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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, November 21, 2013  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** After 4:00 pm EDC Meeting

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**AGENDA**

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1. Call to Order ~ 4:00 pm (after EDC meeting)
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of October 24, 2013
5. Citizens Comments (*4 minutes each / Please state name and address*)
6. Consent Calendar
  - a. Work Order #8 - \$2,500
7. Discussion and/or Action Calendar
  - a. **Discussion/Action** – 9008 Portage Road
    - i. Review Development Agreement draft
    - ii. Update on Brownfield Plan progress
    - iii. Envirologic Technologies Invoice – \$6,209.06
  - b. **Discussion/Action** – Midlink TIF Payment
    - i. Review/Approve TIF payment to Midlink – \$75,591.89
      1. \$19,058.34 local (interest payment), \$56,533.55 school
  - c. **Discussion/Action** – Update on Projects
    - i. 306 N Grand
      1. 381 Work Plan Approved
      2. Demolition Update
      3. Envirologic Technologies Invoice – \$1,336.25
    - ii. Brown Family Holdings
    - iii. Vicksburg Paper Mill
    - iv. CMS, Lake Street
      1. Envirologic Technologies Invoice – \$10,552.12
    - v. 232, LLC
8. Staff Reports
  - a. NBA Conference
9. Committees - times dates and places
  - a. Land Bank Report–
  - b. Project/Finance Committee– verbal report, meeting schedule Thursday, Dec 12<sup>th</sup>, 4:00 pm
  - c. Executive Committee – verbal report, meeting schedule Friday, Dec 13<sup>th</sup>, 8:30 am
  - d. PR/Media Committee –
  - e. Policy Subcommittee – verbal report, meeting schedule: TBD
10. Other –
11. Board Member Comments
12. Adjournment

**Next Meeting: 4<sup>th</sup> Thursday – December 19, 2013 at 4pm (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, October 24, 2013  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** After 4:00 pm EDC Meeting

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**MINUTES**

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**Present:** Joe Agostinelli, Clare Annen, Christopher Carew, Tim Hudson, Ken Peregón, Brandt Iden – alternate to Julie Rogers, Anne Summerfield, Thell Woods, Travis Grimwood, Andy Wenzel, Habib Mandwee

**Members Excused:** Julie Rogers

**Kalamazoo Township:** None

**Staff:** Lee Adams, Lotta Jarnefelt

**Consultant:** Jeff Hawkins

**Recording Secretary:** Zeña Vos

**Community:** none

1. Vice Chair Annen called the meeting to Order at 4:10 pm.
2. Member's Excused: Julie Rogers
3. Approval of the Agenda: Additions to the Agenda: under 7A iii – Budget revision. **Woods moved and Summerfield seconded the approval of the agenda as amended. Motion Carried with Iden abstaining.**
4. Approval of Minutes: **Woods moved and Wenzel seconded the approval of September 26, 2013 minutes. Motion Carried with Iden abstaining.**
5. Citizens Comments: None
6. Consent Calendar
  - a. *Envirologic Invoices - \$17,003.41*

Hawkins stated that more invoices are expected for the Project Spartan 381 Work Plan, BEA and Due Care Plan; the project remains on budget.  
**Wenzel moved and Carew seconded the approval of the Envirologic Invoice in the amount of \$17,003.41. Motion Carried.**
7. Discussion and/or Action Calendar
  - a. **Discussion/Action** – Staff Expenses
    - i. *Review third quarter staff wages and benefits*  
**Carew moved and Mandwee seconded the approval of Staff Expenses associated with Invoice# BRA-3QT-2013 in the amount of \$2,099.67. Motion carried.**
    - ii. *Review travel expenses*  
**Wenzel moved and Woods seconded the approval of Adams' Travel Expenses between months of August through October in the amount of \$57.29. Motion carried.**
    - iii. *2013 Budget Revision*

Jarnefelt explained that a revision to the 2013 Budget is needed due to the larger number of projects this year. She also noted the staff failed to budget for the

reimbursement to Midlink from local taxes. She also wanted to budget for the possibility of additional projects for this year.

Jarnefelt requested to increase the budget for expenses in the amount of \$55,900. She noted that if the BRA incurs the additional expenses, the general fund will have \$120,860.00 remaining.

**Woods moved and Summerfield seconded approval of the proposed budget adjustments. Motion carried.**

*Agostinelli arrived at 4:25 p.m., took over as chair of the meeting.*

**b. Discussion/Action – 9008 Portage Rd**

*i. Review Brownfield Plan draft*

Hawkins presented a draft of the Brownfield Plan.

Adams noted that the developer will close on the site on Friday and that the lien was removed.

Jarnefelt noted the need for the Portage City Council Resolution under attachment, D – Resolutions.

Adams noted that the Portage BRA will meet on either November 4<sup>th</sup> or 6<sup>th</sup> to review the plan.

**Grimwood moved and Peregon seconded the approval of the BRA Plan as amended and as discussed. Motion carried.**

**c. Discussion/Action – Vicksburg Paper Mill**

*i. Application for MDEQ assessment funds*

Staff stated that the County Treasurer may fund the application to MDEQ for assessment funding discussed in committees. Staff asked for a motion to support the application for assessment funding if the Treasurer is unable.

Hawkins explained: Section 128a Funds, funds that comes from EPA to the MDEQ. The EPA funds the analytical cost and the State funds the labor. The MEDQ will perform the work. Hawkins is proposing to prepare the application to direct the MDEQ where the investigation would have the greatest impact.

**Summerfield moved and Woods seconded the approval of funding to prepare the Application for MDEQ assessment funds in the amount of \$5,000.00. Motion carried.**

**d. Discussion/Action – Midlink**

*i. Project Spartan*

*1. Update from Agostinelli*

Agostinelli noted that he, staff, and ET are working with Midlink and General Mills/Tippmann legal counsel on an amendment to the existing development agreement to assign TIF associated with the development to General Mills.

