
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 24, 2011
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, 207A
TIME: 4 pm

AGENDA

1. Call to Order 4:00 pm
2. Members Excused – 4:01pm
3. Approval of the Agenda 4:02 pm – action
4. Approval of Minutes: BRA February 24, 2011– action
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Calendar - 4:04 pm
 - a. Clerical Support Services through Lori S. Pyatt of Kalamazoo – Minutes of the Meetings on February 24, 2011. (4.75 hours.) Total amount - **\$71.25** from BRA Account# 247-000-808.11.
7. County's BRA Financial Balance Sheets will be handed out at the meeting for review and discussion only: 4:07 pm
8. Discussion &/OR Action Calendar: - 4:10 pm
 - a. Update - Friday, April 8, 2011 – Michigan Land and Prosperity Summit, East Lansing, Kellogg Center – Woods, Artley, Jarnefelt.
 - b. Update - Wednesday, April 13, 2011 – NBA – Sustainable Communities – Redeveloping Your Town, East Lansing – Woods, Peregou, Blake, Jarnefelt, Artley
 - c. Update – Monday/ Wednesday - April 4 – 6, 2011 - National Brownfield Conference, Philadelphia, PA – Iden and Baumgart
9. Staff Reports – 4:15 pm
 - a. Update on Terra Contracting, LLC –
 - b. Update on Midlink – 381 Work Plan & Development Agreement
 - c. Web page postings – app cover page and draft reimbursement agreement
 - d. Research NSP2 fund availability to BRA - Staff
 - e. Nominating Committee for annual meetings – in progress
 - f. Annual MDNRE Report - copies
 - g. Other

10. Committees - times dates and places - 4:38 pm

- a. Land Bank Report– Thell Woods/ Leroy Crabtree
- b. Executive Committee – No mtg in March.
April's schedule is FRI. 4/15/11 @ 7:30 am in County Admin
- c. Project/Finance Committee – defacto Nominating Committee
April's schedule is THUR. 4/14/11 @ 4:00 pm in County Admin – agenda/ review prioritization charts
- d. PR/Media Committee– letter to LUGS\ copies - huddle after this Board Meeting

11. Other

12. Board Member Comments 4:50 pm

13. Adjournment

Next Meeting: April 28, 2011 at 4 pm.

PLEASE CALL 384-8304 OR EMAIL AT dpartl@kalcounty.com
IF YOU ARE UNABLE TO ATTEND THE MEETING, Please advise.

KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES

MEETING DATE: Thursday, February 24, 2011
PLACE OF MEETING: County Administration Building

Present were: Clare Annen, Larry Baumgart, Ruth Blake, Leroy Crabtree,
Brandt Iden, Ken Peregón, Julie Rogers, Matthew VanDyk, Thell
Woods
Kalamazoo Township: George Cochran
Staff Support: David Artley, Jeff Hawkins (consultant), Lotta Jarnefelt
Absent: Joe Agostinelli, Anne Summerfield, Representatives from
Augusta and Comstock
Recording Secretary: Lori Pyatt

1. CALL TO ORDER

Chairperson Rogers called the meeting to order at 4:00pm.

2. MEMBERS EXCUSED

A motion was made to excuse Mr. Agostinelli and Ms. Summerfield.

Motion: Annen Support: Crabtree

Motion carried by unanimous voice vote.

3. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion: Annen Support: Crabtree

Motion carried by unanimous voice vote.

4. APPROVAL OF MINUTES

A motion was made to approve the January 27th minutes.

Motion: Woods Support: Annen

Motion carried by unanimous voice vote.

5. CITIZENS COMMENTS

Connie Ferguson invited the members to attend the Legislative Breakfast hosted at the Nature Center & sponsored by the Kalamazoo Environmental Council at 7:30am on Monday, March 7th. Members could RSVP online, and breakfast would be \$10 payable at the door.

