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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:**            **Thursday, March 28, 2013**  
**PLACE OF MEETING:**    County Administration Building  
   201 West Kalamazoo Avenue, 207a  
**TIME:**                            4:00 pm

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**AGENDA**

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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 Minutes of February 28, 2013 ~ **4:03 – action**
5. Citizens Comments (*4 minutes each / Please state name and address*)
6. Consent Calendar
  - a. No Items
7. Discussion and/or Action Calendar ~ **4:10**
  - a. **Discussion** – BRA Board Membership
    - i. Swearing In of Carew and Hudson
  - b. **Discussion/Action** – 306 N Grand
    - i. Discuss/Approve Work Order for Phase I, DEQ file review, and Brownfield/381 work plan
    - ii. Meetings with Village and DDA for approval of the MOU
      1. Meet with DDA on 4/4 at 8:00am
      2. Meet with Village on 4/15 at 7:00pm
  - c. **Discussion** –2012 Administrative Expenses Review
  - d. **Discussion** – Funds Received/Reimbursement Analysis
    - i. Midlink
    - ii. Brown
8. Staff Reports ~ **4:40**
  - a. Township Supervisor’s Meeting
9. Committees - times dates and places ~ **4:50**
  - a. Land Bank Report–
  - b. Project/Finance Committee – verbal report/meeting schedule Thursday, April 11<sup>th</sup>, 4:00 pm
  - c. Executive Committee – verbal report/meeting schedule Friday, April 12<sup>th</sup>, 8:00 am
  - d. PR/Media Committee –
10. Other –
11. Board Member Comments
12. Adjournment ~ **5:00 pm - action**

**Next Meeting: 4<sup>th</sup> Thursday – April 25, 2013 at 4 pm (room 207a, County Admin Bldg)**

PLEASE CALL 384-8112 OR EMAIL LAADAM@KALCOUNTY.COM  
IF YOU ARE UNABLE TO ATTEND THE MEETING

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, February 28, 2013  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** 4:00 pm

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***Minutes***

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**Present:** Joe Agostinelli, Clare Annen, Travis Grimwood, Ken Peregon, Julie Rogers, Anne Summerfield, Andy Wenzel, Thell Woods

**Members Excused:** Van Dyk

**Kalamazoo Township:** None

**Staff:** Lee Adams

**Consultant:** Jeff Hawkins

**Recording Secretary:** Lee Adams

**Community:** 2

1. Chair Agostinelli called the meeting to Order at 4:05 pm.
2. Members Excused: Kenneth Peregon
3. Approval of the Agenda: Item 7ci was moved to between item 3 and item 4 to accommodate the County Clerk. **Peregon moved and Grimwood seconded the approval of the Agenda as amended. Motion Carried.**
4. Approval of Minutes: **Annen moved and Peregon seconded the approval of January 24, 2013 minutes. Motion Carried.**
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Calendar
  - a. *NBA Conference Expenses - \$150.00*
    - i. Staff thanked Mr Hawkins for the carpool opportunity to the conference.
    - ii. **Summerfield moved and Rogers seconded the approval of the consent calendar. Motion Carried.**
7. Discussion and/or Action Calendar
  - a. **Discussion/Action** – 306 N Grand
    - i. *Approve Agreement with Land Bank, Village and DDA*
      1. Staff informed the board that the Land Bank approved the agreement at the February board meeting.
      2. **Grimwood moved and Woods seconded the motion to authorize the chair to execute the agreement between the Land Bank, KCBRA, Village of Schoolcraft, and the Schoolcraft DDA. Motion Carried.**
    - ii. *Discuss/Approve Work Order for Phase I and DEQ file review*
      1. The board felt that approval of the Phase I work order could wait until the next board meeting since the village authorities will not decide on the agreement until their April meetings.
      2. Since it has taken a substantial amount of time to have all authorities approve the agreement, the board felt that Envirologic should begin work on the Brownfield Plan Amendment soon.
        - i. The Land Bank should only expend the Anti-Blight Grant funds after a Brownfield Plan Amendment is in place on the site. This will ensure proper reimbursement of eligible expenses on the site.
        - ii. The grant requires the Land Bank to expend the grant funds before February of 2014.



