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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, June 25, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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**AGENDA**

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1. Call to Order ~ 4:00 pm
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of May 28, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Agenda – Invoices
  - a. **\$ 627.00** - Varnum – Eliza St. Loan Reimbursement Agreement
  - b. **\$ 161.25** – Envirologic WO #17 General Environmental Review
7. Financial Report and Administrative Expenses
  - a. **Discussion:** Fund 247 Year to date
  - b. **Discussion:** 2015 YTD Reimbursement Analysis Sheets
  - c. **Discussion/Action:**
    - i. 2016 Budget for Fund 247
    - ii. 2016 Budget for LSRRF Fund 643
8. Discussion and/or Action Calendar
  - a. **Discussion/Action:** Corner @ Drake
    - i. Envirologic WO #10, Amendment #2, Developer Invoice Review – \$500.00
    - ii. Draft Summary Invoices
  - b. **Discussion/Action:** 555 E. Eliza St.
    - i. Update MDEQ Grant/Loan and Letter of Credit/Loan Reimbursement Agreement
    - ii. Envirologic Invoice update
  - c. **Discussion:** TIF Statements to Townships
  - d. **Discussion:** Development Agreement/Claw-back and Tax appeal – Continuing discussion in Committee
  - e. **Discussion/Action:** Approval for Grover to Accept ICMA Hotel Scholarship for 2015 National Brownfield Conference
9. Staff Reports
  - a. Parking update at Administration Building
  - b. MEDC Spring Toolbox
10. Committees - times dates and places
  - a. Land Bank Report–
  - b. Project/Finance Committee–verbal report, next meeting, Thursday, July 9th, 4:00pm
  - c. Executive Committee – verbal report, next meeting Friday, July 10<sup>th</sup>, 8:30 am
  - d. PR/Media Committee –
11. Other
12. Board Member Comments
13. Adjournment

**Next Meeting: 4<sup>th</sup> Thursday – July 23, 2015 at 4pm (room 207a, County Admin Bldg)**

PLEASE CALL 384-8112 OR EMAIL RAGROV@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, May 28, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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**MINUTES**

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**Present:** Julie Rogers, Thell Woods, Andy Wenzel, Joe Agostinelli, Travis Grimwood, Habib Mandwee, Tim Hudson, Ken Peregón, Chris Carew, Jim Spurr, Anne Summerfield

**Members Excused:** None

**Kalamazoo Township:** George Cochran, Ex-Officio Member

**Staff:** Lotta Jarnefelt

**Consultant:** Jeff Hawkins

**Recording Secretary:** Zena Vos, Lotta Jarnefelt

**Community:** 3

1. Chair Agostinelli called the meeting to Order at 4:01 p.m.
2. Members Excused: No members absent
3. Approval of the agenda: **Hudson motioned to approve agenda, Woods seconded. Motion Carried.**
4. Approval of Minutes: **Hudson moved and Woods seconded the approval of April 23, 2015 minutes. Motion Carried.**
5. Citizens Comments: None
6. Consent Agenda – Invoices
  - a. \$2,850.00 – Varnum – Eliza St. Loan Reimbursement Agreement
  - b. \$1,206.25 – WO#17 General Environmental Review
  - c. \$ 28.75 – WO#19 Checker Motors Site

**Carew moved and Peregón seconded the approval of Consent Agenda. Motion Carried.**

- 8a. Vicksburg Mill - Moved without Board objection to earlier in agenda to hear Presentation of Vicksburg Mill application
  - i. **Discussion/Action:** Vicksburg Mill Brownfield Application – Lisa Phillips, Phillips Environmental Consulting Services representing the developer of the site Paper City Development, LLC presented the Application.

Discussion regarding timing of Brownfield Plan, possibly early 2016 for Plan approval. However, the Land Bank would like to sell the smaller parcel to developer as soon as possible. If Brownfield Plan is not in place at time of purchase, smaller property will not be eligible for Core Community status which allows for the reimbursement of site preparation and infrastructure improvements.

Developer has submitted the Brownfield Application fee with the Brownfield application.

Board confirmed that the Developer would not be requesting funds from the Authority at this time for developing this Brownfield Plan. Authority funds will likely incur once the Brownfield Plan is submitted and will require Enviologic review. Board is not requiring

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signature of the Clawback/Reimbursement Agreement at this time but Agreement will need to be executed prior to review and approval of the Brownfield Plan. Summerfield requested that execution of the Clawback Agreement be added to the timeline.

**Carew motioned to approve the Vicksburg Mill Brownfield Application, Spurr seconded. Motion Approved.**

7. Financial Report

a. **Discussion:** Fund 247 Year to date

**Woods made a motion authorizing staff to process payment of \$6,515.87 to Midlink. Motion seconded by Grimwood. Motion approved.**

b. **Discussion/Action:** 2016 Budget

Requested addition of 232 LLC to the 2016 proposed budget.

Further discussion regarding the budget and the carry forward amount will occur in committee. Staff and Rogers will discuss with County Finance that the 2016 BRA budget will not be submitted until after the June KCBRA meeting at the end of June.

Staff is working with Envirologic on developing TIF statements that will be sent to townships as statements to track the projects and expected TIF collections over the life of the project.

**Rogers motioned to table the 2016 Budget until the next meeting. Support from Grimwood. Motion to table budget adopted.**

8. Discussion and/or Action Calendar

a. **Discussion/Action:** Vicksburg Mill moved to before item 7.

b. **Discussion/Action:** 555 E. Eliza St.

i. Budget exceeded for WO#18 – MDEQ Grant/Loan application – Envirologic Invoice for \$760.00.

Hawkins provided information regarding the extra time involved in reviewing the MDEQ Loan Reimbursement Agreement due to the tax appeal issue at this site.

Staff will contact Clark/CMS to request Clark pay the \$760.00 Envirologic invoice due to the additional work that was required related to the MDEQ Loan application after it was learned that there would be less TIF to cover expenses, at least in the short term.

c. **Discussion/Action:** Part I and Part II Brownfield Application

Discussion regarding having cells highlighted on application until completed to ensure all required information is supplied.

