
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 28, 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. Approval of Minutes: BRA Minutes of May 24, 2018
 5. Citizens Comments (4 minutes each / Please state name and address)
 6. Consent Agenda – Invoices
 - a. **\$ 1,473.75** - Envirologic General Environmental Review (Invoice #04563 – WO# 2018-1)
 - b. **\$ 446.00** – Varnum, Paper City Development, LLC – 4/13/18 Invoice
 - c. **\$ 427.75** - Varnum, Paper City Development, LLC – 5/16/18 Invoice (Draft MOU from Land Bank – Varnum review and counsel)
 - d. **\$ 539.99** – Grover Registration plus mileage and per diem - AIPG Emerging Contaminants and Pathways Conference, Roscommon
 - e. **EPA Grant Invoices**
 - i. **\$11,443.45** - (\$340.00 Haz.; \$ 11,103.45 Pet.) – NACD Mall City Ambulance, WO# 17
 - ii. **\$ 800.69** – (\$400.34 Haz.; \$400.35 Pet.) – Outreach/Programmatic, WO# 3
 7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** 2019 Budget for submittal to Kalamazoo County Finance
 - b. **Discussion/Action:** Vicksburg Paper Mill – MDEQ Grant Contract - \$100,000 Request to Authorize Chair to sign Grant Contract
 - c. **Discussion/Action:** EPA Grant
 - i. Envirologic Monthly Memo
 - d. **Discussion/Action:** 555 E. Eliza St. MDEQ Loan and Grant
 - i. **\$ 9,132.69** – Invoice #04609 MDEQ Grant
 8. Financial Reports
 - a. **Discussion:** Fund 247 and 643
 9. Staff Report
 - a. Vicksburg Mill update
 - i. Transformational BF Plan – Invite from MEDC, developer has paid application fee, staff is reviewing Plan
 - ii. MDEQ Loan – Loan reimbursement agreement needed
 - b. Update on LBRF Policy – see memo in packet
 10. Committees - times dates and places
 - a. Land Bank Report – Next Meeting, August 9, 2018, 8:30 a.m.
 - b. Project/Finance Committee – Next meeting Thursday, July 12, 2018, 4:00 p.m.
 - c. Executive Committee – Next meeting Friday, July 13, 2018, 9:15 a.m.
 - d. Bylaws Committee – Staff has made further draft changes – committee will review
-

11. Other
12. Board Member Comments
13. Adjournment

***Next Meeting: Thursday, July 26, 2018 at 4:00 p.m. – Please note 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, May 24, 2018
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Chris Carew, Connie Ferguson, Joe Agostinelli, Julie Rogers, Ken Peregon, Jodi Milks

Members Excused: Jim Spurr, Andy Wenzel, Travis Grimwood, Doug Milburn

Kalamazoo Township: None

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins

Recording Secretary: Rachael Grover

Community: 1 Community

1. Chair Peregon called the meeting to Order at 4:04 p.m.
2. Members Excused: Spurr, Wenzel, Grimwood, Milburn
3. Approval of the Agenda: **Agostinelli moved approval of the agenda, Milks supported the motion. Motion carried.**
4. Approval of Minutes: **Ferguson motioned to approve the minutes of April 26, 2018, Carew seconded the motion. Motion carried.**
5. Citizens Comments: none
6. Consent Agenda – Invoices
 - a. **\$ 840.00** - Envirollogic General Environmental Review (Invoice #04563 – WO# 2018-1)
 - b. **\$3,880.25** - Varnum, Select Products Development Agreement
 - c. **\$ 706.92** – Broker's outreach event (\$616.92 within approved \$650 food budget, \$90 microphone charge can be included in printing/materials budget)
 - d. **EPA Grant Invoices**
 - i. **\$ 2,850.50** (\$990.87 Haz.; \$1,859.63 Pet.) – NACD Mall City Ambulance, WO# 17

Carew moved approval of the consent agenda and Milks supported the motion. Motion carried.

7. Discussion and/or Action Calendar
 - a. **Discussion/Action:** 2017 General Administrative Cost Allocation – REVISED
Agostinelli moved to approve the 2017 Revised General Administrative Cost Allocation, Mandwee seconded the motion. Motion carried.
 - b. **Discussion/Action:** Reimbursement Checks: Pending 2017 Administrative Cost Allocation approval – the following reimbursement checks require approval:
 - i. Gesmundo, LLC (Corner @ Drake) - **\$108,092.32**
 - ii. Kalamazoo West, LLC (Kalamazoo Mortgage) - **\$1,225.68**
 - iii. General Mills - **\$12,588.60**
 - iv. AJZ Sprinkle, LLC – **\$ 9,541.00**
 - v. East Cork Street Investors, LLC - **\$55,282.35****Milks motioned to approve the reimbursement checks to developers as presented but with correction to Kalamazoo West, LLC which should read \$1,255.68. Agostinelli seconded the motion. Motion carried.**

- c. **Discussion/Action:** Transfer funds to LBRF – Fund 643
 - i. From Brown TIR: **\$ 8,607.43**
 - ii. From Corner @ Drake TIR (Remaining of Winter 2017 Taxes): **\$29,537.26****Ferguson motioned to approve the transfer of funds from Brown and Corner @ Drake TIR to the Local Brownfield Revolving Fund as presented, Milks seconded the motion. Motion carried.**

- d. **Discussion/Action:** Jhamin, LLC – \$19,390.69 Hazardous grant funds remaining balance from approved Work Order #12
Complete system design for vapor system (remaining scope of work from WO#12)
Hawkins gave an update about the remaining work included in work order.
No action or motion required. Work Order #12 for activities included in this Work Order was previously approved.

- e. **Discussion/Action:** 2017 Annual Report - Envirologic Work Order 2018-2 - **\$1,800**
Rogers suggested the KCBRA consider also looking into a separate website in the future.
Rogers suggested sending 2017 Annual report to participating municipalities. Ferguson suggested sending to all municipalities to inform them of KCBRA activity.
Rogers motioned to approve Envirologic Work Order 2018-2, Mandwee seconded the motion. Motion carried.

- f. **Discussion/Action:** EPA Grant
 - i. Envirologic Monthly Memo
Hawkins provided an update of previous month's EPA grant activities.
 - ii. Outreach/Programmatic – Amendment #2 to EPA Grant WO# 3 – **Add \$2,000.**
Carew motioned to approve Amendment #2 to EPA Grant WO#3, Rogers seconded the motion. Motion carried.
 - iii. Grant Dashboard – staff will send the most recent Grant Dashboard to members.

- g. **Discussion/Action:** 555 E. Eliza St. MDEQ Loan and Grant
 - i. **\$ 338.35** – Invoice #04536 MDEQ Grant**Agostinelli motioned to approve paying invoice #04536, Milks seconded the motion. Motion carried.**

8. Financial Reports

- a. **Discussion:** Fund 247 and 643
Staff provided financial update

9. Staff Report

- a. 2019 Budget due end of June – for Project and Finance Committee review June 14th
 - i. Kalamazoo County new budget process includes request for Departmental Goals and Performance Metrics to accompany 2019 budget request. Members expressed concern about the limited time to formulate these for the 2019 KCBRA budget request. This will be discussed in more detail at the Committee meeting in June.

 - b. Vicksburg Mill update
 - i. Transformational BF Plan – waiting to hear back from MEDC regarding the go ahead to formally submit the application and the fee; staff expecting revised draft of the Transformational Plan next week.
-

- ii. MDEQ Loan and Grant – waiting on Paper City to provide Loan Reimbursement Agreement and Loan collateral. Expecting the developer to close on the property in June.
- c. Update on LBRF Policy – Hawkins and staff are meeting June 6 to review draft. Planning to present draft of policy to committees.

10. Committees - times dates and places

- a. Land Bank Report – Next Meeting, June 14, 2018, 8:30 a.m.
- b. Project/Finance Committee – Next meeting Thursday, June 14, 2018, 4:00 p.m.
- c. Executive Committee – Next meeting Friday, June 8, 2018, 9:15 a.m.
- d. Bylaws Committee – staff suggestion to meet at 4:45 immediately following the Project & Finance Committee meeting - additional changes could be recommended for both EDC and KCBRA to meet legislative requirements.

