
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, December 20, 2018
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. Oath of office – new member of KCBRA and EDC Gary Barton
 5. Approval of Minutes: BRA Minutes of November 15, 2018
 6. Citizens Comments (*4 minutes each / Please state name and address*)
 7. Consent Agenda – Invoices
 - a. **\$ 770.00** - Envirologic General Environmental Review (Invoice #05130 – WO# 2017-1)
 - b. **\$ 795.00** – Envirologic Website Management (Invoice #05128 – WO# 2018-3)
 - c. **EPA Grant Invoices**
 - i. **\$ 703.75** - (\$351.87 to Haz, \$351.88 to Pet.) –Select Products Plan Amendment, WO# 8
 - ii. **\$ 2,522.50** – (All to Haz.) – Jhamin, LLC, WO# 12
 8. Discussion and/or Action Calendar
 - a. **Discussion/Action:** 100 Island Avenue, Parchment
 - i. Part I and Part II application
 - ii. Envirologic Work Order #18
 - b. **Discussion/Action:** Stadium Park Way Brownfield Plan Amendment
 - i. Amendment – recommend approval to Oshtemo Township and County Commission
 - ii. Timeline
 - c. **Discussion/Action:** Vicksburg Mill Transformational Brownfield Plan timeline update
 - d. **Discussion/Action:** Reimbursements for eligible costs
 - i. Midlink - \$155,617.51 (from Local taxes)
 - ii. General Mills – \$294,739.38 (\$33,036.27 Local + \$261,703.11 School taxes)
 - iii. AJZ Sprinkle – \$71,888.73 (\$22,194.33 Local + \$49,694.40 School)
 - e. **Discussion/Action:** Envirologic General Environmental Work Order for 2019
 - f. **Discussion/Action:** 555 E. Eliza St. - MDEQ Loan – MDEQ Refund - **\$400.49**
(includes \$391.28 Interest earned – transferred to KCBRA Account from County Fund – plus \$9.21 Loan remaining of original \$150,000 MDEQ Loan) – need approval for payment to MDEQ for Grant and Loan closeout
 - g. **Discussion/Action:** EPA Grant
 - i. Envirologic Monthly Memo
-

- ii. EPA Grant Work Order # 3; Amendment 3 – add \$2,000 to Community Outreach and Programmatic
- iii. Annual End of Year Financial Report

Financial Reports

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

10. Staff Report

11. Committees - times dates and places

- a. Land Bank Report – Next Meeting, February, 2019, 8:30 a.m.
- b. Project/Finance Committee – Thursday, January 10, 2019, 4:00 p.m.
- c. Executive Committee – Friday, January 11, 2019, 9:15 a.m.
- d. Bylaws Committee – update if available

12. Other

13. Board Member Comments

14. Adjournment

***Next Meeting: Thursday, January 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, November 15, 2018
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, Douglas Milburn, Ken Peregou, Julie Rogers (arrival at 4:10), Andy Wenzel

Members Excused: Travis Grimwood, Jodi Milks

Vacancy: 1 vacancy

Kalamazoo Township: Sherine Miller

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins, Envirollogic Technologies

Recording Secretary: Rachael Grover

Community: 2

1. Chair Peregou called the meeting to Order at 4:04 p.m.
2. Members Excused: Grimwood, Milks (Rogers arrived at 4:10)
3. Approval of the Agenda and Minutes:
Agostinelli moved approval of the agenda. Mandwee supported the motion. Motion carried.
4. Approval of Minutes: **Agostinelli moved approval of the minutes of October 25, 2018. Carew supported the motion. Motion carried.**
5. Citizens Comments: none
6. Consent Agenda – Invoices:
 - a. **2,186.25** - Envirollogic General Environmental Review (Invoice #05046 – WO# 2018-1)
 - b. **\$ 90.00** – Envirollogic Annual Report (Invoice #05043 – WO# 2018-2)
 - c. **\$ 877.50** – Envirollogic Website Management (Invoice #05044 – WO# 2018-3)
 - d. **\$ 350.00** – Web Hosting – One-year
 - e. **\$ 9.34** – Domain address purchase
 - f. **\$ 250.00** – Blue Tree Web Design Deposit
 - g. **EPA Grant Invoices**
 - i. **\$133.75** - (\$66.88 to Haz., \$66.87 to Pet.) –Select Products Plan Amendment, WO# 8
 - ii. **\$6,648.75** – (All to Haz.) – Jhamin, LLC, WO# 12
 - iii. **\$ 212.50** – (\$106.25 Haz.; \$106.25 Pet.) – Outreach/Programmatic, WO# 3

Ferguson motioned to approve the consent agenda and Mandwee supported the motion. Motion carried.

7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Vicksburg Mill
 - i. Transformational Brownfield Plan
Wenzel motioned recommending approval of the Transformational Brownfield Plan for the Vicksburg Mill redevelopment to the local units of government
-

contingent on receipt of the signed application reimbursement agreement from Paper City Development, LLC, and prior to taking the Plan to the local governmental units for approval. Milburn supported the motion as presented.

Discussion – In interest of disclosure, Agostinelli stated his spouse is taking a position with Sielatycki, who is legal counsel for the developer. She will not be working on the Mill project.

Motion carried.

ii. Timeline

Dates were presented and discussed regarding local units approval dates, pending receipt of the application reimbursement agreement from the developer.

b. **Discussion/Action:** Reimbursement to Blackbird Billiards

- i. Blackbird Billiards, LLC - **\$605.40** School Taxes (\$298.71 from 2017 School TIR and \$306.69 from 2018 School TIR)

Agostinelli motioned to approve reimbursement to Blackbird Billiards, LLC for approved eligible costs from available Tax Increment Revenue. Rogers supported the motion. Motion carried.

c. **Discussion/Action:** Kalamazoo Storage (Stadium Park Way Brownfield Plan)

- i. Development Agreement – Included as Appendix D of Act 381 Work Plan
ii. Act 381 Work Plan – approval to submit Act 381 Work Plan to MDEQ

Agostinelli motioned to approve staff to submit the Act 381 Work Plan to the MDEQ upon receipt of the executed Development Agreement from Kalamazoo Storage. Wenzel supported the motion. Motion carried.

d. **Discussion/Action:** 2018 Budget Amendments

Carew motioned to approve end of 2018 budget amendments. Mandwee supported the motion. Motion carried.

e. **Discussion/Action:** LBRF Policy

Wenzel motioned to approve the LBRF Policy. Ferguson supported the motion. Motion carried.

f. **Discussion/Action:** MEDC State Brownfield Fund Invoice – ½ of the 6 mils of 2017 SET

- i. 9008 Portage Road - \$81.00
ii. RAI Jets - \$708.50
iii. Metal Mechanics - \$1080.50
iv. 555 E. Eliza Street - \$32.50
v. Blackbird Billiards - \$42.50

Agostinelli motioned to approve paying MEDC Invoice for the State Brownfield Fund in the total amount of \$1,945 and Rogers supported the motion. Motion carried.

g. **Discussion/Action:** 2019 Calendar

Rogers motioned to approve 2019 Calendar for KCBRA meetings as presented and Agostinelli supported the motion. Motion carried.

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

- i. Envirologic Monthly Memo

Hawkins provided updates from memo in packet

8. Financial Reports

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

Staff provided financial update from packet

9. Staff Report

- a. .gov domain update – Pam Jackson from Envirologic researched the .gov domain. The application for the government domains has a lot of requirements and it is not necessary at this time to apply.
- b. Update – Rogers provided an update regarding board appointments. Ferguson has been recommended to the BOC. Carew will be interviewed on November 20th. The BOC appointments committee will then recommend for the other 2 openings.
- c. Ribbon Cutting – Corner @ Drake – Chow Hound – November 30th -12:00 to 12:30 – looking for Board members to attend.

10. Committees - times dates and places

- a. Land Bank Report – Next Meeting, Thursday, December 13th, 8:30 a.m.
- b. Project/Finance Committee – Thursday, December 13, 2018 4:00 p.m.
- c. Executive Committee – Friday, December 14, 2018, 9:15 a.m.
- d. Bylaws Committee – Bylaws are with Varnum for review

11. Other

Rogers suggested having an open house to showcase successful projects.

12. Adjournment: Meeting adjourned at 5:20 p.m.

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Department of Planning and Community Development
201 West Kalamazoo Avenue, Room 101
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Invoice number 05130
Date 12/06/2018

Project **170103 KCBRA - General Environmental Review**

INVOICE: Through Nov 30, 2018

GENERAL ENVIRONMENTAL REVIEW WO #2017-1

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	0.75	50.00	37.50
Principal Jeffrey C. Hawkins Professional Services	2.50	140.00	350.00
Project Scientist Therese M. Searles Professional Services	4.50	85.00	<u>382.50</u>
Phase subtotal			<u>770.00</u>
		Invoice total	<u>770.00</u>

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

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

Invoice number 05128
Date 12/06/2018

Project **180214 Kalamazoo County Brownfield Website**

INVOICE: Through Nov 30, 2018

WEBSITE MANAGEMENT

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	6.50	90.00	585.00
Principal			
Jeffrey C. Hawkins			
Professional Services	1.50	140.00	210.00
Phase subtotal			795.00
		Invoice total	795.00

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**Kalamazoo County Brownfield Redevelopment Authority
EPA Assessment Grant Budget and Invoice Summary
Project 160362
Jhamin, LLC - WL Molding Site, Portage, MI
Work Order #4 and #12**

1	A	B	C	D	E	G	H	I	J	K	L
2	Budget Estimates					Actual					
3	Project #	Site/Phase	Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	Notes
4	160362	Jhamin, LLC - WL Molding Site, Portage, MI									
5		Work Order #4 and #12									
6											
7		Indoor Air Monitoring/Revision of DDCC	\$ 13,000.00	\$ 13,000.00	\$ -	02929	12/6/2016	\$ 577.50	\$ 577.50		
8						03060	1/6/2017	\$ 152.50	\$ 152.50		
9						03198	2/16/2017	\$ 1,763.33	\$ 1,763.33		
10						03268	3/16/2017	5,342.75	5,342.75		
11						03483	5/18/2017	591.25	591.25		
12						03515	6/8/2017	5,618.75	5,618.75		
13						03660	7/17/2017	721.25	721.25		
14							Subtotal	\$ 14,767.33	\$ 14,767.33	\$ -	
15											
16		Soil Sampling Activities	4,125.00	\$ 3,093.75	1,031.25	03060	1/6/2017	\$ 172.50	\$ 129.38	\$ 43.13	
17						03198	2/16/2017	3,145.87	2,359.40	786.47	
18						03268	3/16/2017	227.70	170.79	56.91	
19						03326	4/6/2017	136.25	102.19	34.06	
20						03483	5/18/2017	28.75	21.56	7.19	
21						03515	6/8/2017	37.50	28.13	9.38	
22							Subtotal	\$ 3,748.57	\$ 2,811.45	\$ 937.13	
23											
24		Former Dump Area	\$ 1,500.00		\$ 1,500.00	03060	1/6/2017	\$ 57.50		\$ 57.50	
25						03198	2/16/2017	\$ 340.00		\$ 340.00	
26						03268	3/16/2017	\$ 42.50		\$ 42.50	
27						03660	7/27/2017	\$ 340.00		\$ 340.00	
28							Subtotal	\$ 780.00	\$ -	\$ 780.00	
29											
30		Asbestos and Hazardous Building Materials Survey	\$ 6,000.00	\$ 6,000.00	\$ -	02929	12/6/2016	\$ 431.25	\$ 431.25		
31						03198	2/16/2017	\$ 1,605.19	\$ 1,605.19		
32						03268	3/16/2016	\$ 1,645.00	\$ 1,645.00		
33							Subtotal	\$ 3,681.44	\$ 3,681.44	\$ -	
34											
35											
36		SSD Design - Work Order #12	\$ 34,000.00	\$ 34,000.00		03660	7/17/2017	\$ 1,023.75	\$ 1,023.75		
37						03739	8/11/2017	\$ 12,073.95	\$ 12,073.95		
38						03810	9/11/2017	\$ 1,667.50	\$ 1,667.50		
39						03879	10/4/2017	\$ 562.65	\$ 562.65		
40						03972	11/1/2017	\$ 115.00	\$ 115.00		
41						04726	7/10/2018	\$ 836.25	\$ 836.25		
42						04822	8/15/2018	\$ 417.50	\$ 417.50		
43						04873	9/6/2018	\$ 1,936.25	\$ 1,936.25		
44						04998	10/11/2018	\$ 6,146.22	\$ 6,146.22		
45						05048	11/7/2018	\$ 6,648.75	\$ 6,648.75		
46						05143*	12/6/2018	\$ 2,552.50	\$ 2,552.50		
47							Subtotal	\$ 33,980.32	\$ 33,980.32	\$ -	
48											
49		Project Total	\$ 58,625.00	\$ 56,093.75	\$ 2,531.25		Project Total	\$ 56,957.66	\$ 55,240.54	\$ 1,717.13	
50											
51							Budget Remaining	\$ 1,667.34	\$ 853.21	\$ 814.13	
52		This project is complete.					Budget Returned			\$ 814.13	
53							Final Budget Remaining			\$ -	