10. Other –

- a. Rogers suggested forming an election committee ahead of the Annual Meeting in April.
  - i. Rogers and Peregon volunteered for the committee.
  - ii. Staff will provide the committee with updated board contact information.

11. Board Member Comments

- a. Annen inquired about the winter taxes from Comstock Township.
  - i. Staff said that the taxes were not correct and the check received was sent back to the township.
  - ii. Staff is working with Comstock Township staff to correct the matter.
- b. Annen also inquired about the total administrative expenses for 2012.
  - i. Staff will have the 2012 total administrative expenses at the March meeting, as well as an updated reimbursement analysis.

12. Adjournment at 4:57pm

***Next Meeting: 4<sup>th</sup> Thursday – March 28, 2013 at 4 pm (room 207a, County Admin Bldg)***

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**ECONOMIC DEVELOPMENT CORPORATION (EDC) &  
BROWNFIELD REDEVELOPMENT AUTHORITY (BRA) BOARD OF DIRECTORS**

11 Members - Terms are for Six Years & 3 Ex Officio Members

**Mr. Joe Agostinelli - BRA Chair**

3929 Bronson Blvd  
Kalamazoo, MI 49008  
H: 342-4145; W: 381-0776; C: 998-0777  
Email: joe@mbagroupmi.com

{Executive Committee}  
Term: 11/1/08 to 10/31/13  
(Original Appt. 9/21/10)

**Mr. Clare Annen - BRA Vice Chair**

8022 Greenfield Shores  
Scotts, MI 49088  
H: 327-9309  
Email: clareannen1@aol.com

{Executive Committee}  
Term: 11/1/12 to 10/31/18  
(Original Appt. 12/2/97)

**Mr. Christopher Carew**

2119 Ida Street  
Kalamazoo, MI 49048  
C: 207-6839  
Email: cdcarew@yahoo.com

{P/F Committee}  
Term: 11/1/12 to 10/31/18  
(Original Appt. 3/05/13)

**Mr. Travis Grimwood**

211 E Water St, Suite 100  
Kalamazoo, MI 49007  
C: 532-0642; W: 324-7267  
Email: Travis.Grimwood@ChemicalBankMI.com

{P/F Committee}  
Term: 11/1/09 to 10/31/15  
(Original Appt. 10/16/12)

**Mr. Tim Hudson**

P.O. Box 2  
Comstock, MI 49041  
H: 384-5113  
Email: thudson5653@charter.net

{P/F Committee}  
Term: 11/1/12 to 10/31/18  
(Original Appt. 3/05/13)

**Mr. Kenneth Peregon**

2215 South Park Street  
Kalamazoo, MI 49001  
H: 345-0437; B: 381-3357  
Email: kperegon@ocba.com

{P/F Committee}  
Term: 11/1/10 to 10/31/16  
(Original Appt. 2/6/07)

**Ms. Julie Rogers**

3428 Marlane  
Kalamazoo, MI 49006  
H: 598-5907  
Email: ptbookworm@hotmail.com

{Alternate to Committees}  
County Commissioner  
(Appointed January 2013)

**Ms. Anne Summerfield**

9408 East G Avenue  
Galesburg, MI 49053  
W: 269-655-4424  
Email: anne@alsummerfield.com

{P/F Committee}  
Term: 11/1/07 to 10/31/13  
(Original Appt. 4/20/10)

**Mr. Matt Van Dyk – Secretary/Treasurer BRA&EDC**

7186 Standiford Street  
Kalamazoo, MI 49009  
H: 616-698-0705; W: 269-383-5844  
Email: vandyk@millercanfield.com

Alternate Liaison to Land Bank  
{Executive Committee}  
Term: 11/1/09 to 10/31/15  
(Original Appt. 2/3/09)

**Mr. Andrew C. Wenzel – EDC Vice Chair**

1234 Hol Hi Drive  
Kalamazoo, MI 49008  
H: 342-5444; W: 342-8600 CELL: 217-3639  
Email: andyw@hinmancompany.com

{Executive Committee}  
Term: 11/01/07 – 10/31/13  
(Original Appt. 10/04/11)

**Mr. Thell M. Woods - EDC Chair**

2740 Bronson Blvd.  
Kalamazoo, MI 49008  
H: 385-4095; W: 385-1031  
Email: thell@charter.net

BRA Liaison to Land Bank  
{Executive Committee}  
Term: 11/01/10-10/31/2016  
(Original Appt. 9/20/05)