11. Other

12. Board Member Comments

Rogers stated that the County Commission has a Citizen Budget Survey on the County Website and requesting for everyone to provide input if possible. It is due on May 30, 2018.

Rogers requested a future agenda item to include a proposal for a website. Envirollogic will do some research of costs for website. Jarnefelt noted that the design portion of a website will most likely need an RFP.

Jarnefelt gave an update regarding the administration of the KCBRA to shift the Resource Coordinator position from Planning Department budget to fully TIF funded position. Looking at potential of additional 20 hours of financial analyst assistance, potentially contracting this work.

13. Adjournment: Meeting adjourned at 5:12 pm

***Next Meeting: Thursday – June 28, 2018 at 4pm
Room 207a, County Admin Bldg***

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

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

Invoice number 04617
 Date 06/07/2018

Project **180001 KCBRA - W.O. 2018-1 General Environmental Review**

INVOICE: Through May 31, 2018

GENERAL ENVIRONMENTAL REVIEW

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	4.00	140.00	560.00
Project Scientist			
Therese M. Searles			
Professional Services	10.75	85.00	913.75
Phase subtotal			1,473.75
		Invoice total	1,473.75

We accept Check, ETF, Visa, MC Discover & Amex as payment options

General Environmental Review
Budget and Cost Summary

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
180001	2018-1	General Environmental Review							
		W.O. Approved							
		Total Approved budget of \$10,000	\$ 10,000.00	\$ 10,000.00	04280	02/13/2018	\$ 3,952.40	\$ 6,047.60	\$ 6,047.60
					04367	3/14/2018	\$ 1,200.00	\$ 4,847.60	\$ 4,847.60
					04431	4/10/2018	\$ 280.00	\$ 4,567.60	\$ 4,567.60
					04563	5/14/18	\$ 840.00	\$ 3,727.60	\$ 3,727.60
					04617*	6/7/2018	\$ 1,473.75	\$ 2,253.85	\$ 2,253.85
						Project Subtotal	\$ 7,746.15		\$ 2,253.85
180202	2018-2	General Environmental Review - KCBRA Annual Report							
		W.O. Approved 5-24-18	\$ 1,800.00	\$ 1,800.00			\$ -	\$1,800.00	\$1,800.00
						Project Subtotal	\$ -		\$1,800.00
170103	2017-1	General Environmental Review							
		W.O. Approved 1-19-17	\$ 9,920.00	\$ 9,920.00	03322	4/6/2017	\$ 385.00	\$ 9,535.00	
		Total Approved budget of \$10,000			03484	5/18/2017	\$ 1,722.50	\$ 7,812.50	
		\$80 of budget applied to 2016 costs leaving an available budget of \$9,920 going forward			03568	6/13/2017	\$ 2,503.75	\$ 5,308.75	
					03661	7/17/2017	\$ 595.00	\$ 4,713.75	
					03737	8/11/2017	\$ 1,283.75	\$ 3,430.00	
		Amendment No. 1	\$ 3,000.00	\$ 3,000.00	03805	9/11/2017	\$ 1,538.75	\$ 1,891.25	
					03880	10/4/2017	\$ 486.25	\$ 1,405.00	
					03970	11/1/2017	\$ 1,275.00	\$ 1,275.00	
					04122	12/14/2017	\$ 840.00	\$ 840.00	
					04154	1/8/2018	\$ 1,050.00	\$ 1,050.00	
		Project Subtotal	\$ 12,920.00	\$ 12,920.00		Project Subtotal	\$ 11,680.00		\$ 1,240.00
150390	24	Kalamazoo West Prof. Center, 2415 S. 11th St., Oshtemo Twp.	\$ 730.00	\$ 730.00					
		'Remaining project budget for invoice review							
		Project Subtotal	\$ 730.00	\$ 730.00		Project Subtotal	\$ -	\$ 730.00	\$ 730.00
160079	25	Metal Mechanics	\$ 521.30	\$ 521.30					
		'Remaining project budget for invoice review							
		Project Subtotal	\$ 521.30	\$ 521.30		Project Subtotal	\$ -	\$ 521.30	\$ 521.30
		Total Project Budgets	\$ 25,971.30	\$ 25,971.30		Total	\$ 19,426.15		\$ 6,545.15
							\$ 25,971.30		

VARNUM ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachel Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1031523
Invoice Date: April 13, 2018

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>
03/05/18	Emails with R. Grover regarding revised Loan Reimbursement. Internal work session re same. Fred Schubkegel	0.60
03/07/18	Internal work session on revised Loan Reimbursement Agreement. Fred Schubkegel	0.50
03/07/18	Revise Loan Reimbursement Agreement. E-mail Correspondence with Ms. Grover. Elliott Berlin	0.50
03/13/18	Emails with R. Grover regarding getting final draft from developer's counsel and coordinating signatures. (No charge/client courtesy) Fred Schubkegel	0.00
TOTAL FEES FOR SERVICES		\$446.00
TOTAL THIS INVOICE		\$446.00
PRIOR BALANCE AS OF April 13, 2018		7,637.25
TOTAL PAYMENT DUE		<hr/> \$8,083.25 =====

April 13, 2018
Invoice No. 1031523
Matter No. 353061
Page 2

Time Summary

	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Fred Schubkegel	285.00	1.10	313.50
Elliott Berlin	265.00	.50	132.50
TOTALS		1.60	446.00

VARNUM ATTORNEYS AT LAW

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Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachel Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1031523
Invoice Date: April 13, 2018

R E M I T T A N C E C O P Y

Services	446.00
TOTAL THIS INVOICE	\$446.00
Prior Balance as of 04/13/18	7,637.25
TOTAL DUE	\$8,083.25

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TERMS: Payment of each of our invoices is due promptly upon receipt.

Please make check payable to Varnum LLP and return this page with your payment.

All services are subject to the Services and Billing memorandum, which can be found at www.varnumlaw.com/service-and-billing.

VARNUM

ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

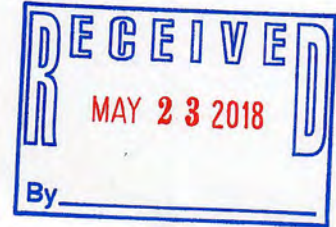
EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

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DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachel Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007



RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1034490
Invoice Date: May 16, 2018

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>
04/11/18	Initial review of proposed MOU with Kalamazoo County Treasurer and LandBank. Related emails with working group. Fred Schubkegel	0.60
04/12/18	Review e-mail correspondence and Memorandum of Understanding. Elliott Berlin	0.70
04/24/18	Emails with working group regarding MOU. (No charge/client courtesy) Fred Schubkegel	0.00
04/25/18	E-mails with R. Grover, working group regarding comments to MOU. (No charge/client courtesy) Fred Schubkegel	0.00
04/25/18	Review e-mail strings re MOU between Land Bank and Treasurer. Related document review. Call with R. Grover re same. Fred Schubkegel	0.25
04/26/18	E-mails with R. Grover re responding to MOU proposed by Land Bank/County Treasurer. (No Charge Client Courtesy) Fred Schubkegel	0.00
TOTAL FEES FOR SERVICES		\$427.75

VARNUM
ATTORNEYS AT LAW

May 16, 2018
Invoice No. 1034490
Matter No. 353061
Page 2

TOTAL THIS INVOICE	\$427.75
PRIOR BALANCE AS OF May 16, 2018	2,600.75
TOTAL PAYMENT DUE	<u>\$3,028.50</u> =====

Time Summary

	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Fred Schubkegel	285.00	.85	242.25
Elliott Berlin	265.00	.70	185.50
TOTALS		1.55	427.75

VARNUM
ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning
and Community Development
Attn: Ms. Rachel Grover
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

RE: PAPER CITY DEVELOPMENT, LLC
Matter Number: 353061
Invoice Number: 1034490
Invoice Date: May 16, 2018

R E M I T T A N C E C O P Y

Services	427.75
TOTAL THIS INVOICE	\$427.75
Prior Balance as of 05/16/18	2,600.75
TOTAL DUE	\$3,028.50

=====

TERMS: Payment of each of our invoices is due promptly upon receipt.