Kalamazoo County Brownfield Redevelopment Authority
 EPA Assessment Grant Budget and Invoice Summary
 Project 170027
 Select Products Limited Site
 Oshtemo Township
 Work Order #8

1	A	B	C	D	E	G	H	I	J	K	L
2											
3	Project #	Site/Phase	Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	Notes
4	170027	Select Products Limited, Oshtemo Township									
5		Work Order #8									
6		Phase I ESA and Eligibility	\$ 3,348.00	\$ 1,674.00	1,674.00	03274	3/16/2017	914.25	\$ 457.13	\$ 457.12	
7						03324	4/6/2017	2,433.75	1,216.88	1,216.88	
8							Subtotal	3,348.00	1,674.01	1,674.00	
9											
10		Phase II ESA (Conceptual Budget)	12,135.26	6,067.63	6,067.63	03482	5/18/2017	9,430.26	4,715.13	4,715.13	
11						03570	6/13/2017	1,993.75	996.88	996.88	
12						03659	7/17/2017	86.25	43.13	43.13	
13						04155	1/8/2018	616.25	308.13	308.13	
14							Subtotal	12,126.51	6,063.26	6,063.26	
15											
16		BEA and DDCC	2,847.50	1,423.75	1,423.75	03482	5/18/2017	\$ 97.50	\$ 48.75	\$ 48.75	
17						03570	6/13/2017	\$ 1,338.75	\$ 669.38	\$ 669.38	
18						03973	11/1/2017	\$ 106.25	\$ 53.13	\$ 53.13	
19						04155	1/8/2018	\$ 1,302.50	\$ 651.25	\$ 651.25	
20							Subtotal	2,845.00	1,422.50	1,422.50	
21											
22		Brownfield Plan and Act 381 Work Plan	15,669.24	7,834.62	7,834.62	03324	4/6/2017	\$ 175.00	\$ 87.50	\$ 87.50	
23						03482	5/18/2017	\$ 65.00	\$ 32.50	\$ 32.50	
24						03570	6/13/2017	\$ 553.75	\$ 276.88	\$ 276.88	
25						03659	7/17/2017	\$ 1,260.00	\$ 630.00	\$ 630.00	
26		Amendment #1 for \$4,500 has been distributed as noted in the budget table.				03735	8/11/2017	\$ 1,353.75	\$ 676.88	\$ 676.88	
27						03808	9/11/2017	\$ 630.00	\$ 315.00	\$ 315.00	
28						03881	10/4/2017	\$ 5,623.75	\$ 2,811.88	\$ 2,811.88	
29		Amendment #2 for \$2,000 for amendment to Brownfield Plan	\$2,000	\$ 1,000.00	\$ 1,000.00	03973	11/1/2017	\$ 496.25	\$ 248.13	\$ 248.13	
30						04124	12/14/2017	\$ 5,353.75	\$ 2,676.88	\$ 2,676.88	
31						04155	1/8/2018	\$ 132.50	\$ 66.25	\$ 66.25	
32						04993	10/11/2018	\$ 140.00	\$ 70.00	\$ 70.00	
33						05042	11/7/2018	\$ 133.75	\$ 66.88	\$ 66.88	
34						05127*	12/6/2018	\$ 703.75	\$ 351.88	\$ 351.88	
35							Subtotal	16,621.25	8,310.64	8,310.64	
36											
37		Project Total	\$ 36,000.00	\$ 18,000.00	\$ 18,000.00		Project Total	\$ 34,940.76	\$ 17,470.41	\$ 17,470.40	
38											
39											
40							Budget Remaining	\$ 1,059.24	\$ 529.60	\$ 529.61	
41		Notes:									
42							Budget Returned	\$ 36.74	\$ 18.35	\$ 18.36	
43											
44							Final Budget Remaining	\$ 1,022.50	\$ 511.25	\$ 511.25	

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

Invoice number 05143
Date 12/06/2018

Project **160362 Kalamazoo County BRA - Jhamin, LLC**

INVOICE: Through Nov 30, 2018

SSD DESIGN - W/O 12
Professional Fees

	Hours	Rate	Billed Amount
CAD Designer/Drafter			
Michelle A. Bell			
Professional Services	4.00	65.00	260.00
Principal			
Jeffrey C. Hawkins			
Professional Services	0.25	140.00	35.00
Project Manager			
Gary T. Blinkiewicz			
Professional Services	17.50	105.00	1,837.50
Senior Project Manager			
David A. Stegink			
Professional Services	3.00	130.00	390.00
Phase subtotal			<u>2,522.50</u>
		Invoice total	<u><u>2,522.50</u></u>

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

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 Department of Planning and Community Development
 201 West Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Invoice number 05127
 Date 12/06/2018
 Project **170027 Select Products Limited - W.O. 8**

INVOICE: Through Nov 30, 2018

BROWNFIELD PLAN AMENDMENT

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	1.00	140.00	140.00
Project Scientist Therese M. Searles Professional Services	5.75	85.00	<u>488.75</u>
Phase subtotal			<u>703.75</u>
		Invoice total	<u>703.75</u>

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100 Island, LLC

5444 N Westnedge
Kalamazoo, MI 49004

December 10, 2018

To: Kalamazoo County Brownfield Redevelopment Authority

Re: 100 Island Avenue
Parchment, MI

To the board:

Thank you for your time to consider the attached project application for redevelopment of the property at 100 Island Avenue, Parchment, Michigan.

This parcel is the former maintenance facility for the Kalamazoo Vegetable Parchment Company. The buildings on the property have dates of construction from approximately 1920 to 1940. The buildings housed a woodshop to make patterns for sandcasting parts to support the paper making machinery, a machine shop to finish the parts, a fabrication shop for fabricated structural steel, machine bases and catwalks, storage of maintenance items and a small paint facility. Later some buildings were used for artwork creation, purchasing and inventory management.

The goal of redevelopment is to expand operations for Building Restoration, Inc. and its subsidiary Division 5 Metalworks as well as bring investment to the city of Parchment. Building Restoration is primarily in the business of repairing and restoring existing structures using traditional and modern technologies. Division 5 Metalworks is a fabricator of structural steel, miscellaneous metals, stairways and railings. Moving operations to this facility will increase fabrication shop space by over three times and allow us to bring incoming inventory under cover. This facility will provide approx. 5,100 square feet of warehouse space to support the restoration crews and up to 7,000 square feet of updated offices and training center to support both companies. Remaining space potentially available to lease out includes another 8,400 square feet of office/warehouse space. Three smaller outbuildings will likely be repaired to provide additional cold storage space. The two-story building on the north edge of the property, called the Glendale Building, is hoped to be secured, stabilized and mothballed for potential future redevelopment.

As one can imagine buildings which have not been in use or maintained since December 2000 have many problems needing to be addressed for re-use. Items including asbestos abatement, lead paint removal and demolition are necessary before construction can begin. It is planned that those costs as well as other potentially eligible costs will be included in a revised existing brownfield plan for the property for reimbursement through tax increment financing.

Please see attached photographs and conceptual drawings showing how the property will be used in our operations. I look forward to moving forward as promptly as possible if approval of use of EPA funds is granted and the eligibility determination finds that they are available. Unfortunately, the River Reach amendment took too long to draft which has taken away several months of time which I had hoped to use to begin remediation and demolition.

Thank you,

Greg Terrill
100 Island, LLC



South elevation looking Northeast.



Interior view main manufacturing space.