Ex-Officio Members

**Ms. Ann Nieuwenhuis**

6138 King Hwy, P.O. Box 449  
Comstock, MI 49041  
W: 269-381-2360  
E-mail: Supervisor@Comstockmi.com

**Comstock Charter Township**

(August 2012)

**Mr. Glen Avis**

109 W. Clinton Ave  
Augusta, MI 49012  
269-731-5517, 269-731-4405  
E-mail: villageofaugusta@TDS.net (attn G.Avis)

**Village of Augusta**

**Mr. George Cochran**

1720 Riverview Dr  
Kalamazoo, MI 49004  
Email: treasurer@ktpw.org

**Kalamazoo Charter Twp**

Staff

**Ms. Lotta Jarnefelt**

269-384-8115

Email: LMJARN@kalcounty.com

**Mr. Lee Adams**

269-384-8305

E-mail: LAADAM@kalcounty.com

Kalamazoo County  
Dept of Planning and Community Development  
201 W. Kalamazoo Avenue, Kalamazoo, MI 49007

# Scope of Services

**Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to January 2013 Contract  
Work Order No. 1 Dated March 21, 2013**

**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: Kartar #6, 306 N. Grand, Schoolcraft – Phase I ESA, File Review, Brownfield Plan and Act 381 Work Plan  
Funding Source: “General” Authority Funds**

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/David G. Bohan</u>	<u>(269) 342-1100</u>
Name (ENVIROLOGIC)	Phone

<u>Mr. Joe Agostinelli, Director</u>	<u>269-384-8304</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 Joe Agostinelli  
Title Director

By Jeffrey C. Hawkins  
Title President

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## 1. Scope of Services

A Memorandum of Understanding between the Kalamazoo County Brownfield Redevelopment Authority (KCBRA), the Kalamazoo County Land Bank Authority (Land Bank), The Village of Schoolcraft, and the Village of Schoolcraft Downtown Development Authority (DDA) has been prepared in support of acquisition, assessment, potential cleanup, preparation, demolition, promotion, and sale of commercial property located at 306 N. Grand, Schoolcraft, Michigan (Parcel #14-18-451-100).

The subject property consists of one parcel of land occupying approximately 0.22 acres situated at a high visibility location on US-131 in the Village of Schoolcraft. The site is currently vacant with remnant asphalt cover and a concrete slab foundation remaining in association with former operations. The subject property was historically utilized as an automotive repair shop and gas station. The subject property is identified as an “open” Leaking Underground Storage Tank (LUST) site with the MDEQ (ID#00004063) due to environmental impact attributable to former onsite operations. The Treasurer of Kalamazoo County acquired the property through tax foreclosure. In accordance with the Memorandum of Understanding the subject property will be acquired by the Land Bank.

Envirologic is proposing completion of a Phase I Environmental Site Assessment, MDEQ File Review, Brownfield Plan and Act 381 Work Plan in support of the redevelopment objectives set forth in the Memorandum of Understanding. The completion of these activities represents the initial steps necessary to support acquisition of the site by the Land Bank and an assessment of the environmental conditions associated with historic operations. Additionally, the KCBRA intends on placing the site in a Brownfield Plan and Act 381 Work Plan to eventually capture tax increment revenue from future development on the site. This capture will reimburse eligible activities incurred by the KCBRA and a future developer.

### Phase I Environmental Site Assessment

Envirologic will complete a Phase I Environmental Site Assessment (ESA) in accordance with the U.S. EPA rules for All Appropriate Inquiry and the ASTM E1527-05 Standard.

### File Review

Envirologic will submit a Freedom of Information Act (FOIA) request to the MDEQ and obtain copies of all available files pertaining to the subject property. An understanding of the previously completed assessment activities and an evaluation of contaminant conditions on the site will support the identification of the appropriate next steps associated with achieving the redevelopment objectives set forth in the Memorandum of Understanding.

### Brownfield Plan and Act 381 Work Plan

Envirologic will prepare a Brownfield Plan for the site. Additionally, an Act 381 Work Plan will be prepared prior to incurring costs for activities that require a work plan in order to capture school tax increment.