(Mr. Baumgart arrived at 4:05)

6. CONSENT CALENDAR

- a. Clerical Support Services through Lori S. Pyatt of Kalamazoo – Minutes of the Meetings on January 27, 2011. Total amount - **\$105.00** from BRA Account# 247-000-808.11.

*A motion was made to approve the consent calendar.
Motion: Woods Support: Annen
Motion carried by unanimous voice vote.*

7. COUNTY'S BRA FINANCIAL BALANCE SHEET (on packet pages 10-11)

- Expenditure Detail Report:
 - (page 10) Terra/ET \$41K encumbrances would show on line item 808.00 "Contractual Services" after all the pieces were completed.
 - (page 11): Travel expenses for the National Brownfield Conference would come out of line item 860.00 "Travel".
- Other reports would show revenue, but were not distributed because there were no changes. Ms. Jarnefelt explained that the handwritten numbers reflected what had been submitted, yet still needed to flow through the accounting system.

8. DISCUSSION AND/OR ACTION CALENDAR

(Mr. Iden arrived at 4:10pm.)

a. National Brownfield Conference (April 3-5, 2010):

The maximum BRA conference costs (at \$1,450 each members Iden and Baumgart) was *not to exceed* \$2,900.00 (the dollars came from Beckan Industries' TIF).

Each had been given an expense sheet and per diem policies on travel, food, and the need for receipts; they would be responsible for making their own arrangements for hotel and air travel. BRA would cover four nights at the government rate.

A motion was made to approve the expenses for two members to attend the National Brownfield Conference, not to exceed \$2,900 and to be paid out of Account number 247.020.860.00 "Travel".

*Motion: Annen Support: Woods
Motion carried by unanimous voice vote.*

Ms. Rogers asked the two to begin signing up for excursions and to consider doing a presentation to the Authority after the conference.

b. Consider approving the Developers Agreement with Midlink:

Mr. Artley addressed section 5.3) e) regarding signage and Sections 9.2 & 9.4 regarding insurances—sections which had undergone much debate between the parties. The County and the Brownfield will be listed on Midlink's Insurance. The latest Developers Agreement had been sent to Midlink the previous Monday.

Discussion turned to the following:

- What precedence the Brownfield would be setting regarding signage.
- Timing of documentation and breach of contract: Mr. Artley assured the Board that the 381 Workplan was submitted in December to 'get the clock running' and to have the State begin listing what details were

still needed. If DNRE did not receive the information it needed from Midlink by the time collection was to begin on the taxes, then the window would close permanently on the school tax. Midlink had received the request for additional information only six working days prior. (Townships would begin printing tax bills late June.)

- Mr. Hawkins stated that, based on his time in Lansing, he did not think school and non-school TIF would be changed by the State. He also indicated that it was customary for 381 Workplans to go through several rounds of requests by the State and subsequent updates and submissions. The DEQ could even phase the approval, accepting completed parts over time.
- The way the law was written, BRA could incur expenses, post-Brownfield plan, pre-381 Workplan, and be reimbursed on school TIF for BEA and some due-care activities. However, the work on Midlink was done before the law was changed as such, plus the work done was pre-Brownfield plan.
- Worst-case-scenario: the Authority would get non-school TIF ~~back~~.
- The Authority discussed the necessity for a policy requiring the use of signage on Brownfield properties. Mr. Artley agreed to research other Authorities' handling of the issue.

and would not receive

The following motion was made:

"I move that the BRA approve the final version of the BRA Development and Reimbursement Agreement with 5200 East Cork Street Investors, LLC, as dated 2/20/2011, and herein authorizes its chair to sign said agreement."

*Motion: Crabtree Support: Peregón
Motion carried by unanimous voice vote.*

- c. 381 Workplan: This was discussed previously.
- d. Other: There were no comments made.