**Spurr motioned approval of Part I and II revised Brownfield Application. Rogers seconded. Motion approved.**

d. **Discussion:** Development Agreement Template and Tax appeal

Project and Finance Committee will discuss language and direction for this issue. Request that Wenzel be present at this discussion for developer perspective.

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9. Staff Reports – The KCBRA Grant Application was not selected for award this year by EPA.

10. Committees - times dates and places

- a. Land Bank Report– None
- b. Project/Finance Committee–verbal report, meeting schedule Thursday, June 11<sup>th</sup> , 4:00pm
- c. Executive Committee – verbal report, meeting schedule Friday, June 12<sup>th</sup> , 8:30 am
- d. PR/Media Committee – KCBRA sign is up at 232, LLC

11. Other – none

12. Board Member Comments – none

13. Adjournment at 5:33 p.m.

***Next Meeting: 4<sup>th</sup> Thursday – June 25, 2015 at 4pm (room 207a, County Admin Bldg)***

PLEASE CALL 384-8112 OR EMAIL RAGROV@KALCOUNTY.COM

IF YOU ARE UNABLE TO ATTEND THE MEETING

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# VARNUM LLP

ATTORNEYS AT LAW

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

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

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning  
and Community Development  
Attn: Ms. Rachael Grover  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007

RE: GENERAL  
Matter Number: 338050  
Invoice Number: 948597  
Invoice Date: May 19, 2015

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
04/06/15	Review issues and proposed changes in connection with Central Manufacturing Services transaction. Peter A. Schmidt	0.50	142.50
04/07/15	Prepare for and participate in conference call with Ms. Grover. Review and revise CMS loan reimbursement agreement re same. Correspond with Ms. Grover re same. Peter A. Schmidt	1.50	427.50
04/16/15	Review development agreement and loan reimbursement agreement. Telephone conference with Ms. Grover re amendment to development agreement to address property ownership issues. Peter A. Schmidt	0.20	57.00

TOTAL FEES FOR SERVICES \$627.00

TOTAL THIS INVOICE \$627.00

PRIOR BALANCE AS OF May 19, 2015 2,850.00

TOTAL PAYMENT DUE \$3,477.00

**RECEIVED**  
MAY 27 2015  
BY: \_\_\_\_\_

May 19, 2015  
Invoice No. 948597  
Matter No. 338050  
Page 2

Time Summary

	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Peter A. Schmidt	285.00	2.20	627.00
TOTALS		2.20	627.00

# VARNUM<sub>LLP</sub>

ATTORNEYS AT LAW

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Kalamazoo County Department of Planning  
and Community Development  
Attn: Ms. Rachael Grover  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007

RE: GENERAL  
Matter Number: 338050  
Invoice Number: 948597  
Invoice Date: May 19, 2015

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

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Services	627.00
<b>TOTAL THIS INVOICE</b>	<b>\$627.00</b>
Prior Balance as of 05/19/15	2,850.00
<b>TOTAL DUE</b>	<b>\$3,477.00</b>

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TERMS: Payment of each of our invoices is due promptly upon receipt.  
Please make check payable to Varnum LLP and return this page with your payment.



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

Remit payment to:  
 Envirologic Technologies, Inc.  
 2960 Interstate Parkway  
 Kalamazoo, MI 49048

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

Invoice number 01129  
 Date 06/03/2015  
 Project **150063 General Environmental Review  
 W.O. 17**

INVOICE: Through May 31, 2015

GENERAL ENVIRONMENTAL REVIEW WO #17 COUNTY #247-000-808-00

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	1.00	140.00	140.00
Project Scientist			
Caitlin M. Andler			
Professional Services	0.25	85.00	21.25
Phase subtotal			161.25
		Invoice total	<b>161.25</b>