*2. Review Amendment to Development Agreement*

Gary Komrska from Tippmann Construction gave a presentation on the General Mills project so far. He stated that they hope to break ground in the next couple of weeks, with an aggressive schedule working through winter; they plan to open the facility on July 3, 2014. The second phase of construction, if needed, will start shortly after, with a 115,000 sq ft addition proposed.

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*Hudson abstained from any discussions.*

**Annen moved and Iden seconded the approval to the Development Agreement in concept and authorizes staff and BRA council to work through the final technical issues, and authorizes the Chair to sign when all parties are satisfied. Motion Carried with Hudson abstaining.**

*ii. Midlink request to amend the Brownfield Plan*

Rob Britigan from Midlink gave a brief presentation of the Midlink development. John Byl, legal counsel for Midlink discussed proposed amendments to the Midlink Brownfield plan. Midlink requested an amendment to the Brownfield plan to allow for an increase in the number of years allotted for TIR capture attributed to developer expenses; Midlink would like to offset the potential TIR given to General Mills. Midlink also requested an increase in the eligible expenses to reflect the additional expenses incurred by the General Mill facility development. Midlink further requested that the revised Brownfield Plan allow for the reimbursement of infrastructure expenses; Midlink supplied printed materials to support the need and plan for infrastructure development on the site.

Discussion ensued.

Members of the BRA expressed concern over utilizing TIR to reimburse infrastructure costs. There is concern that allowing infrastructure costs may jeopardize school TIF capture.

Discussion was tabled until a later meeting. The proposals will be discussed at the committee level before the board will make a decision.

**e. Discussion/Action – NBA, Michigan Chapter Conference**

*i. Nov 13<sup>th</sup> 9:00 am – 3:00 pm*

Adams referred to the agenda in the package. The cost for a government employee to attend is \$75.00.

**Summerfield moved and Hudson seconded the approval to authorize staff to spend up to \$500.00 to attend the NBA Michigan Chapter Conference. Motion carried.**

**8. Staff Reports**

*a. 381 Work Plan submitted for 306 N Grand*

Adams stated it's submitted to the MDEQ and should hear back from them within 60 days.

**9. Committees - times dates and places**

*a. Land Bank Report–*

*i. No meeting.*

*b. Project/Finance Committee– verbal report,*

*i. Meeting schedule change to Thursday, Nov 7<sup>h</sup>, 4:00 pm. Staff will send out email reminder.*

*c. Executive Committee – verbal report, meeting schedule Friday, Nov 8<sup>th</sup>, 8:30 am*

*d. PR/Media Committee – none*

*e. Policy Subcommittee – verbal report, meeting schedule: TBD*

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10. Other –

Woods commented in favor of the Midlink proposals. A brief discussion ensued.

11. Board Member Comments

Adams noted he circulated a Doodle for the new members for orientation/refresher. He will send out email with the date and time are finalized.

12. Adjournment at 6:30 pm.

***Next Meeting: 4<sup>th</sup> Thursday – November 21, 2013 at 4pm (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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# Consent Calendar

**Scope of Services**

**Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to January 2013 Contract  
Work Order No. 4 Dated October 24, 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:** 9008 Portage Road, Former Bud’s Auto Service – 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:”

Jeffrey C. Hawkins/David A. Stegink (800) 272-7802  
Name (ENVIROLOGIC) Phone

Joe Agostinelli, Chairman (269) 553-9588  
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)

By Joe Agostinelli  
Title Chair  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

ENVIROLOGIC TECHNOLOGIES, INC.

By Jeffrey C. Hawkins  
Title President  
Signature \_\_\_\_\_  
Date \_\_\_\_\_



**I. Scope of Services**

Mr. Alex Gwiazdowski of Disaster Restoration, Inc. has submitted an application to the KCBRA requesting assistance with due diligence activities to support the acquisition and redevelopment of the former Bud’s Auto Service site located at 9008 Portage Road, Portage, Michigan. Mr. Gwiazdowski plans on renovating the property and relocating his business warehouse and office to this location. The property is in a state of disrepair and includes a parcel size of 0.48 acres with an existing approximately 1,300 square foot building. Mr. Gwiazdowski is anticipating adding a 1,500 square foot addition to the structure in 2014.

The site is a Leaking Underground Storage Tank site which is currently being investigated and potentially cleaned up by the MDEQ. Mr. Gwiazdowski is a non-labile party to the existing contamination and plans on cooperating with the MDEQ to affect cleanup on the site.

The KCBRA previously approved Work Order No. 4 to conduct a Phase I ESA, BEA, and Due Care Plan. Additionally, it was approved to complete a Brownfield Plan for the site. Subsequent to completing a draft of the Brownfield Plan it has been determined that it may be necessary to also complete an Act 381 Work Plan for the site to allow for the capture of school tax increment revenue to reimburse the developer for certain environmental and non-environmental activities.

**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.

**Act 381 Work Plan**

Staff and Report Preparation .....	\$ 2,500
Subtotal .....	\$ 2,500

**TOTAL ESTIMATED PROJECT BUDGET WORK ORDER #8** **\$ 2,500**

**III. Schedule**

Work performed under this Work Order will be initiated upon authorization to proceed as directed by the KCBRA. The Act 381 Work Plan is anticipated to be completed within 3 weeks of authorization to proceed.

H:\Projects\Projects\_K\KzooCounty\Brownfield Redevelopment Authority\Work Orders and Contracts\Work Order No.8 -9008 Portage Road, Former Bud's Auto Service - Act 381 Work Plan.doc



# 9008 Portage Road Discussion

## **BROWNFIELD PLAN DEVELOPMENT AGREEMENT**

THIS BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Agreement”), is entered into on \_\_\_\_\_, 20\_\_ between the **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended (“Act 381”), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the “Authority”), and South Portage Road LLC, a Michigan Limited Liability Company, whose address is 9008 Portage Road, Portage, Michigan 49002 (the “Developer”).

