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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, March 22, 2018  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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**AGENDA**

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1. Call to Order: 4:00
  2. Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of February 22, 2018
  5. Citizens Comments (*4 minutes each / Please state name and address*)
  6. Consent Agenda – Invoices
    - a. **\$ 1,200.00** - Envirologic General Environmental Review (Invoice #0)
    - b. **\$ 5,482.50** - Varnum, Vicksburg Mill Loan Reimbursement Agreement
    - c. **EPA Grant Invoices**
      - i. **\$ 70.00** - (\$35.00 Haz.; \$35.00 Pet.) – Outreach EPA WO#3
      - ii. **\$ 400.50** (Pet. Funds) – 703 N. Burdick WO#14 & 15
      - iii. **\$9,647.26** (Pet. Funds) 615 W. Kalamazoo Ave. WO#16, Amendment #1
  7. Discussion and/or Action Calendar
    - a. **Discussion/Action:** 308 West North Street, City of Kalamazoo
      - i. Application for EPA Grant funds - Northside Association of Community Development – Phase I, Phase II, BEA, DDCC
      - ii. Envirologic Work Order #17 - \$21,800
    - b. **Discussion/Action:** Select Products Development Agreement
    - c. **Discussion/Action:** EPA Grant
      - i. Envirologic Monthly Memo
    - d. **Discussion/Action:** 555 E. Eliza St. MDEQ Loan and Grant
      - i. **\$5,261.25** – Invoice #04348 MDEQ Grant
    - e. **Discussion/Action:** Broker's Outreach event – May 3, 2018 – 4:00 p.m
  8. Financial Reports
    - a. **Discussion:** Fund 247 and 643
  9. Staff Report
    - a. Annual Meetings – KCBRA and EDC – April 26, 2018
    - b. Vicksburg Mill Transformational Brownfield Plan
    - c. COW presentation – General Brownfield Information
  10. EPA Brownfield Conference Reports
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11. Committees - times dates and places

- a. Land Bank Report – Next Meeting, April 12, 2018, 8:30 a.m.
- b. Project/Finance Committee – Thursday, April 12, 2018, 4:00 p.m.
- c. Executive Committee – Tuesday, April 10, 2018, 8:30 a.m. – **Note different day/time**
- d. Bylaws Committee

12. Other

13. Board Member Comments

14. Adjournment

**Next Meeting: Thursday – April 26, 2018 at 4pm – Please note 4<sup>th</sup> Thursday  
In Addition – KCBRA Annual Meeting immediately following April meeting  
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

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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<b>MEETING DATE:</b>	<b>Thursday, February 22, 2018</b>
<b>PLACE OF MEETING:</b>	County Administration Building 201 West Kalamazoo Avenue, Room 207a
<b>TIME:</b>	4:00 pm

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***MINUTES***

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**Present:** Ken Peregon, Connie Ferguson, Travis Grimwood, Joe Agostinelli, Andy Wenzel, Jodi Milks, Julie Rogers, Habib Mandwee

**Members Excused:** Jim Spurr, Chris Carew, Doug Milburn

**Kalamazoo Township:** Sherine Miller

**Staff:** Lotta Jarnefelt, Rachael Grover

**Consultant:** Jeff Hawkins

**Recording Secretary:** Rachael Grover

**Community:** Commissioner McGraw; 6 Community

1. Chair Peregon called the meeting to Order at 4:05 p.m.
2. Members Excused: Spurr, Carew, Milburn
3. Approval of the Agenda: **Agostinelli moved approval of the agenda, Ferguson seconded the motion. Motion carried.**
4. Approval of Minutes: **Grimwood motioned to approve the minutes of January 18, 2018, Milks seconded the approval. Motion carried.**
5. Citizens Comments: All Citizens introduced themselves
6. Consent Agenda – Invoices
  - a. **\$3,952.40** – Envirologic General Environmental Review (Invoice #0170103)
  - b. **\$ 242.25** - Varnum, Vicksburg Mill Loan Reimbursement Agreement
  - c. **EPA Grant Invoices**
    - i. **\$ 490.00** (\$245.00 Haz.; 245.00 Pet.) – Outreach EPA WO#3
    - ii. **\$ 91.25** (Pet. Funds) – 703 N. Burdick WO#14 & 15
    - iii. **\$12,080.65** (\$3,325.15 Haz.; 8,755.50 Pet.) 615 W. Kalamazoo Ave. WO#16, Amendment #1

**Agostinelli moved and Mandwee seconded the approval of the consent agenda. Motion carried.**

7. Discussion and/or Action Calendar

- a. **Discussion/Action:** Vicksburg Mill

- i. MDEQ Loan and Grant Loan Reimbursement Draft Agreement with Paper City

Chair Peregon noted the agreement has been through several reviewers and then submitted to Paper City for review. Paper City attorney had some requested changes. KCBRA attorney at Varnum has commented on each requested change and finds all changes acceptable. One concern from KCBRA remaining includes striking language regarding default of the agreement related to project completion in Item 6.0 of the agreement. Varnum responded to the concern by noting the project will be more fully described in the Development agreement that will be implemented with the Brownfield Plan and this default item references that

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Development agreement, therefore, Project description will be covered in that document.

**Grimwood motioned to authorize Chair to sign the Loan Reimbursement Agreement, motion supported by Mandwee. Motion carried.**

ii. County Resolution

Staff noted a Resolution agreeing to accept the Loan funds if MDEQ approved the Loan application is required as an attachment to the MDEQ Loan and Grant Application. KCBRA staff submitted an agenda request to County Administration requesting the Resolution be considered at the March 6<sup>th</sup> Board of Commissioners' meeting. Additionally, County Administration has requested the KCBRA present the MDEQ Loan Application at the Committee of the Whole.

iii. Application - \$1,250,000 Loan and \$100,000 Grant

**Agostinelli moved to authorize Chair and staff to submit the MDEQ Loan Application for \$1,250,000 and Grant for \$100,000 contingent on the County Commissioners passing the Resolution to accept the Loan and Grant funds should the application be approved by the MDEQ. Wenzel supported the motion. Motion carried.**

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

i. Envirologic Monthly Memo – provided in packet – Hawkins gave a review of projects

Staff provided update regarding Cole Krum project. The Village of Vicksburg is considering establishing a Commercial Rehabilitation District for this property which will allow the developers to apply for a 10 year tax abatement.

ii. 703 N. Burdick – Potentially need Phase I update – remaining budget from WO#14 and WO#15 - \$746.55. Property Transfer on March 5<sup>th</sup> City agenda – Phase I expires 3/6/18. If needed, Phase I update estimate of \$500.00.

Phase I update will expire on March 6, 2018.

**Ferguson motioned to approve \$500 of the remaining budget for the Phase I update. Motion supported by Mandwee.**

Discussion regarding delay on the timing of closing on the property occurred.

**Motion carried 7 Ayes and 1 Nay.**

c. **Discussion/Action:** 555 E. Eliza St. MDEQ Loan and Grant

i. **\$ 6,329.03** – Invoice #04256 Grant

**Agostinelli motioned to pay invoice, Milks supported the motion. Motion carried.**

d. **Discussion/Action:** General Mills Tax Abatement – Letter/Memo for Comstock Township  
Agostinelli explained the General Mills Tax Abatement incentive from the MEDC that included abatement of the 6 mills of State Education Tax (SET) and that has not occurred. The KCBRA will submit a letter to Comstock Treasurer for their records regarding the Brownfield capture of SET to date, reimbursement to General Mills, and corrections to reimbursement of General Mills eligible Brownfield costs. No action required.