## 11. 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 Environmental Site Assessment Includes site inspection, interviews, report preparation	\$2,400
File Review Includes submittal of Freedom of Information Act (FOIA) request to the MDEQ and reproduction of all available documents.	\$2,000
Brownfield Plan and Act 381 Work Plan Includes staff time, meetings with assessor, KCBRA staff, and other stakeholders	<u>\$4,000</u>
<b><i>Total Estimated Cost</i></b>	<b><i>\$8,400</i></b>

H:\Projects\Projects\_K\KzooCounty\Brownfield Redevelopment Authority\Work Orders and Contracts\WORK ORDER #1 Kartar #6 - 306 N. Grand, Schoolcraft.doc



**COUNTY OF KALAMAZOO**  
 201 W KALAMAZOO AVE  
 KALAMAZOO MI 49007  
 269-384-8117

**OFFICIAL RECEIPT**

		Receipt Number	1000-001515
Deposit number	JMH	Receipt date	03/12/2013
Payee name	COMSTOCK TOWNSHIP	Check number	2714121
Receipt desc	MIDLINK TIF PYMT- NON SCHOOL TAX	Check date	03/05/2013
Description	Account	Amount	
MIDLINK TIF PYMT- NON SCHOOL T			
	R 247-001-420.00		17,885.27
		Receipt amount	17,885.27
		Check amount	17,885.27
		Cash amount	0.00
		Credit Card amount	0.00
		Change tendered	0.00

Signature ZSVOSS

Date	Invoice	Description/Detail	Amount
03/05/2013	030513	COUNTY OPERATING WINTER	3,399.32
03/05/2013	030513	KVCC	6,600.04
03/05/2013	030513	TOWNSHIP	2,290.39
03/05/2013	030513	LIBRARY	3,484.47
03/05/2013	030513	SENIOR MILLAGE	1,172.83
03/05/2013	030513	COUNTY TRANSPORTATION	938.22

*all non-school*

247-001-420.00  
midlink tif payment

**RECEIVED**  
MAR 06 2013  
BY: \_\_\_\_\_

03/05/13      Check #: 00002714121      17,885.27

WARNING: DO NOT CASH UNLESS LOGO APPEARS IN BACKGROUND OF CHECK AND ORIGINAL DOCUMENT APPEARS ON BACK OF CHECK

**CHARTER TOWNSHIP OF COMSTOCK**  
COMSTOCK, MICHIGAN 49041  
TAX SETTLEMENT

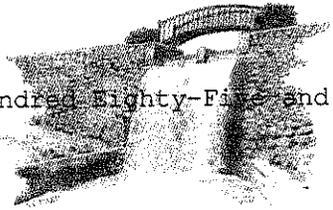


**2714121**  
CHECK NO.

00002714121

PAY

\*\*\*Seventeen Thousand Eight Hundred Eighty-Five and 27/100 Dollars\*\*\*\*\*



DATE      AMOUNT  
03/05/13      \$17,885.27

TO THE ORDER OF

KALAMAZOO CO. BROWNFIELD AUTHORITY  
201 W. KALAMAZOO AVE.

KALAMAZOO      MI      49007

*Anna L. Hardwell*  
*Chad Hill*

⑈ 2714121 ⑈ ⑆ 072400052 ⑆ 7164866258 ⑈

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

March 7, 2013

<b>KCBRA</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>				
Plan Related Expenses		\$ -	\$ 54,726.37	\$ 54,726.37
2010 Administration Expenses		\$ -	\$ 7,771.62	\$ 7,771.62
2011 County Cost Allocation		\$ -	\$ 911.20	\$ 911.20
2012 Brownfield Operating Expenses		\$ -	\$ 6,137.22	\$ 6,137.22
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 69,546.41</b>	<b>\$ 69,546.41</b>
<b>Payments</b>				
	Approved	Distributed		
KCBRA	11/17/11	11/18/11	\$ -	\$ 17,531.34
KCBRA	2/1/12	2/2/12	\$ -	\$ 17,294.32
KCBRA	11/15/12	11/15/12	\$ -	\$ 18,130.38
KCBRA	<i>Pending</i>	<i>Pending</i>	\$ -	\$ 16,590.37
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ 69,546.41</b>
<b>Remaining Balances after Payments</b>				
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ -</b>