9. STAFF REPORTS

- a. Terra Contracting: Terra continued contact with Georgia-Pacific regarding a sales agreement. Terra hoped to complete the purchase agreement in the first quarter, 2011.
- b. NSP2 (Neighborhood Stabilization Program) Funds: Initial research indicated these would primarily be available for the development of property within a residential neighborhood, but Mr. Artley would do further research after his office moved.

- c. BRA summary in the Annual Report of the Planning and Community Development Department to the County Board: This would be covered at a future meeting.
- d. Nominating Committee for Annual Meeting: Members were asked to contact staff if they wanted to be on this committee as long as they did not want to serve as an officer.
- e. BRA Training in Lansing (April 13): Members were asked to hand in the form to staff if they were interested. It would cost \$195.00, but scholarships were available. Envirologic Technology would probably attend, and carpooling could be arranged. Staff would probably qualify for the reduced rate.
- f. Other: The Website was up to date with the minutes previously approved.

10. PRESENTATION BY JEFF HAWKINS

Mr. Hawkins, President of Envirologic Technologies, presented his slideshow entitled "Review of Michigan's Cleanup Law Changes And Other Brownfield Related Updates":

- Past and present clean-up laws in Michigan:
 - Baseline Environmental Assessment (BEA) was relaxed to reflect Federal requirements. (Lenders should continue to ask for more detailed information to ascertain what the future uses of the property could be.)
 - Due Care Obligations were amended to:
 - include Federal "Continuing Obligations"
 - extended to state and local governments who own or operate contaminated property for public purposes or public use.
 - Other Changes:
 - Cleanup Categories were reduced to two.
 - The process for verification of cleanup/closure was now self-implemented or through a submitted Response Activity Plan.
 - MDNRE had 150 to 180 days to review a No Further Action Report.
 - A Response Activity Review Panel was established.
 - The burden of proving someone is a liable party now shifted to the MDNRE.
- Effects of legislative changes to part 201 (effective December 15, 2010) on KCBRA activities:
 - Phase I ESA, Phase II ESA, BEA and Due Care Activities remained eligible activities in a Brownfield Plan;
 - Stronger emphasis on Federal AAI Due Diligence requirements
 - EPA Assessment Grant activities were required to meet AAI requirements; this was not new by Part 201 amendments, but under recent scrutiny
 - There was a possible need to update Operational Guidelines; effects were still under evaluation
- Brownfield related updates:
 - Act 381 Amendments:

- Expanded the definition of “eligible activities” in the use of local TIR.
- Some Land Bank abilities had been extended to Brownfields.
- Plan length went from 35 years from date of adoption to 30 years from the first date of capture.
- “eligible property” and “infrastructure improvements” were changed to include transit-oriented development and a transit-oriented facility (only in a QLUG).
- The Governor would separate the MDEQ and MDNR on 3/13/11.
- The Governor’s 2012 budget replaced the MBT with the Corporate Income Tax, eliminating credits for Brownfields; the credits would probably be available elsewhere but shared between industries.

11. COMMITTEE REPORTS

- A. Land Bank – Mr. Woods reported that a new member was added, and that a strategic plan was shared. He then summarized the three projects, stating there was an expedited plan, as well as a long-range plan, on the Creamery property. A rental program was being proposed. The committee asked to meet with a few BRA members for a brainstorming session.
- B. Executive Committee – Mr. Artley gave a brief report. A review of committee roles was proposed, and copies of the bylaws were made available. Next meeting would be March 11th at 7:30am at County Administration; some members would attend via: conference call.
- C. Project/Finance Committee – Next meeting March 10th at 4:00pm at County Administration.
- D. PR/Media Committee – Prioritization charts, LUG letters, the website “what’s new” page and future bus tour would be reviewed. Realtors would be invited to hear a BRA presentation. Press releases would be published when there was further movement on Midlink and Terra. There were radio opportunities as well.

12. OTHER

There was nothing reported.