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## 8. Financial Reports

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

## 9. Staff Report

- a. Cole Krum Project – update given during EPA grant memo
- b. LBRF – staff provided update that Hawkins and Grover are working on LBRF Policy. Grover will send the planning session summary, LBRF projections, and presentation materials to everyone electronically.
- c. County Commissioners and Administration Presentation – staff working with County Administration on presentation for Administration and Commissioners on Brownfields and Brownfield approval process.

## 10. EPA Brownfield Conference Reports

Ferguson gave description of sessions she attended at the EPA National Brownfields Conference. Highlights were community engagement, working toward listening to the collective voice and not just the loudest voice, projects done for the benefit of the community (not solely monetary benefit), challenges with regional cooperation, emerging contaminants (like PFAS), changing standards for contaminants, technology not available to measure some contaminants at new and lower standard levels. Ferguson thanked the KCBRA Board for sending her to the conference.

Wenzel commented the projects in Detroit were well represented and similar projects at smaller scales are underway in Kalamazoo. Good tours on riverfront redevelopment in Pittsburgh.

Hawkins shared the Regional EPA Session information

## 11. Committees - times dates and places

- a. Land Bank Report – Next Meeting, April 12, 2018, 8:30 a.m.  
Commissioner McGraw gave an update from the February Land Bank meeting. The Land Bank authorized the closing agreement with the Vicksburg Mill.  
LISC is partnering with the Land Bank on residential development.  
Land Bank is moving forward with Tiny House construction in Kalamazoo.
- b. Project/Finance Committee – Thursday, March 8, 2018, 4:00 p.m.
- c. Executive Committee – Friday, March 9, 2018, 9:15 a.m.
- d. Bylaws Committee – Update – waiting for some legal review

## 12. Other

Chair Peregon reminded Board that April is the Annual Meetings and asked members to join the nominating committee. Rogers and Grimwood volunteered for the nominating committee.

## 13. Board Member Comments

Commissioner Rogers was reappointed by the Kalamazoo County Commissioners to the KCBRA and EDC Board.

Kalamazoo Township Treasurer Sherine Miller updated the Board regarding the property on North

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Pitcher currently owned by the Kalamazoo County Treasurer (and had a fire a few months ago). There is a party interested in purchasing the property and there should be some movement forward with the property soon.

14. Adjournment: Meeting adjourned at 5:40 pm

***Next Meeting: Thursday – March 22, 2018 at 4pm  
Room 207a, County Admin Bldg***

PLEASE CALL 384-8112 OR EMAIL [RAGROV@KALCOUNTY.COM](mailto:RAGROV@KALCOUNTY.COM)

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

Invoice number 04367  
Date 03/14/2018

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

INVOICE: Through Feb 28, 2018

## GENERAL ENVIRONMENTAL REVIEW

### Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	0.50	90.00	45.00
Principal			
Jeffrey C. Hawkins			
Professional Services	8.25	140.00	1,155.00
Phase subtotal			1,200.00
Invoice total			<b>1,200.00</b>

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

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# VARNUM LLP

ATTORNEYS AT LAW

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

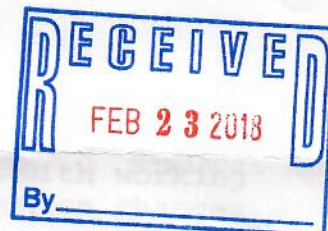
EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

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: 1026556  
Invoice Date: February 19, 2018

## LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>
01/03/18	Review grant and loan application and past loan documentation. Draft Loan Reimbursement Agreement. Elliott Berlin	1.00
01/04/18	Draft Loan Reimbursement Agreement. Elliott Berlin	3.00
01/05/18	Research legislative updates on Transformational Brownfield Plans. Draft and revise Loan Reimbursement Agreement. Elliott Berlin	3.50
01/11/18	Work on Loan Reimbursement Agreement. Related review of application and documents sent by R. Grover. Fred Schubkegel	1.20
01/12/18	Finalize edits to Brownfield Loan Reimbursement Agreement and send to R. Grover for review. Work on County resolutions for Transformational Brownfield Plan and MDEQ Loan approval. Fred Schubkegel	2.10
01/18/18	Edit/finalize County resolution approving MDEQ Loan and forward the same to R. Grover. Fred Schubkegel	1.00

February 19, 2018  
Invoice No. 1026556  
Matter No. 353061  
Page 2

01/29/18	Review comments and changes to loan reimbursement agreement. Telephone conference with Ms. Grover, Mr. Grimwood, and Mr .Hawkins. Revise loan reimbursement agreement. Elliott Berlin	2.00
01/29/18	Finalize review of working group's comments to Brownfield Loan Reimbursement Agreement. Related emails with R. Grover. Prepare for and participate in conference call with working group to go over the same. Internal work session on changes to documents. Fred Schubkegel	2.25
01/30/18	Revise loan reimbursement agreement and resolution of county commissioners. E-mail correspondence with Ms. Grover. Elliott Berlin	2.80
01/30/18	Review draft Transformation Brownfield Plan and Eliza Street MDEQ Loan Contract received from R. Grover. Internal work session on changes to Loan Reimbursement Agreement. Fred Schubkegel	1.25

TOTAL FEES FOR SERVICES	\$5,482.50
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TOTAL THIS INVOICE	\$5,482.50
PRIOR BALANCE AS OF February 19, 2018	242.25

TOTAL PAYMENT DUE	<div style="border-top: 1px solid black; display: inline-block; width: 100%;">\$5,724.75</div> <div style="border-top: 1px solid black; display: inline-block; width: 100%;">=====</div>
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<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Fred Schubkegel	285.00	7.80	2,223.00
Elliott Berlin	265.00	12.30	3,259.50
TOTALS		20.10	5,482.50



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: 1026556  
Invoice Date: February 19, 2018

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

Services	5,482.50
<b>TOTAL THIS INVOICE</b>	<b>\$5,482.50</b>
Prior Balance as of 02/19/18	242.25
<b>TOTAL DUE</b>	<b>\$5,724.75</b>
	=====

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](http://www.varnumlaw.com/service-and-billing).



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

Invoice number 04369  
Date 03/14/2018  
Project **160361 Kalamazoo County BRA -  
Outreach / Programmatic**

INVOICE: Through Feb 28, 2018

OUTREACH / PROGRAMMATIC - W/O 3

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.50	140.00	70.00
Invoice total			<b>70.00</b>

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

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

Invoice number 04368  
Date 03/14/2018

Project **170247 703 N. Burdick St., Kalamazoo,  
MI - W.O. 14 & 15**

INVOICE: Through Feb 28, 2018

PHASE I ESA UPDATE

Professional Fees

	Hours	Rate	Billed Amount
Project Scientist			
Alexander B. Amos			
Professional Services	2.75	85.00	233.75
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Environmental Data Resources, Inc.	1.00	166.75	166.75
Phase subtotal			400.50
		Invoice total	<b>400.50</b>

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

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

Invoice number 04370  
Date 03/14/2018  
Project **170397 615 W. Kalamazoo, Kalamazoo, MI**

INVOICE: Through Feb 28, 2018

PHASE II ESA, BEA, DUE CARE (PETROLEUM, WORK ORDER 16 AMENDMENT 1)