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

Number		Budget Estimates		Actual					
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Brownfield EA and Admin. 247-000-808.00							
150063	17	<b>General Environmental Review</b>	\$ 3,500.00	\$ 3,500.00	00848	2/19/2015	\$ 300.00	\$ 3,200.00	\$ 3,200.00
					01015	4/15/2015	\$ 140.00	\$ 3,060.00	\$ 3,060.00
					01112	5/20/2015	\$ 1,206.25	\$ 1,853.75	\$ 1,853.75
					<b>01129*</b>	<b>6/3/2015</b>	<b>\$ 161.25</b>	<b>\$ 1,692.50</b>	
						<b>Project Subtotal</b>	<b>\$ 1,807.50</b>		\$ 1,692.50
130129	1	<b>Kartar #6, 306 N. Grand, Schoolcraft, MI</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 11,400.00</b>	<b>\$ 11,400.00</b>	<b>Project Subtotal</b>	<b>\$ 11,061.78</b>		<b>\$ -</b>
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	
					29526	12/10/2013	\$ 1,914.35	(9.01)	
		C- BEA	\$ 2,000.00	\$ 2,000.00	29526	12/10/2013	\$ 2,001.25	(1.25)	
		D- Section 7a Compliance Analysis (Due Care Plan)	\$ 3,000.00	\$ 3,000.00	29526	12/10/2013	\$ 2,990.00	10.00	
		<b>Work Order #2 - Amendment #1</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	29761	3/19/2014	\$ 551.84	948.16	
					29925	4/30/2014	\$ 360.76	587.40	
	6	E- General Brownfield Consulting	\$ 3,000.00	\$ 3,000.00	29526	12/10/2013	\$ 1,960.00	1,040.00	
					00465	10/16/2014	\$ 420.00	620.00	
					00760	1/16/2015	\$ 700.00	(80.00)	
		F- Act 381 Work Plan	\$ 4,000.00	\$ 4,000.00	29526	12/10/2013	\$ 4,113.75	(113.75)	
		<b>Project Subtotal</b>	<b>\$ 32,400.00</b>	<b>\$ 32,400.00</b>	<b>Project Subtotal</b>	<b>\$ 32,015.36</b>			<b>\$ 384.64</b>
130367	4	<b>9008 Portage Road, Former Bud's Auto Service</b>							
		A - Phase I ESA	\$ 2,300.00	\$ 2,300.00	29414	11/12/2013	\$ 6,209.06	7,290.94	
		B- BEA/Section 7a CA (Due Care Plan)	\$ 2,700.00	\$ 2,700.00	29630	1/16/2014	\$ 330.44	6,960.50	
		C- Brownfield Plan	\$ 2,500.00	\$ 2,500.00	00072	6/19/2014	\$ 351.25	6,609.25	
		Work Order 4a - Amendment for Due Care Activities	\$ 3,500.00	\$ 3,500.00	00123	7/10/2014	\$ 1,428.75	5,180.50	
	8	D - Act 381 Work Plan	\$ 2,500.00	\$ 2,500.00	00359	9/18/2014	\$ 1,497.13	3,683.37	
					00526	11/10/2014	\$ 210.00	3,473.37	
		<b>Project Subtotal</b>	<b>\$ 13,500.00</b>	<b>\$ 13,500.00</b>	<b>Project Subtotal</b>	<b>\$ 10,026.63</b>			<b>\$ 3,473.37</b>
130368	5	<b>2015 Lake Street, J&amp;L Motor X-Press</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 12,000.00</b>	<b>\$ 12,000.00</b>	<b>Project Subtotal</b>	<b>\$ 11,035.87</b>		<b>\$ -</b>
130388	7	<b>Former Fox River Paper Mill (Hov-Aire Parcel)</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 7,000.00</b>	<b>\$ 7,000.00</b>	<b>Project Subtotal</b>	<b>\$ 7,000.00</b>		<b>\$ -</b>
140154	10	<b>The Corner @ Drake Development</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>Project Subtotal</b>	<b>\$ 5,972.50</b>		<b>\$ -</b>
140175	11	<b>Chem Link Acquisition of Former Apollo Plastics</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 13,000.00</b>	<b>\$ 13,000.00</b>	<b>Project Subtotal</b>	<b>\$ 6,457.24</b>		<b>\$ -</b>
140520	13	<b>US EPA Brownfield Assessment Grant Application</b>	\$ 3,000.00	\$ 3,000.00					
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>Project Subtotal</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
140455	14	<b>CMS, 555 E. Eliza Street, Schoolcraft, MI</b>							
		A - Phase I ESA, BEA, Due Care	\$ 6,500.00	\$ 6,500.00	00559	11/11/2014	\$ 5,062.24	\$ 11,437.76	
		B- Phase II ESA	\$ 7,000.00	\$ 7,000.00	00595	12/3/2014	\$ 12,491.68	\$ (1,053.92)	
		C - Brownfield Plan	\$ 3,000.00	\$ 3,000.00	00761	1/19/2015	\$ 6,133.13	\$ (7,187.05)	
					00799	2/9/2015	\$ 210.25		
		<b>Work Order Subtotal</b>	<b>\$ 16,500.00</b>	<b>\$ 16,500.00</b>	<b>Work Order Subtotal</b>	<b>\$ 23,897.30</b>	<b>\$ (7,397.30)</b>		
	15	Indoor Air Sampling	\$ 4,200.00	\$ 4,200.00	00761	1/19/2015	\$ 30,696.41	\$ 9,003.59	
		Additional Soil Gas Sampling	\$ 29,000.00	\$ 29,000.00	00799	2/9/2015	\$ 1,605.00	\$ 7,398.59	
		Asbestos Survey	\$ 6,500.00	\$ 6,500.00					
		<b>Work Order Subtotal</b>	<b>\$ 39,700.00</b>	<b>\$ 39,700.00</b>	<b>Work Order Subtotal</b>	<b>\$ 32,301.41</b>	<b>\$ 7,398.59</b>		
	18	MDEQ Grant/Loan Application	\$ 2,500.00	\$ 2,500.00	00799	2/9/2015	\$ 1,362.50	\$ 1,137.50	
					00904	3/11/2015	\$ 862.50	\$ 275.00	
					01020	4/15/2015	\$ 241.70	\$ 33.30	
					01110	5/20/2015	\$ 760.00	\$ (726.70)	
		<b>Work Order Subtotal</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>Work Order Subtotal</b>	<b>\$ 3,226.70</b>	<b>\$ (726.70)</b>		
		<b>Project Subtotal</b>	<b>\$ 58,700.00</b>	<b>\$ 58,700.00</b>	<b>Project Subtotal</b>	<b>\$ 59,425.41</b>			<b>\$ (725.41)</b>
140519	16	<b>CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.</b>							
		Phase I ESA, Phase II ESA, BEA and Due Care Plan	\$ 10,000.00	\$ 10,000.00	00757	1/15/2015	\$ 6,678.21	\$ 3,321.79	
		<b>Note - KCBRA is providing partial support on project</b>			00849	2/19/2015	\$ 3,321.50	\$ 0.29	
		<b>Project Subtotal</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>Project Subtotal</b>	<b>\$ 9,999.71</b>	<b>\$ 0.29</b>		<b>\$ 0.29</b>
150025	19	<b>Checker Motors Site</b>	\$ 4,000.00	\$ 4,000.00	00903	3/11/2015	\$ 1,178.75	\$ 2,821.25	
		MDEQ Brownfield Assessment Grant Application			01014	4/15/2015	\$ 57.50	\$ 2,763.75	
					01111	5/20/2015	\$ 28.75	\$ 2,735.00	
		<b>Project Subtotal</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>	<b>Project Subtotal</b>	<b>\$ 1,265.00</b>			<b>\$ 2,735.00</b>
150026	20	<b>Accu Mold, 4460 Commercial Ave. Portage, MI</b>	\$ 7,500.00	\$ 7,500.00	00902	3/11/2015	\$ 3,033.75	\$ 4,466.25	
		Brownfield Plan and Act 381 Work Plan			01013	4/15/2015	\$ 1,915.00	\$ 2,551.25	
		<b>Project Subtotal</b>	<b>\$ 7,500.00</b>	<b>\$ 7,500.00</b>	<b>Project Subtotal</b>	<b>\$ 4,948.75</b>			<b>\$ 2,551.25</b>
		<b>Total Project Budgets</b>	<b>\$ 182,000.00</b>	<b>\$ 182,000.00</b>	<b>Total</b>	<b>\$ 164,015.75</b>			<b>\$ 10,111.64</b>