Interior view future office and training facility

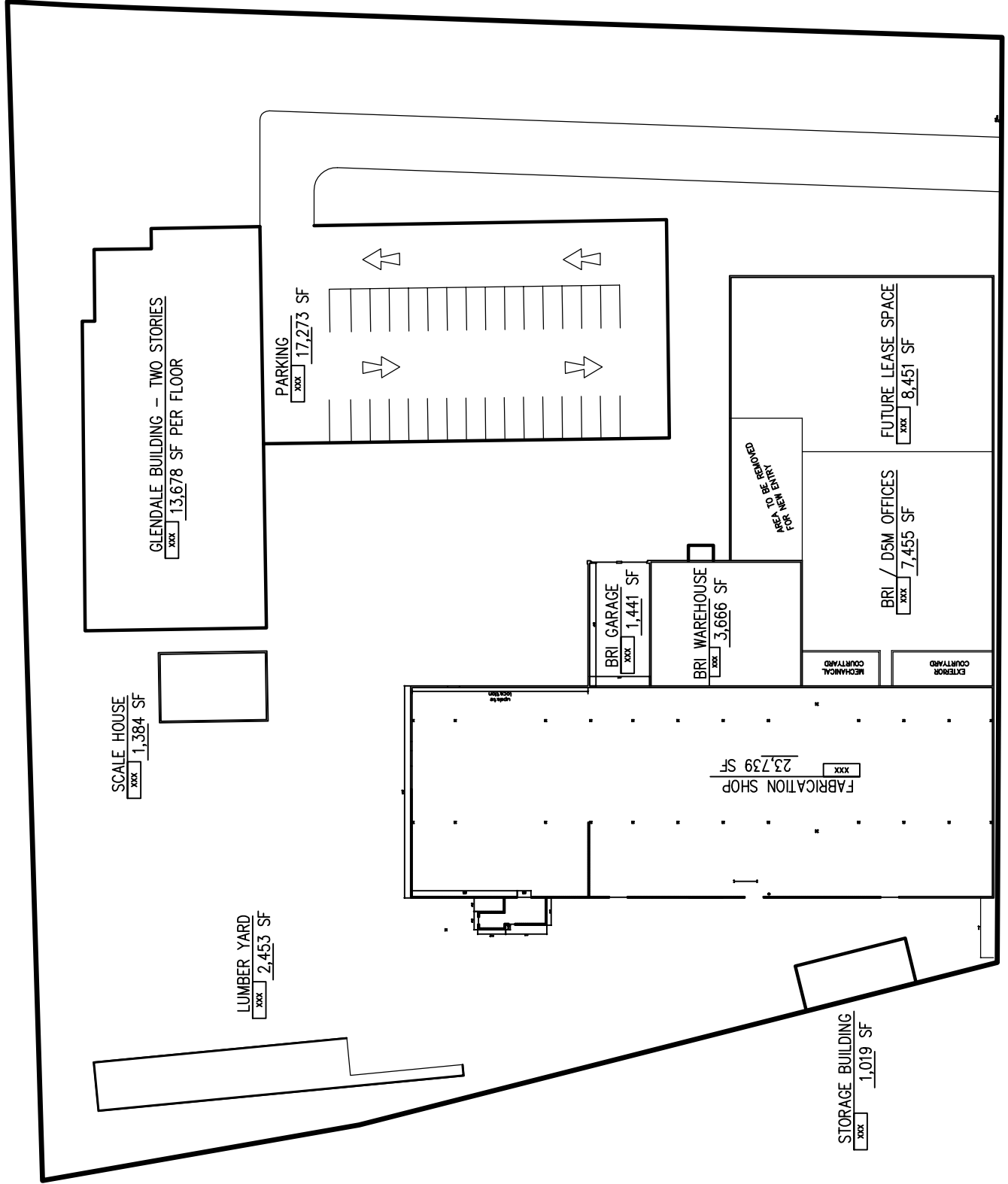


North elevation of main building

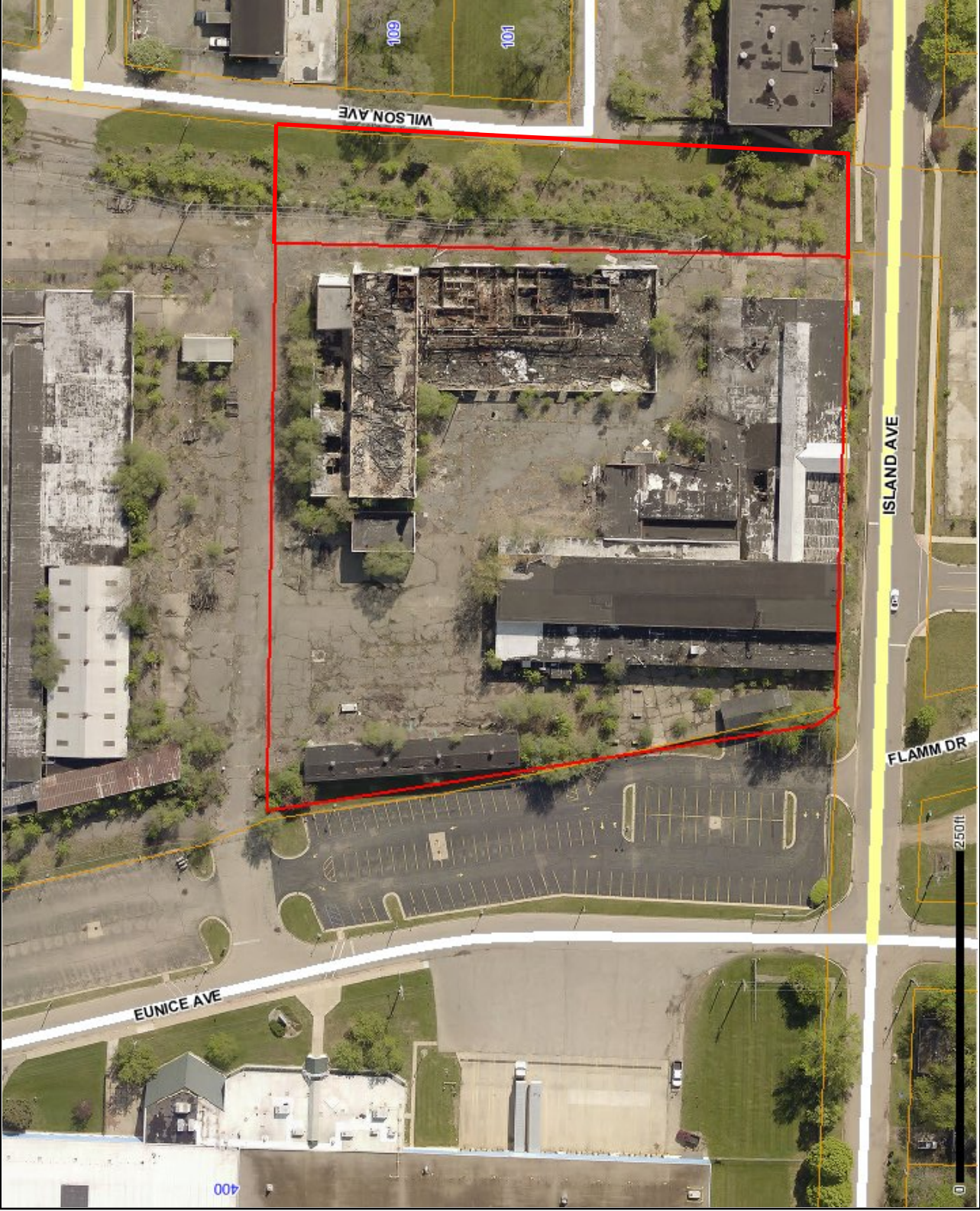


Scale house and Glendale Building looking northeast

100 ISLAND AVE. PROPOSED LAYOUT



Island Ave Development



- County Boundary
- Municipal Boundaries
- Railroad
- Streets
- Interstate/Expressway
- State Trunkline
- City or County Primary Road
- Freeway Ramp/Frontage Road
- Roads
- Lakes and Rivers
- Parcels

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 8/6/2018

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

Kalamazoo County, through its Brownfield Redevelopment Authority (Authority), is able to potentially provide various types of financial support on redevelopment projects throughout Kalamazoo County. This Part I Application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Kalamazoo County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration will include local unit of government support, evaluating potential for re-investment, job creation, availability and condition of infrastructure, environmental issues at the site and other benefits to the community. All Grant funded approved activities will be conducted by the County's authorized environmental consultant. **There is no fee for a Part I Application.**

Interested parties are encouraged to contact the Authority staff to discuss the potential project, the applicability of the program and to understand the application process. There is a two part application with the Part I Application providing details of the project including business information, proposed project site and details, tax-base information, timing requirements, etc. A general discussion with the Authority staff and the applicant will ensue. Based on the merits of the project, Authority staff will recommend completion of a Part II Application and/or review by the Authority's Committees.

Should the applicant be encouraged to complete and submit a Part II Application, an application fee will be required according to the following Fee Schedule:

- For projects under \$100,000 investment, the fee will be \$500.
- For projects between \$100,000 and \$500,000, the fee shall be \$1,250.
- For projects over \$500,000 investment, the fee shall be \$2,500.

Fees may be waived at the discretion of the Authority in circumstances they deem appropriate.

All Part II Applications must include a conditional reimbursement agreement should the overall project development not occur. It is Exhibit A as part of the Part II Application.

Both the application (and the Conditional Reimbursement Agreement) can be found on the KCBRA website:

<http://www.kalcounty.com/directory/boards/brownfield.htm>

You should contact us at phone or fax or the following email – lmjarn@kalcounty.com. Pre- application contact is highly recommended and will be beneficial to our common interests.

Please submit your completed Part I Application, along with a cover letter that provides general information about your project, to the Kalamazoo County Brownfield Redevelopment Authority, in care of Lotta Jarnefelt at the address listed on the Part I Application. The Proposed Part I Project Application must be complete and submitted with your cover letter.

Depending on the stage of your project, information may be preliminary or developing. Please provide as much information as you can at this time. Please make sure you inform us of your project timeline requirements or flexibility so that we can relate them to Authority timelines and funds available to determine if potential assistance can be offered which will meet your deadlines.

Based on a review of your completed Part I Application, we will contact you within ten (10) business days to discuss the next

steps in the process or if we need additional information. At the meeting when your request is heard you should be present; you will be advised of that date.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>

10 Describe nature and history of business:

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

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.):

17 Any currently known environmental issues? No Yes

18 Is applicant a liable party for environmental issues at site? No Yes

19 Is access to site permitted? No Yes

20 Project Type:

New	<input type="checkbox"/>
Relocation	<input type="checkbox"/>
Expansion	<input type="checkbox"/>
Rehabilitation	<input checked="" type="checkbox"/>

21 Project Size:
 Parcel Size (acres):
 Existing building area (sq ft):

New building area (sq ft):

22 Project timeline (proposed or actual):
 Start date: Completion Date:

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

Business Plan	<input type="text"/>	Financial Commitments	<input type="text"/>
Market Analysis	<input type="text"/>	Environmental Information/Reports	<input checked="" type="checkbox"/>
Architectural/Site Plans	<input type="text"/>		

Tax Base Information

24 Total Investment Anticipated:

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

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input checked="" type="checkbox"/>	Phase II ESA	<input checked="" type="checkbox"/>
BEA	<input checked="" type="checkbox"/>	Due Care	<input checked="" type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input checked="" type="checkbox"/>	Clean-up Planning	<input checked="" type="checkbox"/>
Additional Response Activities	<input type="text"/>	Demolition	<input checked="" type="checkbox"/>
Lead and Asbestos Abatement	<input checked="" type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input type="text"/>
Infrastructure Improvements	<input checked="" type="checkbox"/>		

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:
 FTE Jobs Retained: FTE Jobs Created:

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

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

Signature Date
 Title
 Direct office or cell number
 Fax number
 Email address

If you have questions regarding the application, please contact:

Kalamazoo County Government
 Lotta Jarnefelt, Director Email: lmjarn@kalcounty.com
 Department of Planning and Community Development
 201 W. Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Office Phone: 269-384-8112 Office Fax: 269-383-8920

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

Kalamazoo County, through its Brownfield Redevelopment Authority (Authority), is able to potentially provide various types of financial support on redevelopment projects throughout Kalamazoo County. This Part II Application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Kalamazoo County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration will include local unit of government support, evaluating potential for re-investment, job creation, availability and condition of infrastructure, environmental issues at the site and other benefits to the community. All Grant funded approved activities will be conducted by the County's authorized environmental consultant.

The Part II Application is submitted to the Authority upon invitation subject to an approved Part I Application. The Part II Application requires that an application fee be submitted with the completed Part II Application according to the following Fee Schedule:

- For projects under \$100,000 investment, the fee will be \$500.
- For projects between \$100,000 and \$500,000, the fee shall be \$1,250.
- For projects over \$500,000 investment, the fee shall be \$2,500.

Fees may be waived at the discretion of the Authority in circumstances they deem appropriate.

All Part II Applications must include a conditional reimbursement agreement should the overall project development not occur. It is Exhibit A as part of the Part II Application.

Both the application (and the Conditional Reimbursement Agreement) can be found on the KCBRA website:

<http://www.kalcounty.com/directory/boards/brownfield.htm>

A complete Part II Application can be submitted with the application fee to the address and contact noted below.

