
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, May 24, 2012
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, 207A
TIME: 4:00 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 Minutes of April 26, 2012 ~ 4:03 - action
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Calendar ~ 4:05 - action
 - a. Janet Jones Invoice
 - b. Envirologic Technologies general work order -\$1,500
7. Discussion and/or Action Calendar: ~ Packets will be available before the meeting
 - a. Discussion – Financial status reports ~ 4:15
 - i. 2012 Budget Review
 - ii. Midlink Reimbursement Analysis Update
 - iii. Brown Family Holdings Reimbursement Analysis Update
 - b. Consider approval of the annual budget for 2013 ~ 4:20
 - c. Discussion of 157 S. Kalamazoo Mall project ~ 4:30
8. Staff Reports ~ 4:50
 - a. Update on 232, LLC
 - b. Building Sustainable Communities Workshop
9. Committees - times dates and places ~ 4:55
 - a. Land Bank Report– Thell Woods
 - b. Executive Committee – verbal report/meeting schedule Friday, June 8th, 7:30 am
 - c. Project/Finance Committee – verbal report/meeting schedule Thursday, June 14th, 4:00 pm
 - d. PR/Media Committee – Lunch and Learn
10. Other –
11. Board Member Comments
12. Adjournment ~ 5:00 pm - action

Next Meeting: 4th Thursday – June 28, 2011 at 4 pm.

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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Board of Directors Meeting
DRAFT MINUTES

MEETING DATE: Thursday, April 26, 2012 following the 4:00 p.m. EDC meeting

PLACE OF MEETING: Room 207A, County Administration Building

Present: Joe Agostinelli, Clare Annen, Larry Baumgart, Brandt Iden, Julie Rogers, Anne Summerfield, Matthew VanDyk, Andy Wenzel, Thell Woods

Members Excused: Ruth Blake, Brandt Iden, Kenneth Peregou

Kalamazoo Township: George Cochran

Community: Connie Ferguson

Guests: Lisa K.J. Phillips, Phillips Environmental Consulting Svcs, Inc.; Erik D. Peterson, Envirologic; Brittainy R. Roth, Environlogic

Staff: David Artley, Lotta Jarnefelt

Recording Secretary: Janet Jones

1. Chairperson Agostinelli called the meeting to order at 5:12 p.m.
2. Members Excused: Ruth Blake, Brandt Iden, Kenneth Peregou
3. Wenzel moved and Baumbart seconded approval of the Agenda. Motion Carried
4. Summerfield asked that the March 22, 2012 minutes be corrected to spell her name correctly; Wenzel requested that spelling of his name be corrected. Artley amended Item #4 of the minutes to reflect that the staff report and approval of the minutes were two separate items. The amended minutes of March 22, 2012 were approved by consensus.
5. Citizen Comments: Ferguson noted that CUR has gone to a quarterly meeting schedule and at the last meeting agreed that CUR is interested in working with BRA on an upcoming *Lunch and Learn* to present the changes made by the DEQ.
6. Consent Calendar:
Woods moved and VanDyk seconded payment of the invoice from Janet Jones for meeting work on March 22, 2012: 3 hours @ \$15 = \$45.00. Motion Carried
7. Discussion/Action: Phalanx Project at Rivers Edge:
Artley provided a summary of the application which was in the Board packet. Briefly, Phalanx Capital Partners requested a contribution from Kalamazoo County BRA of \$1,000 and waiving of the \$500 application fee to support their business development of a parcel of the Rivers Edge development. Funds would be applied to the cost of completing the due diligence necessary to due care plan. Phillips environmental Consulting has completed Phases 1 and 2 of the environmental plan and discovered that there are metals and excessive amounts of arsenic that qualifies the project at Brownfield eligible. Staff recommended approval of the \$1,000 grant and waiving of the \$500 application fee. Board member concerns included:
 - TIF is not available because it has been committed by the City of Parchment so County BRA contribution would need to come from the County's allocation to BRA [City of Parchment BRA has no money to expend].
 - This application is time sensitive so that the proposed business can be up and running by sometime during the summer 2012.

- BRA has a policy that applications will be discussed at a regularly scheduled meeting and acted upon in a subsequent meeting.
- BRA has no policy about direct grants-in-aid that cannot be reimbursed by TIF and approval would set a precedent with no cap.
- EDC is inappropriate for application since EDC funds are loaned, not granted.

VanDyk moved that the agreement be amended to establish a \$2,000 grant cap and that if the project fails, the reimbursement to the County BRA from Phalanx should include both the grant and the license fee. Discussion followed.