Brownfield Redevelopment Authority Fund 2010	Revenues	Expenditures	REV-EXP	BAL-YR	BAL-CUMUL
BRA TOTAL 2010	129,618	3,876	125,742	125,742	
<b>Brownfield Redevelopment Authority Fund 2011</b>					
BRA TOTAL 2011	104,807	81,131	23,676	23,676	149,418
<b>Brownfield Redevelopment Authority Fund 2012</b>					
BRA TOTAL 2012	103,091	61,190	41,901	41,901	191,319
<b>Brownfield Redevelopment Authority Fund 2013</b>					
BRA TOTAL 2013	112,768	162,897	-50,129	-50,129	141,190
<b>Brownfield Redevelopment Authority Fund 247-2014</b>					
County BRA (acct 247-000-) PO 9853	4,250	110,958	-106,708		
Midlink local TIR tax (acct 247-001-420.00)	34,638	11,147	23,491		
Midlink school TIR tax (acct 247-001-420.01)	56,377	56,377	0		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	12,286	7,417	4,870		
9008 Portage Road local TIR (acct 247-003-420.00)	602	0	602		
9008 Portage Road school TIR (acct 247-003-420.01)	618	0	618		
<b>BRA ACTUAL TOTAL 2014 AS OF 01-02-2015</b>	<b>108,771</b>	<b>185,899</b>	<b>0</b>	<b>-77,128</b>	<b>64,062</b>
<b>BRA Fund 247 for 2015</b>					
County BRA (acct 247-000-)	4,000	27,925.69	-23,926		
Midlink local TIR tax (acct 247-001-420.00)	18,652	6,516	12,137		
Midlink school TIR tax (acct 247-001-420.01)			0		
General Mills			0		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	8,165	5,659	2,505		
9008 Portage Road local TIR (acct 247-003-420.00)	82		82		
9008 Portage Road school TIR (acct 247-003-420.01)			0		
Corner @ Drake			0		
<b>BRA ACTUAL TOTAL 2015 AS OF 05-06-2015</b>	<b>30,898</b>	<b>40,101</b>	<b>0</b>	<b>-9,202</b>	<b>54,859</b>
<b>2015 Pending remaining of approved Work Orders</b>					
WO#6 GenMills (\$32,400 approved in WO#2 & 6)		385	700 in 2015		
WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		3,473			
WO# 10 Corner@Drake (\$4,000 approved in WO#10)			Closed out \$28 balance		
WO#11 A ChemLink Ph I(\$6,000 approved in WO#11 A)			Closed out \$199 balance		
WO#15 CMS/E Eliza st Asbestos Survey		2	Bal rem WO#14 and #15		
WO#16 CMS-Clausing (amend WO appr 12/18/14)		0			
WO#17 - Gen Env. Consulting		1,854			
WO#18 - CMS/E. Eliza MDEQ Grant application		33			
WO#19 - Checker Motors MDEQ SSA grant application		2,735	\$1179 + \$58 application		
WO#20 - 4460 Commercial Ave Portage BF/Act 381 plans			\$4949 for BF Plan		
EPA Brownfield Conference		3,300	\$700 for reg. fees		
<b>TOTAL</b>		<b>11,782</b>		<b>-11,782</b>	<b>43,077</b>

	Revenues	Expenditures	REV-EXP		
LSRRF (acct 643-000-699.53) - From 2014	7,417		7,417		7,417
<b>Pending Transfer June 2015</b>	<b>5,659</b>		5,659		5,659
<b>TOTAL</b>					<b>13,076</b>

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

June 15, 2015

<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
2013 Administration Expenses		\$ -	\$ 23,490.91	\$ 23,490.91
2014 Administration Expenses		\$ -	\$ 12,136.26	\$ 12,136.26
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 105,173.58</b>	<b>\$ 105,173.58</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	4/25/13	4/25/13	\$ -	\$ 16,590.37
KCBRA		2/10/14	\$ -	\$ 17,729.42
KCBRA		9/4/2014	\$ -	\$ 5,761.49
KCBRA		5/7/2015	\$ -	\$ 12,136.26
<b>Subtotal KCBRA</b>			<b>\$ -</b>	<b>\$ 105,173.58</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
<b>Total</b>		<b>\$ 435,974.46</b>	<b>\$ 1,040,994.02</b>	<b>\$ 1,476,968.48</b>
<i>Non-Interest Eligible Expenses</i>				
	<i>Approved</i>	<i>Distributed</i>		
2011 Interest - 11/17/11 - 12/05/2011 + 12/06/11 - 12/31/2011			\$ -	\$ 5,234.14
2012 Interest - 1/1/12 - 11/20/2012 + 11/20/12 - 12/31/2012			\$ -	\$ 42,562.65
2013 Interest - 01/01/13 - 12/17/2013 + 12/17/2013 - 12/31/13			\$ -	\$ 41,063.90
2014 Interest - 01/01/14 - 12/01/2014+12/2/2014-12/31/14			\$ -	\$ 39,293.93
Interest Payment 4/25/13		5/21/2013	\$ -	\$ (1,294.90)
Interest Payment 11/21/13-11/21/2013		12/17/2013	\$ -	\$ (19,058.34)
Interest Payment Less KRESA Payment (\$1,999.70)		12/1/2014	\$ -	\$ (11,146.68)
<b>Pending Interest Payment 6/2015</b>			<b>\$ (6,515.87)</b>	<b>\$ (6,515.87)</b>
<b>Total</b>	<i>Interest (3%) &amp; Int Only Pmts:</i>		<b>\$ -</b>	<b>\$ 90,138.83</b>
<b>Subtotal Developer</b>			<b>\$ 435,974.46</b>	<b>\$ 1,131,132.85</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	11/21/2013	12/17/2013	\$	56,533.55	\$	-	\$ 56,533.55
Developer	Nov 2014	12/1/2014	\$	56,377.20	\$	-	\$ 56,377.20
						\$	-
<b>Subtotal Developer</b>			\$	<b>218,914.22</b>	\$	-	\$ <b>218,914.22</b>
<b>Remaining Balances after Payments</b>							
Interest Eligible Subtotal			\$	217,060.24	\$	1,040,994.02	\$ 1,258,054.26
Interest			\$	-	\$	90,138.83	\$ 90,138.83
<b>Subtotal Developer</b>			\$	<b>217,060.24</b>	\$	<b>1,131,132.85</b>	\$ <b>1,348,193.09</b>
<b>Total Remaining Balances of all Entities</b>			\$	<b>217,060.24</b>	\$	<b>1,131,132.85</b>	\$ <b>1,348,193.09</b>