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant			
Shelbey N. Senkewitz			
Professional Services	6.00	50.00	300.00
CAD Designer/Drafter			
Michelle A. Bell			
Professional Services	8.50	65.00	552.50
Principal			
Jeffrey C. Hawkins			
Professional Services	1.50	140.00	210.00
Senior Project Manager			
David A. Stegink			
Professional Services	2.50	115.00	287.50
Project Scientist			
Bradford J. Yocum			
Professional Services	25.50	85.00	2,167.50
Zachary N. Curry			
Professional Services	12.50	85.00	1,062.50
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Fibertec Environmental Services	1.00	5,056.849	5,056.85
United Parcel Service	1.00	10.4075	10.41
Phase subtotal			9,647.26
Invoice total			<b>9,647.26</b>

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## Budget and Invoice Summary

Number			Budget Estimates				Actual					
Project	W.O.	Site/Phase	Total	Haz. Sub.	Petroleum		Invoice Amount	Haz. Sub.	Remaining	Petroleum	Remaining	Project
		Initial Grant Award	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00		\$ -	\$ -	Haz	\$ -	Pet.	Completed
County		Personnel	8,000.00	4,000.00	4,000.00		1,170.51	585.24	3,414.76	585.27	3,414.73	
County		Travel	6,000.00	3,000.00	3,000.00		-	-	3,000.00	-	\$ 3,000.00	
County		Supplies	2,000.00	1,000.00	1,000.00		353.00	176.50	\$ 823.50	176.50	\$ 823.50	
County		Other	2,000.00	1,000.00	1,000.00		-	-	\$ 1,000.00	-	\$ 1,000.00	
		County Subtotal	\$ 18,000.00	\$ 9,000.00	\$ 9,000.00	County Subtotal	\$ 1,523.51	\$ 761.74	\$ 8,238.26	\$ 761.77	\$ 8,238.23	
		Contractual - Envirologic Technologies, Inc.	\$ 382,000.00	\$ 191,000.00	\$ 191,000.00							
160355	1	QAPP	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00		\$ 4,936.65	\$ 2,468.33	\$ -	\$ 2,468.33	\$ -	X
160360	2	Site Inventory and Prioritization	4,000.00	2,000.00	2,000.00		2,500.00	1,250.00	750.00	1,250.00	\$ 750.00	
160361	3	Outreach and Programmatic	8,000.00	4,000.00	4,000.00		7,401.25	3,700.63	299.37	3,700.62	\$ 299.38	
160362	4 and 12	Jhamin LLC - WL Molding Co	58,625.00	56,093.75	2,531.25		38,420.19	36,703.07	19,390.69	1,717.13	\$ 814.13	
170049	6	Metal Mechanics	\$ 6,000.00	\$ 6,000.00	\$ -		\$ 5,993.00	\$ 5,993.00	\$ -	\$ -	\$ -	X
170004	7	Quality Precast	\$ 3,000.00	\$ 3,000.00	\$ -		\$ 2,999.85	\$ 2,999.85	\$ -	\$ -	\$ -	X
170027	8	Select Products Limited	\$ 34,000.00	\$ 17,000.00	\$ 17,000.00		\$ 33,963.26	\$ 16,981.66	\$ -	\$ 16,981.65	\$ -	X
170081	10	343 West Prairie St., Vicksburg (Cole Krum)	\$ 18,000.00		\$ 18,000.00		\$ 17,980.26	\$ -	\$ -	\$ 17,980.26	\$ -	X
170139	11 and 13	NACD, 622 N. Park St., Kalamazoo, MI	\$ 7,750.00		\$ 7,750.00		\$ 7,740.19	\$ -	\$ -	\$ 7,740.19	\$ 0.00	X
170247	14 and 15	703 N. Burdick St., Kalamazoo, MI	\$ 18,225.00		\$ 18,225.00		\$ 17,878.95	\$ -	\$ -	\$ 17,878.95	\$ 346.05	
170397	16	615 W. Kalamazoo Ave., Kalamazoo, MI	\$ 26,300.00	\$ 3,500.00	\$ 22,800.00		\$ 21,727.91	\$ 3,325.15	\$ 174.85	\$ 18,402.76	\$ 4,397.24	
		Envirologic Subtotal	\$ 188,900.00	\$ 94,093.75	\$ 94,806.25	Envirologic Subtotal	\$ 161,541.51	\$ 73,421.68	\$ 20,614.91	\$ 88,119.88	\$ 6,606.80	
		Budgeted Contractual Grant Funds Remaining	\$ 193,100.00	\$ 96,906.25	\$ 96,193.75	Check	\$ 382,000.00	\$ 191,000.00		\$ 191,000.00		
		Budgets Returned from Under Budget Projects										
		Quality Precast	\$ 0.15	\$ 0.15	\$ -							
		QAPP	\$ 63.35	\$ 31.68	\$ 31.68							
		Metal Mechanics	\$ 7.00	\$ 7.00	\$ -							
		NACD, 622 N. Park St., Kalamazoo, MI	\$ 9.81	\$ -	\$ 9.81							
		Select Products Limited	\$ 36.74	\$ 18.35	\$ 18.35							
		343 West Prairie St., Vicksburg (Cole Krum)	\$ 19.74	\$ -	\$ 19.74							
		Subtotal Under Budget Projects	\$ 136.79	\$ 57.17	\$ 79.58							
		Available Contractual Budget Remaining	\$ 193,236.79	\$ 96,963.42	\$ 96,273.33							
		Notes:										
		1. Detail sheets for Completed Projects not included										
		2. Refer to attached sheets for project details.										

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

		Budget Estimates				Actual				
Project #	Site/Phase	Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	Notes
170027	Select Products Limited, Oshtemo Township									
	Work Order #8									
	Phase I ESA and Eligibility	\$ 3,348.00	\$ 1,674.00	1,674.00	03274	3/16/2017	914.25	\$ 457.13	\$ 457.12	
					03324	4/6/2017	2,433.75	1,216.88	1,216.88	
						Subtotal	3,348.00	1,674.01	1,674.00	
	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	
					03570	6/13/2017	1,993.75	996.88	996.88	
					03659	7/17/2017	86.25	43.13	43.13	
					04155	1/8/2018	616.25	308.13	308.13	
						Subtotal	12,126.51	6,063.26	6,063.26	
	BEA and DDCC	2,847.50	1,423.75	1,423.75	03482	5/18/2017	\$ 97.50	\$ 48.75	\$ 48.75	
					03570	6/13/2017	\$ 1,338.75	\$ 669.38	\$ 669.38	
					03973	11/1/2017	\$ 106.25	\$ 53.13	\$ 53.13	
					04155	1/8/2018	\$ 1,302.50	\$ 651.25	\$ 651.25	
						Subtotal	2,845.00	1,422.50	1,422.50	
	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	
					03482	5/18/2017	\$ 65.00	\$ 32.50	\$ 32.50	
					03570	6/13/2017	\$ 553.75	\$ 276.88	\$ 276.88	
					03659	7/17/2017	\$ 1,260.00	\$ 630.00	\$ 630.00	
	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	
					03808	9/11/2017	\$ 630.00	\$ 315.00	\$ 315.00	
					03881	10/4/2017	\$ 5,623.75	\$ 2,811.88	\$ 2,811.88	
					03973	11/1/2017	\$ 496.25	\$ 248.13	\$ 248.13	
					04124	12/14/2017	\$ 5,353.75	\$ 2,676.88	\$ 2,676.88	
					04155	1/8/2018	\$ 132.50	\$ 66.25	\$ 66.25	
						Subtotal	15,643.75	7,821.89	7,821.89	
	Project Total	\$ 34,000.00	\$ 17,000.00	\$ 17,000.00		Project Total	\$ 33,963.26	\$ 16,981.66	\$ 16,981.65	
						Budget Remaining	\$ 36.74	\$ 18.35	\$ 18.35	
	Notes:									
	This project is complete.					Budget Returned	\$ 36.74	\$ 18.35	\$ 18.35	
						Final Budget Remaining	\$ -	\$ -	\$ -	

