18, 2019

TIME	SESSION
7:30 a.m.	Check-in and Breakfast
8:30 a.m.	PFAS Treatment Technologies led by Steve Sliver, MPART
10:00 a.m.	Break
10:15 a.m.	PFAS Treatment Technologies led by Steve Sliver, MPART (continued)
11:40 a.m.	Adjourn

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Dated September 22, 2016
Work Order No. 18 Dated August 17, 2018
Amendment #1 Dated April 25, 2019
Amendment #2 Dated September 24, 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: 100 Island Avenue, Parchment
Funding Source: U.S. EPA Assessment Grant, Hazardous
Task 2 – Phase I Environmental Site Assessment, Task 4 – Phase II Environmental Site Assessment,
Baseline Environmental Assessment & Documentation of Due Care Compliance, Task 4 Cleanup Planning
and Brownfield Plans**

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

Mr. Greg Terrill (or an entity to be formed) intends to acquire 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 intends to make full use of the existing documentation. Some additional assessment to evaluate the vapor intrusion risk is recommended based on the presence of chlorinated solvents in groundwater. Also, validation and updating of the previous hazardous building materials survey is recommended as conditions of the building have likely changed since the survey was completed.

Eligibility Demonstration and Phase I ESA

Envirologic will prepare an eligibility demonstration for the U.S. EPA for the use of Hazardous Substances Assessment grant funds. Envirologic will prepare a Phase I Environmental Site Assessment compliant with the ASTM E1527 standard and the U.S. EPA rules for All Appropriate Inquiry. The Phase I ESA will include a site inspection, review of historical resources, review of environmental databases, interviews with knowledgeable persons, and preparation of a report.

Phase II ESA (Conceptual)

Envirologic anticipates completion of a Phase II ESA consisting of groundwater samples from areas of concern as necessary to supplement existing data regarding the property. Specifically, issues related to vapor intrusion will be investigated to demonstrate that there is no risk. We anticipate the placement of 4-5 soil borings to collect groundwater samples for laboratory analysis. We also anticipate collection of sub-slab soil gas samples to evaluate vapor intrusion into the buildings.

Concurrent with the Phase I and II ESA, Envirologic will conduct a hazardous materials building survey. A previous survey is apparently available from MDEQ files for the site and Envirologic will obtain a copy of that survey. We will conduct inspections of the property to validate the findings of the survey. Of primary concern are large asbestos containing steam pipes in a tunnel system at the property since the completeness and quality of the survey is not known. If additional materials need to be characterized, Envirologic will obtain samples for laboratory analysis.

Baseline Environmental Assessment (BEA) and Documentation of Due Care Compliance (DDCC)

Soil and groundwater contamination has been previously identified and a BEA and DDCC will be prepared in order for the developer to be eligible for environmental liability protection and evaluate due care obligations relating to the redevelopment of the site.

Brownfield Plan and Work Plan Evaluation, Amendments

A Brownfield Plan currently exists for the property, administered by the City of Parchment. Envirologic will work with the City, MDEQ, and others to determine if the Brownfield Plan and Work Plan require amendment to accommodate the investment and costs associated with this project or if the Plans are adequate as is. At this time, the budget provided is in anticipation of minor modifications to the Plans. This budget does not accommodate development of a Brownfield Plan Amendment or new Work Plan if required.

Amendment #1 - Act 381 Work Plan

Envirologic has consulted with MDEQ and determined that there is support for the capture of school tax increment for certain eligible activities at the site. Notably, a portion of the site has partially demolished/burned out buildings with asbestos exposed to the elements. The condition represents an imminent threat to human health and thus the demolition of those portions of the onsite buildings are an eligible response activity. An equivalent amount of standard demolition can also be supported through an Act 381 Work Plan. Envirologic's preliminary analysis shows that this allows the Authority to capture about \$120,000 of school taxes to support the project. Additional revenues are available from local taxes. To secure approval for the capture of school tax increment revenues, an Act 381 Work Plan is required.

Amendment #2 – Additional Services

Due to the overall complexity of this project related to unique requests to EGLE related to eligible activities under an Act 381 Work Plan, Envirologic is requesting additional budget to finalize the Act 381 Work Plan.

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 I ESA

Eligibility Demonstrations, Data Evaluation and Report Preparation	\$ 3,500
ESTIMATED PROJECT COSTS	\$ 3,500

Phase II ESA (Conceptual)

Project Mgt.	\$ 1,500
Field Geologist (2 days)	\$ 2,500
Geoprobe, Field Services, and Misc. Expenses	\$ 3,000
Report Preparation	\$ 2,000
Hazardous Building Materials Survey (2-5 days)	\$ 8,000
Laboratory Services (VOCs).....	\$ 3,700
Laboratory Services (Asbestos).....	\$ 300
Equipment and supplies	\$ 700
ESTIMATED PHASE II ESA COSTS	\$ 21,700

BEA and DDCC

Staff Time, Report Preparation, Expenses	\$ 3,500
ESTIMATED BEA and DDCC COSTS	\$ 3,500