Vote was taken by a show of hands the MOTION CARRIED 5:2

Annen moved and Summerfield seconded that the application not be approved.

Discussion followed.

Rogers called the question. Vote was taken by a show of hands the MOTION to disapprove the application CARRIED 5:2

Phillips was asked to inform Phalanx with the assurance that this decision does not imply that BRA dislikes the project.

Policy discussion of the issues of concern will be added to the Executive Committee agenda

8. Staff Reports: None

9. Committees:

a. Land Bank: Woods reported that 346 parcels have been foreclosed upon and discussion at the last meeting included whether Land Bank can purchase any of them. Terry Dorgan, Carrie DeLong – new members.

b. Executive: The committee discussed the Phalanx project. Jarnefelt gave feedback on the interview process for hiring staff for BRA & EDC. After today's election, the Executive Committee will consist of: Agostinelli, Baumgart, Blake, Rogers, and Woods, one of whom will be designated as an alternate. Next meeting: Friday, May 11, 2012 7:30 a.m.

c. Project/Finance: The committee discussed the Phalanx project. Jarnefelt gave feedback on the interview process for hiring staff for BRA & EDC. After today's election, the Project/Finance Committee will consist of Annen, Iden, Peregon, Summerfield, VanDyk, and Wenzel, one of whom will be designated as an alternate. Next meeting – Thursday, May 10, 2012 4:00 p.m.

d. PR/Media: Hawkins sent a report that the *Lunch and Learn* session will be on June 7 at the Innovation Center. The draft plan for the event was included in the packet. After discussion, it was agreed that CUR will be added to the agenda to give information about the organization. The invitation will be sent to elected officials in the County. The first 30 to respond will not pay for their lunch.

10. Other & Member Comments: The new brewpub was referenced – information will be forthcoming.

- A sympathy card from BRA members was presented to Clare Annen with the added sentiment that the Authority is glad to see him back.
- Agostinelli presented a Thank You card signed by members and staff to David Artley

with thanks for his stellar staffing over the past 6 years. He will be missed. Best wishes on his new assignment with the County.

- Artley commented that this is his last official meeting as staff to the BRA and EDC. He stated that he has served on or staffed many boards and that his experience with Kalamazoo County BRA was the best! He added that BRA consists of strong-minded people who engage in strong and important discussions; they disagree and agree with patience and respect and each is diligent in the work. Thank you very much for the privilege. 6 years of service.
- Jarnefelt added that the new staff is Lee Adams. She commented that one of the reasons that the transition to new staff is succeeding is that David is still working for the County in another capacity and is available for support.
- Cochran – met Artley in 1991 with Community Prevention Partnership grant proposal. Artley subsequently was an advisor for the building authority and many different areas he has been the one who has kept the County going.
- Annen stated that his daughter reported that Dave was originally brought in to get MH some grants and was successful in that endeavor.
- Woods really enjoyed seeing David receive the honor from the Poverty Reduction Initiative. The acceptance speech was gracious and very insightful.
- Artley: There is not a person in the room I wouldn't call a friend. Thank you for your commitment to the BRA & EDC.

11. Meeting adjourned at 5:50 p.m.

Next Meeting: **Thursday, May 24, 2012 at 4:00 p.m.**

Janet M. Jones
1923 Indiana
Kalamazoo, MI 49008

April 27, 2012

TO: Lotta Jarnefeldt
Kalamazoo County Planning Office
201 W. Kalamazoo Ave.
Kalamazoo, MI 49007

INVOICE

For: Clerical support for April 26, 2012 Brownfield Redevelopment Authority General Meeting
and Annual Meeting and EDC General Meeting and Annual Meeting

Monthly Meetings \$60.00

Activities:

April 26, 2012 BRA & EDC Meeting preparation	1.0 hrs
April 26 BRA & EDC Meeting minutes & editing	3.0 hrs