		Budget Estimates				Actual				
Project #	Site/Phase	Total	Hazardous Substance	Petroleum	Invoice #	Date	Invoice Amount	Hazardous Substance	Petroleum	Notes
170081	Cole Krum Site, 343 West Prairie St., Vicksburg									
	Work Order #10									
	Phase I ESA and Eligibility	\$ 3,000.00		3,000.00	03323	4/6/2017	2,669.40		\$ 2,669.40	
					03485	5/18/2017	323.75		\$ 323.75	
	Phase II ESA (Conceptual Budget)	10,000.00	-	10,000.00	03323	4/6/2017	1,587.50		1,587.50	
	Amendment #1	5,000.00		5,000.00	03485	5/18/2017	12,047.11		12,047.11	
					03571	6/13/2017	1,352.50		1,352.50	
	BEA and DDCC		-	-						
	Brownfield Plan and Act 381 Work Plan		-	-						
	Project Total	\$ 18,000.00	\$ -	\$ 18,000.00		Project Total	\$ 17,980.26	\$ -	\$ 17,980.26	
						Budget Remaining	\$ 19.74	\$ -	\$ 19.74	
	Notes:									
	This project is complete.					Budget Returned	\$ 19.74	\$ -	\$ 19.74	
						Budget Remaining	\$ -	\$ -	\$ -	

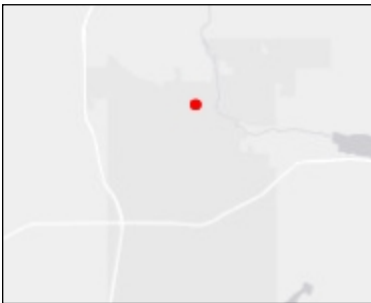
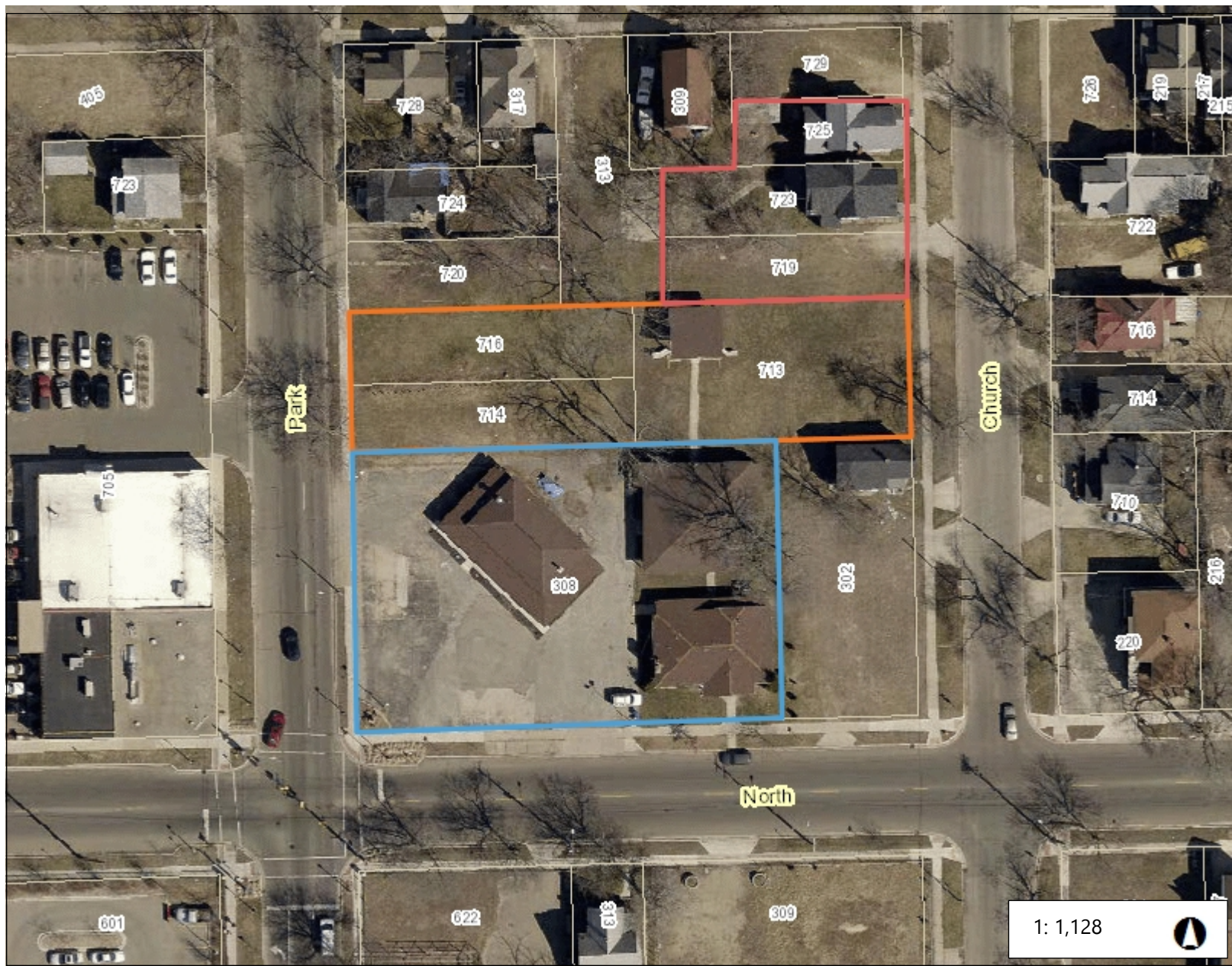
Kalamazoo County Brownfield Redevelopment Authority  
EPA Assessment Grant Budget and Invoice Summary  
703 N. Burdick St.  
Kalamazoo, MI  
Project #170247  
Work Order #14 #15

[illegible]

Kalamazoo County Brownfield Redevelopment Authority  
EPA Assessment Grant Budget and Invoice Summary  
615 W. Kalamazoo Ave.  
Kalamazoo, MI  
Project #170397  
Work Order #16

[illegible]

308 West North Street



### Legend

Street Names - City

Parcels

1: 1,128 



0.0 0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

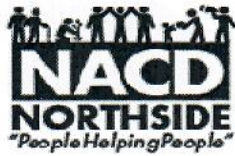
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THE CITY OF







## **Association for Community Development**

*"People Helping People"*

March 15, 2018

**Owner:**

**Parcel Number:**

Kalamazoo Land Bank

723 N Church

06-15-158-004

725 N Church

06-15-158-002

Faith Temple Church of God

308 W North (Formerly 708 N Park-308 W North)

06-15-163-007

713 N Church

06-15-158-047

719 N Church

06-15-158-104

714 N Park

06-15-157-205

716 N Park

06-15-157-204

For Questions, please contact Mattie Jordan-Woods 269-344-5490, or  
[nacd@sbcglobal.net](mailto:nacd@sbcglobal.net)



## Scope of Services

Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to Contract Dated September 22, 2016  
Work Order No. 17 Dated March 16, 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:** NACD Acquisition, Former Mall City Ambulance, Vacant property, Land Bank property  
**Funding Source:** U.S. EPA Assessment Grant, Petroleum and Hazardous  
**Task 2 – Phase I Environmental Site Assessment, Task 4 – Phase II Environmental Site Assessment,  
Task 5 – Baseline Environmental Assessment & Documentation of Due Care Compliance**

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

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 or vacated residential structures.