Brownfield Plan and Work Plan Evaluation, Amendments

Staff Time, Expenses	\$ 3,500
ESTIMATED BROWNFIELD PLAN EVALUATION COSTS	\$ 3,500

Amendment #1: Act 381 Work Plan

Staff Time, Expenses	\$ 5,000
Amendment #2	\$ 2,000
ESTIMATED ACT 381 WORK PLAN COSTS	\$ 7,000

Work Order #18 (approved).....	\$ 32,200
Amendment #1.....	\$ 5,000
Amendment #2.....	\$ 2,000
ESTIMATED PROJECT TOTAL	\$ 39,200

III. Schedule

Work performed under this Work Order will be initiated upon authorization to proceed, as directed by the KCBRA. It is anticipated that the project activities can be completed within four to five weeks of authorization to proceed and receipt of eligibility authorization.

MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **9/26/2019**

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:

No further activity with this task this month.

2. Community Outreach and Programmatic

Project No: 160361 - W.O. 3

Update:

Envirologic prepared materials for and attended the KCBRA board meeting in August. Envirologic attended the committee meetings in September. Numerous communications with Rachael Grover regarding potential projects. Envirologic assisted with providing information to EPA regarding a grant extension. Envirologic visited the former gas station site in Parchment to evaluate the potential for the presence of a UST. Essentially this budget with several amendments has been expended.

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, however, it has not been submitted since the developer is waiting for a new parcel number from the City related to a portion of the property covered under the BEA. 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 received feedback from EGLE and is in the process of making the necessary changes and will submit the work plan to Rachael Grover for review and submittal to the state. Due to the complicated nature of this project, Envirologic is requesting an additional amendment to the Work Order due to the additional costs to complete the work.

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 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 proposes to work with a local surveyor to help secure an improved description and depiction of the property subject to the Brownfield Plan.

Envirologic has received eligibility approval and is in the process of completing the Phase I ESA.

**5. Diamond Auto – City of 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. Envirologic is proposing a Phase II to investigate these concerns and prepare a Baseline Environmental Assessment if necessary. This project was approved and Envirologic has received approval from EGLE to expend grant funds. Envirologic is in the process of getting a Sampling and Analysis Plan and Health and Safety Plan approved.

**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 is in the process of obtaining eligibility approval and has scheduled field work.

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

Update:

The Kalamazoo County Brownfield Redevelopment Authority wishes to assist Mr. Brett Riggins of CONNECT who intends to acquire and redevelop the former Chime Elementary property located at 6667 Stadium Drive in Oshtemo Township. The project site consists of one parcel occupying approximately 1.3 acres and developed with a 3,726 ft² schoolhouse building constructed in 1870 and a 5,700 ft² school bus garage. The redevelopment will include the renovation of the former schoolhouse into eight (8) market-rate residential apartments. A Phase I ESA privately funded by CONNECT has resulted in the identification of multiple recognized environmental conditions (RECs); including: the presence of a 200-gallon AST with apparent asphalt contents and associated soil staining; the presence of multiple soil piles of unknown origin; and the presence of multiple 55-gallon drums with apparent asphalt contents and associated staining near the southern property boundary.

The purpose of the work in this Work Order is to provide funding to conduct appropriate due diligence activities to support acquisition of the site by CONNECT and also to support redevelopment activities. This project was approved at a Special Meeting of the KCBRA on September 17, 2019. Envirologic is pursuing an eligibility demonstration.



Invoice

Blue Tree Web Design, LLC

1219 W. Maple St., Kalamazoo, MI 49008

Date: 9/16/2019

Invoice Number: 1909161054

To: Kalamazoo County Brownfield Redevelopment Authority

Attn: Rachael Grover

201 W Kalamazoo Ave

Kalamazoo MI 49008

From: Blue Tree Web Design, LLC

1219 W. Maple St.

Kalamazoo, MI 49008

Job	Terms
Website update/assistance	Net 45

Description	Amount
Help fix missing Public Notices page	40.00
Total	\$40.00

Thank you for your business!