### **RECITALS**

**WHEREAS**, the Authority, the City of Portage, and Kalamazoo County have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

**WHEREAS**, Kalamazoo County has established a Brownfield Redevelopment Authority (the “Authority”) and the Authority and the County have adopted a Brownfield Plan (the “Plan”), pursuant to the provisions of PA, 1996, Act 381, being MCL 125.2651, et seq., (the “Act”).

**WHEREAS**, the Authority and the County have designated certain properties that have conditions of environmental contamination as appropriate sites for redevelopment and inclusion into the Plan.

**WHEREAS**, Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as “Eligible Costs”) and, unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

**WHEREAS**, Developer owns property in Kalamazoo County located at 9008 Portage Road, Portage, Michigan, 49002 (the “Property”) and legally described on the attached Exhibit A.

**WHEREAS**, the Property has been included in the Plan and qualified as an “eligible property” under the terms of Act 381 as revised.

**WHEREAS**, Developer intends to redevelop the Property by renovating the existing structure and parking facility; with future plans to construct an addition to the existing structure. These investments are expected to create or retain at least 3 jobs at this location and would increase the property tax base within Kalamazoo County (the “Project”).

**WHEREAS**, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including due care activities, and non environmental activities

## South Portage Road LLC Development Agreement

which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Eligible Costs shall not exceed \$40,250.

**WHEREAS**, the parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as revised.

**NOW THEREFORE**, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

**1. Recitals.** The above recitals are acknowledged as true and correct, and are incorporated by reference into this paragraph.

**2. The Plan.** The Plan, as it relates only to this Property, approved by the Authority and the Commission of Kalamazoo County, concurred by the City of Portage, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

**3. Term of Agreement.** Pursuant to the Plan the Authority shall capture that amount of Tax Increment Revenues generated from real and personal property taxes allowed by law on the Eligible Property, beginning in the first year after the year in which the Developer completes the Project and continuing until the earlier of:

**3.1** Full reimbursement of the Developer's Eligible Costs for those Eligible Activities set forth in Paragraph 4, which shall not exceed \$40,250; or

**3.2** 23 years. With five of the twenty-three (23) years designated for LSRRF only.

**4. Eligible Activities.** The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred on or after the date of the inclusion of this project in the Plan and include environmental due diligence and due care, site preparation, and infrastructure improvements which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals.

**5. Reimbursement Source.** During the term of this Agreement and except as set forth in Paragraph 7 below, the Authority shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all applicable Tax Increment Revenues collected from the real and personal property taxes on the Property.

**6. Reimbursement Process.**

**6.1 Cost Reimbursement Request.** The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates, complete description of the work, proof of payment and detailed invoices for the costs involved for each Eligible Activity. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 6.2, may result in foregone reimbursement, to the developer by the Authority, for eligible costs that have not been requested within the timeframe described above.

## South Portage Road LLC Development Agreement

**6.2 Authority Staff Review.** The Authority Staff shall review reimbursement requests within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then Developer shall cooperate in the Authority's review by providing any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review.

**6.3 Reimbursement.** After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 6 to the extent that taxes have been captured and are available in that fiscal year. The Authority shall receive one hundred (100) percent of TIR until fully reimbursed, unless otherwise designated by the Authority. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's and Developer's Eligible Costs, as described in paragraph 4, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. Once the Authority is fully reimbursed for its Eligible Costs, the Developer shall receive the available Tax Increment revenue, less Administrative Costs, during the term of this Agreement. The Authority shall make additional payments, on an annual basis, toward the Developer's remaining unpaid Eligible Costs during the term of this Agreement.

**6.4 Method of Reimbursement.** The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to: South Portage Road LLC

Delivered to the following address: 9008 Portage Road  
Portage, MI 49002  
By certified mail

Delivered through electronic transfer if available through Developer

**7. Adjustments.** In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal.

**8. Responsibilities of Developer.** In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, Developer agrees to the following:

## South Portage Road LLC Development Agreement

**8.1 Project.** The Developer intends to purchase and occupy the site. This will involve renovation of the existing building, improvements to the driveway and parking areas, and other aesthetic improvements. The Developer intends to consolidate their business, Disaster Restoration, Inc., on the property. It is also anticipated that a 1,500 square foot addition may be added to the building in 2014. The existing building requires significant investment to return it to functional use.

**8.2 Employment Opportunities.** Make every reasonable effort to work with the County and community employment agencies to hire County residents for new employment opportunities created by the Project, and to encourage the local contracting of construction and site related work.

**8.3 Ordinances.** Rehabilitate the building, and develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan review and this Agreement.

**8.4 Project Sign.** Place on the site during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project the sign will be returned to the Authority.

**8.5 Promotion and Marketing.** Permit the Authority to cite or to use any renderings or photographs or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

**8.6 Cooperation.** Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies.

**9. Responsibilities of the Authority.** In consideration of the preceding commitments of Developer the Authority further agrees to the following:

**9.1 Agency Contacts.** Provide Developer with appropriate service/employment agency contacts for the identification of County residents to interview for potential employment;

**9.2 Cooperation.** Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

**10. Legislative Authorization.** This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

**11. Freedom of Information Act.** Developer stipulates that all Petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being Sections 15.23 to 15.24 of the Michigan Compiled



## South Portage Road LLC Development Agreement

any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

**19. Authorization.** Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

**20. Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

**21. Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

**22. Definitions.**

“Additional Response Activities” are defined by Section 2(a) of Act 381;  
“Baseline Environmental Assessment Activities” is defined by Section 2(d) of Act 381;  
“Brownfield Plan or Plans” is defined by Section 2(g) of Act 381;  
“Due Care Activities” is defined by Section 2(k) of Act 381;  
“Eligible Activities” is defined by Section 2(l) of Act 381;  
“Eligible Property or Properties” is defined by Section 2(m) Act 381;  
“Tax Increment Revenues” is defined by Section 2(aa) of Act 381, and, for purposes of this Agreement, includes both school taxes and local (non-school) taxes.