To assist in their acquisition of the property, the KCBRA has initially been asked to consider funding a Phase I Environmental Site Assessment of the various parcels. It is anticipated based on the past use of underground storage tanks on one parcel that a Phase II ESA, BEA, and Due Care Plan will ultimately be necessary. Envirologic has requested information from the MDEQ regarding past investigation and cleanup activities at the site, but we have not yet received that information. Thus, we have not been able to organize a defined scope of work necessary for further assessment of the site that may be needed. It is likely, however, that vapor intrusion risks have not been thoroughly characterized due to the recent development of the investigation techniques and cleanup criteria. Thus, the scope of work and cost estimate for the Phase II ESA described below are conceptual in nature. Additionally, it is likely that the former Mall Ambulance site will be eligible for the use of Petroleum Grant funds, however, it may also be necessary to utilize the Hazardous Substances Grant funds on several of the vacant/residential parcels.

### 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 and the MDEQ for the use of Petroleum 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 soil, groundwater, and/or soil gas samples from specific areas of concern as necessary to supplement existing data regarding the property. Specifically, issues related to vapor intrusion may not have been adequately investigated to meet new cleanup requirements. We anticipate the placement of soil borings adjacent to the on-site buildings to collect soil or groundwater samples for laboratory analysis. We also anticipate collection of sub-slab soil gas samples to evaluate vapor intrusion into the buildings. The budget presumes laboratory analyses would be limited to primarily volatile organic compounds related to the petroleum issues, however it may be necessary to expand the types of analyses depending on the findings from the Phase I ESA.

### Baseline Environmental Assessment (BEA), or 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 NACD to be eligible for environmental liability protection and evaluate due care obligations relating to the redevelopment of the site.

## 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**

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

### **Phase II ESA (Conceptual)**

<b>Project Mgt. and Report Preparation .....</b>	<b>\$ 3,000</b>
<b>Field Geologist (2 days).....</b>	<b>\$ 2,500</b>
<b>Geoprobe, Field Services, and Misc. Expenses.....</b>	<b>\$ 3,300</b>
<b>Laboratory Services .....</b>	<b>\$ 6,000</b>
<b>ESTIMATED PHASE II ESA COSTS.....</b>	<b>\$ 14,800</b>

### **BEA and DDCC**

<b>Staff Time, Report Preparation, Expenses.....</b>	<b>\$ 3,500</b>
--	-----------------

<b><i>ESTIMATED BEA and DDCC COSTS .....</i></b>	<b>\$ 3,500</b>
<b>ESTIMATED PROJECT TOTAL .....</b>	<b>\$ 21,800</b>

**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.

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## MEMORANDUM

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

FROM: **JEFF HAWKINS**

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

DATE: **3/22/2018**

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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:**

Envirologic completed the Tax Increment Revenue Forecast for all of the KCBRA's active Brownfield Plans.

**3. Jhamin, LLC – 8212 Shaver Rd., Portage, MI Project No: 160362 W.O. 4**

**Update:**

Jhamin determined that it would not be able to provide a letter of credit for the MDEQ loan. Jhamin withdrew its request to pursue the loan and intends on implementing the vapor control measures independently. At this time, no further action is anticipated by the KCBRA.

**4. Select Products Limited – Oshtemo Township Site Project No: 170027, W.O. 8**

**Update:**

After multiple revisions of the Brownfield Plan it has been approved by the KCBRA and Oshtemo Township and was approved by the full BOC on January 16<sup>th</sup>. It is our understanding that Select is still working towards closing on the property in the near future. Envirologic is working privately to address concerns related to excess groundwater during construction. At this time, no further work is anticipated for the KCBRA.

**5. Former Cole Krum Site – 343 West Prairie St., Vicksburg, MI Project No. 170081, W.O. 10**

**Update:**

Envirologic has been providing copies of files to the Oswalts to support their bank financing, in addition Envirologic completed a Due Care Plan for the Oswalts that was funded by the Oswalts. At this time, no further work is anticipated for the KCBRA.

**6. Thrash Outdoor Cafe – 703 N. Burdick St., Kalamazoo, MI**

**Update:**

The Phase II ESA revealed some contamination associated with former USTs and activities at the site. These issues should not create any major concerns for the planned use of the site. A BEA has been filed with the state and a DDCC has been completed. It is our understanding that the Thrash's intend on closing on the property in April of 2018. The KCBRA agreed to allow Envirologic to utilize remaining budgets to complete an update of the Phase I ESA due to the delayed closing date. This has been completed.

**7. 615 W. Kalamazoo Ave., Kalamazoo, MI**

**Update:**

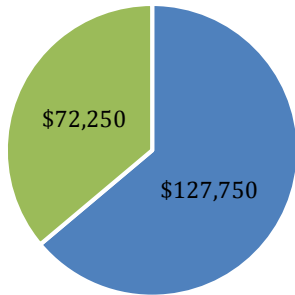
The KCBRA negotiated an agreement with the City of Kalamazoo that would allow the KCBRA to be reimbursed for their EPA Assessment Grant funds first in a City Brownfield Plan. Envirologic was authorized to begin work on the project toward the end of December. Eligibility approvals were received from MDEQ and EPA on January 5<sup>th</sup> and 4<sup>th</sup>, 2018, respectively. Envirologic has completed the Phase I and II ESA and asbestos survey. The Phase II ESA revealed that the site is a facility. The Due Care Plan has not been completed since the developer's site plans are being altered. Envirologic anticipates meeting with the developer to discuss the due care obligations on the site with respect to the plans for redevelopment. We also anticipate that there may be a need for additional investigation and/or due care activities as part of the redevelopment. The reports are being finalized and will be issued prior to the KCBRA meeting on February 22, 2018.

The developer and Envirologic met with the City and MEDC to discuss next steps. It appears that various tools will be pursued to assist with addressing the environmental issues at the site including grants, loans, CRP and a brownfield plan. No further work is anticipated for the KCBRA on this project.