<b>Developer</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>				
<i>Interest Eligible Developer Expense</i>				
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ 435,974.46	\$ -	\$ 435,974.46
BEA Activities:	No request for Reimbursement	\$ -	\$ -	\$ -
Due Care Activities:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 393,513.49	\$ 393,513.49
Environmental Insurance:*	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 570,000.00	\$ 570,000.00
Contingencies:*	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 57,480.53	\$ 57,480.53
Brownfield Plan:	Approved Reimbursement Request #1 - Nov 17, 2011	\$ -	\$ 20,000.00	\$ 20,000.00
<i>Total</i>		<i>\$ 435,974.46</i>	<i>\$ 1,040,994.02</i>	<i>\$ 1,476,968.48</i>
<i>Non-Interest Eligible Expenses</i>				
Interest (3%):	2011 Interest - 11/17/11 - 12/05/2011	\$ -	\$ 2,306.50	\$ 2,306.50
	2011 Interest - 12/06/11 - 12/31/2011	\$ -	\$ 2,927.64	\$ 2,927.64
	2012 Interest - 1/1/12 - 11/20/2012	\$ -	\$ 37,955.31	\$ 37,955.31
	2012 Interest - 11/20/12 - 12/31/2012	\$ -	\$ 4,607.34	\$ 4,607.34
	<i>Interest Payment**Pending</i>	<i>\$ -</i>	<i>\$ (1,294.90)</i>	<i>\$ (1,294.90)</i>
<i>Total</i>		<i>\$ -</i>	<i>\$ 46,501.89</i>	<i>\$ 46,501.89</i>
<b>Subtotal Developer</b>		<b>\$ -</b>	<b>\$ 1,087,495.91</b>	<b>\$ 1,523,470.37</b>
<b>Payments</b>				
	Approved	Distributed		
Developer	11/17/11	12/5/11	\$ 52,184.44	\$ -
Developer	11/15/12	11/20/12	\$ 53,819.03	\$ -
Developer	<i>Pending</i>	<i>Pending</i>	\$ -	\$ 1,294.90
<b>Subtotal Developer</b>			<b>\$ 106,003.47</b>	<b>\$ 1,294.90</b>
<b>Remaining Balances after Payments</b>				
Interest Eligible Subtotal			\$ -	\$ 1,039,699.12
<b>Subtotal Developer</b>			<b>\$ 329,970.99</b>	<b>\$ 1,039,699.12</b>
<i>Current (Includes Interest)</i>		<b>\$ 329,970.99</b>	<b>\$ 1,086,201.01</b>	<b>\$ 1,416,172.00</b>
<b>Total Remaining Balances of all Entities</b>		<b>\$ 329,970.99</b>	<b>\$ 1,086,201.01</b>	<b>\$ 1,416,172.00</b>

\*Total environmental insurance cost was \$627,481. Therefore, contingency of \$57,481 was used for TIF Reimbursement Request



**COUNTY OF KALAMAZOO  
OFFICE OF TREASURER**  
201 W KALAMAZOO AVE  
KALAMAZOO MI 49007

**OFFICIAL RECEIPT**

Receipt Number	2400-035952
----------------	-------------

Deposit number	DKB	Receipt date	03/13/2013
Payee name	KALAMAZOO TOWNSHIP	Check number	NA
Receipt desc	KALAMAZOO TWP - CURRENT TAX-BROWN - IFT	Check date	03/13/2013
Description	Account	Amount	
TAX INCREMENTAL REVENUE			
	R 247-002-420.00		8,754.80
UNDIST TAXES CURRENT IFT			
	B 701-253-274.03		4,560.62
UNDIST. TAXES CURRENT, REAL &			
	B 701-253-274.01		368,323.35

Receipt amount	381,638.77
Check amount	381,638.77
Cash amount	0.00
Credit Card amount	0.00
Change tendered	0.00