Witnesses:

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY

\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

South Portage Road LLC

\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



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

# Invoice

INVOICE NO.
29414

DATE	CLIENT	PAGE
11/12/13	KZOOCO	1 of 5

<b>INVOICE DUE DATE: 12/12/13</b>
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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

Professional services incurred for environmental consulting through October 31, 2013, including: billed time including completion of Phase I Environmental Site Assessment, completion of Baseline Environmental Assessment and completion of a Brownfield Plan. Completion of Due Care Plan pending DEQ cleanup activities. Work Order No. 4.

Project: 130367      A      Kalamazoo County Brownfield Redevelopment Authority - Former Bud's Auto, 9008 Portage Road, Portage, Michigan  
**P.O. #:**

## Invoice Summary (Detail Attached)

Professional Time	\$5,942.50
Field Equipment/Materials	\$7.81
Miscellaneous Expenses	\$258.75

*A FINANCE CHARGE OF 1-1/2% PER MONTH  
 (18% PER YEAR) WILL BE ADDED TO DELINQUENT ACCOUNTS.*

**TOTAL \$ 6,209.06**





environmental consulting + services

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

# Invoice

INVOICE NO.
29414

DATE	CLIENT	PAGE
11/12/13	KZOOCO	2 of 5

<b>INVOICE DUE DATE: 12/12/13</b>
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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

## Invoice Detail for Billing Group 'A'

Order #:

Phase I Environmental Site Assessment / Baseline  
 Environmental Assessment / Due Care

### Professional Time

09/30/13	Project Coordination	BJY	1.00	80.00	\$ 80.00
09/30/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
09/30/13	Report Preparation	BJY	1.00	80.00	\$ 80.00
10/01/13	Report Preparation	BJY	1.00	80.00	\$ 80.00
10/03/13	Data Analysis & Evaluation	BJY	3.25	80.00	\$ 260.00
10/03/13	Site Inspection	BJY	2.00	80.00	\$ 160.00
10/03/13	Data Analysis & Evaluation	DAS	0.50	105.00	\$ 52.50
10/04/13	Data Analysis & Evaluation	BJY	1.25	80.00	\$ 100.00
10/04/13	Report Preparation	BJY	2.50	80.00	\$ 200.00
10/04/13	Report Preparation	DAS	4.00	105.00	\$ 420.00
10/07/13	Data Analysis & Evaluation	BJY	1.50	80.00	\$ 120.00
10/07/13	Report Preparation	BJY	2.00	80.00	\$ 160.00
10/07/13	Data Analysis & Evaluation	DAS	0.50	105.00	\$ 52.50
10/07/13	Report Preparation	REL	0.50	45.00	\$ 22.50
10/08/13	Data Analysis & Evaluation	DAS	3.50	105.00	\$ 367.50
10/09/13	Data Analysis & Evaluation	DAS	2.00	105.00	\$ 210.00
10/10/13	Data Analysis & Evaluation	BJY	2.00	80.00	\$ 160.00
10/10/13	Report Preparation	BJY	1.00	80.00	\$ 80.00



environmental consulting + services

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

# Invoice

INVOICE NO.
29414

DATE	CLIENT	PAGE
11/12/13	KZOOCO	3 of 5

<b>INVOICE DUE DATE: 12/12/13</b>
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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

## Invoice Detail for Billing Group 'A'

Order #:

Phase I Environmental Site Assessment / Baseline  
 Environmental Assessment / Due Care

### Professional Time

10/10/13	Data Analysis & Evaluation	DAS	0.25	105.00	\$ 26.25
10/11/13	Report Preparation	BJY	2.50	80.00	\$ 200.00
10/11/13	Cartography & Drafting	MAB	5.50	90.00	\$ 495.00
10/14/13	Report Preparation	BJY	2.00	80.00	\$ 160.00
10/15/13	Report Preparation	BJY	3.50	80.00	\$ 280.00
10/15/13	Cartography & Drafting	MAB	3.00	90.00	\$ 270.00
10/16/13	Project Coordination	BJY	0.50	80.00	\$ 40.00
10/16/13	Technical Review	DBW	1.50	140.00	\$ 210.00
10/16/13	Cartography & Drafting	MAB	2.00	90.00	\$ 180.00
10/17/13	Report Preparation	BJY	0.50	80.00	\$ 40.00
10/17/13	Technical Review	DBW	1.25	140.00	\$ 175.00
10/17/13	Technical Review	JCH	1.50	140.00	\$ 210.00
10/17/13	Cartography & Drafting	MAB	3.50	90.00	\$ 315.00
10/17/13	Report Preparation	REL	2.25	45.00	\$ 101.25
10/21/13	Report Preparation	DAS	2.00	105.00	\$ 210.00
10/22/13	Report Preparation	REL	0.75	45.00	\$ 33.75
10/23/13	Report Preparation	REL	0.50	45.00	\$ 22.50
10/25/13	Report Preparation	DAS	0.50	105.00	\$ 52.50



environmental consulting + services

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# Invoice

INVOICE NO.
29414

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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

### Invoice Detail for Billing Group 'A'

Order #:

Phase I Environmental Site Assessment / Baseline  
 Environmental Assessment / Due Care

### Professional Time

10/28/13	Report Preparation	DAS	0.50	105.00	\$ 52.50
10/29/13	Report Preparation	DAS	0.25	105.00	\$ 26.25
10/31/13	Report Preparation	DAS	1.50	105.00	\$ 157.50
					\$5,942.50

### Field Equipment/Materials

10/18/13	Mailing Charges		1.00	7.81	\$7.81
	Ground / Phase I Environmental Site Assessment & Baseline Environmental Assessment Submittal				

### Miscellaneous Expenses

10/02/13	Database Research		1.00	258.75	\$258.75
	EDR Basic Package				
	- Radius Map With Geo				
	- Certified Sanborn Map Rpt				
	- Online Sanborn Report Viewer				
	- City Directory Image Report				
	Environmental Data Resources, Inc.				