13. BOARD MEMBERS COMMENTS

Ms. Rogers asked the members to email herself and Mr. Artley if they were interested in any further information or involvement.

14. ADJOURNMENT

The meeting was adjourned at 5:40pm.

Next meeting: Thursday, March 24, 2011, at 4pm.

Respectfully submitted: LP

Expenditure Status Report

KALAMAZOO COUNTY
 1/1/2011 through 12/31/2011

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
247 BROWNFIELD REDEVELOPMENT AUTHORITY						
000 BRA - ADMINISTRATIVE & ENVIRONMENTAL						
729.00 COPY CHARGES	1,500.00	85.74	85.74	0.00	1,414.26	5.72
808.00 CONTRACTUAL SERVICES	108,500.00	0.00	0.00	940.00	107,560.00	0.87
808.11 CONTRACTUAL OTHER	10,000.00	116.25	116.25	0.00	9,883.75	1.16
957.00 MISCELLANEOUS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	121,000.00	201.99	201.99	940.00	119,858.01	0.94
Grand Total	121,000.00	201.99	201.99	940.00	119,858.01	0.94

Expenditure Detail Report
KALAMAZOO COUNTY
01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
000 BRA - ADMINISTRATIVE & ENVIRONMENTAL

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
727.00 PRINTING & BINDING	0.00	0.00	0.00	0.00	0.00	0.00
729.00 COPY CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
2/28/2011 0211je GJ 250		85.74				
3/17/2011 budadj BA 883						
Line Description: 2/2011 COSTING OUT - FUND 247						
Document Description: REC FEBRUARY 2011 COSTING						
729.00 COPY CHARGES	1,500.00	85.74	85.74	0.00	1,414.26	5.72
730.00 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
808.00 CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
2/17/2011 po PO pur-008229						
Line Description: FOR BROWNFIELD REDEVELOPMENT						
Vendor: 019089 ENVIROLOGIC TECHNOLOGIES INC.						
3/17/2011 budadj BA 883						
Document Description: FOR BROWNFIELD REDEVELOPMENT						
Check # 0						
808.00 CONTRACTUAL SERVICES	108,500.00	0.00	0.00	0.00	107,560.00	0.87
2/23/2011 invoice IN JAN11-MIN						
Line Description: RECORD KEEPING FOR JAN 2011 ME						
Vendor: 025030 PYATT, LORI						
2/23/2011 invoice IN JAN-FEB-MIN						
Document Description: RECORD KEEPING FOR JAN 2011 ME						
Check # 397796						
3/17/2011 budadj BA 883						
Document Description: JAN & FEB 2011 RECORD KEEP						
Check # 399629						
808.11 CONTRACTUAL OTHER	10,000.00	116.25	116.25	0.00	9,883.75	1.16
1/6/2011 invoice IN JAN11-MIN						
Line Description: RECORD KEEPING FOR JAN 2011 ME						
Vendor: 025030 PYATT, LORI						
2/23/2011 invoice IN JAN-FEB-MIN						
Document Description: RECORD KEEPING FOR JAN 2011 ME						
Check # 397796						
3/17/2011 budadj BA 883						
Document Description: JAN & FEB 2011 RECORD KEEP						
Check # 399629						
850.00 COMMUNICATIONS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
860.00 TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
897.01 RESERVE FOR FUTURE	0.00	0.00	0.00	0.00	0.00	0.00
931.00 EQUIPMENT MAINT.	0.00	0.00	0.00	0.00	0.00	0.00

Expenditure Detail Report
 KALAMAZOO COUNTY
 01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 000 BRA - ADMINISTRATIVE & ENVIRONMENTAL

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
956.00 EMPLOYEE TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
957.00 MISCELLANEOUS 3/17/2011 budadj BA 883	0.00	0.00	0.00	0.00	0.00	0.00
957.00 MISCELLANEOUS Line Description: 3/15/11 BOARD ACTION	1,000.00	0.00	0.00	0.00	1,000.00	0.00
958.00 NEW EQUIPMENT Document Description: REC 3/15/11 TRANSFERS & DIS	1,000.00	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	121,000.00	201.99	201.99	940.00	119,858.01	0.94
Grand Total	121,000.00	201.99	201.99	940.00	119,858.01	0.94