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

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

June 8, 2015

<b>KCBRA</b>				<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>		<i>Estimate*</i>	Actual			
Phase I	\$	3,000.00	\$ 3,008.75	\$ 3,008.75	\$ -	\$ 3,008.75
Phase II	\$	15,900.00	\$ 15,909.01	\$ 15,909.01	\$ -	\$ 15,909.01
BEA/Due Care Plan	\$	5,000.00	\$ 4,991.25	\$ 4,991.25	\$ -	\$ 4,991.25
Act 381 Work Plan	\$	4,000.00	\$ 4,533.75	\$ 4,533.75	\$ -	\$ 4,533.75
Addl Assessment/Plan	\$	3,000.00	\$ 2,872.60	\$ 2,872.60	\$ -	\$ 2,872.60
			\$ 700.00	\$ 700.00	\$ -	\$ 700.00
<i>Administrative</i>						
2014 Administrative Expenses					\$ 14,272.45	\$ 14,272.45
<b>Subtotal KCBRA</b>	<b>\$</b>	<b>30,900.00</b>	<b>\$ 32,015.36</b>	<b>\$ 32,015.36</b>	<b>\$ 14,272.45</b>	<b>\$ 46,287.81</b>
<b>Payments</b>		Approved	Distributed			
KCBRA				\$ -	\$ -	\$ -
<b>Subtotal KCBRA</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Remaining Balances after Payments</b>						
<b>Subtotal KCBRA</b>				<b>\$ 32,015.36</b>	<b>\$ 14,272.45</b>	<b>\$ 46,287.81</b>

<b>Developer</b>				<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>		Approved				
Eligible Developer Expense	\$	2,014,435.00				
**Eligible Expense Cap amount	\$	1,800,000.00		\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
<b>Total</b>				<b>\$ 1,048,500.00</b>	<b>\$ 751,500.00</b>	<b>\$ 1,800,000.00</b>
<b>Subtotal Developer</b>				<b>\$ 1,048,500.00</b>	<b>\$ 751,500.00</b>	<b>\$ 1,800,000.00</b>
<b>Non-Interest Payments</b>		Approved	Distributed			
<b>Subtotal Developer</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Remaining Balances after Payments</b>						
Interest eligible Subtotal				\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Interest						
<b>Subtotal Developer</b>				<b>\$ 1,048,500.00</b>	<b>\$ 751,500.00</b>	<b>\$ 1,800,000.00</b>
<b>Total Remaining Balances of all Entities</b>				<b>\$1,080,515.36</b>	<b>\$ 765,772.45</b>	<b>\$ 1,846,287.81</b>

\*Estimated in work orders

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

June 2, 2015

<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
2013 BRA Operating Expenses		\$ -	\$ 1,566.06	\$ 1,566.06
2014 BRA Operating Expenses		\$ -	\$ 1,638.32	\$ 1,638.32
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 52,385.87</b>	<b>\$ 52,385.87</b>
<b>Payments</b>				
	Distributed			
KCBRA	Nov 2010	\$ -	\$ 4,618.18	\$ 4,618.18
KCBRA	March 2011	\$ -	\$ 7,658.88	\$ 7,658.88
KCBRA	Oct 2011	\$ -	\$ 2,214.33	\$ 2,214.33
KCBRA	Oct 2011	\$ -	\$ 2,951.50	\$ 2,951.50
KCBRA	Feb 2012	\$ -	\$ 8,570.36	\$ 8,570.36
KCBRA	Nov 2012	\$ -	\$ 5,278.40	\$ 5,278.40
KCBRA	March 2013	\$ -	\$ 8,754.80	\$ 8,754.80
KCBRA	Oct 2013	\$ -	\$ 4,964.62	\$ 4,964.62
KCBRA	March 2014	\$ -	\$ 5,736.48	\$ 5,736.48
KRESA Payment	December 2014	\$ -	\$ (866.85)	\$ (866.85)
KCBRA	April 2015	\$ -	\$ 2,505.17	\$ 2,505.17
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ 52,385.87</b>	<b>\$ 52,385.87</b>
<b>Remaining Balances after Payments</b>				
<b>Subtotal KCBRA</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>LSRRF</b>				
<b>Payments</b>				
	Distributed			
LSRRF	March 2014	\$ -	\$ 2,481.53	\$ 2,481.53
LSRRF	Sept 2014	\$ -	\$ 4,935.31	\$ 4,935.31
LSRRF	<i>Pending transfer</i> June 2015	\$ -	\$ 5,659.48	\$ 5,659.48
<b>Total LSRRF</b>		<b>\$ -</b>	<b>\$ 13,076.32</b>	<b>\$ 13,076.32</b>
<b>Developer</b>				
<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>\$ 19,000.00</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>\$ -</b>
<b>Total Remaining Balances of all Entities</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Disaster Restoration Inc - 9008 Portage Rd, Portage, MI 49002