TOTAL 4 hrs @ \$15.00/hr. \$60.00

2010-2012 KCBRA
TRACKING

Through April 2012

REVENUES	KCBRA	TIF	TIF	TIF	EXPENSES						
REVENUES		Local Tax	School Tax	LSRRF	KCBRA Gen Activities	KCBRA Plan Adm	KCBRA Elig. Activities	Encumbrances	Developer Elig. Activities	Exp fr LSRRF	BALANCE
BRA 247-000											
2010 Carry-over 4)	121,123.37										121,123.37
2011 Expenses Total					-22,166.13						-22,166.13
2011 BRA Fees	4,000.00										4,000.00
CMS Claw back 2)	12,168.83										12,168.83
FrPlanDptBRAAcct 1)	6,100.00										6,100.00
2012 Expenses to date					-524.13			-36.56			-560.69
Midlink 247-001											0.00
2011 TIR - Nov		17,531.34	52,184.44						-52,184.44		17,531.34
County Indirect Costs						-6,631.00					-6,631.00
2012 TIR - Feb		17,294.32									17,294.32
2012 TIR - Oct		0.00	0.00								0
Brown Fam 247-002											0.00
2010 TIR - Nov		4,618.18									4,618.18
2011 TIR - March		7,658.88			-150.00						7,508.88
2011 TIR - Oct		2,214.33									2,214.33
2011 TIR - Oct 3)		2,951.50									2,951.50
2012 TIR - Feb		8,570.36									8,570.36
2012 TIR - Oct		0.00									0
232, LLC											
HazWasteGrant											
PetroleumGrant											
										Grand Total	174,723.29
1) Approved in the County non-allocated fund balance process in September, 2011. Sum transferred to acct # 247-000 Dec 2011.											
2) Of the \$13,168.83 paid to ET for Clausung assessment, all but \$1,000 was reimbursed to BRA since sale of property fell through											
3) The sum \$2,214.33 was not calculated correctly. Corrective check \$2,951.50 received from K Twp.											
4) Sum adjusted 05/15/2012 to exact dollar amount: 2010 revenues (\$125,000) minus 2012 expenses (\$3,876.63) equals \$121,123.37 (was rounded sum \$121,000 in previous spreadsheets)											

Date: May 18, 2012
To: BRA, meeting of May 24, 2012
From: Staff/ Lotta Jarnefelt
Re: 2012 Budget adjustments

At the BRA meeting on February 23, 2012 the BRA 2012 budget was approved with three adjustments.

First, one of the requested adjustments was to move the budgeted expenditures in Midlink account line item 247-001-808.00 (\$27,600) to the General County BRA account line item 247-000-808.00 [see 7. b (a) below]

As I started to prepare this adjustment, I realized that some funds should be left in the Midlink account budget to cover for the expected administrative expenses of the BRA staff that pertain specifically to Midlink in 2012. These expenses include the time spent administering the Midlink TIF collection, including invoice review and other potential activities.

Second, the wording in 7. b (b) is misleading (see minutes below). The attempt was to describe moving \$10,000 from the account line item 247-000-402.01 "Carryover" to 247-000-608.08 "Service Fees" within the General County BRA account.

Third, based on current estimates, the budgeted revenue from Midlink TIF should be adjusted from \$80,000 total to \$87,100

Therefore I'm requesting that the BRA pass a resolution to revise its request for a 2012 budget changes to state that

- 1) \$6,000 of the \$27,600 budgeted be kept in the Midlink account line item 247-001-808.00
- 2) \$10,000 from the account line item 247-000-402.01 "Carryover" be moved to 247-000-608.08 "Service Fees" within the General County BRA account.
- 3) the total estimated revenue from Midlink TIF be adjusted to \$87,100 in appropriate portions between State and Local tax (\$34,900 local and \$52,200 state taxes, line items 247-001-420.00 & - 420.01)

From the minutes of Feb 23, 2012:

7. Discussion/Action Calendar

- a. **Discussion** – Monthly financial reports and review of 2012 budget
Jarnefelt distributed copies of the FY 12 budget. There are 3 current accounts within same fund: 000 BRA, 001 Midlink, 002 Brown Family Holdings. Total Expenditures match Total Revenues. The budget was discussed in detail at the Executive Committee meeting and three adjustments to where specific dollar amounts occur were recommended.
- b. **Consider approval of the annual budget for 2012:**
Jarnefelt recommended approval of the budget as presented (which was approved by the BOC in fall, 2011) and stated that the three changes will be submitted to the BOC at a later time. Van Dyk moved and Rogers seconded that the budget be approved with the adjustments made by the Executive Committee:
 - (a) Acct #808.00 from Account 001 to Account 000
 - (b) Acct 3 728.00 and 729.00 from Account 000 to Acct # 401.01 in Acct 002
 - (c) Acct # 420.00 in Account 001 to be allocated in the appropriate percentages between Acct # 420.00 and Acct. 420.01

Motion Carried.