Department of Planning & Community Development

201 West Kalamazoo Avenue

Kalamazoo, Michigan 49007-3777

Phone: 269-384-8112

Fax: 269-383-8920

Lotta Jarnefelt, Director

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART II PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

Proposed Project Site Information

9 Address(es) (if known):

10 Tax IDs:

11 Project timeline (proposed or actual):
 Start date: Completion Date:

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

Business Plan	<input type="text" value="0"/>	Financial Commitments	<input type="text" value="0"/>
Market Analysis	<input type="text" value="0"/>	Environmental Information/Reports	<input type="text" value="X"/>
Architectural/Site Plans	<input type="text" value="0"/>		

Project Team

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

Proposed Brownfield Funding Requested

13 Total Investment Anticipated:

Land:	\$ 100,000.00
New Construction/Site Improvements:	\$ 1,193,000.00
Eligible Brownfield Activities (Specify):	\$ 436,000.00
Other (Specify below):	
<input type="text"/>	
Total Capital Investment:	\$ 1,729,000.00

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority
Authority Grant/Loan Funding:
Brownfield Plan and Act 381 Work Plan(s):
Other Funding:

\$	436,000.00
\$	29,500.00

Michigan Department of Environmental Quality
Brownfield Redevelopment Grant:
Brownfield Redevelopment Loan:
Brownfield Assessment:

Michigan Economic Development Corporation
Community Revitalization Program Loan and/or Grant:
Business Development Program Loan and/or Grant:

Total Brownfield Funding Requested:

\$	465,500.00
----	------------

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

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

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

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

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

Signature		Date	12/12/18
Title	President		
Direct office or cell number	269-547-0380		
Fax number			
Email address	gterill@d5m.net		

If you have questions regarding the application, please contact:

Kalamazoo County Government
Lotta Jarnefelt, Director
Department of Planning and Community Development
201 W. Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

Office Phone: 269-384-8112
Email: lmjarn@kalcounty.com
Office Fax: 269-383-8920

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement is made as of

12/12/18

 by and between

100 Island, LLC

 ("Applicant") and The Kalamazoo County Brownfield Redevelopment Authority (the "Authority").

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

100 Island Ave. Parchment,

 Michigan, currently owned by

400 Island LLC

 (the "Site"). If the Authority grants the application

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

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

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

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

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

Kalamazoo County Brownfield Redevelopment Authority

By:
Its pursuant to resolution of the Authority dated:

Developer: 100 Island, LLC

By:
Authorized Agent

Address of Developer

Name	Greg Terrill (entity to be formed)
Street/Number	5444 N Westnedge
City, State, Zip	Kalamazoo, MI 49004
Phone	269-547-0380
Fax	
Email	gterrill@d5m.net

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

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.



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

<i>Eligibility Demonstrations, Data Evaluation and Report Preparation</i>	\$ <u>3,500</u>
ESTIMATED PROJECT COSTS	\$ 3,500

Phase II ESA (Conceptual)

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

BEA and DDCC

<i>Staff Time, Report Preparation, Expenses</i>	\$ <u>3,500</u>
ESTIMATED BEA and DDCC COSTS	\$ 3,500

Brownfield Plan and Work Plan Evaluation, Amendments

<i>Staff Time, Expenses</i>	\$ <u>3,500</u>
ESTIMATED BROWNFIELD PLAN EVALUATION COSTS	\$ 3,500

ESTIMATED PROJECT TOTAL **\$ 32,200**

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.





**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN AMENDMENT 11/20/18

FOR

**STADIUM PARK WAY REDEVELOPMENT
STADIUM PARK WAY
OSHTEMO, MICHIGAN**

Recommended for approval by the Brownfield Redevelopment Authority on _____

Approved by the Oshtemo Township Board on _____

Approved by the County Board of Commissioners on _____

Prepared with the assistance of:

**ENVIROLOGIC TECHNOLOGIES, INC.
2960 Interstate Parkway
Kalamazoo, Michigan 49048
(269) 342-1100**

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EXHIBITS

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ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN—CHARTER TOWNSHIP OF OSHTEMO

RESOLUTION APPROVING A BROWNFIELD PLAN—KALAMAZOO COUNTY

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN AMENDMENT 11/20/18
STADIUM PARK WAY REDEVELOPMENT
KALAMAZOO, MICHIGAN**

1. INTRODUCTION AND PURPOSE

Envirologic has prepared this Brownfield Plan Amendment on behalf of the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for five parcels of land, located along Stadium Park Way and Stadium Drive in Kalamazoo, Michigan, being redeveloped by Oshtemo Township. Entities included in the redevelopment project include: Select Products Limited; HCD Properties, LLC (aka National Flavors); Kalamazoo Storage, LLC; and Harrison Packing LLC (Exhibits, Figure 1). The combined redevelopment will be referred to as the Stadium Park Way Redevelopment.

The proposed redevelopment includes a two-phased growth plan by Select Products Limited. Initial construction of a 50,000-square-foot industrial building will consolidate their current operations while providing room for additional growth. The second phase involves construction of an aluminum anodizing facility within the next five years, resulting in a combined approximately 90,000-square-foot manufacturing plant on the 14-acre northern parcel. In addition to the redevelopment by Select Products Limited, HCD Properties, LLC (National Flavors) is also undertaking redevelopment efforts at 7700 Stadium Drive which is included in this Brownfield Plan. At the time of this amendment, HCD Properties, LLC has constructed a new, 30,000-square-foot manufacturing building on the property that was previously vacant. The new investment on the National Flavors parcel is expected to be \$4,900,000. Kalamazoo Storage, LLC, which recently completed new construction in 2017, will also be constructing three new buildings, totaling 19,200 square feet, in the late fall of 2018/spring of 2019. The private investment from Kalamazoo Storage is expected to be \$1,998,400. Two additional contiguous and adjacent parcels (Harrison Packing LLC and the Oshtemo strip parcel) are also included as part of this Plan. The five parcels combined encompass approximately 43 acres.

The proposed project included in this Brownfield Plan Amendment will benefit the local community by creating new jobs, increasing tax revenue, and making productive use of a contaminated piece of property that has been underutilized for several years.

Four parcels have been identified as a “facility” under Part 201 due to soil and groundwater impacts above the Generic Residential Cleanup Criteria (GRCC). Historical operations at the

property located on the north end of Stadium Park Way (05-34-130-050), while operated by Midwest Aluminum Corporation, included the use of wastewater lagoons, industrial processes, and potentially for storage. Some dredging and remediation of soils from the former lagoons was performed; however, select areas of contamination above GRCC remain. Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis2-ethylhexyl, arsenic, and mercury. Levels of trichloroethylene and lead in water were also identified above GRCC. The Harrison Packing parcel (05-34-155-030: land; 05-99-034-155: real property) was also part of the former Midwest Aluminum property. A Baseline Environmental Assessment (BEA) was filed on behalf of Harrison Packing, indicating that facility levels of contamination remain at the site. Contamination from these former uses has impacted the property and represents an additional cost to the development.

Another parcel included in this Brownfield Plan (05-34-155-050) has also been identified as a “facility” under Part 201. Historic use of the property located at 7700 Stadium Drive, Oshtemo Township, Kalamazoo County, Michigan, includes the southwest portion of the property initially developed as a residence as early as 1890 until approximately 1960. The remaining portion of the property has historical die casting operations and a foundry. The east portion of the property was historically identified as 7696 Stadium Drive and was developed by Midwest Aluminum in approximately 1954; Midwest Aluminum operated on this portion of the property until approximately 1990. The west and central portions of the property, historically identified as 7700 Stadium Drive, were developed in approximately 1962 by Kalamazoo Die Cast. Viking Die Cast operated from approximately 1980 until 1987. The Michigan DEQ removed contaminated soil in 1995 and 1997 and demolished the on-site buildings in 2000. The parcel located at 7700 Stadium Drive, and portions historically identified as 7696 Stadium Drive, has been identified as a “facility” under Part 201 due to soil impacts of zinc and arsenic and groundwater impacts of 1,1-dichloroethane; 1,1-dichloroethene; trichloroethene; and lead in at concentrations above the GRCC. Historic operations have resulted in contamination that has impacted the property and represents an additional cost to the development.

The Kalamazoo Storage parcel (05-34-180-025), located at 7694 Stadium Drive, has also been identified as a “facility” under Part 201 due to soil and groundwater contamination above GRCC. A BEA was filed on behalf of Kalamazoo Storage, LLC identifying the remaining contamination requiring vapor controls. The remaining parcel known as the “Oshtemo Strip Parcel” (05-34-155-040) is adjacent and contiguous to the parcels identified as a “facility” and—based on its

relationship with the overall historical industrial use of the area and the area’s groundwater contamination—is presumed to be a “facility.”

Potential environmental-related costs include BEA activities conducted at the expense of the KCBRA, National Flavors, Harrison Packing, and Kalamazoo Storage. Due Care activities related to vapor extraction will be completed by Kalamazoo Storage. Select Products Limited will be conducting additional response activities, including soil management through the use of specialized foundations, which was determined to be significantly less than the cost to remove, transport, and dispose of contaminated soil. Depending on site conditions observed during construction of both phases of development, it may also be necessary to appropriately manage some contaminated soil, including proper disposal, backfill, and associated activities. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.

This Brownfield Plan identifies the eligible environmental activities that have been completed or will be conducted by the KCBRA or the developer(s), which will be reimbursed through the capture of local tax increment revenues. BEA activities and preparation of the Due Care documentation are statutorily eligible to be reimbursed using both school and local tax increment revenues. An Act 381 Work Plan has also been prepared at the expense of Kalamazoo Storage to allow the capture of school tax increment revenues for costs associated with the vapor extraction system, and future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

2. ELIGIBLE PROPERTY INFORMATION

The property subject to this plan consists of five parcels of land with six parcel IDs associated with the property (Parcel IDs: 05-34-130-050, 05-34-155-030 [land], 05-99-034-155 [real property], 05-34-155-040, 05-34-155-050, and 05-34-180-025) located along Stadium Drive and Stadium Park Way in Oshtemo Charter Township, Kalamazoo County, Michigan (Property). The Property has been identified as a “facility” under Part 201 Standards of which the individual parcels are also adjacent and contiguous.



No.	Parcel ID Number	Address	Current Owner	Acreage
1	05-34-130-050	North End of Stadium Park Way	Oshtemo Township (intended to be purchased by Select Products)	17.52
2	05-34-155-030 (land) 05-99-034-155 (real property)	3420 Stadium Park Way	Harrison Packing LLC	5.55
3	05-34-155-040	Stadium Park Way	Oshtemo Township (strip parcel)	0.92
4	05-34-155-050	7700 Stadium Drive	HCD Properties LLC (National Flavors)	10.89
5	05-34-180-025	7694 Stadium Drive	Kalamazoo Storage LLC	7.96

This Brownfield Plan Amendment will encompass the entire property, inclusive of any new parcel identification numbers or new addresses.

Existing structures on the property include an industrial building owned by Harrison Packing, LLC located on the 5.55-acre parcel at 3420 Stadium Park Way. A newly constructed commercial building used for storage rental units is owned by Kalamazoo Storage, LLC and is located at 7694 Stadium Drive. HCD Properties LLC (National Flavors) has completed construction on the 30,000-square-foot manufacturing building. The vacant parcel owned by Oshtemo Township and described as the “strip parcel” will remain vacant land. No other structures currently exist on the combined five parcels. However, new construction is planned on the Select Products and Kalamazoo Storage parcels.

A location map and site plan including legal descriptions can be found in Exhibit A.