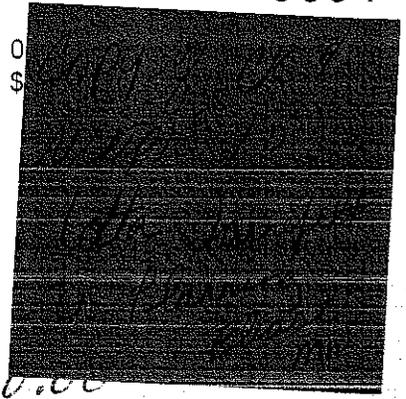
Cashier

dkburl

Vendor: KALAMAZOO COUNTY TREASURER  
Vendor No: 026059

Check Date: 03/08/13  
Check Amount \$ 7,733.19  
Invoice Amt

Invoice Number	Date	Description	Invoice Amt
030113O	03/08/13	BROWNFIELD CAPTURE JUVENIL	123.41
030113P	03/08/13	BROWNFIELD CAPTURE TWP TA	4,955.42
030113Q	03/08/13	BROWNFIELD CAPTURE PARCH	1,099.91
030113R	03/08/13	BROWNFIELD CAPTURE KVCC	1,554.45



247-002-420.00  
mw

*Charles*  
*Creighton*  
**TOWNSHIP**

TAX COLLECTION FUND



CHEMICAL BANK  
www.chemicalbank.com  
74-1001 / 724

NO. 0304

ORIGINATING

THIS CHECK VOID AFTER 30 DAYS

THE SUM OF \$ 7,733dols 19cts

\*\*\*Seven Thousand Seven Hundred Thirty-Three and 19/100 Dollars\*\*\*\*\*

PAY

DATE

AMOUNT

03/08/13

7,733.19

KALAMAZOO COUNTY TREASURER  
201 W. KALAMAZOO AVENUE  
KALAMAZOO MI 49007

*Donald E. Hill* TWP CLERK  
*George E. Colby* TWP TREASURER

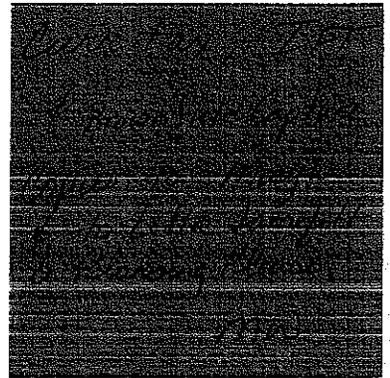
⑈000304⑈ ⑆072410013⑆ 2540030786⑈

TO THE  
ORDER  
OF

Vendor: KALAMAZOO COUNTY TREASURER  
Vendor No: 026059

Check Date: 03/08/13  
Check Amount \$373,905.58

Invoice Number	Date	Description	Invoice Amt
030113	03/08/13	KALAMAZOO COUNTY SUMMER	19,661.33
030113A	03/08/13	KALAMAZOO COUNTY WINTER	278,216.51
010313B	03/08/13	KAL COUNTY WINTER IFT	3,951.46
030113C	03/08/13	JUVENILE HOME IFT	609.16
030113D	03/08/13	VALLEYWOOD 1 & 7 DRAIN	159.93
030113E	03/08/13	KALAMAZOO COUNTY INTEREST	982.46
030113F	03/08/13	COUNTY JUVENILE HOME	42,876.01
030113G	03/08/13	KALAMAZOO SCH SET	13,538.24
030113H	03/08/13	KAL SCH SET INTEREST	704.56
030113I	03/08/13	COMSTOCK SCH SET	7,499.98
030113J	03/08/13	INTEREST COMSTOCK SET	378.05
030113K	03/08/13	PARCHMENT SCH SET	4,131.18
030113L	03/08/13	INTEREST PARCHMENT SET	175.10
030113M	03/08/13	BROWNFIELD CAPTURE PUB SA	800.61
030113N	03/08/13	BROWNFIELD CAPTURE TRANS	221.00



247-002-420.00

*Charles*  
**TOWNSHIP**

TAX COLLECTION FUND



CHEMICAL BANK  
www.chemicalbank.com  
74-1001/734

NO

0303

THIS CHECK VOID AFTER 90 DAYS

**THE SUM OF \$373,905dols 58cts**

\*\*\*Three Hundred Seventy-Three Thousand Nine Hundred Five and 58/100 Dollars\*\*\*\*\*