June 18, 2015

<b>KCBRA</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>		<i>Estimate</i>	<i>Invoiced</i>	
Phase I	\$ 2,300.00	\$ 6,209.06	\$ -	\$ 6,209.06
Phase II	\$ -	\$ 330.44	\$ -	\$ 330.44
BEA/Due Care Plan	\$ 2,700.00	\$ 351.25	\$ -	\$ 351.25
Brownfield Plan	\$ 2,500.00	\$ 1,428.75	\$ -	\$ 1,428.75
Act 381 Work Plan	\$ 2,500.00	\$ 1,497.13		\$ 1,497.13
Act 381 Work Plan - 12/10/14		\$ 210.00		\$ 210.00
<i>Administrative</i>				\$ -
2013 BRA Operating Expenses		\$ -	\$ 3,132.12	\$ 3,132.12
2014 BRA Operating Expenses			\$ 162.61	\$ 162.61
<b>Subtotal KCBRA</b>	<b>\$ 10,000.00</b>	<b>\$ -</b>	<b>\$ 10,026.63</b>	<b>\$ 3,294.73</b>
				<b>\$ 13,321.36</b>
<b>Payments</b>		<i>Approved</i>	<i>Distributed</i>	
KCBRA			Sept 2014	\$ 1,219.43
KCBRA	rec'd 2/2015		5/2015	\$ 81.67
<b>Subtotal KCBRA</b>				<b>\$ 1,301.10</b>
<b>Remaining Balances after Payments</b>				
<b>Subtotal KCBRA</b>		<b>\$ 9,408.74</b>	<b>\$ 2,611.52</b>	<b>\$ 12,020.26</b>

<b>Developer</b>		<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>				
<i>Eligible Developer Expense</i>				
		\$ -	\$ -	\$ -
<b>Total</b>		\$ -	\$ -	\$ -
<b>Subtotal Developer</b>		\$ -	\$ -	\$ -
<b>Non-Interest Payments</b>		<i>Approved</i>	<i>Distributed</i>	
<b>Subtotal Developer</b>		\$ -	\$ -	\$ -
<b>Remaining Balances after Payments</b>				
<b>Subtotal Developer</b>		\$ -	\$ -	\$ -

<b>Total Remaining Balances of all Entities</b>	<b>\$ 9,408.74</b>	<b>\$ 2,611.52</b>	<b>\$ 12,020.26</b>
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## Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Corner @ Drake - Oshtemo Township

June 18, 2015

<b>KCBRA</b>				<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>		<i>Estimate</i>	<i>Invoiced</i>			
Phase I - Developer Paid	\$	2,400.00		\$ 1,471.25	\$ -	\$ 1,471.25
Phase II	\$	-		\$ 1,653.75	\$ -	\$ 1,653.75
BEA/Due Care Plan	\$	2,700.00	\$ 5,972.50	\$ 1,165.00	\$ -	\$ 1,165.00
Brownfield Plan	\$	2,500.00		\$ 875.00	\$ -	\$ 875.00
Act 381 Work Plan	\$	2,500.00		\$ 605.00	\$ -	\$ 605.00
				\$ 202.50	\$ -	\$ 202.50
Legal expenses			\$ 3,719.25		\$ 3,719.25	\$ 3,719.25
Administrative						\$ -
<b>2014 BRA Operating Expenses</b>					\$ 7,058.26	\$ 7,058.26
<b>Subtotal KCBRA</b>	<b>\$</b>	<b>10,100.00</b>	<b>\$ 9,691.75</b>	<b>\$ 5,972.50</b>	<b>\$ 10,777.51</b>	<b>\$ 16,750.01</b>
<b>Payments</b>		<b>Approved</b>	<b>Distributed</b>			
KCBRA				\$ -	\$ -	\$ -
<b>Subtotal KCBRA</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Remaining Balances after Payments</b>						
<b>Subtotal KCBRA</b>				<b>\$ 5,972.50</b>	<b>\$ 10,777.51</b>	<b>\$ 16,750.01</b>

<b>Developer</b>				<u>State</u>	<u>Local</u>	<u>Total</u>
<b>Expenditures</b>						
<i>Eligible Developer Expense</i>				\$ -	\$ -	\$ -
<b>Total</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Subtotal Developer</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Non-Interest Payments</b>		<b>Approved</b>	<b>Distributed</b>			
<b>Subtotal Developer</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Remaining Balances after Payments</b>						
<b>Subtotal Developer</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Remaining Balances of all Entities</b>	<b>\$ 5,972.50</b>	<b>\$ 10,777.51</b>	<b>\$ 16,750.01</b>
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Estimated in work orders

**2016 KCBRA Budget Sheet**

6/19/2015

Expenses					Revenues				
	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual		2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
<b>GRAND TOTAL all 247 Fund</b>	<b>\$ 376,900.00</b>	<b>\$ 390,500.00</b>	<b>\$ 27,925.69</b>	<b>\$ 185,899.09</b>		<b>\$ 376,900.00</b>	<b>\$ 390,500.00</b>	<b>\$ 30,898.45</b>	<b>\$ 108,770.69</b>

247-000 - General Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
Postage	\$ 100.00	\$ 150.00	\$ 30.26	\$ 4.72	Previous Fund trfr	\$ 44,000.00	\$ 2,600.00		
Copy Charges	\$ 500.00	\$ 500.00	\$ 254.14	\$ 470.01	Service Fees	\$ 7,500.00	\$ 7,500.00	\$ 4,000.00	\$ 4,250.00
Contractual Services	\$ 50,000.00	\$ 50,000.00	\$ 16,163.45	\$ 83,677.39	3 Applications				
Site Study	\$ 10,000.00	\$ 10,000.00	\$ -		TIR Collection				
Contractual Other (Staff+legal)	\$ 29,000.00	\$ 17,500.00	\$ 10,552.84	\$ 24,309.03	Midlink	\$ 15,000.00	\$ 19,000.00		\$ 23,490.91
Communication Expense	\$ 200.00	\$ 700.00	\$ 60.00		Brown	\$ 1,600.00			\$ 4,869.63
Travel	\$ 400.00	\$ 250.00	\$ -	\$ 360.81	Portage Rd	\$ 1,250.00	\$ 1,300.00		\$ 1,219.43
Marketing program	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 684.41	General Mills	\$ 18,000.00	\$ 40,900.00		
Employee Training	\$ 1,500.00	\$ 4,000.00	\$ 865.00	\$ 400.00	Corner@Drake	\$ 6,800.00			
Miscellaneous	\$ 450.00	\$ 1,000.00	\$ -		232 LLC	\$ 1,000.00			
Indirect Costs	\$ 2,000.00	\$ 2,300.00	\$ -	\$ 1,052.00					
<b>Total</b>	<b>\$ 95,150.00</b>	<b>\$ 87,400.00</b>	<b>\$ 27,925.69</b>	<b>\$ 110,958.37</b>		<b>\$ 95,150.00</b>	<b>\$ 71,300.00</b>	<b>\$ 4,000.00</b>	<b>\$ 33,829.97</b>