KALAMAZOO COUNTY
1/1/2011 through 12/31/2011

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
247 BROWNFIELD REDEVELOPMENT AUTHORITY					
000 BRA - ADMINSTRATIVE & ENVIRONMENTAL					
402.01 CARRYOVER	121,000.00	0.00	0.00	121,000.00	0.00
666.00 INTEREST ON INVESTMENTS & DIVIDENDS	0.00	0.00	0.00	0.00	0.00
699.01 TRF FROM #101 GENERAL FUND	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	121,000.00	0.00	0.00	121,000.00	0.00
Grand Total	121,000.00	0.00	0.00	121,000.00	0.00

Revenue Detail Report

KALAMAZOO COUNTY
 01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 000 BRA - ADMINSTRATIVE & ENVIRONMENTAL

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
402.01 CARRYOVER	0.00	0.00	0.00	0.00	0.00
3/17/2011 budadi BA 883	121,000.00				
Line Description: 3/15/11 BOARD ACTION					
402.01 CARRYOVER	121,000.00	0.00	0.00	121,000.00	0.00
Document Description : REC 3/15/11 TRANSFERS & DISBURSEMENTS					
666.00 INTEREST ON INVESTMENTS & DIVIDENDS	0.00	0.00	0.00	0.00	0.00
699.01 TRF FROM #101 GENERAL FUND	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	121,000.00	0.00	0.00	121,000.00	0.00
Grand Total	121,000.00	0.00	0.00	121,000.00	0.00

Expenditure Status Report
 KALAMAZOO COUNTY
 1/1/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 001 MIDLINK REDEVELOPMENT

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
Total BROWNFIELD REDEVELOPMENT AUTHORITY	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total	0.00	0.00	0.00	0.00	0.00	0.00

Expenditure Detail Report
 KALAMAZOO COUNTY
 01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 001 MIDLINK REDEVELOPMENT

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
808.00 CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
808.11 CONTRACTUAL OTHER	0.00	0.00	0.00	0.00	0.00	0.00
860.00 TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total	0.00	0.00	0.00	0.00	0.00	0.00

Revenue Status Report

KALAMAZOO COUNTY
 1/1/2011 through 12/31/2011

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
247 BROWNFIELD REDEVELOPMENT AUTHORITY					
001 MIDLINK REDEVELOPMENT					
420.00 TAX INCREMENTAL REVENUE	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	0.00	0.00	0.00	0.00	0.00
Grand Total	0.00	0.00	0.00	0.00	0.00

15

Revenue Detail Report

KALAMAZOO COUNTY
 01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 001 MIDLINK REDEVELOPMENT

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
420.00 TAX INCREMENTAL REVENUE	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	0.00	0.00	0.00	0.00	0.00
Grand Total	0.00	0.00	0.00	0.00	0.00

Expenditure Status Report
 KALAMAZOO COUNTY
 1/1/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY

002 BROWN FAMILY HOLDINGS REDEVELOPMENT

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
Total SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00	0.00
Total FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
860.00 TRAVEL	4,700.00	0.00	0.00	0.00	4,700.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	4,700.00	0.00	0.00	0.00	4,700.00	0.00
Grand Total	4,700.00	0.00	0.00	0.00	4,700.00	0.00

Expenditure Detail Report

KALAMAZOO COUNTY

01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 002 BROWN FAMILY HOLDINGS REDEVELOPMENT