Please make check payable to Varnum LLP and return this page with your payment.

All services are subject to the Services and Billing memorandum, which can be found at www.varnumlaw.com/service-and-billing.



COUNTY OF KALAMAZOO

TRAVEL EXPENSE FORM

2018 M&IE and Mileage

Employee Name Rachael Grover		Vendor #	Date Submitted Jun 29, 2018
Street Address		Department: Planning	
City, State, Zip Code		Period Covered From: Jun 11, 2018	Period Covered To: Jun 13, 2018

Date	Activity Type	Indicate Meals Claimed			Explanation (All M&IE listed must include location)	Amount	
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input checked="" type="checkbox"/>		Travel	Training
06-11-2018	M&IE (Overnight)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input checked="" type="checkbox"/>	AIPG Conference Roscommon, Michigan		24.00
06-12-2018	M&IE (Overnight)	B <input checked="" type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	Roscommon, Michigan		12.00
06-13-2018	M&IE (Overnight)	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input checked="" type="checkbox"/>	Roscommon, Michigan		24.00
6/12-13/18	Registration Fees	B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>	AIPG Emerging Contaminants Conference		250.00
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			
		B <input type="checkbox"/>	L <input type="checkbox"/>	D <input type="checkbox"/>			

Date	Description (include point to point traveled and purpose of trip)	Mileage	
		Travel	Training
06-11-2018	201 W. Kalamazoo Ave to Ralph A. MacMullan Conference Ctr, Roscommon Michigan		211.0
06-13-2018	Return trip from Roscommon to Kalamazoo		211.0

I HEREBY CERTIFY THAT ALL ITEMS OF EXPENSE INCLUDED IN THIS STATEMENT WERE INCURRED IN THE DISCHARGE OF AUTHORIZED OFFICIAL BUSINESS; THAT THE AMOUNTS ARE CORRECT; THAT PROPER DOCUMENTATION HAS BEEN SUBMITTED; AND THAT THEY REPRESENT PROPER CHARGES AGAINST THE COUNTY.

	Total Mileage	422.0
Travel Account		.00
Training Account 247-000-956.00		539.99
Total Due		539.99

Employee Signature _____
Date

Authorized Signature _____
Date



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

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

Invoice number 04617
 Date 06/07/2018

Project **180114 NACD, Mall City Ambulance Acquisition**

INVOICE: Through May 31, 2018

PHASE I ESA (WORK ORDER #17)

Professional Fees

	Hours	Rate	Billed Amount
Project Scientist Zachary N. Curry Professional Services	8.00	85.00	680.00

PHASE II ESA (WORK ORDER #17)

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	1.00	130.00	130.00
Project Scientist Robert L. Webster Professional Services	19.25	85.00	1,636.25
Zachary N. Curry Professional Services	22.00	85.00	1,870.00

Expense

	Units	Rate	Billed Amount
Bentonite	0.50	12.00	6.00
Equipment Rental <i>Generator Rental -Home Depot</i>	1.00	55.177	55.18
Field Supplies	2.00	35.00	70.00
Field Truck	2.00	75.00	150.00
Gravel Pack	0.50	12.00	6.00
Helium Chamber Leak Detector Kit	1.00	150.00	150.00
Vapor Pin/Point	13.00	75.00	975.00
Jackhammer/saw/hammer drill	1.00	45.00	45.00
Mileage	42.00	0.48	20.16
Oxy/LEL Meter	1.00	35.00	35.00
Physical Jar	8.00	1.50	12.00
Polyethylene 3/8" x 1/4" ID	22.00	0.34	7.48



Remit to:
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Kalamazoo County Brownfield Redevelopment Authority
 Project **180114 NACD, Mall City Ambulance Acquisition**

Invoice number 04617
 Date 06/07/2018

PHASE II ESA (WORK ORDER #17)

Expense

	Units	Rate	Billed Amount
PID	2.00	75.00	150.00
PVC 1"X5' Riser	1.00	25.00	25.00
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Fibertec Environmental Services	1.00	1,201.8765	1,201.88
	1.00	1,495.00	1,495.00
	1.00	2,691.00	2,691.00
Phase subtotal			10,730.95

BEA DUE CARE (WORK ORDER #17)

Professional Fees

	Hours	Rate	Billed Amount
CAD Designer/Drafter			
Michelle A. Bell			
Professional Services	0.50	65.00	32.50
Invoice total			11,443.45

We accept Check, ETF, Visa, MC Discover & Amex as payment options



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

Invoice number 04618
 Date 06/07/2018

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

INVOICE: Through May 31, 2018

OUTREACH / PROGRAMMATIC - W/O 3

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	4.00	90.00	360.00
Project Scientist			
Therese M. Searles			
Professional Services	3.25	85.00	276.25
Expense			
	Units	Rate	Billed Amount
Miscellaneous Expense	1.00	47.00	47.00
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Kal-Blue, Inc.	1.00	117.44	117.44
Phase subtotal			800.69
		Invoice total	800.69

We accept Check, ETF, Visa, MC Discover & Amex as payment options

**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											
15							Subtotal	\$ 14,767.33	\$ 14,767.33	\$ -	
16											
17		Soil Sampling Activities	4,125.00	\$ 3,093.75	1,031.25	03060	1/6/2017	\$ 172.50	\$ 129.38	\$ 43.13	
18						03198	2/16/2017	3,145.87	2,359.40	786.47	
19						03268	3/16/2017	227.70	170.79	56.91	
20						03326	4/6/2017	136.25	102.19	34.06	
21						03483	5/18/2017	28.75	21.56	7.19	
22						03515	6/8/2017	37.50	28.13	9.38	
23							Subtotal	\$ 3,748.57	\$ 2,811.45	\$ 937.13	
24											
25		Former Dump Area	\$ 1,500.00		\$ 1,500.00	03060	1/6/2017	\$ 57.50		\$ 57.50	
26						03198	2/16/2017	\$ 340.00		\$ 340.00	
27						03268	3/16/2017	\$ 42.50		\$ 42.50	
28						03660	7/27/2017	\$ 340.00		\$ 340.00	
29							Subtotal	\$ 780.00	\$ -	\$ 780.00	
30											
31		Asbesotos and Hazardous Building Materials Survey	\$ 6,000.00	\$ 6,000.00	\$ -	02929	12/6/2016	\$ 431.25	\$ 431.25		
32						03198	2/16/2017	\$ 1,605.19	\$ 1,605.19		
33						03268	3/16/2016	\$ 1,645.00	\$ 1,645.00		
34							Subtotal	\$ 3,681.44	\$ 3,681.44	\$ -	
35											
36											
37		SSD Design - Work Order #12	\$ 34,000.00	\$ 34,000.00		03660	7/17/2017	\$ 1,023.75	\$ 1,023.75		
38						03739	8/11/2017	\$ 12,073.95	\$ 12,073.95		
39						03810	9/11/2017	\$ 1,667.50	\$ 1,667.50		
40						03879	10/4/2017	\$ 562.65	\$ 562.65		
41						03972	11/1/2017	\$ 115.00	\$ 115.00		
42							Subtotal	\$ 15,442.85	\$ 15,442.85	\$ -	
43											
44											
45		Project Total	\$ 58,625.00	\$ 56,093.75	\$ 2,531.25		Project Total	\$ 38,420.19	\$ 36,703.07	\$ 1,717.13	
46											
47							Budget Remaining	\$ 20,204.81	\$ 19,390.69	\$ 814.13	
48		This project is complete.					Budget Returned			\$ 814.13	
49							Final Budget Remaining			\$ -	