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 000 BRA - ADMINISTRATIVE & ENVIRONMENTAL

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
728.00 POSTAGE	500.00	1.69	1.69	0.00	498.31	0.34
729.00 COPY CHARGES	1,500.00	81.50	81.50	0.00	1,418.50	5.43
808.00 CONTRACTUAL SERVICES	57,986.00 77,570	335.94	335.94	36.56	57,527.50	0.64
808.11 CONTRACTUAL OTHER	10,000.00	45.00	45.00	0.00	9,955.00	0.45
850.00 COMMUNICATIONS EXPENSE	500.00	60.00	60.00	0.00	440.00	12.00
956.00 EMPLOYEE TRAINING	4,000.00	0.00	0.00	0.00	4,000.00	0.00
957.00 MISCELLANEOUS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	75,400.00	524.13	524.13	36.56	74,839.31	0.74
Grand Total	75,400.00	524.13	524.13	36.56	74,839.31	0.74

Miscellaneous 2/23/12
7662
+ 21,600
(Budget adjustment)
from 247-001-808.00

Expenditure Detail Report

KALAMAZOO COUNTY
 01/01/2012 through 12/31/2012

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
728.00 POSTAGE	500.00	0.00	0.00	0.00	500.00	0.00
4/30/2012 0412je GJ 169		1.69				
728.00 POSTAGE	500.00	-1.69	1.69	0.00	488.31	0.34
Line Description: 4/2012 COSTING OUT - FUND 247						
729.00 COPY CHARGES	1,500.00	0.00	0.00	0.00	1,500.00	0.00
2/29/2012 0212je GJ 190		18.76				
3/31/2012 0312je GJ 249		21.93				
Line Description: 2/12 COSTING OUT - FUND 247						
4/30/2012 0412je GJ 169		40.81				
729.00 COPY CHARGES	1,500.00	81.50	81.50	0.00	1,418.50	5.43
Line Description: 3/2012 COSTING OUT - FUND 247						
Line Description: 4/2012 COSTING OUT - FUND 247						
730.00 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
808.00 CONTRACTUAL SERVICES	57,900.00	0.00	0.00	0.00	57,900.00	0.00
1/1/2012 po-open OP pur-008582						
Line Description: BRA - WORK ORDER #4 - MIDLINK						
Vendor: 019089 ENVIROLOGIC TECHNOLOGIES INC.						
2/27/2012 invoice IN 27496		335.94				
Line Description: BRA - WORK ORDER #4 - MIDLINK						
Vendor: 019089 ENVIROLOGIC TECHNOLOGIES INC.						
2/27/2012 po LI 27496						
Line Description: BRA - WORK ORDER #4 - MIDLINK						
Vendor: 019089 ENVIROLOGIC TECHNOLOGIES INC.						
808.00 CONTRACTUAL SERVICES	57,900.00	335.94	335.94	36.56	57,527.50	0.64
808.11 CONTRACTUAL OTHER	10,000.00	0.00	0.00	0.00	10,000.00	0.00
3/29/2012 invoice IN BRAEDC-MIN0312		45.00				
Line Description: BRA/EDC MEETING MINUTES FOR M						
Vendor: 017840 JONES, JANET M						
808.11 CONTRACTUAL OTHER	10,000.00	45.00	45.00	0.00	9,955.00	0.45

247 BROWNFIELD REDEVELOPMENT AUTHORITY
 000 BRA - ADMINISTRATIVE & ENVIRONMENTAL

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
850.00 COMMUNICATIONS EXPENSE						
850.00 COMMUNICATIONS EXPENSE	500.00	0.00	0.00	0.00	500.00	0.00
4/17/2012 invoice IN 0212		40.00 /				
Line Description: KALCOUNTY.COM HOSTING, PROGR		Document Description : KALCOUNTY.COM				
Vendor: 022453 KKZO LLC		Check # 419118				
4/17/2012 invoice IN 0312		20.00				
Line Description: KALCOUNTY.COM - HOSTING PROGF		Document Description : KALCOUNTY.COM				
Vendor: 022453 KKZO LLC		Check # 419118				
850.00 COMMUNICATIONS EXPENSE	500.00	60.00	60.00	0.00	440.00	12.00
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
956.00 EMPLOYEE TRAINING	4,000.00	0.00	0.00	0.00	4,000.00	0.00
957.00 MISCELLANEOUS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
958.00 NEW EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
Total	75,400.00	524.13	524.13	36.56	74,839.31	0.74