247-001 Midlink Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
Local TIR Payments	\$ 35,000.00	\$ 50,000.00		\$ 11,146.68	Local TIR	\$ 50,000.00	\$ 69,000.00	\$ 18,652.13	\$ 34,637.59
School TIR Payments	\$ 80,000.00	\$ 105,000.00		\$ 56,377.20	School TIR	\$ 80,000.00	\$ 105,000.00		\$ 56,377.20
TIR to BRA	\$ 15,000.00	\$ 19,000.00							
<b>Total</b>	<b>\$ 130,000.00</b>	<b>\$ 174,000.00</b>	<b>\$ -</b>	<b>\$ 67,523.88</b>		<b>\$ 130,000.00</b>	<b>\$ 174,000.00</b>	<b>\$ 18,652.13</b>	<b>\$ 91,014.79</b>

247-002 Brown Family Holdings Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
To LSRRF	\$ 11,400.00			\$ 7,416.84	Local TIR	\$ 13,000.00	\$ 16,000.00	\$ 8,164.65	\$ 12,286.47
TIR to BRA	\$ 1,600.00				School TIR	\$ -	\$ -		\$ -
<b>Total</b>	<b>\$ 13,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,416.84</b>		<b>\$ 13,000.00</b>	<b>\$ 16,000.00</b>	<b>\$ 8,164.65</b>	<b>\$ 12,286.47</b>

247-003 9008 Portage Rd Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
Local TIR Payments		\$ 1,300.00			Local TIR	\$ 700.00	\$ 1,400.00	\$ 81.67	\$ 601.54
School Tax Payments					School TIR	\$ 700.00	\$ 1,300.00		\$ 617.89
TIR to BRA	\$ 1,250.00								
State Brownfield Redev.	\$ 150.00								
<b>Total</b>	<b>\$ 1,400.00</b>	<b>\$ 1,300.00</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 1,400.00</b>	<b>\$ 2,700.00</b>	<b>\$ 81.67</b>	<b>\$ 1,219.43</b>

247-004 General Mills Account (New)							
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	Revenues	2016 Proposed	2015 Budgeted	2015 YTD
Local TIR Payments to dev.	\$27,000.00	\$87,900.00		Local TIR	\$45,000.00	\$97,900.00	
School TIR Payments to dev.	\$65,000.00	\$58,900.00		School TIR	\$65,000.00	\$89,800.00	
TIR to BRA	\$18,000.00	\$40,900.00					
<b>Total</b>	<b>\$110,000.00</b>	<b>\$187,700.00</b>		<b>Total</b>	<b>\$110,000.00</b>	<b>\$187,700.00</b>	

247-005 Corner @ Drake (New)							
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	Revenues	2016 Proposed	2015 Budgeted	2015 YTD
TIR Payments to dev.	\$60,200.00			Local TIR	\$67,000.00		
TIR to BRA	\$6,800.00			School TIR			
<b>Total</b>	<b>\$67,000.00</b>			<b>Total</b>	<b>\$67,000.00</b>		

247-006 232 LLC (New 2016)							
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	Revenues	2016 Proposed	2015 Budgeted	2015 YTD
TIR Payments to Developer	\$3,000.00			Local TIR	\$4,000.00		
TIR to BRA	\$1,000.00			School TIR			
<b>Total</b>	<b>\$4,000.00</b>			<b>Total</b>	<b>\$4,000.00</b>		

643-000 LSRRF Account (New) Brown Family Holdings									
Expenses	2016 Proposed	2015 Budgeted	2015 ytd	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 ytd	2014 Actual
Contractual Other	\$0.00		\$0.00			\$11,400.00	\$16,000.00	\$5,659.48	\$7,416.84
<b>Total</b>	<b>\$0.00</b>		<b>0</b>		<b>Total</b>	<b>\$11,400.00</b>	<b>\$16,000.00</b>	<b>\$5,659.48</b>	<b>\$7,416.84</b>

<b>Total Balance Brown LSRRF Account</b>	<b>\$13,076.32</b>
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**Scope of Services**

**Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to Contract Addendum #2 Dated December 18, 2014  
Work Order No. 10, Amendment #2 Dated June 16, 2015**

**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:** The Corner @ Drake Development – Developer Invoice Review

**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)

ENVIROLOGIC TECHNOLOGIES, INC.

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

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





**Corner @ Drake Brownfield Eligible Expenses  
Developer Invoice Summary - June 16, 2015**

Developer Eligible Activities	Brownfield Plan Estimates	Invoice # or Permit #	Address or Location	Contractor	Invoice Amount	Total Request
Phase I ESA	\$ 2,400.00	1286	Site wide	Phillips Environmental Consulting	\$ 2,700.00	
				<b>Total Phase I ESA</b>		<b>\$ 2,700.00</b>
<b>Demolition Permits</b>		PB14-05-030	5092 Century Ave	KABA	\$ 45.00	
		PB14-05-025	5109 W. Michigan	KABA	\$ 45.00	
		PB14-05-021	1963 Highfield St.	KABA	\$ 45.00	
		PB14-05-207	5167 Century Ave.	KABA	\$ 40.00	
		PB14-05-208	5141 Century Ave.	KABA	\$ 40.00	
		PB14-05-209	2012 Highfield St.	KABA	\$ 40.00	
		PB14-05-113	5271 W. Michigan	KABA	\$ 40.00	
		PB14-05-042	1928 Highfield St.	KABA	\$ 45.00	
		PB14-05-041	5106 Century Ave.	KABA	\$ 45.00	
			2024 S. Drake	KABA	\$ 55.00	
			2030 S. Drake	KABA	\$ 55.00	
			2102 S. Drake	KABA	\$ 55.00	
			2110 S. Drake	KABA	\$ 55.00	
			5055 Century	KABA	\$ 55.00	
		PB13-05-393	5100 Century Ave	KABA	\$ 55.00	
			5076 Century Ave	KABA	\$ 55.00	
			5080 Century Ave.	KABA	\$ 55.00	
			6 Houses@45 ea.	KABA	\$ 270.00	
				<b>Total KABA Permits</b>		<b>\$ 1,095.00</b>
<b>Demolition Houses</b>	\$ 170,095.00			Bailey	\$ 169,000.00	
<b>Demolition Infrastructure</b>	\$ 10,000.00			Bailey	\$ 10,000.00	
<b>Removal of Rubble</b>	\$ 60,000.00			Bailey	\$ 60,000.00	
				<b>Total Demolition</b>		<b>\$ 239,000.00</b>