2019 Budget Proposal

30	Brown Expenses	2019 Proposed	2018 Budgeted
31	To LBRF	\$ -	\$ 15,000
32			
33	Total	\$ -	\$ 15,000
34			
35	9008 Portage Rd Expenses	2019 Proposed	2018 Budgeted
36	Local TIR Payments		
37	School TIR Payments	\$ 100	\$ 100
38	Total	\$ 100	\$ 100
39			
40	General Mills Expenses	2019 Proposed	2018 Budgeted
41	Local TIR Payments to dev.	\$ 75,000	\$ 73,000
42	School TIR Payments	\$ 250,000	\$ 150,000
43	Total	\$ 325,000	\$ 223,000
44			
45	Corner @ Drake Expenses	2019 Proposed	2018 Budgeted
46	TIR Payments		\$ 188,000
47	TIR transfer to LBRF	\$ 175,000	
48	Total	\$ 175,000	\$ 188,000
49			
50	555 E. Eliza Street Expenses	2019 Proposed	2018 Budgeted
51	Local TIR Payments		\$ -
52	School TIR Payments	\$ 100	\$ 100
53	Total	\$ 100	\$ 100
54			
55	232 LLC Expenses	2019 Proposed	2018 Budgeted
56	TIR Payments	\$ 2,000	\$ 1,200
57	Total	\$ 2,000	\$ 1,200
58			
59	Blackbird Billiards Expenses	2019 Proposed	2018 Budgeted
60	TIR Payments		\$ -
61	School TIR Payments	\$ 100	\$ 100
62	Total	\$ 100	\$ 100

63

Brown Revenues	2019 Proposed	2018 Budgeted
Local TIR		\$ 16,300
School TIR		
Total	\$ -	\$ 16,300
9008 Portage Rd. Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$ 800	\$ 700
School TIR	\$ 800	\$ 700
Total	\$ 1,600	\$ 1,400
General Mills Revenue	2019 Proposed	2018 Budgeted
Local TIR	\$ 100,000	\$ 85,000
School TIR	\$ 250,000	\$ 150,000
Total	\$ 350,000	\$ 235,000
Corner @ Drake Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$200,000	\$200,000
Total	\$200,000	\$200,000
555 E. Eliza Street Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$400	\$400
School TIR	\$300	\$300
Total	\$700	\$700
232 LLC Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$3,000	\$2,000
Total	\$3,000	\$2,000
Blackbird Billiards Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$200	\$300
School TIR	\$300	\$200
Total	\$500	\$500

2019 Budget Proposal

64	RAI Jets Expenses	2019 Proposed	2018 Budgeted
65	Local TIR Payments	\$ 5,000	\$ 5,000
66	School TIR Payments	\$ 5,700	\$ 6,900
67	Total	\$ 10,700	\$ 11,900
68			
69	Kalamazoo West Expenses	2019 Proposed	2018 Budgeted
70	Local TIR Payments	\$ 4,100	\$ 2,500
71	Total	\$ 4,100	\$ 2,500
72			
73	Metal Mechanics Expenses	2019 Proposed	2018 Budgeted
74	Local TIR Payments	\$ 3,500	\$ -
75	School TIR Payments to dev.	\$ 5,000	\$ 1,000
76	TIR to State BF fund	\$ 1,000	
77	Total	\$ 9,500	\$ 1,000
78			
79	AJZ Sprinkle Expenses	2019 Proposed	2018 Budgeted
80	Local TIR Payments to Dev.	\$ 23,400	N/A
81	School TIR Payments to dev.	\$ 30,000	N/A
82	TIR to State BF fund -N/A	\$ -	N/A
83	Total	\$ 53,400	\$ -
84			
85	Stryker Expenses	2019 Proposed	2018 Budgeted
86	Local TIR Payments to Dev.	\$ 442,000	N/A
87	School TIR Payments to dev.	\$ 359,000	N/A
88	TIR to State BF fund -N/A	\$ 51,000	N/A
89	Total	\$ 852,000	\$ -
90			
91	Stadium Park Way Expenses	2019 Proposed	2018 Budgeted
92	Local TIR Payments to Dev.	\$ 47,500	N/A
93	School TIR Payments	\$ 76,000	N/A
94	Total	\$ 123,500	\$ -
95			
96	381/383 S. Pitcher Expenses	2019 Proposed	2018 Budgeted
97	Local TIR Payments to Dev.	\$ 15,500	
98	School TIR Payments	\$ 12,000	
99	Total	\$ 27,500	\$ -

RAI Jets Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$6,500	\$6,000
School TIR	\$5,700	\$6,900
Total	\$12,200	\$12,900
Kalamazoo West Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$5,000	\$6,500
Total	\$5,000	\$6,500
Metal Mechanics Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$5,000	\$6,000
School TIR	\$6,000	\$2,000
Total	\$11,000	\$8,000
AJZ Sprinkle Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$25,000	N/A
School TIR	\$30,000	N/A
Total	\$55,000	\$0
Stryker Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$490,000.00	N/A
School TIR	\$410,000.00	N/A
Total	\$900,000.00	\$0.00
Stadium Park Way Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$55,000.00	N/A
School TIR	\$76,000.00	N/A
Total	\$131,000.00	\$0.00
381/383 S. Pitcher Revenues	2019 Proposed	2018 Budgeted
Local TIR	\$17,000.00	N/A
School TIR	\$12,000.00	N/A
Total	\$29,000.00	\$0.00

2019 Budget Proposal

100

EPA Grant Expenditures	2019 Proposed	2018 Budgeted
Contractual	\$154,000.00	
Travel	\$800.00	
Salries	\$3,000.00	
Fringe	\$1,200.00	
Supplies	\$1,000.00	
Total	\$160,000.00	\$0.00

EPA Grant Revenues	2019 Proposed	2018 Budgeted
Fed Grant Rev	\$160,000.00	
Total	\$160,000.00	\$0.00

108

	2019 Proposed	2018 Budgeted
GRAND TOTAL - 247 Expenses	\$2,269,000.00	\$894,600.00

	2019 Proposed	2018 Budgeted
GRAND TOTAL - 247 Revenues	\$2,269,000.00	\$ 894,600.00

110

LBRF - Fund 643 Expenses

LBRF Account Expenses	2019 Proposed	2018 Budgeted
Carry forward for future use	\$ 150,000.00	
Contractual Other	\$25,000.00	
Total	\$ 175,000.00	

LBRF - Fund 643 Revenues

LBRF Account Revenues	2019 Proposed	2018 Budgeted
Trfr from Corner @ Drake	\$ 175,000.00	
Transfer from Brown	\$ -	\$15,000.00
Total	\$ 175,000.00	\$15,000.00

115

116

117

118

LBRF Account Revenues

Trfr from Corner @ Drake

Transfer from Brown

Total

MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **6/28/2018**

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.

Community Outreach and Programmatic Project No: 160361 - W.O. 3

Update:

Envirologic prepared for the May 3rd Developer Outreach program including invite lists, postcard invite and communications with Rachael Grover. Final preparations for the event were made including the presentation, food orders, etc. The food and drinks were not funded by the EPA Assessment Grant. Envirologic also prepared the presentation for the COW May 15th meeting. Envirologic also prepared the quarterly report which was submitted by Rachael Grover to EPA.

2. Jhamin LLC – WL Molding Project No: 160362 – W.O. 4 and 12

Update:

The KCBRA approved utilizing remaining hazardous substances grant funds previously budgeted for the sub-surface depressurization system design to continue with the design process. Envirologic is moving forward with the design including a pressure test and other associated activities.

3. NACD – Former Mall City Ambulance Acquisition

NACD intends to acquire seven parcels of property near downtown Kalamazoo. One of the parcels is the former Mall City Ambulance property and is a site of known contamination due to petroleum underground storage tanks. The other parcels are currently vacant land, and two land bank parcels. NACD is assembling these parcels to refurbish the former Mall City Ambulance site into a café and senior center and the other parcels will be used for new senior housing.