Grand Total

74,839.31 0.74

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
247 BROWNFIELD REDEVELOPMENT AUTHORITY						
001 MIDLINK REDEVELOPMENT						
	<i>Memo for 2/27/12 7.0(a)</i>					
808.00 CONTRACTUAL SERVICES	6,000	0.00	0.00	0.00	27,600.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	27,600.00	0.00	0.00	0.00	27,600.00	0.00
Grand Total	27,600.00	0.00	0.00	0.00	27,600.00	0.00

Expenditure Status Report
 KALAMAZOO COUNTY
 1/1/2012 through 12/31/2012

247 BROWNFIELD REDEVELOPMENT AUTHORITY

002 BROWN FAMILY HOLDINGS REDEVELOPMENT

<i>Account Number</i>	<i>Adjusted Appropriation</i>	<i>Expenditures</i>	<i>Year-to-date Expenditures</i>	<i>Year-to-date Encumbrances</i>	<i>Balance</i>	<i>Prct Used</i>
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
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

KALAMAZOO COUNTY
 1/1/2012 through 12/31/2012

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
247 BROWNFIELD REDEVELOPMENT AUTHORITY					
000 BRA - ADMINSTRATIVE & ENVIRONMENTAL					
402.01 CARRYOVER	<i>Miranda's 2/20/12 766</i> 10,000.00	0.00	0.00	10,000.00	0.00
608.08 SERVICE FEES	<i>10,000</i> 0.00	0.00	0.00	0.00	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	10,000.00	0.00	0.00	10,000.00	0.00
Grand Total	10,000.00	0.00	0.00	10,000.00	0.00

KALAMAZOO COUNTY
 1/1/2012 through 12/31/2012

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
247 BROWNFIELD REDEVELOPMENT AUTHORITY					
001 MIDLINK REDEVELOPMENT					
420.00 TAX INCREMENTAL REVENUE	80,000.00	17,294.32	17,294.32	62,705.68	21.62
420.01 SCHOOL TAX INCREMENTAL REVENUE	0.00	0.00	0.00	0.00	0.00
Total BROWNFIELD REDEVELOPMENT AUTHORITY	80,000.00 87,100	17,294.32	17,294.32	62,705.68	21.62
Grand Total	80,000.00 87,100	17,294.32	17,294.32	62,705.68	21.62

*M100125
 2/23/12
 34,900
 52,200*

Revenue Status Report

KALAMAZOO COUNTY
 1/1/2012 through 12/31/2012

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
247 BROWNFIELD REDEVELOPMENT AUTHORITY					
002 BROWN FAMILY HOLDINGS REDEVELOPMENT					
402.01 CARRYOVER	0.00	0.00	0.00	0.00	0.00
420.00 TAX INCREMENTAL REVENUE	13,000.00	8,570.36	8,570.36	4,429.64	65.93
Total BROWNFIELD REDEVELOPMENT AUTHORITY	13,000.00	8,570.36	8,570.36	4,429.64	65.93
Grand Total	13,000.00	8,570.36	8,570.36	4,429.64	65.93

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

February 23, 2012

Revenue		State	Local	Total
Summer Tax 2011	\$	52,184.44	\$ 17,531.34	\$ 69,715.78
Winter Tax 2012				
Total Revenues Received	\$	52,184.44	\$ 17,531.34	\$ 69,715.78
Expenditures				
KCBRA Expense				
<u>Contractual:</u>				
Envirologic Technologies, Inc.	\$	-	\$ 51,998.31	\$ 51,998.31
Less: MDLK Retainer	\$	-	\$ (10,000.00)	\$ (10,000.00)
Howard and Howard	\$	-	\$ 10,757.00	\$ 10,757.00
<u>Administration:</u>				
Staff	\$	-	\$ -	\$ -
County Cost Allocation	\$	-	\$ 6,631.00	\$ 6,631.00
Gazette Posting	\$	-	\$ 1,971.06	\$ 1,971.06
Subtotal KCBRA	\$	-	\$ 61,357.37	\$ 61,357.37
Developer Expense				
Baseline Environmental Assessment Activities:				
No request for Reimbursement	\$	-	\$ -	\$ -
Due Care Activities:				
Approved Reimbursement Request #1 - Nov 17, 2011	\$	435,974.46	\$ 393,513.49	\$ 829,487.95
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
Interest (3%):**				
Preparation and development of Brownfield Plan	\$	-	\$ -	\$ -
Approved Reimbursement Request #1 - Nov 17, 2011	\$	-	\$ 20,000.00	\$ 20,000.00
Subtotal Developer	\$	435,974.46	\$ 1,040,994.02	\$ 1,476,968.48
Total Expenditures	\$	435,974.46	\$ 1,102,351.39	\$ 1,538,325.85
Payments				
		Approved	Distributed	
KCBRA		11/17/2011	12/5/2011	
	\$	-	\$ 17,531.34	\$ 17,531.34
				\$ -
Subtotal KCBRA	\$	-	\$ 17,531.34	\$ 17,531.34
Developer		11/17/2011	12/5/2011	
	\$	52,184.44	\$ -	\$ 52,184.44
				\$ -
Subtotal Developer	\$	52,184.44	\$ -	\$ 52,184.44
Total Payments	\$	52,184.44	\$ 17,531.34	\$ 69,715.78
<u>Remaining Balances after Payment Requests</u>				
KCBRA	\$	-	\$ 43,826.03	\$ 43,826.03
Developer	\$	383,790.02	\$ 1,040,994.02	\$ 1,424,784.04
Total Remaining Balances	\$	383,790.02	\$ 1,084,820.05	\$ 1,468,610.07