3. PROPOSED REDEVELOPMENT

This Brownfield Plan Amendment has been prepared to support the redevelopment efforts of the subject property. The primary redevelopment of the property will be focused on the consolidation and new construction by Select Products Limited. Select Products Limited, also known as Select Hinges, has leased property in Portage, Michigan, since 1999. Select is a manufacturer of commercial continuous geared aluminum door hinges for the architectural

hardware industry. Current operations include light machining and assembly with the potential of adding anodizing operations in the future. They expanded in a nearby location in 2013 and are now in need of consolidating their operations and providing room for additional growth. This growth plan is two phased, which involves initially consolidating their current operations and 30 employees (42,000 to 50,000 square feet) and a second phase involving construction of an aluminum anodizing facility within the next five years resulting in a combined approximately 90,000-square-foot manufacturing plant. The anticipated investment for Phase I of the development is approximately \$3,000,000, with \$2,500,000 in new construction costs. The proposed timeline for the project is to be in their new facility in spring 2019. Phase II will require an additional \$2,500,000 in new construction costs in the next five years.

New construction has occurred on the HCD Properties, LLC (National Flavors) parcel after approval of the adopted Brownfield Plan and prior to this Amendment. National Flavors is a local custom flavoring company that began in Kalamazoo, Michigan, as National Products in 1941. They offer a variety of ingredients for the candy, bakery, and dairy industries. In 2008, the company was renamed National Flavors. In 2015, National Flavors purchased the parcel located at 7700 Stadium Drive and has since constructed a 30,000-square-foot manufacturing building. This larger facility will accommodate growing customer-based production needs and space for anticipated growth within the company. New construction was completed by year-end 2017. Private investment for this portion of the redevelopment is estimated to be \$4,900,000.

New construction of self-storage units also occurred in 2017 on the parcel located at 7694 Stadium Drive and owned by Kalamazoo Storage, LLC. Three additional buildings, with estimated construction costs of \$600,000, are expected to be completed by spring 2019. This new construction will include two 7,200-square-foot buildings and one 4,800 square-foot building utilized for self-storage. This new construction will cause an increase in taxable value on the Kalamazoo Storage property, anticipated in year 2 of the Plan. Private investment for this parcel is based mostly on new construction costs and is estimated to be \$1,998,400.

4. BROWNFIELD CONDITIONS

Portions of the property were once known as the Midwest Aluminum site (Midwest). Additionally, several other industrial sites were located on or in the vicinity of this property (Viking Die Cast, Kalamazoo Die Cast, GE Carboloy Sites). Midwest conducted extrusion, fabrication, and anodizing of aluminum products since 1954. Various chemicals were used in the process, resulting in processing waste that was discharged to a series of wastewater lagoons

located at the site. Viking Die Cast and Kalamazoo Die were historic die casting operations, and a foundry also existed on the property during these historic operations. Previous owners and the MDEQ have conducted several investigations and cleanups at the site since the 1980s. While some dredging and remediation of soils from the former lagoons was performed, the current level of contamination remaining at the site is unknown.

Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis(2-ethylhexyl)arsenic, and mercury. Levels of 1,1-dichloroethane; 1,1-dichloroethene; trichloroethylene; and lead in water were also identified above GRCC. The exceedance above GRCC of these contaminants identifies parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land), and 05-99-034-155 (real property) as a “facility” under Part 201. The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a “facility” and—based on its relationship with the overall historical industrial use of the area and the area’s groundwater contamination—is presumed to be a “facility.”

5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13[2] of Act 381)

A. Description of Costs to be Paid for with Tax Increment Revenues

The approved Brownfield Plan and this Brownfield Plan Amendment have been developed to reimburse existing and anticipated costs to be incurred by the KCBRA, HCD Properties LLC (d.b.a. National Flavors), Select Products Limited, Harrison Packing LLC, and Kalamazoo Storage LLC. Tax increment revenues will be captured for reimbursement from local taxes, except for BEA activities and preparation of Due Care documentation, which are statutorily eligible for reimbursement with both local and school tax increment revenues. An Act 381 Work Plan has also been prepared to allow the capture of school tax increment revenues for reimbursement of Due Care costs associated with vapor extraction on the Kalamazoo Storage parcel, and future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA activities. An updated Phase I Environmental Site Assessment (ESA) was performed on the Select Products parcel for cost of \$3,500. A Phase II ESA, required to further characterize the contamination remaining on the

property, was completed for \$15,000. A BEA and Documentation of Due Care Compliance (DDCC) of the property was prepared, at combined cost of \$3,000, on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors) at a cost of \$8,000, Harrison Packing at a cost of \$15,204.78, and Kalamazoo Storage at a cost of \$25,172.50. These costs are eligible for reimbursement and are incorporated into this Brownfield Plan Amendment.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation, and the installation of a vapor control system. The active sub-slab depressurization system (ASSD) will create a negative pressure gradient across the bottom of the floor slab in those three buildings to maintain a continuous preferential pathway for vapor collection and venting to the atmosphere. This pressure-induced preferential pathway will prevent migration of vapors into the affected buildings. Prior to installing the vapor barrier, approximately 6 inches of gas-permeable gravel (e.g., 6AA stone) will be placed over compacted soil to provide a vapor collection and venting layer. The extraction system and associated pipe work will be installed within the venting layer, followed by re-grading the site, forming the building pad, and installing the vapor barrier. As an active system, fan assembly and pressure monitoring gauges will be installed. Finally, the wire and rebar will need to be installed with extreme care not to puncture the barrier, and then concrete can be poured. \$25,000 is included in this Plan Amendment for additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection. The vapor system and all associated costs are estimated to be \$167,000. A 15% contingency for Due Care activities is also eligible. An Act 381 Work Plan has also been prepared to allow the capture of school tax increment to reimburse a portion of these Due Care costs incurred by Kalamazoo Storage.

Additional response activities totaling \$780,000 (combined phases) will be performed on the Select Products parcel. It was determined that the remediation plan designed by engineering firm, Wightman & Associates, Inc.—inclusive of removal of the required 64,000 cubic yards of contaminated soil and associated transport, disposal, and necessary backfill and compaction—would cost an estimated \$6,751,360. As this is a significant cost, it has been determined that the use of specialized foundations will be a substantial cost

savings and the most appropriate method to employ to redevelop this contaminated property. The specialized foundation activities will include soil borings, engineering support, surveying and design of the geopiers, site preparation, and installation of the estimated 725 geopiers. The total cost for all specialized foundation activities for Phase I of redevelopment is anticipated to be \$455,500. Depending on site conditions observed during construction, it may also be necessary to appropriately manage some of the contaminated soil. This may include soil disposal, clean backfill, and other associated costs including soft costs, at an estimated cost of \$30,000. Phase II of the redevelopment will require similar subgrade improvement and appropriate soil management estimated at \$294,500. Additional response activities required for both phases of redevelopment are anticipated at an estimated total cost of \$780,000. A 15% contingency for additional response activities is also eligible. Financing costs of 3% of these Additional Response activities are also included in this Brownfield Plan. Future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development.

The development of this Brownfield Plan Amendment and the Act 381 Work Plan are also eligible activities. The development of the Brownfield Plan, inclusive of this brownfield amendment, is estimated at a proposed cost of \$15,000. The preparation of the Act 381 Work Plan is estimated at \$8,000.

In addition, the Plan also includes administrative costs of the KCBRA estimated at \$5,000 annually for the life of the Plan. These total administrative costs of the Authority are estimated at \$90,000.

Interest expenses are also eligible and included as part of this Brownfield Plan. Financing costs (pertaining to Additional Response activities) of 3% will be accrued each year on unreimbursed principal costs. Simple interest will be paid after all principal costs are reimbursed.

The total potential brownfield eligible reimbursement costs are estimated at \$1,514,287.44 and are described in Table 1. Total capture is estimated at \$2,380,198.45, inclusive of funds captured and disbursed to the State Brownfield Redevelopment Fund and additional capture for the Local Brownfield Revolving Fund (LBRF).



B. Summary of Eligible Activities

Eligible costs for reimbursement include BEA activities. An updated Phase I ESA was performed on the Select Products parcel. A Phase II ESA is also required to further characterize the contamination remaining on the property. A BEA and DDCC of the property were prepared on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors), Harrison Packing, and Kalamazoo Storage.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation, and installation of a vapor control system. Prior to installing the vapor barrier, approximately 6 inches of gas permeable gravel (e.g. 6AA stone) will be placed over compacted soil to provide a vapor collection and venting layer. The extraction system and associated pipe work will be installed within the venting layer, followed by re-grading the site, forming the building pad, and installing the vapor barrier. As an active system, fan assembly and pressure monitoring gauges will be installed. Finally, the wire and rebar will need to be installed with extreme care not to puncture the barrier and then concrete can be poured. Additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection, are also included in this Plan Amendment.

Additional Response Activities on the Select Products parcel include the installation of approximately 725 geopiers and associated soil boring, surveying and design of the specialized foundation, as the lower cost option of redevelopment with respect to the contaminated soil on site. Specialized foundation work will also be required during Phase II of construction. Depending on site conditions observed during construction, it may also be necessary to appropriately manage some of the contaminated soil. This may include soil disposal, clean backfill and other associated costs including soft costs. Specialized foundation work and appropriate soil management activities will be needed during both phases of redevelopment.

The development of this Brownfield Plan Amendment and the Act 381 Work Plan are also eligible activities as well as contingencies and interest. Future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development.

C. Estimate of Captured Taxable Value and Tax Increment Revenues

Two of the five parcels (05-34-130-050 and 05-34-155-050) will be seeking an Industrial Facilities Tax abatement, which will essentially reduce the millage rate on those parcels by half for 12 years. The IFT abatement on both parcels is anticipated to begin in year 1 of the Plan (2018). The National Flavors parcel (05-34-155-050) is subject to an IFT abatement for years one through 12 of the Plan. Phase II of Select Products will initiate a second IFT abatement, pertaining to parcel 05-34-130-050, starting in year 6 of the Plan and continuing for 12 years (through 2034). This Brownfield Plan will be implemented during this abatement period.

For the purposes of this plan amendment, the initial taxable value is the value of the eligible property in 2017, the year the Brownfield Plan was adopted. The project began in 2017. Select Products Limited is expecting completion of Phase I construction in Spring of 2019. A second phase is anticipated for Select Products in year 5 with an increase in taxable value realized in year 6 of the Plan. HCD Properties LLC (National Flavors) has completed construction of the 30,000-square-foot manufacturing building. New construction also occurred in 2017 on the Kalamazoo Storage LLC parcel. Three additional buildings, totaling 19,200 square feet, will be constructed by Kalamazoo Storage in the late fall of 2018/spring of 2019. This Plan anticipates that increment will first be available for capture, based on the project as a whole, with the 2018 summer and winter taxes. The increase in taxable value for all properties will primarily come from the planned new construction activities.

National Flavors private investment is estimated to be \$4,900,000. New construction of the Phase I 50,000-square-foot industrial building on the Select Products parcel is estimated to be a \$3,000,000 investment. As a result, an increase in the taxable value of the five combined parcels of approximately \$4,569,200 is expected after this initial phase. Also, an additional \$600,000 investment will be made by Kalamazoo Storage LLC. The increased taxable value on the Kalamazoo Storage parcel related to this new construction is expected to be realized in 2019. Private investment for the Phase II portion of the Select Products redevelopment is estimated to be \$2,500,000. All five parcels combined will see an increase in taxable value after the Phase II construction, estimated to be \$6,119,200.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 2B, 2C, 3, 3B, 3C, 4, 4B, 4C).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate is presented as Table 5 (showing combined parcels). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a LBRF.