<b>Asbestos Survey</b>	\$ 36,700.00	35763	5 House inspections@	DeLisle Associates	\$ 6,000.00		
			36017	\$1200/inspection 10 house inspections; 2 garages	DeLisle Associates		\$ 11,750.00
			36064	House inspections and Sample Analysis	DeLisle Associates		\$ 16,280.00
			36181	House inspections and Sample Analysis	DeLisle Associates		\$ 2,670.00
			<b>Total Asbestos Survey</b>				

<b>Asbestos Abatement</b>  (Included removal, sampling and analysis, disposal)	\$ 52,239.50	3776	6 structures	Martin & Assoc.	\$ 17,945.00			
			3790	4 structures Window removal 2	Martin & Assoc.		\$ 7,326.00	
			3808	structures	Martin & Assoc.		\$ 325.00	
			3805	5048 Century	Martin & Assoc.		\$ 3,130.00	
			3812	2 structures	Martin & Assoc.		\$ 1,300.00	
			3818	5109 W. Michigan	Martin & Assoc.		\$ 964.00	
			3823	1963 Highfield	Martin & Assoc.		\$ 3,519.00	
			3824		Martin & Assoc.		\$ 2,396.00	
			3835		Martin & Assoc.		\$ 5,503.00	
			3838		Martin & Assoc.		\$ 1,775.00	
			3848		Martin & Assoc.		\$ 3,609.00	
			3859		Martin & Assoc.		\$ 500.00	
			3883		Martin & Assoc.		\$ 1,647.50	
			3886		Martin & Assoc.		\$ 500.00	
			<b>Total Asbestos Abatement</b>					<b>\$ 50,439.50</b>

<b>Brownfield Plan Estimated Developer Total</b>	<b>\$ 331,434.50</b>		<b>Total Developer Request</b>	<b>\$ 329,934.50</b>
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## Summer 2015 Brownfield Tax Capture Statement

<b>Brownfield Plan Summary Information</b>	<b>Company Name</b>	LLC/Disaster Restorations
	<b>Address</b>	9008 Portage Rd
	<b>Parcel ID</b>	10-00340-058-O
	<b>Parcel Name</b>	Ames West Lake Park Lots 58 thru 60
	<b>Local Government Unit</b>	City of Portage
	<b>Date Brownfield Plan Approved</b>	12/3/2013
	<b>Base Year</b>	2013
	<b>Initial Taxable Value</b>	\$ 8,854.00
	<b>Year Tax Capture Initiated</b>	2014
	<b>Years Plan Anticipated</b>	30
	<b>2015 Taxable Value</b>	\$ 32,900.00
	<b>Incremental Value</b>	\$ 24,046.00
	<b>Eligible Costs (Estimated BRA and Developer)</b>	\$ 53,875.00
	<b>LSRRF Fund (Estimated)</b>	\$ 11,569.67
	<b>Taxing Jurisdictions Captured (Summer)</b>	
	City of Portage	KVCC
	County Operating	KRESA
	County Transportation	State Education School Operating
<b>Taxing Jurisdictions Captured (Winter)</b>		
County Juvenile Home	County Public Safety Library - Portage	

<b>Current Tax Bill Information</b>	State Tax Capture Eligible Expenses	Local Tax Capture Eligible Expenses	<b>Totals</b>
Authority Eligible Expenses (To Date)	\$ 10,026.63	\$ 3,294.73	\$ 13,321.36
Developer Expenses (Not yet submitted)			
<b>Total Eligible Expenses</b>			\$ 13,321.36
<b>Taxes Captured During Current Tax Bill Summer 2015 - Submit to the KCBRA</b>	<b>\$ 577.10</b>	<b>\$ 561.90</b>	<b>\$ 1,139.01</b>
*State Brownfield Fund Payment	\$ (72.14)		\$ (72.14)
Summer 2015 Taxes captured minus State BF Fund Payment = Summer 2015 Expense payment	\$ 504.96	\$ 561.90	\$ 1,066.87
Payments on Eligible Expenses to Date	\$ 617.89	\$ 683.21	\$ 1,301.10
<b>Eligible Expenses Balance Remaining</b>	<b>\$ 8,903.78</b>	<b>\$ 2,049.62</b>	<b>\$ 10,953.39</b>

\*Of \$1,139.01 Captured during Summer of 2015, the KCBRA will send **\$72.14** to the State Brownfield Fund as required by Michigan Public Act 381, as amended.



**9008 Portage Road Brownfield Eligible Expenses**

**AUTHORITY EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
KCBRA Eligible costs 2013-2014	\$ 10,026.63		\$ 10,026.63
KCBRA Admin. Expenses 2013-2014		\$ 3,294.73	3294.73
<b>Total</b>	<b>\$ 10,026.63</b>	<b>\$ 3,294.73</b>	<b>\$ 13,321.36</b>

**DEVELOPER EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
<b>Total</b>			

<b>Total Eligible Expenses (Authority + Developer)</b>	<b>\$ 10,026.63</b>	<b>\$ 3,294.73</b>	<b>\$ 13,321.36</b>
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<b>PAYMENTS</b>	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
Summer 2014	617.89	601.54	\$ 1,219.43
Winter 2014		81.67	\$ 81.67
Summer 2015	504.96	\$ 561.90	\$ 1,066.86
Winter 2015			
<b>TOTAL PAYMENTS</b>	<b>1122.85</b>	<b>1245.11</b>	<b>\$ 2,367.96</b>