The KCBRA approved Envirologic to move forward with Phase II activities based on the Phase I findings. The Phase II identified contaminants beneath the former filling and service station building, beneath the pavilion, and within the shallow soil-gas in the grass lots along North Church Street. Envirologic has been internally discussing and reviewing the analytical results from the soil vapor sampling we conducted across the project site. No contaminants were detected beneath the former funeral home building. Simply put, none of the concentrations of contaminants that were detected exceed current screening levels. Based on these results, there are no issues at the project site as it currently sits. However, the NACD intends to construct new residential and mixed-use structures, enclose the pavilion, and renovate the existing structures, all of which can have a significant effect on contaminant concentrations within structures. Based on the anticipated new development, Envirologic has prepared several recommendations to NACD including re-evaluating portions of the site depending on the ultimate changes to the site. Additionally, a dry-well was discovered behind the former filling and service station which has waste material that should be removed and properly disposed.

Envirologic is currently completing the BEA and Due Care Plan for NACD.



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

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

Invoice number 04609
 Date 06/07/2018
 Project 150366 555 E. Eliza Street, Work Order #21

INVOICE: Through May 31, 2018

SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION - MDEQ GRANT

Professional Fees

	Date	Hours	Rate	Billed Amount
Administrative Assistant Shelbey N. Senkewitz Professional Services	05/04/2018	1.00	45.00	45.00
Field Services Coordinator David J. Amos Professional Services	05/08/2018	1.00	85.00	85.00
	05/11/2018	3.00	85.00	255.00
	05/14/2018	9.00	85.00	765.00
	05/15/2018	10.00	85.00	850.00
	05/16/2018	8.00	85.00	680.00
	Subtotal	31.00		2,635.00
CAD Designer/Drafter Michelle A. Bell Professional Services	05/21/2018	1.50	90.00	135.00
Project Manager Paul D. French Professional Services	05/03/2018	0.50	95.00	47.50
	05/04/2018	4.50	95.00	427.50
	05/08/2018	4.50	95.00	427.50
	05/09/2018	2.50	95.00	237.50
	05/10/2018	1.00	95.00	95.00
	05/11/2018	2.50	95.00	237.50
	05/14/2018	9.00	95.00	855.00
	05/15/2018	9.00	95.00	855.00
	05/16/2018	4.50	95.00	427.50
	05/18/2018	1.75	95.00	166.25



Remit to:
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Kalamazoo County Brownfield Redevelopment Authority
 Project 150366 555 E. Eliza Street, Work Order #21

Invoice number 04609
 Date 06/07/2018

SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION - MDEQ GRANT

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager				
Paul D. French				
Professional Services				
	05/21/2018	0.50	95.00	47.50
	05/24/2018	2.00	95.00	190.00
	05/29/2018	1.00	95.00	95.00
	Subtotal	43.25		4,108.75
Senior Project Manager				
David A. Stegink				
Professional Services				
	05/03/2018	0.25	105.00	26.25
	05/31/2018	0.50	105.00	52.50
	Subtotal	0.75		78.75
Project Scientist				
Alexander B. Amos				
Professional Services				
	05/11/2018	1.00	80.00	80.00
Jeffrey B. Klan				
Professional Services				
	05/16/2018	8.50	80.00	680.00
Robert L. Webster				
Professional Services				
	04/30/2018	1.50	80.00	120.00
Expense				
	Date	Units	Rate	Billed Amount
Bentonite				
	05/14/2018	7.00	12.00	84.00
Field Supplies				
	05/14/2018	3.00	35.00	105.00
Field Truck				
	04/30/2018	0.25	75.00	18.75
	05/14/2018	2.50	75.00	187.50
Jackhammer/saw/hammer drill				
	05/14/2018	0.50	45.00	22.50
Miscellaneous Expense				
	05/11/2018	1.00	231.847	231.85
<i>Chem link</i>				
	05/15/2018	1.00	231.847	231.85
<i>Floor Caulk-self leveling</i>				



Remit to:
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Kalamazoo County Brownfield Redevelopment Authority
 Project 150366 555 E. Eliza Street, Work Order #21

Invoice number 04609
 Date 06/07/2018

SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION - MDEQ GRANT

Expense

	Date	Units	Rate	Billed Amount
Miscellaneous Expense				
2" PVC Couplings	05/15/2018	1.00	3.223	3.22
PVC, couplings & cleaner	05/16/2018	1.00	25.52	25.52
Micromanometer (Digital)	04/30/2018	0.25	35.00	8.75
	05/14/2018	0.25	35.00	8.75
PID	04/30/2018	0.25	75.00	18.75
PVC 2"X5' Screen	05/14/2018	2.00	35.00	70.00
PVC 2" Exp. Plugs w/o lock	05/14/2018	1.00	35.00	35.00
Vacuum Pump	04/30/2018	0.25	25.00	6.25
Subcontractor				
		Units	Rate	Billed Amount
Subcontractor				
K & H Concrete Cutting, Inc.		1.00	192.50	192.50
Phase subtotal				9,132.69
			Invoice total	9,132.69

We accept Check, ETF, Visa, MC Discover & Amex as payment options



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Equipment and Materials Charge Sheet

Client	Kalamazoo County
Project #	150366
Phase	system installation
Dates	4/30/18
Location	Eliza St, Schoolcraft
Submitted By	BLW

Equipment		
Days	Locating Equipment	\$\$
	GPS (Trimble)	150.00
	Survey Equipment	45.00
	<u>Meters</u>	
	Dissolved Oxygen Meter - YSI Optical	75.00
	Helium Chamber Leak Detector Kit	150.00
	Low Flow Cell, multi-meter (incl. pump)	175.00
	Oxy/LEL Meter	35.00
	pH/Cond	35.00
1/4	PID	75.00
1/4	Micromanometer	35.00
	<u>Miscellaneous</u>	
	Camera	35.00
	Generator	50.00
	Jackhammer/saw/hammer drill	45.00
	Laptop Computer	100.00
	Magnetic locator	65.00
	HEPA Vac	25.00
	<u>Pumps</u>	
	Peristaltic Pump	35.00
	Spill Buddy Product	85.00
	Submersible pump	75.00
1/4	Vacuum Pump	25.00
	<u>Vehicles & Trailer(s)</u>	
1/4	Field Truck	75.00
	Vehicle - SUV	35.00
	Tool Trailer	100.00
20	Mileage	0.48
	<u>Miscellaneous Equipment</u>	
	Describe:	

Materials - Supplies		
Units	Clean-up Supplies	\$\$
	Oil absorbent cloth	1.50
	Oil absorbent small boom	15.00
	<u>Safety Supplies</u>	
	Safety - HEPA CTG Filter	22.00
	Safety - HEPA org, vp, ctg Filter	30.00
	Safety - Tyvek Suit	10.00
	Safety Saranex Suit	22.00
	Safety - Poly Suit	10.00
	<u>Sampling (soil, water, vapor)</u>	
	Bailer, disposable	15.00
	Barrels	45.00
	DI/Distilled Water	7.50
	Oil in soil test kit	10.00
	Filter, high capacity	20.00
	Field Supplies	35.00
	Ice	0.00
	Physical Jars	1.50
	Polyethelene 3/8" x 1/4" ID	0.34
	Silicon Tubing	5.00
	Vapor Pin/Point	75.00
	Vinyl Tubing (Well Development)	0.40
	Tedlar Bags	16.00
	<u>Well Repair</u>	
	Above Ground Pro Cover	160.00
	Asphalt Patch	15.00
	Bentonite (grout, hole plug, crumbles)	12.00
	Concrete	12.00
	6" Flush Pro Cover	75.00
	8" Flush Pro Cover	85.00
	Locks	20.00
	<u>Miscellaneous Expense</u>	



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Equipment and Materials Charge Sheet

Client	Clark
Project #	150366
Phase	SSD Install Modifiers
Dates	5/14-16/16
Location	Sheriff Camp
Submitted By	RDP / DJK