D. Method of Financing and Description of Advances by the Municipality

A majority of the costs for eligible activities are financed by Select Products Limited. HCD Properties LLC (National Flavors), Harrison Packing LLC, and Kalamazoo Storage LLC did incur some costs associated with due diligence activities. The KCBRA has paid for BEA activities, preparation of the Brownfield Plan, and this Brownfield Plan Amendment. Kalamazoo Storage LLC will also have Due Care expenses and the preparation of the Act 381 Work Plan. Eligible activities include interest expense (financing costs) for Select Product’s eligible expenses only. Financing costs are calculated as 3% interest accrued on unreimbursed principal costs at the end of each year. Simple interest will be paid after all principal costs are reimbursed. The expenses incurred prior to the Brownfield Plan are the costs related to BEA activities incurred by the Authority, National Flavors, Harrison Packing, and Kalamazoo Storage, as well as development of the Plan. The BEA activity costs are statutorily approved for reimbursement with both local and school tax increment revenues.

No advances by the municipality have been made or are anticipated.

E. Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support development of this site though such plans could be made in the future to assist in the development if the Authority so chooses.

F. Duration of Brownfield Plan

The Authority intends to begin capture of tax increment in 2018. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF is complete or 30 years, whichever occurs sooner.



G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate are presented as Table 4, Table 4B, and Table 4C.

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property subject to this Brownfield Plan Amendment includes five parcels with a combined total of 42.84 acres and located within Oshtemo Township, Kalamazoo County, Michigan. There are five parcels of land, with six parcel IDs, included as part of this Plan Amendment. Any new parcel IDs or site addresses associated with the property subject to this Brownfield Plan Amendment are eligible for tax capture. A map showing the eligible property is provided in the attached Exhibits.

The legal description of the subject property is as follows:

(05-34-130-050)

SEC 34-2-12 COM AT NW COR TH N89DEG14'37"E ALG N SEC LI 714.28' TO POB; TH CONT N89DEG14'37"E 865.26' TH S00DEG34'58"E 863.03' TH S 89DEG14'37"W 965.25' TH N00DEG34'58"W 751' TO BEG

(05-34-155-030): land

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO W LI OF E ½, NW¼, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG

(05-99-034-155): real property

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE # 2005-180 REAL PROPERTY BEGINNING DATE 12/31/2005 ENDING DATE 12/31/2017

(05-34-155-040)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO W LI OF E1/2, NW ¼, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH N89DEG14'37"E 200' TH

S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH N 00DEG34'58"W 66' TH
N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO W LI E ½,
NW1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH N89DEG14'37"E 200' TH
S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE TO RT S36DEG05'19"W 55' TH SLY
210.48' ALG A CURVE TO LEFT WI RAD OF 233' AND CH BEARING 210DEG12'32"W 203.40'
TH S 15DEG40'15"E 79.75' TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD
ROW 737.25' TH N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH
00DEG34'58"W 31.51' TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)

SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E1/2 NW1.4 TH S PAR W LI SD E1/2 1785.11
FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH N PAR SD W LI 1732.24 FT TO
N LI TH W 200 FT TO BEG

The property meets the definition of a "facility" as defined by Part 201 of NREPA based on the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Generic Residential Cleanup Criteria for parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land), and 05-99-034-155 (real property). The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a "facility."

The approved Brownfield Plan and this Brownfield Plan Amendment do intend to capture tax increment revenues associated with personal property if relevant and applicable to the properties in the Plan.

Any tax increment realized on any of the five parcels would be captured through this Brownfield Plan Amendment.

I. Estimates of Residents and Displacement of Families

All five parcels are zoned for industrial use. Therefore, no residents exist on the subject property. Further, there are no plans for displacement of families.



J. Plan for Relocation of Displaced Persons

Not applicable.

K. Provisions for Relocation Costs

Not applicable.

L. Strategy for Compliance with Michigan's Relocation Assistance Law

Not applicable.

M. Other Material that the Authority or Governing Body Considers Pertinent

Not applicable.



EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs (Amended 11/20/18)*

TABLE 2: *Estimate of Total Captured Incremental Taxes (Non-IFT Properties)*

TABLE 2B: *Estimate of Total Captured Incremental Taxes (National Flavors)*

TABLE 2C: *Estimate of Total Captured Incremental Taxes (Select Products)*

TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions (Non-IFT Properties)*

TABLE 3B: *Estimate of Annual Effect on Taxing Jurisdictions during IFT Abatement Period (National Flavors)*

TABLE 3C: *Estimate of Annual Effect of Taxing Jurisdictions during IFT Abatement Period (Select Products)*

TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Non-IFT Properties)*

TABLE 4B: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (National Flavors)*

TABLE 4C: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Select Products)*

TABLE 5: *Estimated Reimbursement Schedule (Combined Parcels)*

ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN—CHARTER TOWNSHIP OF OSHTEMO

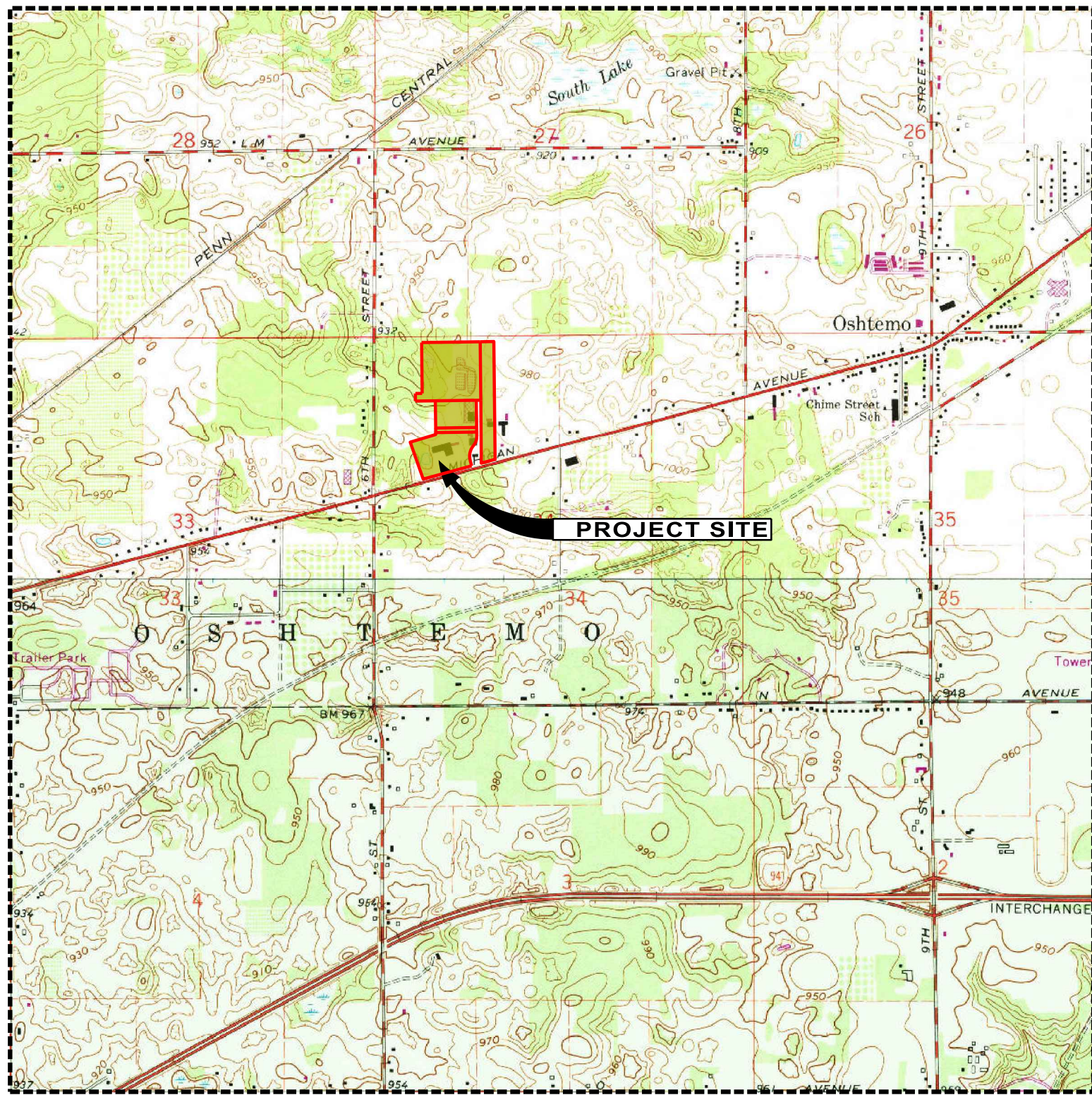
RESOLUTION APPROVING A BROWNFIELD PLAN—KALAMAZOO COUNTY

EXHIBITS

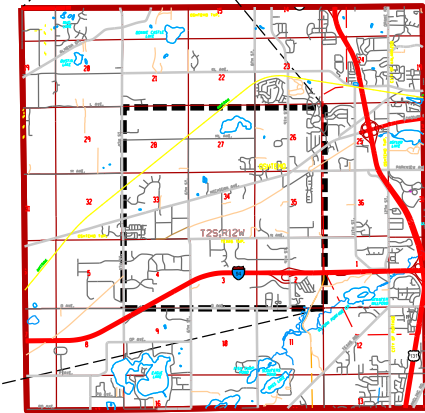
Figure 1: Location Map

Figure 2: Site Plan



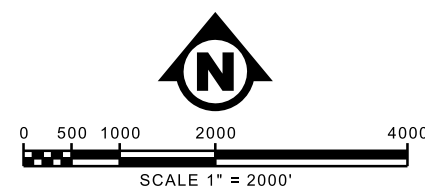


SOURCE: KALAMAZOO SW, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 12 W.
 OSHTEMO TOWNSHIP
 OSHTEMO, MICHIGAN

000000.AAAAAA File: AA.dgn Model: Location Map



envirollogic
 environmental consulting + services
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MICHIGAN 49048
 PH: (269) 342-1100 FAX: (269) 342-4945

**STADIUM PARK WAY
 REDEVELOPMENT**
 STADIUM PARK WAY
 OSHTEMO, MICHIGAN
LOCATION MAP

PROJECT NO.
 170027
 FIGURE No.
1



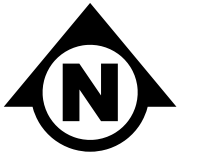
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(05-34-155-030) LAND / (05-99-034-155) REAL PROPERTY
 SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO
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(05-34-155-040)
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 OF 233' AND CH BEARING 210DEG12'32"W 203.40' TH S 15DEG40'15"E 79.75'
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 SD E 1/2 1785.11 FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH
 N PAR SD W LI 1732.24 FT TO N LI TH W 200 FT TO BEG



SCALE 1" = 300'
 0 50 100 200 300 600

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

STADIUM PARK WAY REDEVELOPMENT

STADIUM PARK WAY
 OSHTEMO, MICHIGAN

SITE PLAN

envirollogic
 environmental consulting + services
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MICHIGAN 49048
 PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.
 170027
 FIGURE No.
2

SCHEDULES/TABLES

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- Table 5:** *Estimated Reimbursement Schedule (Combined Parcels)*



Summary of Eligible Costs
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, Michigan