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Kalamazoo County Brownfield Redevelopment Authority  
Mr. Lee Adams, Resource Coordinator  
Department of Planning and Community Development  
201 West Kalamazoo Avenue, Room 206  
Kalamazoo, MI 49007

**Invoice Detail for Billing Group 'A'**  
**Order #:**

Phase I Environmental Site Assessment / Baseline  
Environmental Assessment / Due Care

**\$6,209.06**

# Midlink Discussion

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

October 24, 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 Administration 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	\$ 17,531.34
KCBRA	2/1/12	2/2/12	\$ -	\$ 17,294.32	\$ 17,294.32
KCBRA	11/15/12	11/15/12	\$ -	\$ 18,130.38	\$ 18,130.38
KCBRA	4/25/13	4/25/13	\$ -	\$ 16,590.37	\$ 16,590.37
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ 69,546.41</b>	<b>\$ 69,546.41</b>
<b>Remaining Balances after Payments</b>					
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0.00</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>					
	<i>Approved</i>	<i>Distributed</i>			
Interest (3%) & Int Only Pmts:	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
	2013 Interest - 01/01/13 - 09/26/2013		\$ -	\$ 30,311.47	\$ 30,311.47
	Interest Payment 4/25/13	5/21/2013	\$ -	\$ (1,294.90)	\$ (1,294.90)
	Interest Payment 11/21/13 - Pending	Pending	\$ -	\$ (19,058.34)	\$ (19,058.34)
<i>Total</i>			<i>\$ -</i>	<i>\$ 57,755.02</i>	<i>\$ 57,755.02</i>
<b>Subtotal Developer</b>			<b>\$ 435,974.46</b>	<b>\$ 1,098,749.04</b>	<b>\$ 1,534,723.50</b>
<b>Non-Interest Payments</b>					
	Approved	Distributed			
Developer	11/17/11	12/5/11	\$ 52,184.44	\$ -	\$ 52,184.44
Developer	11/15/12	11/20/12	\$ 53,819.03	\$ -	\$ 53,819.03
Developer	Pending	Pending	\$ 56,533.55	\$ -	\$ 56,533.55
<b>Subtotal Developer</b>			<b>\$ 162,537.02</b>	<b>\$ -</b>	<b>\$ 162,537.02</b>
<b>Remaining Balances after Payments</b>					
Interest Eligible Subtotal			\$ 273,437.44	\$ 1,040,994.02	\$ 1,314,431.46
Interest			\$ -	\$ 57,755.02	\$ 57,755.02
<b>Subtotal Developer</b>			<b>\$ 273,437.44</b>	<b>\$ 1,098,749.04</b>	<b>\$ 1,372,186.48</b>

<b>Total Remaining Balances of all Entities</b>	<b>\$ 273,437.44</b>	<b>\$ 1,098,749.04</b>	<b>\$ 1,372,186.48</b>
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\*Total environmental insurance cost was \$627,481. Therefore, contingency of \$57,481 was used for TIF Reimbursement Request

306 N Grand



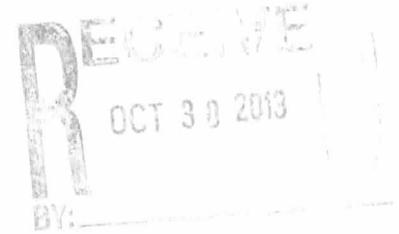
RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
KALAMAZOO DISTRICT OFFICE



DAN WYANT  
DIRECTOR

October 28, 2013



Mr. Lee Adams  
Kalamazoo County Brownfield Redevelopment Authority  
201 West Kalamazoo Avenue  
Kalamazoo, Michigan 49007-3777

Dear Mr. Adams and the Kalamazoo County Brownfield Redevelopment Authority:

SUBJECT: Act 381 Work Plan Review for the Kartar #6/Keystone Auto,  
306 North Grand Street, Schoolcraft, Michigan

Staff of the Department of Environmental Quality (DEQ) Remediation and Redevelopment Division have reviewed the Act 381 Work Plan (Plan) for a Baseline Environmental Assessment (BEA), due care activities and additional response activities at the Kartar #6 site (facility #4063), which was submitted to us on October 9, 2013, for approval pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381), MCL 125.2665.

Upon consideration of relevant factors identified in Section 15(2) of Act 381, and based upon representations and information contained in your submittal, the DEQ approves the plan for the BEA, due care activities, and additional response activities.

The total amount of this work plan approved for reimbursement with tax increment revenues, including taxes levied for school operating purposes, to conduct eligible activities is limited to \$62,305. Of this amount no more than \$25,746 shall be from taxes levied for school operating purposes, which is the ratio of school taxes to local taxes levied on the eligible property. Pursuant to Public Act 502 of 2012, for every year of school tax capture, three mills of state education tax capture per year shall be remitted to the Department of Treasury.

\$ 25,746	- School Tax Capture	41.32%
<u>+ \$ 36,559</u>	<u>- Local Tax Capture</u>	<u>58.68%</u>
\$ 62,305	Total	

Please note that in making this determination, the DEQ is not making any findings about exemptions to liability under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

Pursuant to Section 15(1)(a) of Act 381, the Authority may approve the use of taxes levied for school operating purposes without DEQ approval for the following activities:

- a. Site investigation activities required to conduct a BEA and to evaluate due care activities required under Part 201;
- b. Conducting a BEA; and
- c. Preparing a due care plan to comply with Part 201.