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
704.00 SALARIES, OTHERS	0.00	0.00	0.00	0.00	0.00	0.00
706.00 SALARIES, TEMPORARY	0.00	0.00	0.00	0.00	0.00	0.00
Total SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00	0.00
710.00 FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
710.06 FRINGE BENEFITS, TEMPORARY	0.00	0.00	0.00	0.00	0.00	0.00
Total FRINGE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
727.00 PRINTING & BINDING	0.00	0.00	0.00	0.00	0.00	0.00
729.00 COPY CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
730.00 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
808.00 CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
808.11 CONTRACTUAL OTHER	0.00	0.00	0.00	0.00	0.00	0.00
850.00 COMMUNICATIONS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
860.00 TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
3/17/2011 budadj BA 883	4,700.00					
860.00 TRAVEL	4,700.00	0.00	0.00	0.00	4,700.00	0.00
Line Description: 3/15/11 BOARD ACTION						
Document Description: REC 3/15/11 TRANSFERS & DIS						
897.01 RESERVE FOR FUTURE	0.00	0.00	0.00	0.00	0.00	0.00
931.00 EQUIPMENT MAINT.	0.00	0.00	0.00	0.00	0.00	0.00
956.00 EMPLOYEE TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
957.00 MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
958.00 NEW EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00

Expenditure Detail Report
KALAMAZOO COUNTY
01/01/2011 through 12/31/2011

Total	BROWNFIELD REDEVELOPMENT AUTHORITY	4,700.00	0.00	0.00	0.00	4,700.00	0.00
	Grand Total	4,700.00	0.00	0.00	0.00	4,700.00	0.00

Revenue Status Report

KALAMAZOO COUNTY

1/1/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY

002 BROWN FAMILY HOLDINGS REDEVELOPMENT

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
402.01 CARRYOVER	4,700.00	0.00	0.00	4,700.00	0.00
420.00 TAX INCREMENTAL REVENUE	0.00	7,658.88	7,658.88	-7,658.88	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	4,700.00	7,658.88	7,658.88	-2,958.88	162.95
Grand Total	4,700.00	7,658.88	7,658.88	-2,958.88	162.95

Revenue Detail Report

KALAMAZOO COUNTY
01/01/2011 through 12/31/2011

247 BROWNFIELD REDEVELOPMENT AUTHORITY
002 BROWN FAMILY HOLDINGS REDEVELOPMENT

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
402.01 CARRYOVER 3/17/2011 budadi BA 883	0.00 4,700.00	0.00	0.00	0.00	0.00
402.01 CARRYOVER	4,700.00				
420.00 TAX INCREMENTAL REVENUE 3/9/2011 receipt CR 2400-029132	0.00	0.00	0.00	4,700.00	0.00
420.00 TAX INCREMENTAL REVENUE	0.00	7,658.88	7,658.88	0.00	0.00
420.00 TAX INCREMENTAL REVENUE	0.00	7,658.88	7,658.88	-7,658.88	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	4,700.00	7,658.88	7,658.88	-2,958.88	162.95
Grand Total	4,700.00	7,658.88	7,658.88	-2,958.88	162.95

+ 7,700
+ 4,760

12,460
~~4,760~~

~~17,220~~

6. Enter the amount of principal and interest paid on all outstanding indebtedness paid during the fiscal year:

Principal	Interest	Principal Balance as of Fiscal Year End

7. Enter amount of tax increment revenues attributable to taxes levied for school operating purposes used for:

a: Eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted and	Amount
1. Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.	
2. Lead or asbestos abatement	
b: Eligible activities under part 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101 to 324.20142, consistent with a work plan approved by DEQ after July 24, 1996 and before January 1, 2013.	

8. Have any of the eligible properties (or any interest in any of the eligible properties) been transferred during the fiscal year?

Yes. Continue to next question. No. Sign and date this form below and submit one copy to the governing body which created the authority and one copy to the State Tax Commission. You do not need to supply further information.

9. Enter the information below for eligible properties transferred during the fiscal year.

Assessor's Parcel Code No.	Buyer's Name	Buyer's Address	Date of Transfer	Sale Price

CERTIFICATION

I certify that the information supplied on this form is true and correct to the best of my knowledge.