Eligible Activities	Estimated Cost	State and Local	Local Only Costs	State Only Costs
BEA Activities	\$ 69,877.28			
Phase I ESA (Select Products-Authority expense)		\$ 3,500.00		
Phase II ESA (Select Products -Authority expense)		\$ 15,000.00		
BEA/Due Care (Select Products-Authority expense)		\$ 3,000.00		
Due Diligence (National Flavors)		\$ 8,000.00		
Due Diligence (Harrison Packing)		\$ 15,204.78		
Due Diligence (Kalamazoo Storage)		\$ 25,172.50		
Due Care (Kalamazoo Storage)**	\$ 167,000.00			
Sub-slab Vapor System		\$ 142,000.00		
Due Care related to Vapor System		\$ 25,000.00		
Additional Response Activities (Select Products)	\$ 780,000.00			
Specialized foundation and potential contaminated soil management activities including disposal, backfill and associated activities (Phase I and II of redevelopment)			\$ 780,000.00	
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 1,016,877.28	\$ 236,877.28	\$ 780,000.00	
Financing Costs (3%)*	\$ 242,360.16		\$ 242,360.16	
Contingencies (15%)	\$ 142,050.00	\$ 25,050.00	\$ 117,000.00	
Administrative Costs of the Authority (estimated)	\$ 90,000.00		\$ 90,000.00	
Brownfield Plan	\$ 15,000.00	\$ 15,000.00		
Act 381 Work Plan (Kalamazoo Storage)	\$ 8,000.00	\$ 8,000.00		
TOTAL REIMBURSEMENTS	\$ 1,514,287.44	\$ 284,927.28	\$ 1,229,360.16	
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 37,688.40			\$ 37,688.40
Additional Capture for LBRF	\$ 828,222.61		\$ 714,232.66	\$ 113,989.95
TOTAL CAPTURE	\$ 2,380,198.45	\$ 284,927.28	\$ 1,943,592.82	\$ 151,678.35

*Simple interest paid after all principal is paid
Interest paid on unreimbursed principal costs

**These Due Care costs are state and local eligible as an Act 381 Work Plan has been prepared

Table 2

Estimate of Total Captured Incremental Taxes
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,035,406.00	\$ 45,999.05	\$ 31,062.73	\$ 2,097.60	\$ 28,965.13
2019	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2020	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2021	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2022	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2023	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2024	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2025	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2026	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2027	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2028	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2029	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2030	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2031	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2032	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2033	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2034	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2035	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2036	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2037	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2038	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2039	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2040	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
TOTAL						\$ 1,007,655.03	\$ 23,080.80	\$ 984,574.23

† - Does not include debt millages or special assessments

* - Total includes five year future capture to Local Brownfield Revolving Fund

Estimate of Total Captured Incremental Taxes
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

05-34-155-050 (National Flavors) -subject to IFT years 1-12

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97	\$ 7,350.00	\$ 54,421.97
2019	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2020	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2021	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2022	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2023	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2024	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2025	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2026	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2027	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2028	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2029	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2030	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2031	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2032	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2033	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2034	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2035	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2036	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2037	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2038	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2039	44.4261	\$ 50,602.00	\$ 2,248.05	\$ 2,500,602.00	\$ 111,091.99	\$ 108,843.95		\$ 108,843.95
2040	44.4261	\$ 50,603.00	\$ 2,248.09	\$ 2,500,603.00	\$ 111,092.04	\$ 108,843.95		\$ 108,843.95
TOTAL						\$ 1,938,547.07	\$ 7,350.00	\$ 1,931,197.07

† - Does not include debt millages or special assessments

* - Total includes five year future capture to Local Brownfield Revolving Fund

Term of Industrial Facilities Tax Abatement

Table 2C

Estimate of Total Captured Incremental Taxes
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53	\$ 7,350.00	\$ 28,452.53
2019	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2020	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2021	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2022	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2023	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2024	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2025	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2026	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2027	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2028	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2029	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2030	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2030	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2031	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2031	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2032	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2032	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2033	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2033	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2034	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2034	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2035	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2036	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2037	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2038	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2039	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2040	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
TOTAL						\$ 1,834,957.55	\$ 7,350.00	\$ 1,827,607.55

† - Does not include debt millages or special assessments

* - Total includes five year future capture to Local Brownfield Revolving Fund

Term of Industrial Facilities Tax Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Tax Abatement (Phase 1 non-IFT and Phase 2 IFT)

Estimate of Annual Effect on Taxing Jurisdictions
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
Millage		4.6871	6	10.6871
Initial Taxable Value	\$ 336,206.00	\$ 1,575.83	\$ 2,017.24	\$ 3,593.07
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 6,259.18	\$ 8,012.44	\$ 14,271.62
Captured Taxable Value	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 10,678.55

ITV	\$ 336,206.00
FTV (2018 only)**	\$ 1,035,406.00
Captured TV	\$ 699,200.00

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	33.739
Initial Taxable Value	\$ 336,206.00	\$ 6,051.71	\$ 2,031.22	\$ 1,330.80	\$ 945.92	\$ 328.31	\$ 134.48	\$ 33.62	\$ 487.20	\$ 11,343.25
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 24,037.31	\$ 8,067.99	\$ 5,285.94	\$ 3,757.16	\$ 1,304.02	\$ 534.16	\$ 133.54	\$ 1,935.14	\$ 45,055.26
Captured Taxable Value	\$ 999,200.00	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 33,712.01

1. Based on millages from 2016 taxes
 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739)
 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
 4. KRESA shown as millage available for capture (minus the 0.3650)
 5. Standard school operating millage is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- *Total millage including millages not captured = 56.9
**2018 reflects the initial jump in FTV, 2019 and on will reflect new construction (Kalamazoo Storage)

	2019 on	2018 only
Total Available Millage*	44.4261	44.4261
Total Annual Future Tax Liability	\$ 59,326.88	\$ 45,999.05
Total Capturable Local Millages	20.4261	20.4261
Total Annual Capturable Local Tax Increment	\$ 20,409.76	\$ 14,281.93
Total Capturable School Millages	24.0000	24.0000
Total Annual Capturable School Tax Increment	\$ 23,980.80	\$ 16,780.80
Total School and Local Tax Increment Revenue/Yr	\$ 44,390.56	\$ 31,062.73

Estimate of Annual Effect on Taxing Jurisdictions
During IFT Abatement Period
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)

05-34-155-050 (National Flavors) -subject to IFT years 1-12

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
Millage		2.3436	6.0000	8.3436
Initial Taxable Value	\$ 50,601.00	\$ 118.59	\$ 303.61	\$ 422.19
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Initial Taxable Value	\$ 50,601.00	\$ 455.41	\$ 152.86	\$ 100.15	\$ 71.18	\$ 24.71	\$ 10.12	\$ 2.53	\$ 36.66	\$ 853.61
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
 4. KRESA shown as millage available for capture (minus the 0.3650)
 5. Standard school op. is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- *Total millage (not reduced) including millages not captured = 56.9
Land values not affected by IFT which may cause a slight increase in available TIR

Years 1-5

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

Years 6-12

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

Years 13 & on : Post-Abatement

Total Available Millage	56.9000
Total Capturable Millage	44.4261
Total Annual Future Tax Liability	\$ 111,091.95
Total Capturable Local Millages	20.4261
Total Annual Capturable Local Tax Increment	\$ 50,043.95
Total Capturable School Millages	24.00
Total Annual Capturable School Tax Increment	\$ 58,800.00
Total School and Local Tax Increment Revenue/Yr	\$ 108,843.95

Estimate of Annual Effect on Taxing Jurisdictions
During IFT Abatement Period
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
IFT Millage		2.3436	6.0000	8.3436
Non IFT Millage		4.6871	6.0000	10.6871
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
IFT Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Non IFT Millage		18.0000	6.0416	3.9583	2.8135	0.9765	0.4000	0.1000	1.4491	33.7390
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88

- Based on millages from 2016 taxes (reduced by 50% for initial 12 yr IFT [Phase 1], second IFT [Phase 2] will begin in year 6 through year 17, SET full millage)
 - Millages not captured: school debt, JUV, Lights, Police 2004, fire (12.4739)
 - Half of captured SET conveyed to State Brownfield Redevelopment Fund
 - KRESA shown as millage available for capture (minus the 0.3650)
 - Standard school op. is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- *Total millage (not reduced) including millages not captured = 56.9
Land values not affected by IFT which may cause a slight increase in available TIR

	Years 1-5	Years 6-12 (P1&P2 IFT certificate)	Years 13-17 (P1 Non-IFT)	Years 13-17 (P2 IFT certificate only)
Total Available Millage	37.6870	56.9000	56.9000	37.6870
Total Capturable Millage	25.2131	25.2131	44.4261	25.2131
Total Annual Future Tax Liability	\$ 35,802.53	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31
Total Capturable Local Millages	10.2131	10.2131	20.4261	10.2131
Total Annual Capturable Local Tax Increment	\$ 14,502.53	\$ 27,268.84	\$ 29,005.06	\$ 12,766.31
Total Capturable School Millages	15.0000	15.00	24.0000	15.00
Total Annual Capturable School Tax Increment	\$ 21,300.00	\$ 40,050.00	\$ 34,080.00	\$ 18,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 35,802.53	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31

Table 4

11-20-18

**Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction
 Brownfield Plan Amendment
 Stadium Park Way Redevelopment (5 Parcels)
 Oshtemo Township, MI**

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Captured Taxable Value	County Operating	State Ed ³	School Oper	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2018	\$ 699,200.00	\$ 3,277.22	\$ 4,195.20	\$ 12,585.60	\$ 4,224.29	\$ 2,767.64	\$ 1,967.20	\$ 682.77	\$ 279.68	\$ 69.92	\$ 1,013.21	\$ 31,062.73
2019	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2020	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2021	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2022	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2023	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2024	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2025	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2026	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2027	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2028	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2029	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2030	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2031	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2032	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2033	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2034	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2035	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2036	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2037	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2038	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2039	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2040	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
TOTAL CAPTURED TAXES	\$	106,310.93	\$ 52,156.80	\$ 156,470.40	\$ 137,033.15	\$ 89,780.58	\$ 63,814.68	\$ 22,148.58	\$ 9,072.64	\$ 2,268.16	\$ 32,867.91	\$ 671,923.83

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)

2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)

3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

*Total millage (not reduced) including millages not captured = 56.9

Land values not affected by IFT which may cause a slight increase in available TIR

Table 4B

**Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI**

05-34-155-050 (National Flavors) -subject to IFT years 1-12

Year	Captured Taxable Value	County Operating	State Ed ³	School Oper	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total										
		2.34355	6	9	3.0208	1.97915	1.40675	0.48825	0.2	0.05	0.72455	25.21305										
2018	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 61,771.97										
2019	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2020	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2021	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2022	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2023	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2024	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2025	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2026	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2027	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2028	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
2029	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97										
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261										
2030	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2031	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2032	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2033	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2034	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2035	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2036	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2037	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2038	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2039	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
2040	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95										
TOTAL CAPTURED TAXES	\$	195,217.72	\$	14,700.00	\$	22,050.00	\$	251,632.64	\$	164,863.20	\$	117,182.28	\$	40,671.23	\$	16,660.00	\$	4,165.00	\$	60,355.02	\$	887,497.07

- 1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
- 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
- 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
- 4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

*Total millage (not reduced) including millages not captured = 56.9

Term of Industrial Facilities Abatement

Table 5
Estimated Reimbursement Schedule
Brownfield Plan Amendment
Stadium Park Way Redevelopment (5 parcels)