Equipment		
Days	Locating Equipment	\$\$
	GPS (Trimble)	150.00
	Survey Equipment	45.00
	<u>Meters</u>	
	Dissolved Oxygen Meter - YSI Optical	75.00
	Helium Chamber Leak Detector Kit	150.00
	Low Flow Cell, multi-meter (incl. pump)	175.00
	Oxy/LEL Meter	35.00
	pH/Cond	35.00
	PID	75.00
1/4	Micromanometer	35.00
	<u>Miscellaneous</u>	
	Camera	35.00
	Generator	50.00
1/2	Jackhammer/saw/hammer drill	45.00
	Laptop Computer	100.00
	Magnetic locator	65.00
	HEPA Vac	25.00
	<u>Pumps</u>	
	Peristaltic Pump	35.00
	Spill Buddy Product	85.00
	Submersible pump	75.00
	Vacuum Pump	25.00
	<u>Vehicles & Trailer(s)</u>	
2 1/2	Field Truck	75.00
	Vehicle - SUV	35.00
	Tool Trailer	100.00
	Mileage	0.48
	<u>Miscellaneous Equipment</u>	
	Describe:	
7	Sand Hob bits	

Materials - Supplies		
Units	Clean-up Supplies	\$\$
	Oil absorbent cloth	1.50
	Oil absorbent small boom	15.00
	<u>Safety Supplies</u>	
	Safety - HEPA CTG Filter	22.00
	Safety - HEPA org, vp, ctg Filter	30.00
	Safety - Tyvex Suit	10.00
	Safety Saranex Suit	22.00
	Safety - Poly Suit	10.00
	<u>Sampling (soil, water, vapor)</u>	
	Bailer, disposable	15.00
	Barrels	45.00
	DI/Distilled Water	7.50
	Oil in soil test kit	10.00
	Filter, high capacity	20.00
3	Field Supplies	35.00
	Ice	0.00
	Physical Jars	1.50
	Polyethelene 3/8" x 1/4" ID	0.34
	Silicon Tubing	5.00
	Vapor Pin/Point	75.00
	Vinyl Tubing (Well Development)	0.40
	Tedlar Bags	16.00
	<u>Well Repair</u>	
	Above Ground Pro Cover	160.00
	Asphalt Patch	15.00
	Bentonite (grout, hole plug, crumbles)	12.00
	Concrete	12.00
	6" Flush Pro Cover	75.00
	8" Flush Pro Cover	85.00
	Locks	20.00
	<u>Miscellaneous Expense</u>	
2	5' Sections x 2"	

Consumers Concrete Corporation
 P.O. Box 2229
 Kalamazoo, MI 49003
 P: (269) 342-0136
 F: (269) 384-0974



Counter Ticket
 INV0086850

Site: 301

Page 1/1

BILL TO:
 C1 CASH SALE CUSTOMER

SHIP TO:
 C1 CASH SALE CUSTOMER

Purchase Order #	Customer ID	Shipping Method	Payment Terms	Req'd Ship Date	Order
	C1	PICKUP	NO TERMS	05/15/2018	

Qty Shipped	UOM	Item Number	Description	Price	Extended Price
12	EACH	CHEMLINK002	CHEM LINK NOVALINK SL,GRAY,825ML	\$16.57	\$198.84

Handwritten:
 FDF
 190366
 System Installation Modifiers
 Floor Caulk - Self Leveling

Subtotal	\$198.84
Misc	\$0.00
Tax	\$11.93
Freight	\$0.00
Trade Discount	\$0.00
Total	\$210.77

Received By: _____

The above signed hereby agrees that by ordering Consumers Concrete Corporation to make delivery inside the curb, he/she assumes full responsibility for any damage or injury to the premises occasioned thereby. Subject to General Terms and Conditions of Sale.

PDF
150366

NELSON HARDWARE OF PORTAGE 3716
5029 PORTAGE ROAD
PORTAGE, MI 49002
(269) 327-3583

Special Sale

Merchant ID: 54252580163/166
Term ID: 1800427302 2" PVC Couplings
May 14, 2018 12:54 PM
Batch#: 018 Inv #: 000015
VISA Entry Method: C
XXXXXXXXXX6432
Seq.#: 0015 Auth Code: 030876

Total: \$ 2.93

APPROVED

CHASE VISA
AID: A0000000001010
IST: E800
IVR: 00E000000000
AC: 7FEE7C9E89C457CB ARC: 00
IAD: 06010A03A02002

Customer Copy

THANK YOU!



PDF
 150266
 System Install
 Materials for System Modification
 - SALE -
 LOWE'S HOME CENTERS, LLC
 5108 SOUTH WESTEDGE AVENUE
 PORTAGE, NY 49002 (269) 276-0215
 SALES#: S1110MB3 2473833 TRANS#: 80151640 05-12-18

23282 2-IN PVC COUPLING	2.20
4 @ 0.55	
23543 OATEY 8-OZ CLEANER	8.55
23541 OATEY 8-FL OZ ALL PURPOSE	6.78
23353 2-IN PVC 90-DEG ELBOW 300	4.36
4 @ 1.09	
SUBTOTAL: 21.89	
TAX: 1.31	
INVOICE 11011 TOTAL:	23.20
VISA:	23.20

VISA:XXXXXXXXXX6432 AMOUNT:23.20 AUTHCD:033436
 CHIP REFID:111011159110 05/12/18 15:00:49
 CUSTOMER CODE: 0
 APL: CHASE VISA TUR: 0080008000
 AID: A000000031010 TSI: F800
 STORE: 1110 TERMINAL: 11 05/12/18 15:01:19
OF ITEMS PURCHASED: 10
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: NATE WOODRUFF

11% BACK REBATE; DEPT# 170227
 TO QUALIFY, REBATE MUST BE SUBMITTED BY 06/15/18
 SUBMIT @ LOWES.COM/REBATES

 * YOUR OPINIONS COUNT! *
 * REGISTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$300 WINNERS DRAWN MONTHLY! *
 * REGISTRESE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$300! *
 * *
 * REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D # 11011 1110 132 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

 STORE: 1110 TERMINAL: 11 05/12/18 15:01:19

Consumers Concrete Corporation
P.O. Box 2229
Kalamazoo, MI 49003
P: (269) 342-0136
F: (269) 384-0974



Counter Ticket
INV0086627

Site: 301

BILL TO: _____
C1 CASH SALE CUSTOMER

SHIP TO: _____
C1 CASH SALE CUSTOMER

Purchase Order #	Customer ID	Shipping Method	Payment Terms	Req'd Ship Date	Order
	C1	PICKUP	NO TERMS	05/11/2018	

Qty Shipped	UOM	Item Number	Description	Price	Extended Price
12	EACH	CHEMLINK002	CHEM LINK NOVALINK SL,GRAY,825ML	\$16.57	\$198.84

#150366
System Install

Subtotal	\$198.84
Misc	\$0.00
Tax	\$11.93
Freight	\$0.00
Trade Discount	\$0.00
Total	\$210.77

Received By: _____

The above signed hereby agrees that by ordering Consumers Concrete Corporation to make delivery inside the curb, he/she assumes full responsibility for any damage or injury the premises occasioned thereby. Subject to General Terms and Conditions of Sale.

K & H Concrete Cutting Inc
 9778 Clyde Park Ave SW
 Byron Center, MI 49315
 800-255-4910

INVOICE: 573412

5.10.18 ✓
brs

DATE 5/9/2018
 PO # PAUL

ENVIROLOGIC TECHN INC
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MI 49048

JOB: 555 E. ELIZA (5-8)
 SCHOOLCRAFT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	40' - 6" CONCRETE GAS SLAB SAWING MINIMUM CHARGE GAS/30HP ELECTRIC SLAB SAW	175.00	175.00
<p>APPROVED BY <u>PDF</u> CLIENT CODE <u>K&H Concrete</u> PROJECT NO <u>150366</u> ACTIVITY CODE <u>SSAS Install</u></p>			
<p>Terms: Net 60</p>			
<p>1.5% which is an annual rate of 18% will be added to past due accounts.</p>		TOTAL	\$175.00

*** Thank You For Your Business ***

Branches:

3775 Lake St. - Kalamazoo

1752 Perry's Loop - Traverse City

**555 E. ELIZA STREET REDEVELOPMENT
SCHOOLCRAFT, MICHIGAN
MDEQ GRANT AND LOAN BUDGET SHEET**

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs		MDEQ Task	MDEQ Task	Work	
					Budget - Grant	Budget - Loan	Plan #	
<u>Documentation of Due Care Compliance (Task 1)</u>					\$0.00	\$5,000.00	1	Diverted from Work Plan Budget (verify with MDEQ)
Initial Meetings, Project Planning						\$0.00		
						\$0.00		
						\$0.00		
						\$0.00		
TOTAL/REMAINING					\$0.00	\$5,000.00		
<u>Vapor Transmission Pilot Study (Task 2)</u>					\$0.00	\$70,000.00	1	Site Investigation and Due Care Activities
Initial Meetings, Project Planr						\$1,727.50		
1762						\$6,928.07		
1877						\$5,528.42		
1948						\$285.00		
2091						\$1,140.00		
2313						\$5,031.25		
2398						\$3,272.50		
2515						\$926.25		
2673						\$598.75		
2756						\$5,625.00		
2881						\$5,003.75		
2972						\$2,141.67		
3067						\$7,099.85		
3162						\$2,664.99		
3227						\$1,727.57		
3351						\$1,293.75		
3423						\$2,206.06		
3518						\$1,475.00		
3616						\$1,245.00		
3830						\$78.75		
3902						\$1,311.25		
3991						\$22,247.90		
4119						\$23,356.98		
4119CM						(\$8.75)		
TOTAL/REMAINING					\$102,906.51	(\$32,906.51)		ineligible camera charge

**555 E. ELIZA STREET REDEVELOPMENT
SCHOOLCRAFT, MICHIGAN
MDEQ GRANT AND LOAN BUDGET SHEET**

Sub-Slab Depressurization System Installation (Task 3)				\$150,000.00	\$0.00	1
	2673	\$285.00	Q4	\$285.00		
	2756	\$3,157.50	Q4	\$3,157.50		
	4119	\$66,639.17	Q1	\$66,639.17		
	4166	\$11,863.58	Q1	\$11,863.58		
	4256	\$6,329.03	Q2	\$6,329.03		
	4119CM	(\$5.06)	Q1	(\$5.06)		
	4256CM	(\$69.85)	Q1	(\$69.85)		
	4348	\$5,261.25	Q1	\$5,261.25		
	4436	\$371.25	Q1	\$371.25		
	4536	\$338.35	Q2	\$338.35		
	4609	\$9,132.69	Q3	\$9,132.69		

barrel charge wrong, two rounding errors.
See feb 2017 email in network

				\$0.00		
TOTAL/REMAINING		\$103,302.91		\$46,697.09		

Site Investigation and Due Care (Task 2)				\$25,000.00	\$0.00	1
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				\$0.00		
TOTAL/REMAINING		\$0.00		\$25,000.00		

**555 E. ELIZA STREET REDEVELOPMENT
SCHOOLCRAFT, MICHIGAN
MDEQ GRANT AND LOAN BUDGET SHEET**

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs	MDEQ Task		Work Plan #		
				Budget - Grant	MDEQ Task Budget - Loan			
Removal of Hazardous Materials (Task 3)				\$0.00	\$25,000.00	1	Environmental Response Activity	
	Initial Meeting, Project Planni	1644	\$105.00	Q1	\$105.00			
		1762	\$341.25	Q1	\$341.25			
		1948	\$78.75	Q2	\$78.75			
		2212	\$810.00	Q3*	\$810.00			
		2313	\$800.00	Q3	\$800.00			
		2398	\$527.50	Q3	\$527.50			
	2398 credit		(\$55.00)		(\$55.00)		\$55 site ID fee not eligible for reimbursement	
		2515	\$120.00	Q3	\$120.00			
		2673	\$266.90	Q4	\$266.90			
		2756	\$14,928.75	Q4	\$14,928.75			
		3351	\$236.25	Q2	\$236.25			
		3518	\$442.50	Q3	\$442.50			
		3616	\$237.50	Q3	\$237.50			
		3830	\$273.75	Q4	\$273.75			
		3902	\$47.50	Q4	\$47.50			
		3991	\$570.00	Q1	\$570.00			
		4119	\$11,227.00	Q1	\$11,227.00			
	TOTAL/REMAINING		\$30,957.65		(\$5,957.65)			
Management of Contaminated Soil (Task 3)					\$0.00	\$50,000.00	1	Environmental Response Activity
		2881	\$210.00	Q1	\$210.00			
		2972	\$157.50	Q1	\$157.50			
		3067	\$262.50	Q1	\$262.50			
		3162	\$15,090.38	Q2	\$15,090.38			
		3227	\$137.50	Q2	\$137.50			
		4119	\$268.75	Q1	\$268.75			
	TOTAL/REMAINING		\$16,126.63		\$0.00	\$33,873.37		
Management of Contaminated (Task 3 - Grant)		4166	\$621.13	Q1	\$621.13			
	TOTAL/REMAINING		\$621.13		(\$621.13)			
Oversight					\$15,000.00	\$0.00	1	Oversight
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
	TOTAL/REMAINING		\$0.00		\$15,000.00			

**555 E. ELIZA STREET REDEVELOPMENT
SCHOOLCRAFT, MICHIGAN
MDEQ GRANT AND LOAN BUDGET SHEET**

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs	MDEQ Task Budget - Grant	MDEQ Task Budget - Loan	Work Plan #
Grant Administration (County)				\$10,000.00		1 Grant Administration
	BRA-4-2015		\$217.96	Q2 \$217.96		
	BRA-1-2016		\$350.86	Q3 \$350.86		
	BRA-2-2016		\$380.10	Q4 \$380.10		
	BRA-3GR-2016		\$350.86	Q4 \$350.86		
	757621		\$82.08	\$82.08		
	BRA-1GR-2017		\$350.86	Q1 \$350.86		
	BRA-2-2017		\$422.69	Q2 \$422.69		
	mileage		\$17.12	Q2 \$17.12		
	BRA -3GR-2017		\$455.20	Q3 \$455.20		
	BRA-4GR-2017		\$374.64	Q4 \$374.64		
	BRA-1GR-2018		\$310.81	\$310.81		mileage
	TOTAL/REMAINING		\$3,313.18	\$6,686.82		
	TOTAL ALL REMAINING GRANT AND LOAN			\$92,762.78	\$9.21	