**Kalamazoo County Brownfield Redevelopment Authority**  
**U.S. EPA Brownfield Petroleum and Hazardous Substance Assessment Grants**

**DASHBOARD** Grant Period 10/1/16 – 9/30/19

**Hazardous Substances  
Assessment Grant -  
Initial Award \$200,000**



■ Remaining Balance ■ Funds Used to Date

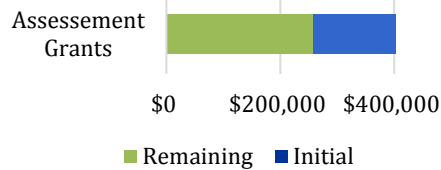
**Amount Remaining from  
Initial Award**

**\$400,000**

Initial Award

**\$257,867**

Remaining



**Phase I Site  
Assessments  
Completed**

**5**

**Phase II Site  
Assessments  
Completed**

**3** (1 underway)

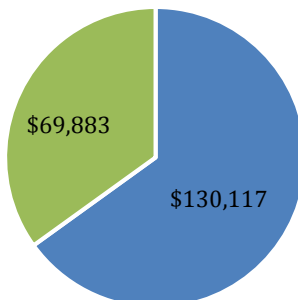
**Baseline  
Environmental  
Assessments  
Completed**

**1**

**Hazardous  
Materials -  
Asbestos Surveys  
Completed**

**1**

**Petroleum Assessment  
Grant - Initial Award  
\$200,000**



■ Remaining Balance ■ Funds Used to Date

**Grant-Related  
Outreach Activities**

**15**

**Brownfield/Act 381 Work  
Plans Completed:**

**1** (underway)

**Grant Reach**

**# of Projects Benefiting from Funds - 7**

**# of Communities Benefiting from Funds - 6**

Alamo Twp. Kalamazoo Oshtemo Twp. Portage  
Schoolcraft Vicksburg

**Jobs Retained**

**113**

**Jobs Created**

**42**

Updated 1/18  
- Statistics used are from the  
1/30/18 EPA Grant Quarterly  
Report #5

**Project Investment Leveraged**

**~\$14,844,605**



**Kalamazoo County Brownfield Redevelopment Authority**

For information regarding available grant funding contact:  
 Rachael Grover | (269) 384-8305 | ragrov@kalcounty.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 04348  
Date 03/08/2018  
Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Feb 28, 2018

SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION - MDEQ GRANT

Professional Fees

	Date	Hours	Rate	Billed Amount
Administrative Assistant				
Shelbey N. Senkewitz				
Professional Services				
	02/14/2018	1.75	45.00	78.75
	02/15/2018	3.00	45.00	135.00
	Subtotal	4.75		213.75
CAD Designer/Drafter				
Michelle A. Bell				
Professional Services				
	02/13/2018	2.00	90.00	180.00
	02/14/2018	5.00	90.00	450.00
	02/15/2018	3.50	90.00	315.00
	Subtotal	10.50		945.00
Project Manager				
Derrick A. Lingle				
Professional Services				
	02/13/2018	1.50	95.00	142.50
Paul D. French				
Professional Services				
	02/02/2018	5.50	95.00	522.50
	02/06/2018	2.00	95.00	190.00
	02/07/2018	2.50	95.00	237.50
	02/08/2018	0.50	95.00	47.50
	02/09/2018	1.50	95.00	142.50
	02/12/2018	2.50	95.00	237.50
	02/13/2018	6.00	95.00	570.00
	02/14/2018	3.00	95.00	285.00
	02/15/2018	2.25	95.00	213.75
	02/16/2018	3.50	95.00	332.50
	Subtotal	29.25		2,778.75



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

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

Invoice number 04348  
 Date 03/08/2018

# SUB-SLAB DEPRESSURIZATION SYSTEM INSTALLATION - MDEQ GRANT

## Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Project Manager				
David A. Stegink				
Professional Services				
	02/15/2018	2.00	105.00	210.00
	02/16/2018	1.00	105.00	105.00
	Subtotal	3.00		315.00

Project Scientist  
 Michael J. Bair  
 Professional Services

02/02/2018	2.25	80.00	180.00
02/07/2018	0.25	80.00	20.00
02/08/2018	4.25	80.00	340.00
02/14/2018	3.25	80.00	260.00
02/20/2018	0.25	80.00	20.00
Subtotal	10.25		820.00

## Expense

	Date	Units	Rate	Billed Amount
Field Truck				
	02/14/2018	0.25	75.00	18.75
Micromanometer (Digital)				
	02/14/2018	0.25	35.00	8.75
PID				
	02/14/2018	0.25	75.00	18.75
Phase subtotal				5,261.25
			Invoice total	5,261.25

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





# envirollogic

environmental consulting + services

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

## Equipment and Materials Charge Sheet

Client	CLARK Logic - Eliza St.
Project #	150366
Phase	Sub-slab Depressurization
Dates	2-14-18
Location	Schoolcraft, MI
Submitted By	MJB

Systa

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
	Vacuum Pump	25.00
	<u>Vehicles &amp; Trailer(s)</u>	
1/4	Field Truck	75.00
	Vehicle - SUV	35.00
	Tool Trailer	100.00
	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>	

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

1 of 3

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft				MDEQ Task		MDEQ Task	Work	
Invoice Activity		Invoice #	Actual Costs		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		
						\$0.00		
<b>TOTAL/REMAINING</b>					<b>\$0.00</b>	<b>\$5,000.00</b>		
 Vapor Transmission Pilot Study (Task 2)					\$0.00	\$70,000.00	1	Site Investigation and Due Care Activities
Initial Meetings, Project Planr		1644	\$1,727.50	Q1		\$1,727.50		
		1762	\$6,928.07	Q1		\$6,928.07		
		1877	\$5,528.42	Q2		\$5,528.42		
		1948	\$285.00	Q2		\$285.00		
		2091	\$1,140.00	Q2		\$1,140.00		
		2313	\$5,031.25	Q3		\$5,031.25		
		2398	\$3,272.50	Q3		\$3,272.50		
		2515	\$926.25	Q3		\$926.25		
		2673	\$598.75	Q4		\$598.75		
		2756	\$5,625.00	Q4		\$5,625.00		
		2881	\$5,003.75	Q1		\$5,003.75		
		2972	\$2,141.67	Q1		\$2,141.67		
		3067	\$7,099.85	Q1		\$7,099.85		
		3162	\$2,664.99	Q2		\$2,664.99		
		3227	\$1,727.57	Q2		\$1,727.57		
		3351	\$1,293.75	Q2		\$1,293.75		
		3423	\$2,206.06	Q3		\$2,206.06		
		3518	\$1,475.00	Q3		\$1,475.00		
		3616	\$1,245.00	Q3		\$1,245.00		
		3830	\$78.75	Q4		\$78.75		
		3902	\$1,311.25	Q4		\$1,311.25		
		3991	\$22,247.90	Q1		\$22,247.90		
		4119	\$23,356.98	Q1		\$23,356.98		
		4119CM	(\$8.75)	Q1		(\$8.75)		ineligible camera charge
<b>TOTAL/REMAINING</b>			<b>\$102,906.51</b>			<b>(\$32,906.51)</b>		
 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)		barrel charge wrong, two rounding errors. Se
		4256CM	(\$69.85)	Q1		(\$69.85)		
		4348	\$5,261.25	Q1		\$5,261.25		
						\$0.00		
<b>TOTAL/REMAINING</b>			<b>\$93,460.62</b>			<b>\$56,539.38</b>		

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

2 of 3

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft				MDEQ Task Budget - Grant	MDEQ Task Budget - Loan	Work Plan #	
Invoice Activity		Invoice #	Actual Costs				
					\$25,000.00	\$0.00	1
Site Investigation and Due Care (Task 2)							
					\$0.00		
					\$0.00		
TOTAL/REMAINING				\$0.00	\$25,000.00		
Removal of Hazardous Materials (Task 3)					\$0.00	\$25,000.00	1
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)	
		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
		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	