PAY

03/08/13

373,905.58

KALAMAZOO COUNTY TREASURER  
201 W. KALAMAZOO AVENUE

KALAMAZOO MI 49007

03/08/13

373,905.58

*Donald E. Tall* TWP CLERK  
*George E. Cole* TWP TREASURER

TO THE ORDER OF

⑈000303⑈ ⑆072410013⑆ 2540030786⑈

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Brown Family Holdings, LLC - 2700 N Pitcher St, Kalamazoo Township, MI

March 15, 2013

Expenditures		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>KCBRA Expense</b>				
Project Initiation		\$ -	\$ 2,846.50	\$ 2,846.50
Phase I		\$ -	\$ 2,801.25	\$ 2,801.25
Phase II		\$ -	\$ 33,182.51	\$ 33,182.51
BEA/Due Care Plan		\$ -	\$ 4,496.75	\$ 4,496.75
Brownfield Plan		\$ -	\$ 4,242.91	\$ 4,242.91
<u>Administration:</u>				
Staff		\$ -	\$ 150.00	\$ 150.00
County Cost Allocation				
2011		\$ -	\$ 227.80	\$ 227.80
Brownfield Operating Expenses				
2012		\$ -	\$ 1,234.77	\$ 1,234.77
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 49,182.49</b>	<b>\$ 49,182.49</b>
<b>Developer Expense</b>				
Impervious Cover - former UST area	<i>Contingency Estimate</i>	\$ -	\$ 4,000.00	\$ 4,000.00
Soil Vapor Extraction System (SVE) Operation and Maintenance	<i>Contingency Estimate</i>	\$ -	\$ 15,000.00	\$ 15,000.00
<b>Subtotal Developer</b>		<b>\$ -</b>	<b>\$ 19,000.00</b>	<b>\$ 19,000.00</b>
<b>Total Expenditures</b>		<b>\$ -</b>	<b>\$ 49,182.49</b>	<b>\$ 49,182.49</b>
Payments		Approved	Distributed	
KCBRA				
			Nov 2010	\$ -    \$ 4,618.18    \$ 4,618.18
			March 2011	\$ -    \$ 7,658.88    \$ 7,658.88
			Oct 2011	\$ -    \$ 2,214.33    \$ 2,214.33
			Oct 2011	\$ -    \$ 2,951.50    \$ 2,951.50
			Feb 2012	\$ -    \$ 8,570.36    \$ 8,570.36
	11/2012		11/2012	\$ -    \$ 5,278.40    \$ 5,278.40
	<i>Pending</i>		<i>Pending</i>	\$ -    \$ 8,754.80    \$ 8,754.80
<b>Subtotal KCBRA</b>				<b>\$ -    \$ 40,046.45    \$ 40,046.45</b>
Developer				\$ -    \$ -    \$ -
<b>Subtotal Developer</b>				<b>\$ -    \$ -    \$ -</b>
<b>Total Payments</b>				<b>\$ -    \$ 40,046.45    \$ 40,046.45</b>
<u>Remaining Balances after Payment Requests</u>				
KCBRA				\$ -    \$ 9,136.04    \$ 9,136.04
Developer	<i>Contingency Estimate</i>			\$ -    \$ 19,000.00    \$ 19,000.00
<b>Total Remaining Balances</b>				<b>\$ -    \$ 9,136.04    \$ 9,136.04</b>

## 2012 Administrative Expenses Eligible for Reimbursement

	<b>BRA General</b>	<b>Midlink</b>	<b>Brown</b>	<b>232</b>	<b>Total</b>
Postage	\$ 95.57				\$ 95.57
Copy Charges	\$ 293.46				\$ 293.46
Contractual Services (ET)	\$ 1,412.32				\$ 1,412.32
Contractual Other (Staff)	\$ 2,173.39	\$ 286.94			\$ 2,460.33
Communications Expense	\$ 560.00				\$ 560.00
Travel	\$ 16.54				\$ 16.54
Employee Training	\$ 1,394.77				\$ 1,394.77
Misc	\$ -				\$ -
Indirect Costs	\$ 227.80	\$ 911.20			\$ 1,139.00
<b>Total</b>	<b>\$ 6,173.85</b>	<b>\$ 1,198.14</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,371.99</b>

Admin Expenses charged to Midlink \$ 6,137.22  
Admin Expenses charged to Brown \$ 1,234.77  
Admin Expenses charged to 232 \$ -