All other activities (due care activities, additional response activities, interest associated with environmental eligible activities) are only eligible for reimbursement with taxes levied for school operating purposes if undertaken after DEQ approval of a work plan. If activities in addition to those approved in this work plan are determined to be necessary and/or if the approved costs will be exceeded, prior DEQ approval is required. Please be advised that the amount of tax capture is limited to actual expenditures with the exception of excess capture allowed for deposit into the local site remediation revolving fund, if applicable. Capture of tax increment revenues from the eligible property shall be in accordance with Section 13(2) of Act 381.

All actions taken pursuant to this work plan must be undertaken in accordance with the requirements of all applicable or relevant and appropriate state and federal laws, rules, and regulations, including, but not limited to, Part 201 of the NREPA, the Part 201 Rules, and laws relating to occupational safety and health. This approval does not obviate a person's obligation to obtain and maintain compliance with any permit or authorization required under state or federal laws.

Please provide a copy of all reports and findings relative to environmental activities to the DEQ project manager, Mark Worrall.

If you have any questions regarding this letter, please contact Mark Worrall at 269-567-3517; via e-mail at [worrallm@michigan.gov](mailto:worrallm@michigan.gov); or at the DEQ, 7953 Adobe Road, Kalamazoo, Michigan 49009.

Sincerely,



Frank Ballo, District Supervisor  
Kalamazoo District Office  
Remediation and Redevelopment Division  
269-567-3531  
[ballof@michigan.gov](mailto:ballof@michigan.gov)

cc: Mr. Jeffrey Hawkins, Envirologic Technologies, Inc.  
Mr. Jim Mills, Michigan Department of Treasury  
Mr. Joe Martin, Michigan Economic Development Corporation  
Ms. Carrie Geyer, DEQ  
Mr. Mark Worrall, DEQ

Tracking code #2014-1999/Facility ID #4063





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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

### Invoice Detail for Billing Group 'A'

Phase I Environmental Site Assessment; BF Plan & Act 381 WP

Order #:

### Professional Time

08/06/13	Meeting & Consultations	EDP	3.00	95.00	\$ 285.00
09/16/13	Project Coordination	EDP	2.00	95.00	\$ 190.00
09/20/13	Project Coordination	EDP	4.00	95.00	\$ 380.00
09/26/13	Project Coordination	EDP	4.00	95.00	\$ 380.00
09/26/13	Report Preparation	REL	1.00	45.00	\$ 45.00
10/02/13	Report Preparation	REL	1.00	45.00	\$ 45.00
10/09/13	Report Preparation	REL	0.25	45.00	\$ 11.25
					\$1,336.25

**\$1,336.25**

# Other Projects

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

November 8, 2013

<b>KCBRA</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</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		\$ -	\$ 4,495.75	\$ 4,495.75
Brownfield Plan		\$ -	\$ 4,242.91	\$ 4,242.91
<i>Administrative</i>				
2010 Staff		\$ -	\$ 150.00	\$ 150.00
2011 County Cost Allocation		\$ -	\$ 227.80	\$ 227.80
2012 BRA Operating Expenses		\$ -	\$ 1,234.77	\$ 1,234.77
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 49,181.49</b>	<b>\$ 49,181.49</b>
<b>Payments</b>				
	Approved	Distributed		
KCBRA		Nov 2010	\$ -	\$ 4,618.18
KCBRA		March 2011	\$ -	\$ 7,658.88
KCBRA		Oct 2011	\$ -	\$ 2,214.33
KCBRA		Oct 2011	\$ -	\$ 2,951.50
KCBRA		Feb 2012	\$ -	\$ 8,570.36
KCBRA		Nov 2012	\$ -	\$ 5,278.40
KCBRA		March 2013	\$ -	\$ 8,754.80
KCBRA		Oct 2013	\$ -	\$ 4,964.62
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ 45,011.07</b>
<b>Remaining Balances after Payments</b>				
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ 4,170.42</b>

<b>Developer</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>				
<i>Eligible Developer Expense</i>				
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>Total</b>		<b>\$ -</b>	<b>\$ 19,000.00</b>	<b>\$ 19,000.00</b>
<b>Subtotal Developer</b>		<b>\$ -</b>	<b>\$ 19,000.00</b>	<b>\$ 34,000.00</b>
<b>Non-Interest Payments</b>				
NONE	Approved	Distributed		
<b>Subtotal Developer</b>			<b>\$ -</b>	<b>\$ -</b>
<b>Remaining Balances after Payments</b>				
<b>Subtotal Developer</b>			<b>\$ -</b>	<b>\$ -</b>
<b>Total Remaining Balances of all Entities</b>		<b>\$ -</b>	<b>\$ 4,170.42</b>	<b>\$ 4,170.42</b>



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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

Professional services incurred for environmental consulting through October 31, 2013, including: billed time including preparation of Phase I and II Environmental Site Assessments, Baseline Environmental Assessment and Due Care Plan. Work Order No. 5.

Project: 130368      A      Kalamazoo County Brownfield Redevelopment Authority - J & L Motor  
 P.O. #:                              X-Press, Kalamazoo, Michigan

### Invoice Summary (Detail Attached)

Professional Time	\$7,122.50
Field Equipment/Materials	\$110.32
GeoProbe	\$1,105.55
Miscellaneous Expenses	\$258.75
Subcontractor Expenses	\$1,955.00

*A FINANCE CHARGE OF 1-1/2% PER MONTH  
 (18% PER YEAR) WILL BE ADDED TO DELINQUENT ACCOUNTS.*

**TOTAL \$ 10,552.12**





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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

## Invoice Detail for Billing Group 'A'

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

Order #:

### Professional Time

09/30/13	Project Coordination	BJY	1.00	80.00	\$ 80.00
09/30/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
09/30/13	Report Preparation	BJY	1.00	80.00	\$ 80.00
09/30/13	Project Coordination	DGH	0.75	80.00	\$ 60.00
10/01/13	Report Preparation	BJY	1.00	80.00	\$ 80.00
10/01/13	Project Coordination	DGH	1.75	80.00	\$ 140.00
10/02/13	Project Coordination	DGH	2.00	80.00	\$ 160.00
10/03/13	Data Analysis & Evaluation	BJY	1.50	80.00	\$ 120.00
10/04/13	Project Coordination	BJY	0.50	80.00	\$ 40.00
10/04/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
10/07/13	Report Preparation	REL	0.25	45.00	\$ 11.25
10/08/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
10/08/13	Site Inspection	BJY	1.50	80.00	\$ 120.00
10/08/13	Project Coordination	DGH	1.00	80.00	\$ 80.00
10/08/13	Field Services	DGH	2.00	80.00	\$ 160.00
10/10/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
10/10/13	Report Preparation	BJY	2.50	80.00	\$ 200.00
10/10/13	Cartography & Drafting	MAB	0.50	90.00	\$ 45.00



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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

### Invoice Detail for Billing Group 'A'

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

Order #:

### Professional Time

10/11/13	Report Preparation	BJY	2.25	80.00	\$ 180.00
10/11/13	Data Analysis & Evaluation	DAS	3.00	105.00	\$ 315.00
10/11/13	Report Preparation	DGH	0.25	80.00	\$ 20.00
10/11/13	Field Services	RLW	0.25	80.00	\$ 20.00
10/13/13	Field Services	RLW	0.50	80.00	\$ 40.00
10/14/13	Data Analysis & Evaluation	BJY	1.00	80.00	\$ 80.00
10/14/13	Report Preparation	DGH	7.00	80.00	\$ 560.00
10/14/13	Cartography & Drafting	RLW	0.75	80.00	\$ 60.00
10/14/13	Field Services	RLW	4.00	80.00	\$ 320.00
10/15/13	Project Coordination	BJY	2.00	80.00	\$ 160.00
10/15/13	Data Analysis & Evaluation	BJY	2.00	80.00	\$ 160.00
10/15/13	Project Coordination	DGH	0.25	80.00	\$ 20.00
10/15/13	Report Preparation	DGH	1.25	80.00	\$ 100.00
10/15/13	Cartography & Drafting	MAB	1.00	90.00	\$ 90.00
10/15/13	Report Preparation	REL	0.25	45.00	\$ 11.25
10/16/13	Report Preparation	BJY	2.25	80.00	\$ 180.00
10/16/13	Project Coordination	DGH	1.00	80.00	\$ 80.00
10/16/13	Cartography & Drafting	MAB	3.00	90.00	\$ 270.00



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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

### Invoice Detail for Billing Group 'A'

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

Order #:

### Professional Time

Date	Description	Personnel	Hours	Rate	Total
10/16/13	Field Services	RLW	0.25	80.00	\$ 20.00
10/17/13	Project Coordination	BJY	0.50	80.00	\$ 40.00
10/17/13	Report Preparation	BJY	1.00	80.00	\$ 80.00
10/17/13	Field Services	RLW	1.75	80.00	\$ 140.00
10/18/13	Cartography & Drafting	MAB	3.00	90.00	\$ 270.00
10/21/13	Data Analysis & Evaluation	DAS	0.25	105.00	\$ 26.25
10/21/13	Cartography & Drafting	MAB	1.50	90.00	\$ 135.00
10/21/13	Cartography & Drafting	RLW	0.25	80.00	\$ 20.00
10/22/13	Report Preparation	DGH	3.00	80.00	\$ 240.00
10/25/13	Data Analysis & Evaluation	DAS	0.25	105.00	\$ 26.25
10/28/13	Report Preparation	BJY	2.25	80.00	\$ 180.00
10/28/13	Report Preparation	DGH	3.75	80.00	\$ 300.00
10/28/13	Cartography & Drafting	MAB	2.50	90.00	\$ 225.00
10/28/13	Report Preparation	REL	0.75	45.00	\$ 33.75
10/29/13	Report Preparation	BJY	3.00	80.00	\$ 240.00
10/29/13	Report Preparation	DAS	2.00	105.00	\$ 210.00
10/29/13	Cartography & Drafting	MAB	2.00	90.00	\$ 180.00
10/30/13	Report Preparation	DAS	1.50	105.00	\$ 157.50



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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

**Invoice Detail for Billing Group 'A'**  
**Order #:**

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

**Professional Time**

10/30/13	Cartography & Drafting	MAB	0.50	90.00	\$ 45.00
10/30/13	Report Preparation	REL	2.50	45.00	\$ 112.50
10/31/13	Report Preparation	DAS	0.75	105.00	\$ 78.75
					\$7,122.50



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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

**Invoice Detail for Billing Group 'A'**  
**Order #:**

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

### Field Equipment/Materials

10/14/13	Field Supplies	0.50	35.00	\$17.50
10/14/13	Field Truck	0.50	75.00	\$37.50
10/14/13	Mileage	9.00	0.48	\$4.32
10/14/13	Physical Jars	9.00	1.50	\$13.50
10/14/13	PID	0.50	75.00	\$37.50
				\$ 110.32

### GeoProbe

10/14/13	Asphalt Patch	0.25	15.00	\$3.75
10/14/13	Bentonite	5.00	12.00	\$60.00
10/14/13	GeoProbe 66-DT	0.50	1,900.00	\$950.00
10/14/13	Polyethelene 3/8" x 1/4" ID	20.00	0.34	\$6.80
10/14/13	PVC 1"X5' Riser	2.00	25.00	\$50.00
10/14/13	PVC 1"x5' Screen	1.00	35.00	\$35.00
				\$ 1,105.55

### Miscellaneous Expenses



environmental consulting + services

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

# Invoice

INVOICE NO.
29415

DATE	CLIENT	PAGE
11/12/13	KZOOCO	7 of 7

<b>INVOICE DUE DATE: 12/12/13</b>
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Kalamazoo County Brownfield Redevelopment Authority  
 Mr. Lee Adams, Resource Coordinator  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 206  
 Kalamazoo, MI 49007

**Invoice Detail for Billing Group 'A'**

Phase I & II Environmental Site Assessment / Baseline  
 Environmental Assessment

**Order #:**

10/02/13	Database Research	1.00	258.75	\$258.75
	EDR Basic Package			
	-Radius Map With Geo			
	-Certified Sanborn Map Rpt			
	-Onlines Sanborn Report Viewer			
	-Aerial Photo Search			
	Environmental Data Resources Inc.			