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

3 of 3

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft				MDEQ Task	MDEQ Task		
	Invoice Activity	Invoice #	Actual Costs	Budget - Grant	Budget - Loan	Work Plan #	
Management of Contaminated (Task 3 - Grant)		4166	\$621.13 Q1	\$621.13			
	<b>TOTAL/REMAINING</b>		<b>\$621.13</b>	<b>(\$621.13)</b>			
Oversight				\$15,000.00	\$0.00	1	Oversight
				\$0.00			
				\$0.00			
				\$0.00			
				\$0.00			
				\$0.00			
	<b>TOTAL/REMAINING</b>		<b>\$0.00</b>	<b>\$15,000.00</b>			
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			
	<b>TOTAL/REMAINING</b>	<b>\$3,002.37</b>		<b>\$6,997.63</b>			mileage
<b>TOTAL ALL REMAINING GRANT AND LOAN</b>				<b>\$102,915.88</b>	<b>\$9.21</b>		

1	<b>MDEQ Loan - 555 Eliza Street - 247-900</b>	Revenue	Expenses	
2	Receipt from MDEQ	150,000		
3	MDEQ Loan Contractual (247-900-808.00) - Nov. 2015 invoice		1,832.50	
4	Dec. 2015 Envirologic Invoice		7,269.32	
5	Dec. 2015 Envirologic Invoice 01877		5,528.42	
6	<b>End of 2015 total</b>			<b>14,630.24</b>
7	March 1 Envirologic Invoice 01948		363.75	
8	April 1 Envirologic Invoice 02091		1,140.00	
9	May 6 ET Invoice 02212		810.00	
10	May 13 Invoice 02313		5,831.25	
11	June 9 Invoice 02398		3,800.00	
12	June 9 Invoice 02398 with credit issued		(55.00)	
13	July 14 Invoice 02515		1,046.25	
14	Sept. invoice 02673		865.65	
15	Sept. Invoice 02756		20,553.75	
16	November Invoice 02881		5,213.75	
17	December Invoice 02972		2,299.17	
18	December Invoice 03067		7,362.35	
19	<b>2016 total to date</b>			<b>49,230.92</b>
20	January 2017 Invoice 03162		17,755.37	
21	March 207 Invoice 03227		1,865.07	
22	May 2017 Invoice 03351		1,530.00	
23	June 2017 Invoice 03423		2,206.06	
24	June 28 2017 Invoice 03518		1,917.50	
25	July 28 2017 invoice 03616		1,482.50	
26	October 2017 Invoice 03830		352.50	
27	October 2017 Invoice 03902		1,358.75	
28	November 2017 Invoice 03991		22,817.90	
29	December invoice 04119		34,852.73	
30	<b>2017 total to date</b>			<b>86,138.38</b>
31	<b>Credit Memo 4119CM (Camera charge)</b>		<b>(8.75)</b>	
32	<b>Total 2018 to date</b>			<b>(8.75)</b>
33	<b>Total all Invoices</b>		<b>149,990.79</b>	
34	<b>Remaining Loan Balance</b>			<b>9.21</b>

37				
38	<b>MDEQ Interest earned on Loan</b>			
39	1st Qtr State Fiscal Year - end of 12/31/15	\$	33.26	
40	2nd Qtr State Fiscal Year - end of 3/31/16	\$	50.07	
41	3rd Qtr State Fiscal Year - end of 6/30/16	\$	43.20	
42	4th Qtr State Fiscal Year - end of 9/30/16	\$	42.83	
43	<b>Total 1st State FY of MDEQ Loan</b>			<b>\$ 169.36</b>
44	1st Qtr State Fiscal Year 2 - end of 12/31/16	\$	51.37	
45	2nd Qtr. State FY 2017 - end of 3/31/17	\$	40.95	
46	3rd Qtr. State FY 2017 - end of 6/30/17	\$	91.30	
47	4th Qtr State Fiscal Year - end of 9/30/17			
48	<b>Total 2nd State FY of MDEQ Loan</b>			<b>\$ 183.62</b>
49	1st Qtr. State Fiscal Year3 - end of 12/31/17	\$	13.94	
50	<b>Total 3rd State FY of MDEQ Loan</b>			<b>\$ 13.94</b>
51	<b>Total Interest</b>			<b>\$ 366.92</b>

54 **MDEQ Grant - 555 Eliza Street 247-901**

55	Total Grant available	\$ 200,000.00		
56	Reimbursement Qtr 3 - Admin for State FY Q1 and Q2		\$ 568.82	
57	Reimb. Qtr 4 - Administration		\$ 730.96	
58	Qtr. 4 Envirologic Invoice 2673		\$ 285.00	
59	Qtr. 1 Year 2 Envirologic Invoice 2756		\$ 3,157.50	
60	<b>Total 1st State FY MDEQ Grant Reimb.</b>			<b>\$ 4,742.28</b>
61	Reimb. Qtr 1, year 2 Administration		\$ 350.86	
62	Mileage, MDEQ meeting on Vapor system - Lansing		\$ 82.08	
63	Reimb. Qtr. 2 rec'd 6/23/17 (includes mileage of \$17.12)		\$ 439.81	
64	Reimb. Qtr 3 rec'd 9/22/17		\$ 455.20	
65	Reimb. Qtr 4 rec'd 9/27/17		\$ 374.64	
66	Reimb. Qtr 1 Dec. Invoice 04119 rec'd 3/8/18		\$ 66,639.17	
67	Reimb. Jan 2018 Invoice 04166 rec'd 3/8/18		\$ 12,484.71	
68	Reimb. Qtr. 1 Admin. rec'd 3/8/2018		\$ 227.60	
69	<b>Total Year 2</b>			<b>\$ 81,054.07</b>
70	Credit Memo 4119CM (Camera charge)		\$ (5.06)	
71	Credit Memo 4256CM		\$ (69.85)	
72	Feb. Invoice 04256 Pending reimb. Qtr 2		\$ 6,329.03	
73	Pending Invoice March 2018 04348 for Qtr. 2 reimb.		\$ 5,261.25	
74	<b>Total Year 3</b>			<b>\$ 11,515.37</b>
75				
76	<b>Total grant requested for reimbursement</b>	\$ 85,796.35		
77	<b>Total Grant remaining</b>			<b>\$ 102,688.28</b>



1	<b>Brownfield Redevelopment Authority Fund 2010</b>	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
7	BRA TOTAL 2010	129,618	3,876		125,742	125,742	
8	<b>Brownfield Redevelopment Authority Fund 2011</b>	Revenues	Expenditures		REV-EXP		
13	BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
14	<b>Brownfield Redevelopment Authority Fund 2012</b>	Revenues	Expenditures		REV-EXP		
21	BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
22	<b>Brownfield Redevelopment Authority Fund 2013</b>	Revenues	Expenditures		REV-EXP		
28	BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
29							
30	<b>Brownfield Redevelopment Authority Fund 247-2014</b>	Revenues	Expenses	Encumb.	REV-EXP		
37	BRA ACTUAL TOTAL 2014 AS OF 01-02-2015	108,771	185,899	0	-77,128	-77,128	64,062
38							
39	<b>BRA Fund 247 for 2015</b>	Revenues	23,176	Encumb.	REV-EXP		
52	BRA ACTUAL TOTAL 2015 AS OF 2-08-2016	334,894.93	328,312.12	0	6,583	6,582.81	70,645
53							
54	<b>BRA Fund 247 for 2016</b>	Revenues	Expenses	Encumb.	REV-EXP		
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
67							
68	<b>BRA Fund 247 for 2017</b>	Revenues	Expenses		REV-EXP		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)	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			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
91							
92	<b>BRA Fund 247 for 2018</b>	Revenues	Expenses	Pending reimb.	REV-EXP		
93	County BRA (acct 247-000-)	1,980	4,818.20		-2,838		
94	Midlink local TIR tax (acct 247-001-420.00)	73,764.54			73,765		
95	Midlink school TIR tax (acct 247-001-420.01)				0		
96	General Mills local TIR (acct 247-004-420.00)	34,507.47			34,507.47		
97	General Mills school TIR (acct 247-004-420.01)				0		
98	Brown Family/Beckan Ind. (acct 247-002-420.00)*		6,478.34		-6,478.34		Transfer to Brown
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)				0.00		
102	555 E. Eliza St. Local TIR (247-006-420.00)				0		
103	555 E. Eliza St. School TIR (247-006-420.01)				0		
104	232 LLC (247-007-420.00)	1,222.25			1,222		
105	Blackbird Billiards local TIR (247-008-420.00)				0		
106	Blackbird Billiards School TIR (247-008-420.01)				0		
107	RAI AZO, LLC local TIR (247-009-420.00)	719.40			719		
108	RAI AZO, LLC School TIR (247-009-420.01)				0		
109	Kalamazoo West Professional Center Local TIR (247-010)				0		
110	Metal Mechanics Local TIR (247-011-420.00)	2,275.90			2,276		
111	Metal Mechanics School TIR (247-011-420.01)	3,536.27			3,536		
112	AJZ Sprinkle LLC Local TIR (247-012-420.00)	13,222.92			13,223		
113	AJZ Sprinkle LLC School TIR (247-012-420.01)				0		
114	BRA ACTUAL TOTAL 2018 AS OF 3-15-18	131,314.34	11,296.54	0.00	120,018	120,017.80	230,715.03
115							
116							
117							