All 5 Parcels Combined

Year	Incremental Taxes Capturable	Funds Disbursed										Interest Calculation			
		Authority (School)	Authority (Local)	National Flavors (Local)	Harrison Packing (Local)	Kalamazoo Storage (School)	Kalamazoo Storage (Local)	Select Products (Local)	State Brownfield Redevelopment Fund	Administrative Fees**	Local Brownfield Revolving Fund (School)	Local Brownfield Revolving Fund (Local)	Principal Due (Select Products)	Principal Remaining (Year End) (Select Products)	Interest Accrued
2018	\$ 128,637.23	\$ 20,000.00	\$ 16,500.00	\$ 8,000	\$ 15,204.78	\$ 41,123.20		\$ 9,101.65	\$ 13,707.60	\$ 5,000.00			\$ 897,000.00	\$ 887,898.35	\$ 26,636.95
2019	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 887,898.35	\$ 853,373.84	\$ 25,601.22
2020	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 853,373.84	\$ 818,849.34	\$ 24,565.48
2021	\$ 83,915.06					\$ 11,909.25	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 9,073.95		\$ 818,849.34	\$ 784,324.84	\$ 23,529.75
2022	\$ 83,915.06						\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 784,324.84	\$ 749,800.33	\$ 22,494.01
2023	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 749,800.33	\$ 702,509.52	\$ 21,075.29
2024	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 702,509.52	\$ 655,218.70	\$ 19,656.56
2025	\$ 96,681.38						\$ 7,765.09	\$ 59,935.48	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 655,218.70	\$ 595,283.22	\$ 17,858.50
2026	\$ 96,681.38							\$ 67,700.58	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 595,283.22	\$ 527,582.65	\$ 15,827.48
2027	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00	\$ 5,000.00			\$ 527,582.65	\$ 459,882.07	\$ 13,796.46
2028	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00	\$ 5,000.00			\$ 459,882.07	\$ 392,181.50	\$ 11,765.44
2029	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00	\$ 5,000.00			\$ 392,181.50	\$ 324,480.92	\$ 9,734.43
2030	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00	\$ 5,000.00			\$ 324,480.92	\$ 217,255.84	\$ 6,517.68
2031	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00	\$ 5,000.00			\$ 217,255.84	\$ 110,030.76	\$ 3,300.92
2032	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00	\$ 5,000.00			\$ 110,030.76	\$ -	\$ -
2033	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00	\$ 5,000.00					
2034	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00	\$ 5,000.00					
2035	\$ 124,991.39							\$ 30,715.68	\$ 5,000.00			\$ 89,275.71			
2036	\$ 124,991.39														\$ 124,991.39
2037	\$ 124,991.39														\$ 124,991.39
2038	\$ 124,991.39														\$ 124,991.39
2039	\$ 124,991.39														\$ 124,991.39
2040	\$ 124,991.39														\$ 124,991.39
Totals	\$ 2,380,198.45	\$ 20,000.00	\$ 16,500.00	\$ 8,000.00	\$ 15,204.78	\$ 94,998.85	\$ 130,223.65	\$ 1,139,360.16	\$ 37,688.40	\$ 90,000.00	\$ 113,989.95	\$ 714,232.66			\$ 242,360.16

Term of Industrial Facilities Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Abatement (Phase 1 non-IFT and Phase 2 IFT)

*Simple interest paid after all principal is paid, 2033 is final reimbursement and commencement of interest payment

**KCBRA Administrative Fees are estimated and may change depending on actual costs as allowed by Act 381, as amended.

Land values not affected by IFT which may cause a slight increase in available TIR

\$ 1,514,287.44 total reimbursements (not including LBRF and State Brownfield fund)

\$ 12,644.66 Kzoo Storage Local increment remainder to Select in 2025

Authority	\$ 36,500.00	BEA activities, BF Plan		\$120,182	max school capture ^a
National Flavors	\$ 8,000	due diligence			
Harrison Packing	\$ 15,204.78	due diligence	School %	Local %	
Select Products	\$ 897,000.00	(includes contingency)	42.18	57.82	
Select Products	\$ 242,360.16	interest			\$ 1,139,360.16 Total Select Products
Kalamazoo Storage	\$ 33,172.50	due diligence, work plan			
Kalamazoo Storage	\$ 192,050.00	vapor/du care (includes contingency)			\$ 225,222.50 Total Kalamazoo Storage
Total	\$ 1,424,287.44	(not including KCBRA admin)			

Authority, Harrison, National Flavors paid off in year 1 and the due diligence and work plan costs to Kalamazoo Storage

Year 2 - Select and Kalamazoo Storage paid from own parcel increment and National Flavors increment to Select

Starting in year 8, Kzoo Storage will be paid off and full local TIF available to Select

No expected increment from Oshemo strip parcel or Harrison Packing

^amax school capture was calculated by taking 42.18% * (school eligible activities + contingency + BF Plan + Work Plan) but couldn't exceed what is school eligible which is \$284,927.28

ATTACHMENTS

Notice of Public Hearing

Notice to Taxing Jurisdictions

Resolution Supporting a Brownfield Plan—Charter township of Oshtemo

Resolution Approving a Brownfield Plan—Kalamazoo County



Draft Tentative

Brownfield Plan Ammendment Timeline - Stadium Park Way, Oshtemo, MI		
(draft 12/14/2018)	Dates	Alternate Dates?
KCBRA Full Board BF Plan Recommendation Approval 4:00 Room 207a - 201 W. Kalamazoo Ave	12/20/2018	
Oshtemo Township Board Work Session 6:00 p.m. - Oshtemo Township Hall	1/8/2019	1/22/2019
Kalamazoo County Commission Committee of the Whole 4:00 p.m. Commission Chambers - 201 West Kalamazoo Ave	2/5/2019	2/19/2019
Public Notice Sent to Taxing Jurisdictions by:	2/8/2019	2/22/2019
Kalamazoo County Board of Commission (Public Hearing and resolution) 7:00 pm Commission Chambers - 201 West Kalamazoo Ave	2/19/2019	3/5/2019

Draft Tentative

Proposed Brownfield Plan Approval Timeline - The Mill, Village of Vicksburg, MI		
(draft 12/14/2018)	Dates	Alternate Dates?
KCBRA Full Board BF Plan Recommendation Approval 4:00 Room 207a - 201 W. Kalamazoo Ave	11/15/2018	
Schoolcraft Township Board 6:00 p.m. - Schoolcraft Township Hall; 50 East VW Avenue, Vicksburg	12/11/2018	
Vicksburg Village Presentation Brady Township Hall; 7:00 p.m.	12/17/2018	
Vicksburg Village Council 7:00 p.m. ; Brady Township Hall	1/7/2019	2/4/2019
Kalamazoo County Commission Committee of the Whole 4:00 p.m. Commission Chambers - 201 West Kalamazoo Ave	2/5/2019	2/19/2019
Public Notice Sent to Taxing Jurisdictions by: Requires 30 days notice for Transformational Plan	1/19/2019	2/8/2019
Kalamazoo County Board of Commission (Public Hearing and resolution) 7:00 pm Commission Chambers - 201 West Kalamazoo Ave	2/19/2019	3/5/2019
Michigan Strategic Fund Meeting This date is dependent on 3rd Party review analysis completion and 6 week agenda request	?	?

Scope of Services

**Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Agreement Dated December 20, 2012
and Contract Addendum #5 Dated September 27, 2018
Work Order No. 2019-1 Dated December 20, 2018**

Between

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
201 WEST KALAMAZOO AVENUE**

And

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

**Subject Matter: General Environmental Review
Funding Source: 247-000-808.00 – Brownfield EA and Admin**

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:”

Jeffrey C. Hawkins/David A. Stegink (269) 342-1100
Name (ENVIROLOGIC) Phone

Ken Peregon, Chair 269-384-8112 (County phone #)
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 _____

1. Scope of Services

The KCBRA has entered into a contract with Envirologic for general environmental consulting services to support the KCBRA and its staff, as directed, on an as needed basis. Work performed under this Work Order shall include, but not be limited to the following activities:

- Meetings and consultations;
- Review of various documents including client communications, project information, technical reports, Brownfield Plans, Act 381 Work Plans, Project Applications, Development and Reimbursement Agreements, contracts and other relevant documents;
- Preparation of Brownfield Plans and Act 381 Work Plans;
- Environmental assessment activities;
- Review of reimbursement requests, invoices and other information funded through Brownfield Plans or the LBRF;
- Tracking, developing and issuing statements for the collection of tax increment for the various active KCBRA Brownfield Plans (anticipated semi-annual statements);
- Developer update notices for annual reporting;
- Technical oversight related to grants and loans;
- Grant and loan implementation services;
- Grant and loan applications;
- Grant and loan compliance and reporting;
- Policy development and legislative review and updates;
- Educational presentations
- Marketing support including project profiles, website content, annual report, etc.
- Other tasks as directed by the KCBRA or staff;

Additionally, as directed by the KCBRA and Staff, Envirologic will assist staff with various Authority administrative activities.

11. Compensation

Envirologic staff time and expenses.....	<u>\$15,000</u>
Total	\$15,000

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 and not to exceed the budget of \$15,000 without prior authorization.

111. Schedule

Continued review activities, meetings and administrative support activities will occur on an as needed basis from January 1, 2019 through December 31, 2019.

MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **12/20/2018**

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:

There are no updates for this month.

2. Community Outreach and Programmatic

Project No: 160361 - W.O. 3

Update:

Envirollogic attended the KCBRA committee meetings. Although outreach efforts are being evaluated, activities have curtailed during the holidays.

3. Jhamin LLC – WL Molding

Project No: 160362 – W.O. 4 and 12

Update:

Envirollogic utilized the data collected from the sub-slab sampling and pressure extension test to prepare the sub-slab depressurization conceptual design document. Envirollogic has provided the document to Jhamin, LLC. Envirollogic met with Jhamin, LLC to review the design and discuss installation of the system. The installation and operation/maintenance of the system is the responsibility of Jhamin, LLC. At this time, no further work and costs should come from the EPA Grants.

4. Select Products

Project No: 170027 – W.O. 8

Update:

The KCBRA approved another amendment to Envirollogic's work order for the project in order to complete an amendment to the Brownfield Plan. The Brownfield Plan Amendment will allow for the completion of geopiers as a less expensive alternative to removing and disposing of contaminated soil. Envirollogic completed the amendment to the Brownfield Plan and has shared it with the developer and Oshtemo Township. Additionally, the amendment was discussed at the committees. It is anticipated that the Amended Brownfield Plan will be approved by the KCBRA at the December 20th meeting. This approval will recommend that the Township review and adopt a resolution (January 8, 2019) concurring with the terms of the plan as well as the County Board of Commissioners (February 19, 2019) adopt the amended plan subject to a public hearing.



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

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:"

Jeffrey C. Hawkins (269) 342-1100
Name (ENVIROLOGIC) Phone

Mr. Ken Peregon, Chair (269) 381 3357
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

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.

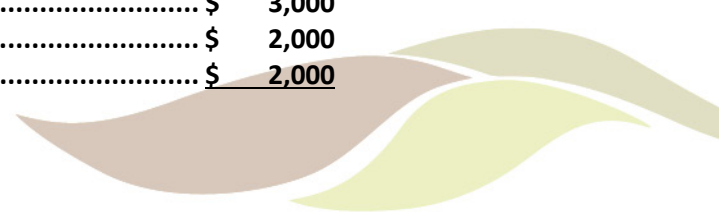
II. Compensation

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



Total Budget \$ 12,000

In order to amend this budget which has been fully utilized, \$2,000 will be moved from another task 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.

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