Signature of Person Filing This Report <i>David P. Attey</i>	Date 3/14/2010
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Questions may be directed to the Local Audit and Finance Division at (517) 373-3227.

Fax this form to (517) 373-0633 or mail this form by March 15, 2011, to the following address:
 Michigan Department of Treasury
 Local Audit and Finance Division
 P.O. Box 30728
 Lansing, MI 48909-8228

6. Enter the amount of principal and interest paid on all outstanding indebtedness paid during the fiscal year.

Principal	Interest	Principal Balance as of Fiscal Year End
\$0.00	\$0.00	\$0.00

7. Enter amount of tax increment revenues attributable to taxes levied for school operating purposes used for:

	Amount
a: Eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted and 1. Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.	\$0.00
2. Lead or asbestos abatement	\$0.00
b: Eligible activities under part 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101 to 324.20142, consistent with a work plan approved by DEQ after July 24, 1996 and before January 1, 2013.	\$0.00

8. Have any of the eligible properties (or any interest in any of the eligible properties) been transferred during the fiscal year?

Yes. Continue to next question. No. Sign and date this form below and submit one copy to the governing body which created the authority and one copy to the State Tax Commission. You do not need to supply further information.

9. Enter the information below for eligible properties transferred during the fiscal year.

Assessor's Parcel Code No.	Buyer's Name	Buyer's Address	Date of Transfer	Sale Price

CERTIFICATION

I certify that the information supplied on this form is true and correct to the best of my knowledge.

Signature of Person Filing This Report: David P. Carley Date: 3/14/2011

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Office of Resource Development

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007-3777

Phone: (269) 384-8304 • Fax: (269) 383-6448

David P. Artley, Director

March 15, 2011

Greetings:

As you are most likely aware, the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was active and innovative using the \$400,000 grant from the U.S. Environmental Protection Agency to assess contaminated or potentially contaminated sites (Brownfields) in Kalamazoo County from 2007 through 2010.

Please visit KCBRA page - <http://www.kalcounty.com/directory/boards/brownfield.htm>. Our successes include partnering in the creation and retention of a total of 500 jobs and the creation of two Brownfield Plans.

The good news is that we have secured \$125,000 to continue our work to:

- identify environmental concerns at a site (a Phase I & Phase II Environmental Site Assessment),
- complete environmental investigations (soil and groundwater sampling),
- assist developers/new owners in acquiring the property through subsidizing completion of Baseline Environmental Assessments and Due Care Plans to protect the developer from environmental liability,
- address properly managing environmental issues on the property, and
- create a Brownfield Plan to facilitate economic development when necessary.

The purpose of these funds is to help return abandoned, underutilized and typically contaminated properties in our communities to productive use. In short, as a partner, we help to turn "Brown to Green" and to create and retain jobs.

The KCBRA is seeking candidate projects and sites to partner with using these funds. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project and the funding needed. Criteria for project consideration will include:

- evaluating potential for re-investment,
- job creation,
- availability and condition of infrastructure, and
- environmental issues at the site and other benefits to the community.

These sites may be owned by a Local Unit of Government (LUG) or privately held with potential interest from a developer or a need for site preparation to encourage redevelopment.

If you are aware or become aware of a potential project, please contact the County at your earliest convenience to discuss our formal application process. **Forms are available on our website, but we do require a discussion with the developer prior to accepting and processing applications.** The KCBRA makes the final decision on moving forward on projects. We appreciate your time in submitting this information. Please call or email David P. Artley, Brownfield staff, at dpartl@kalcounty.com or (269) 384-8304 to take the first steps or to even brainstorm ideas or sites.

Sincerely,

Julie Rogers, Chair

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

to govern...to protect...to serve

*Update webpage
add biz/ind or
functionally
obsolete*

28