1219 W. Maple St., Kalamazoo, MI 269.978.2571 ben@bluetreewebdesign.com

	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
Brownfield Redevelopment Authority Fund 2010						
BRA TOTAL 2010	129,618	3,876		125,742	125,742	
Brownfield Redevelopment Authority Fund 2011						
BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
Brownfield Redevelopment Authority Fund 2012						
BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
Brownfield Redevelopment Authority Fund 2013						
BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
Brownfield Redevelopment Authority Fund 247-2014						
BRA ACTUAL TOTAL 2014 AS OF 01-02-2015	108,771	185,899	0	-77,128	-77,128	64,062
BRA Fund 247 for 2015						
BRA ACTUAL TOTAL 2015 AS OF 2-08-2016	334,894.93	328,312.12	0	6,583	6,582.81	70,645
BRA Fund 247 for 2016						
BRA ACTUAL TOTAL 2016 AS OF 3-14-2017	625,320.31	593,928.76		31,391.55	31,391.55	102,036.07
BRA Fund 247 for 2017						
County BRA (acct 247-000-)	9,900	77,584.31		-67,684		BRA Admin + costs
BRA ACTUAL TOTAL 2017 AS OF 3-15-18	795,385.99	786,724.83		8,661	8,661.16	110,697.23
BRA Fund 247 for 2018			<i>Estimated Pending reimb.</i>	REV-EXP		BRA 2017 admin+eligible
County BRA (acct 247-000-)	2,480	106,466.36		-103,986		
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 W2017)	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 W2017)	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 W2017)	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 W2017)	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			<i>Estimated Pending reimb.</i>	REV-EXP		BRA Admin + costs
County BRA (acct 247-000-)	16,830	53,208.84		-36,379		
Midlink local TIR tax (acct 247-001-420.00)	112,280.64		94,742.90	17,537.74		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)				0		
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)	98.04			98		122.70
9008 Portage Road school TIR (acct 247-003-420.01)				0		
Corner @ Drake (247-005-420.00)	188,248.11	190,809.68		-2,562		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			202		
232 LLC (247-007-420.00)	1,453.64			1,454		353.08
Blackbird Billiards local TIR (247-008-420.00)	244.07			244		60.07
Blackbird Billiards School TIR (247-008-420.01)				0		
RAI AZO, LLC local TIR (247-009-420.00)	811.58			812		1,014.83
RAI AZO, LLC School TIR (247-009-420.01)				0		
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)	1,925.22	561.39		1,364		866.26
Metal Mechanics School TIR (247-011-420.01)	2,843.18		2,309.82	533		To LBRF
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)	6,347.89	38,144.43		-31,797		8,822.35
Stryker School (247-013-420.01)		44,407.49		-44,407		
Stadium Park Way Local	19,305.80			19,306		4,649.75
Stadium Park Way School	21,696.58			21,697		
BRA ACTUAL TOTAL 2018 AS OF 9-18-19	442,795.69	359,814.96	97,052.72	-14,072	-14,071.99	224,852

149					
150	2017 Pending remaining of approved Work Orders				
151	WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25		
152	WO#17 - Gen Env. Consulting, Ammend. #1		85.00		
153	WO#2018-1 - General Env. Consulting		20.10		
154	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
155	WO#24 - Kalamazoo West Prof. BF Plan		730		
156	WO#25 - Metal Mechanics 400 S. 14th Street		3.8	Amend. #1 added \$1,000	
157	WO# 2018-1 General Env. Consulting		135.10		
158	WO# 2018-2 ET Annual Report Assistance		25		
159	WO# 2018-3 Website Assistance -Envirologic		42.5		
160	Bluetree webdesign		100		
161	Web Hosting		0		
162	WO# 2019-1 General Environmental Consulting		7,020.00		
163					
164	2018 Pending TIF Payments to Developers & other expenses				
165	Eliza St. 2015-2017 TIF Hold for MDEQ Loan		1,463.46		
166	State BF Fund for Portage Road (for 2018 to be paid in 2019)				
167	State BF fund Eliza Street (for 2018 to be paid in 2019)				
168	State BF fund RAI AZO (for 2018 to be paid in 2019)		716		
169	State BF fund Blackbird (for 2018 to be paid in 2019)				
170	State BF fund Metal Mech. (for 2018 to be paid in 2019)		842.50		
171	State BF fund Stryker (for 2018 to pay in 2019)		11,111		
172					
173	TOTAL		22,319.08		
174				-22,319.08	202,533

174					
175					
176	Local Brownfield Revolving Fund - Fund 643	Revenues	Expenditures	REV-EXP	
177	LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84		7,416.84	\$ 7,416.84
178	Transferred from Brown 7/6/2015	\$ 5,659.48		5,659.48	\$ 5,659.48
179	Transferred from Brown 12/31/2015	\$ 5,299.28		5,299.28	\$ 5,299.28
180	Transferred from Brown 8/2/2016	\$ 6,479.70		6,479.70	\$ 6,479.70
181	Transfer from Brown 12/15/16	\$ 6,314.00		6,314.00	\$ 6,314.00
182	Transfer from Brown 7/27/17	\$ 6,984.90		6,984.90	\$ 6,984.90
183	Transfer from Brown 1/18/18	\$ 6,478.34		6,478.34	\$ 6,478.34
184	Transfer from Brown approved 5/24/18 - (actual 8/16/18)	\$ 8,607.43		8,607.43	\$ 8,607.43
185	Transfer from Corner @ Drake Actual 8/16/18	\$ 29,537.26		29,537.26	\$ 29,537.26
186	Transfer Corner @ Drake remaining 2018	\$ 32,737.66		32,737.66	\$ 32,737.66
187	Transfer Corner @ Drake (- reimb MTT Costco)	\$ 158,072.02		158,072.02	\$ 158,072.02
188	<i>Pending transfer Metal Mechanics</i>	<i>\$ 2,309.82</i>		<i>2,309.82</i>	<i>\$ 2,309.82</i>
189	Fund 643 TOTAL				\$ 275,896.73