**Subcontractor Expenses**

10/21/13	Laboratory Analysis	1.00	1,311.00	\$1,311.00
	Analysis of five samples			
	KAR Laboratories, Inc.			
10/24/13	Laboratory Analysis	1.00	644.00	\$644.00
	Analysis of two samples			
	KAR Laboratories, Inc			

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\$ 1,955.00

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**\$10,552.12**

**Kalamazoo County Brownfield Redevelopment Authority  
County #247-000-808.00  
Brownfield EA and Admin  
Budget and Cost Summary**

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Brownfield EA and Admin. 247-000-808.00							
B	4	Review of TIF Reimbursement Requests P.O. #008582	\$ 1,500.00	\$ 1,500.00	27496	10/4/2011	\$ 335.94		
					27551	11/14/2011	\$ 810.00		
					27576	12/13/2011	\$ 317.50	\$ 36.56	
		<b>Project Subtotal</b>	\$ 1,500.00	\$ 1,500.00		<b>Project Subtotal</b>	\$ 1,463.44		\$ 36.56
120215	6	General Environmental Review P.O. #8897	\$ 1,500.00	\$ 1,500.00	27993	6/8/2012	\$ 210.00		
					28069	7/9/2012	\$ 521.38		
					28454	11/15/2012	\$ 150.00		
					28557	12/18/2012	\$ 150.00	\$ 468.62	
		<b>Project Subtotal</b>	\$ 1,500.00	\$ 1,500.00		<b>Project Subtotal</b>	\$ 1,031.38		\$ 468.62
130129	1	<b>Kartar #6, 306 N. Grand, Schoolcraft, MI</b> Phase I ESA	\$ 2,400.00	\$ 2,400.00	28951	6/12/2013	\$ 2,400.00	\$ -	
		File Review	\$ 2,000.00	\$ 2,000.00	28951	6/12/2013	\$ 141.43	1,858.57	
					29031	7/18/2013	\$ 1,858.57	-	
		Brownfield Plan and Act 381 Work Plan	\$ 4,000.00	\$ 4,000.00	29031	7/18/2013	\$ 1,250.18	2,749.82	
					29098	8/13/2013	\$ 1,383.75	1,366.07	
					<b>29427*</b>	<b>11/13/2013</b>	<b>\$ 1,336.25</b>	29.82	
3		A- Demolition Observations/Assessment	\$ 2,000.00	\$ 2,000.00					
		<b>Project Subtotal</b>	\$ 10,400.00	\$ 10,400.00		<b>Project Subtotal</b>	\$ 8,370.18		\$ 2,029.82
130307	2	<b>Project Spartan - Midlink Business Park</b> A - Phase I ESA	\$ 3,000.00	\$ 3,000.00	29337	10/18/2013	\$ 3,008.75	\$ (8.75)	
		B- Phase II ESA	\$ 15,900.00	\$ 15,900.00	29337	10/18/2013	\$ 13,994.66	1,905.34	
		C- BEA	\$ 2,000.00	\$ 2,000.00					
		D- Section 7a Compliance Analysis (Due Care Plan)	\$ 3,000.00	\$ 3,000.00					
	6	E- General Brownfield Consulting	\$ 3,000.00	\$ 3,000.00					
		F- Act 381 Work Plan	\$ 4,000.00	\$ 4,000.00					
		<b>Project Subtotal</b>	\$ 30,900.00	\$ 30,900.00		<b>Project Subtotal</b>	\$ 17,003.41		\$ 13,896.59
130367	4	<b>9008 Portage Road, Former Bud's Auto Service</b> A - Phase I ESA	\$ 2,300.00	\$ 2,300.00					
		B- BEA/Section 7a CA (Due Care Plan)	\$ 2,700.00	\$ 2,700.00					
		C- Brownfield Plan	\$ 2,500.00	\$ 2,500.00					
					<b>29414*</b>	<b>11/12/2013</b>	<b>\$ 6,209.06</b>	1,290.94	
		<b>Project Subtotal</b>	\$ 7,500.00	\$ 7,500.00		<b>Project Subtotal</b>	\$ 6,209.06		\$ 1,290.94
130368	5	<b>2015 Lake Street, J&amp;L Motor X-Press</b> A - Phase I ESA	\$ 2,500.00	\$ 2,500.00					
		B- Phase II ESA	\$ 7,000.00	\$ 7,000.00					
		C- BEA/ Section 7a CA (Due Care Plan)	\$ 2,500.00	\$ 2,500.00					
					<b>29415*</b>	<b>11/12/2013</b>	<b>\$ 10,552.12</b>	1,447.88	
		<b>Project Subtotal</b>	\$ 12,000.00	\$ 12,000.00		<b>Project Subtotal</b>	\$ 10,552.12		\$ 1,447.88
130388	7	<b>Former Fox River Paper Mill (Hov-Aire Parcel)</b> A - Phase I ESA	\$ 4,000.00	\$ 4,000.00					
		B- BEA/ Section 7a CA (Due Care Plan)	\$ 3,000.00	\$ 3,000.00					
		<b>Project Subtotal</b>	\$ 7,000.00	\$ 7,000.00		<b>Project Subtotal</b>	\$ -		\$ 7,000.00
		<b>Total Project Budgets</b>	\$ 70,800.00	\$ 70,800.00		<b>Total</b>	\$ 44,629.59		\$ 26,170.41