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

**KCBRA will calculate interest figure on eligible activity submission and approval timing

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

May 16, 2012

Revenue		State	Local	Total
Summer Tax 2011	\$	-	\$ 26,013.25	\$ 26,013.25
Winter Tax 2012				
Total Revenues Received	\$	-	\$ 26,013.25	\$ 26,013.25
Expenditures				
KCBRA Expense				
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	\$	-	\$ -	\$ -
Gazette Posting	\$	-	\$ -	\$ -
Subtotal KCBRA	\$	-	\$ 47,719.92	\$ 47,719.92
Developer Expense				
Impervious Cover - former UST area	\$	-	\$ 4,000.00	\$ 4,000.00
Soil Vapor Extraction System (SVE) Operation and Maintenance	\$	-	\$ 15,000.00	\$ 15,000.00
Subtotal Developer	\$	-	\$ 19,000.00	\$ 19,000.00
Total Expenditures	\$	-	\$ 66,719.92	\$ 66,719.92
Payments				
	Approved	Distributed		
KCBRA		Nov 2010	\$ -	\$ 4,618.18
		March 2011	\$	\$ 7,658.88
		Oct 2011	\$	\$ 2,214.33
		Oct, 2011	\$	\$ 2,951.50
		Feb 2012	\$	\$ 8,570.36
			\$	\$ -
Subtotal KCBRA	\$	-	\$ 26,013.25	\$ 26,013.25
Developer	\$	-	\$ -	\$ -
Subtotal Developer	\$	-	\$ -	\$ -
Total Payments	\$	-	\$ 26,013.25	\$ 26,013.25
<u>Remaining Balances after Payment Requests</u>				
KCBRA	\$	-	\$ 21,706.67	\$ 21,706.67
Developer	\$	-	\$ 19,000.00	\$ 19,000.00
Total Remaining Balances	\$	-	\$ 40,706.67	\$ 40,706.67

2013 KCBRA Budget Sheet

247-000 - General Account					
Expenses	2013	2012	Revenues	2013	2012
Postage	\$ 500.00	\$ 500.00	Carryover	\$ -	\$ 10,000.00
Copy Charges	\$ 1,500.00	\$ 1,500.00	Service Fees		
Contractual Services	\$ 57,900.00	\$ 57,900.00	3 Applications	\$ 7,500.00	\$ -
Contractual Other	\$ 10,000.00	\$ 10,000.00			
Communication Expense	\$ 500.00	\$ 500.00			
Employee Training	\$ 4,000.00	\$ 4,000.00			
Miscellaneous	\$ 1,000.00	\$ 1,000.00			
Total	\$ 75,400.00	\$ 75,400.00		\$ 7,500.00	\$ 10,000.00

247-001 Midlink Account					
Expenses	2013	2012	Revenues	2013	2012
Contractual Services	\$ 6,000.00	\$ 27,600.00	Local TIR	\$ 35,000.00	\$ 80,000.00
			School TIR	\$ 52,000.00	\$ -
Total	\$ 6,000.00	\$ 27,600.00		\$ 87,000.00	\$ 80,000.00

247-002 Brown Family Holdings Account					
Expenses	2013	2012	Revenues	2013	2012
No Items	\$ -	\$ -	Local TIR	\$ 13,000.00	\$ 13,000.00
			School TIR	\$ -	\$ -
Total	\$ -	\$ -		\$ 13,000.00	\$ 13,000.00