	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
1 Brownfield Redevelopment Authority Fund 2010						
7 BRA TOTAL 2010	129,618	3,876		125,742	125,742	
8 Brownfield Redevelopment Authority Fund 2011						
13 BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
14 Brownfield Redevelopment Authority Fund 2012						
21 BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
22 Brownfield Redevelopment Authority Fund 2013						
28 BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
30 Brownfield Redevelopment Authority Fund 247-2014						
37 BRA ACTUAL TOTAL 2014 AS OF 01-02-2015	108,771	185,899	0	-77,128	-77,128	64,062
39 BRA Fund 247 for 2015		23,176				
52 BRA ACTUAL TOTAL 2015 AS OF 2-08-2016	334,894.93	328,312.12	0	6,583	6,582.81	70,645
54 BRA Fund 247 for 2016						
66 BRA ACTUAL TOTAL 2016 AS OF 3-14-2017	625,320.31	593,928.76		31,391.55	31,391.55	102,036.07
68 BRA Fund 247 for 2017						BRA Admin + costs
69 County BRA (acct 247-000-)	9,900	77,584.31		-67,684		
70 Midlink local TIR tax (acct 247-001-420.00) (\$73494.10 2016 TIF)	204,377.36	172,988.46		31,389		22,356.21
71 Midlink school TIR tax (acct 247-001-420.01)				0		
72 General Mills local TIR (acct 247-004-420.00)	76,967.03	65,104.03		11,863.00		11,863.00
73 General Mills school TIR (acct 247-004-420.01)	252,892.58	252,892.58		0		
74 Brown Family/Beckan Ind. (acct 247-002-420.00)*	14,364.03	6,984.90		7,379.13		900.79
75 9008 Portage Road local TIR (acct 247-003-420.00)	760.54			760.54		87.06
76 9008 Portage Road school TIR (acct 247-003-420.01)	642.08	71.50		570.58		
77 Corner @ Drake (247-005-420.00)	170,005.67	158,694.13		11,311.54		11,311.54
78 555 E. Eliza St. Local TIR (247-006-420.00)	349.12			349		hold for loan
79 555 E. Eliza St. School TIR (247-006-420.01)	258.79	32.00		227		hold for loan
80 232 LLC (247-007-420.00)	2,962			2,962		292.96
81 Blackbird Billiards local TIR (247-008-420.00)	152			152		44.27
82 Blackbird Billiards School TIR (247-008-420.01)	341			341		
83 RAI AZO, LLC local TIR (247-009-420.00)	6,168.87	5,270.94		898		897.93
84 RAI AZO, LLC School TIR (247-009-420.01)	5,623.47	4,915.17		708.30		708.30 to State Bffund
85 Kalamazoo West Professional Center Local TIR (247-010)	1,238.33			1,238		459.19+ BRA costs
86 Metal Mechanics Local TIR (247-011-420.00)	4,033.97			4,034		843.96 + BRA costs
87 Metal Mechanics School TIR (247-011-420.01)	2,161.25			2,161		
88 AJZ Sprinkle LLC Local TIR (247-012-420.00)	13,024.41	13,024.41		0		
89 AJZ Sprinkle LLC School TIR (247-012-420.01)	29,162.40	29,162.40		0		76,223
90 BRA ACTUAL TOTAL 2017 AS OF 3-15-18	795,385.99	786,724.83		8,661	8,661.16	110,697.23
92 BRA Fund 247 for 2018			Pending reimb.	REV-EXP		BRA Costs to keep
93 County BRA (acct 247-000-)	2,480	36,050.17		-33,570		
94 Midlink local TIR tax (acct 247-001-420.00)(\$73764.54 W2017)	93,207.47		55,282.35	37,925		18,482.19
95 Midlink school TIR tax (acct 247-001-420.01)				0		
96 General Mills local TIR (acct 247-004-420.00)(\$34507.47 W2017)	34,507.47		12,588.60	21,918.87		21,918.87
97 General Mills school TIR (acct 247-004-420.01)				0		
98 Brown Family/Beckan Ind. (acct 247-002-420.00)*	7,704.96	6,478.34		1,226.62		847.02
99 9008 Portage Road local TIR (acct 247-003-420.00)	85.59			86		
100 9008 Portage Road school TIR (acct 247-003-420.01)				0		
101 Corner @ Drake (247-005-420.00) (\$149314.15 W2017 TIF)	149,314.15		108,092.32	41,221.83		11,686.57
102 555 E. Eliza St. Local TIR (247-006-420.00)	126.11			126		40.61
103 555 E. Eliza St. School TIR (247-006-420.01)	196.00			196		
104 232 LLC (247-007-420.00) (\$1404.98 is W2017 TIF)	1,404.98			1,405		622.76
105 Blackbird Billiards local TIR (247-008-420.00)	232.89			233		
106 Blackbird Billiards School TIR (247-008-420.01)				0		
107 RAI AZO, LLC local TIR (247-009-420.00) (\$719.40 W2017 TIF)	719.40			719		829.58
108 RAI AZO, LLC School TIR (247-009-420.01)				0		
109 Kalamazoo West Prof Ctr Local TIR (247-010) (\$4326.73 W2017)	4,326.72		1,255.68	3,071.04		3,071.04
110 Metal Mechanics Local TIR (247-011-420.00)(2275.90 W2017)	2,275.90			2,276		787.89
111 Metal Mechanics School TIR (247-011-420.01)(3536.27 W2017)	3,536.27			3,536		
112 AJZ Sprinkle LLC Local TIR (247-012-420.00) (\$13222.92 W2017)	13,222.92		9,541.00	3,681.92		3,681.92
113 AJZ Sprinkle LLC School TIR (247-012-420.01)				0		
114 BRA ACTUAL TOTAL 2018 AS OF 6-20-18	313,340.83	42,528.51	186,759.95	84,052	84,052.37	194,749.60

118					
119	2017 Pending remaining of approved Work Orders				
120	WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25		
121	WO#17 - Gen Env. Consulting, Ammend. #1		1,240.00		
122	WO#19 - Checker Motors MDEQ SSA grant application			\$1179 + \$58 application	
123	WO#24 - Kalamazoo West Prof. BF Plan		730		
124	WO#25 - Metal Mechanics 400 S. 14th Street		521.3	Amend. #1 added \$1,000	
125	W# 2018-1 General Env. Consulting		3,727.60		
126					
127	2018 Pending TIF Payments to Developers & other expenses				
128	Eliza St. 2015-2017 TIF Hold for MDEQ Loan		1,463.46		
129	State BF Fund for Portage Road (2017 SET to pay in 2018)		81		
130	State BF fund Eliza Street (2017 1/2 of SET to pay in 2018)		32		
131	State BF fund RAI AZO (2017 1/2 of SET to pay in 2018)		708		
132	State BF fund Blackbird (2017 1/2 of SET to pay in 2018)				
133	State BF fund Metal Mech. (2017 1/2 of SET to pay in 2018)		1,081		
134	Pending Brown Transfer to LBRF		8,607		
135	Pending Corner @ Drake Transfer to LBRF		29,537		
136					
137	TOTAL		47,753.60		
				-47,754	146,996

138
139
140

141	Local Brownfield Revolving Fund - Fund 643	Revenues	Expenditures	REV-EXP	
142	LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84		\$ 7,416.84	\$ 7,416.84
143	Transferred from Brown 7/6/2015	\$ 5,659.48		\$ 5,659.48	\$ 5,659.48
144	Transferred from Brown 12/31/2015	\$ 5,299.28		\$ 5,299.28	\$ 5,299.28
145	Transferred from Brown 8/2/2016	\$ 6,479.70		\$ 6,479.70	\$ 6,479.70
146	Transfer from Brown 12/15/16	\$ 6,314.00		\$ 6,314.00	\$ 6,314.00
147	Transfer from Brown 7/27/17	\$ 6,984.90		\$ 6,984.90	\$ 6,984.90
148	Transfer from Brown 1/18/18	\$ 6,478.34		\$ 6,478.34	\$ 6,478.34
149	Transfer from Brown Pending 5/24/18	\$ 8,607.43		\$ 8,607.43	\$ 8,607.43
150	Transfer from Corner @ Drake Pending 5/24/18	\$ 29,537.26		\$ 29,537.26	\$ 29,537.26
151	Fund 643 TOTAL				\$ 82,777.23



KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

MEMORANDUM

TO: KCBRA Board of Directors

FROM: Rachael Grover, Resource Coordinator *RG*

DATE: June 22, 2018

SUBJECT: LBRF Draft Policy – process for comments and timeline

CC: Jeff Hawkins, Envirologic
Pam Jackson, Envirologic
Lotta Jarnefelt, Director, Planning & Development

During June Committee meetings, Jeff Hawkins with Envirologic presented committee members with a first draft of the Local Brownfield Revolving Loan Fund (LBRF) policy and a list of questions outstanding to consider related to the draft policy. To facilitate the process of revising and editing the draft, the following direction is provided to assist members in submitting comments, recommended changes, and suggestions for the draft policy:

1. Please summarize comments in an email or in a Word document, as opposed to providing staff with electronic redlined copies of the draft policy. If you would like to provide recommended re-writes to specific text, copy and paste recommended changed text into the email or Word document. You can also submit hand written comments on a printed copy and either drop them off to me or scan and email the copy.
2. Please provide suggestions and comments to me by July 31, 2018.
3. Staff will compile comments and suggestions and work with Envirologic on revising the policy.

Next steps:

Staff and Envirologic will incorporate comments into a new draft of the LBRF policy. If comments or suggestions cannot be made (due to legislative requirements for example), staff will do our best to explain the reason the comment is not being used in the revised draft.

The current estimate is to plan a mini-LBRF retreat in September, in lieu of committee meetings, to discuss the new draft and propose an estimated date for the Board to consider formal approval of the LBRF Policy. Please check your calendars and let me know if you would be available Thursday, September 13th at 4:00 p.m. for potential discussion of the LBRF Policy.