118						
119	<b>2017 Pending remaining of approved Work Orders</b>					
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		6,047.60			
126						
127						
128	<b>2018 Pending TIF Payments to Developers &amp; other expenses</b>					
129	Eliza St. 2015-2017 TIF Hold for MDEQ Loan		1,463.46			
130	State BF Fund for Portage Road (2017 SET to pay in 2018)		81			
131	State BF fund Eliza Street (2017 1/2 of SET to pay in 2018)		32			
132	State BF fund RAI AZO (2017 1/2 of SET to pay in 2018)		708			
133	State BF fund Blackbird (2017 1/2 of SET to pay in 2018)					
134	State BF fund Metal Mech. (2017 1/2 of SET to pay in 2018)		1,081			
135	<b>TOTAL</b>		11,928.91		-11,929	<b>218,786</b>

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139	<b>Local Brownfield Revolving Fund - Fund 643</b>	<b>Revenues</b>	<b>Expenditures</b>		<b>REV-EXP</b>	
140	LBRF (acct 643-000-699.53) - From 2014	\$ 7,416.84			\$ 7,416.84	\$ 7,416.84
141	Transferred from Brown 7/6/2015	\$ 5,659.48			\$ 5,659.48	\$ 5,659.48
142	Transferred from Brown 12/31/2015	\$ 5,299.28			\$ 5,299.28	\$ 5,299.28
143	Transferred from Brown 8/2/2016	\$ 6,479.70			\$ 6,479.70	\$ 6,479.70
144	Transfer from Brown 12/15/16	\$ 6,314.00			\$ 6,314.00	\$ 6,314.00
145	Transfer from Brown 7/27/17	\$ 6,984.90			\$ 6,984.90	\$ 6,984.90
146	Transfer from Brown 1/18/18	\$ 6,478.34			\$ 6,478.34	\$ 6,478.34
147	<b>Fund 643 TOTAL</b>					<b>\$ 44,632.54</b>



<b>Postage</b>		
feb		1.96
March		10.08
May		9.11
July		6.27
September		11.32
October		14.78
December		1.67
<b>Total</b>	<b>\$</b>	<b>55.19</b>

<b>Copy charges</b>		
Jan	\$	67.16
Feb	\$	68.56
March	\$	41.94
April	\$	39.30
May	\$	59.52
June	\$	51.14
July	\$	39.64
August	\$	25.75
Sept.	\$	36.20
Oct	\$	47.28
Nov	\$	44.40
Dec	\$	33.35
<b>Total</b>	<b>\$</b>	<b>554.24</b>

<b>Contractual</b>		
General Env.	\$	630.00
General Env.	\$	385.00
General Env. 5/30	\$	1,722.50
General Env. 6/28	\$	2,503.75
General Env. 7/28	\$	595.00
General Env. 9/1	\$	1,283.75
General 10/3	\$	1,538.75
General 10/27	\$	486.25
General 11/22	\$	1,275.00
General 12/31	\$	840.00
General 12/31	\$	1,050.00
<b>Total</b>	<b>\$</b>	<b>12,310.00</b>

<b>Communication</b>		
May		20
July		10
November		20
<b>Total</b>	<b>\$</b>	<b>50.00</b>

<b>Travel</b>		
Mileage		
<b>Total</b>	<b>\$</b>	<b>-</b>

<b>Marketing</b>		
Community outreach	\$	592.43
<b>Total</b>	<b>\$</b>	<b>592.43</b>

<b>Training</b>		
MEDA - Ken Peregon	\$	170.00
MEDA - Rachael Grover	\$	170.00
Wenzel EPA Conf	\$	1,232.57
<b>Total</b>	<b>\$</b>	<b>1,572.57</b>

<b>Miscellaneous</b>		
Staples rebate	\$	(1.47)
<b>Total</b>	<b>\$</b>	<b>(1.47)</b>

<b>Indirect</b>	\$	2,247.00
County Cost alloc.	\$	2,247.00
<b>Other contract</b>		
Q1 Admin	\$	12,827.93
Legal - Stryker project	\$	8,193.75
Q2 Admin	\$	12,077.79
Legal - Stryker project	\$	983.25
Legal - Stryker project	\$	883.50
Legal - Select Prod	\$	712.50
Legal Paper City	\$	712.50
Legal Paper City	\$	441.75
Q3 Admin. Lotta	\$	1,173.86
Q3 Admin. Rachael	\$	11,249.95
Q4 Admin. +fringe Lotta	\$	1,030.71
Q4 Admin. Rachael		9916.86
<b>Total</b>	<b>\$</b>	<b>60,204.35</b>

<b>Total Expenses</b>	<b>\$</b>	<b>77,584.31</b>
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<b>Postage</b>	Jan	28.14
<b>Feb</b>		28.14
March		
May		
July		
September		
October		
December		
<b>Total</b>	<b>\$</b>	<b>56.28</b>

<b>Copy charges</b>	Jan	\$	27.46
	Feb	\$	27.32
	March		
	April		
	May		
	June		
	July		
	August		
	Sept.		
	Oct		
	Nov		
	Dec		
	<b>Total</b>	<b>\$</b>	<b>54.78</b>

[illegible]

<b>Communication</b>	Office Supplies	
	LBRF mtg	42.99
<b>Total \$ -</b>	<b>Total \$</b>	<b>42.99</b>

<b>Travel</b>	
<b>Total \$</b>	<b>-</b>

<b>Marketing</b>	
<b>Total</b>	<b>\$ -</b>

Training	
Hartsough Consulting	\$ 250.00
LBRF food	\$ 219.50
<b>Total</b>	<b>\$ 469.50</b>

Miscellaneous	
<b>Total</b>	\$ -

<b>Indirect</b>		
County Cost alloc.	\$	-
<b>Other contract</b>		
Varnum - Mill		242.25
Total	\$	242.25

<b>Total Expenses</b>	<b>\$ 4,818.20</b>
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