

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, September 27, 2012  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** 4:00 pm

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**AGENDA**

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1. Call to Order ~ 4:00 pm
2. Members Excused ~ 4:01pm - Larry Baumgart, Ken Peregón, Matt Van Dyk
3. Approval of the Agenda ~ 4:02 pm – action
4. Approval of Minutes: BRA Minutes of August 23, 2012 ~ 4:03 - action
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Calendar ~ 4:05 - action
  - a. Invoice – 2<sup>nd</sup> quarter staff expenses
7. Discussion and/or Action Calendar ~ 4:10
  - a. Discussion – Financial status reports
    - i. Accounts Tracking Sheet
    - ii. Midlink TIF Received
  - b. Discussion – Partnership between Land Bank & BRA
    - i. Memorandum of Understanding
  - c. Website updates - Action
    - i. Pay set-up fee to give staff the ability to add and update meeting documents on the County Website
  - d. EPA Grant
  - e. Larry Baumgart's Resignation
8. Staff Reports ~ 4:45
  - a. RFP
  - b. Consumer's Credit Union grand opening
  - c. Portage Brewing Company
9. Committees - times dates and places ~ 4:55
  - a. Land Bank Report– Thell Woods
  - b. Project/Finance Committee – verbal report/meeting schedule Thursday, Oct 11<sup>th</sup>, 4:00 pm
  - c. Executive Committee – verbal report/meeting schedule Friday, Oct 12<sup>th</sup>, 7:30 am
  - d. PR/Media Committee – Presentation to Institute of Management Accountants
10. Other –
11. Board Member Comments
12. Adjournment ~ 5:00 pm - action

**Next Meeting: 4<sup>th</sup> Thursday – October 25, 2012 at 4 pm (room 105, 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  
Board of Directors Meeting  
**MINUTES**

**MEETING DATE:** Thursday, August 23, 2012 at 4:00 p.m.  
**PLACE OF MEETING:** Room 207A, County Administration Building

Present: Joe Agostinelli, Clare Annen, Ruth Blake, Kenneth Peregon, Julie Rogers, Anne Summerfield, Andy Wenzel, Thell Woods

Members Excused: Brandt Iden, Larry Baumgart, Matt Van Dyk

Kalamazoo Township: George Cochran

Community:

Staff: David Stegink for Jeff Hawkins - Envirologic, Lotta Jarnefelt, Lee Adams  
Recording Secretary: Zefia Vos

1. Chair Agostinelli call the meeting to Order at 4:01 pm
2. Members Excused: Brandt Iden, Larry Baumgart, Matt Van Dyk
3. Approval of the Agenda: **Rogers moved and Wenzel seconded approval of the agenda. Motion Carried.**
4. Approval of Minutes: Amendments to July 26, 2012 minutes - One amendment: Wenzel as excused instead of present. **Woods moved and Paragon seconded approval of July 26, 2012 minutes as amended. Motion Carried.**
5. Citizens Comments: None
6. Consent Calendar: None
7. Discussion and/or Action Calendar
  - a. Discussion – Financial status reports
    - i. Accounts Tracking Sheet - Midlink TIF Received - Jarnefelt explained the Admin Fee of \$409.80 was an error that remains with the Township. The amount will be deducted from the next check.
    - ii. Jarnefelt: FYI – spoke with Amanda Harpe, Deputy Treasurer of Comstock Township. She is receiving training on the Department's functions because Chad Meints will not run for Township Treasurer again.
    - iii. Jarnefelt: Note – The administration costs that were approved last month have not been processed in the accounting system. Staff will update the tracking sheet when the invoice is processed.

- b. Discussion – Potential Partnership between Land Bank & BRA
  - i. Adams and Jarnefelt met with the County Treasurer and Kelley Clark, the Director of the Land Bank. They discussed how to work together and augment the strength of each organization. The BRA can provide site assessment funds while the land bank can provide carrying costs and holding expertise. Income generated on properties is split according to how the Land Bank and BRA rules are set-up.
  - ii. Agostinelli commented: Number of BRA's are partnering with Land Banks around the state. He thinks that this partnership is something to consider whether 306 N Grand is the right site to try it on or not. Properties in a Land Bank are automatically considered core communities; Kalamazoo and Portage are the only core community in the County.
  - iii. Adams: The treasurer is concerned that if 306 N Grand was put up for auction without a minimum bid, the property would in end up back in her hands through foreclosure in a few years.
  - iv. Agostinelli: Staff should meet with Land Bank, Treasurer, and Village of Schoolcraft with a staff report in the next meeting.
- c. Consumers Credit Union
  - i. Grand Opening September 18<sup>th</sup> at 6:00 pm – Rogers will attend the event. ET had a poster created for the Grand Opening week; the poster will be at the September 18<sup>th</sup> event.
- d. Environmental Consultant RFP
  - i. Adams: Have the list of 7 firms and will send the RFP out next week. The response deadline is October 19, 2012. Staff will have RFPs compiled ready for October Board meeting and November committees.
  - ii. Jarnefelt: Should look at Kalamazoo City's list of firms.

## 8. Staff Reports

- a. Land Bank Conference
  - i. Adams: Finalized the itinerary with the City for the Land Bank Conference Bus Tour on October 14, 2012. Going to McKenzie Bakery area, Midlink, Davis Creek, and the InterAct building on S. Burdick, then walking up the mall.
  - ii. September Meeting Location - Room 105.

## 9. Committees - times dates and places

- a. Land Bank Report – The August meeting was canceled.
- b. Project/Finance Committee – verbal report/meeting schedule Thursday, Sept 13<sup>th</sup>, 4:00 pm
- c. Executive Committee – verbal report/meeting schedule Friday, Sept 14<sup>th</sup>, 7:30 am

- d. PR/Media Committee – Rogers was on WKZO on Saturday mentioning about the BRA/EDC projects.

10. Other –

- i. Jarnefelt: Potential project in downtown Kalamazoo on E. Michigan Ave. Staff received a call from the DDA asking if money for assessment work is available. Staff would like more clarification from the Board on how to handle requests in the City. Will this kind of request be worth it for the client to pay \$1,500 fee to put in an application for assessment money?
- ii. Agostinelli and Summerfield agreed the board should review these requests on a case by case basis.
- iii. Jarnefelt: Suggests that she can accept the full application without the fee and take it to the board for discussion and review. If the Board responds favorable to an initial review, staff will accept the application fee.
- iv. Agostinelli requests that this discussion should continue in the committees next month.
- v. Jarnefelt: Another potential project in Schoolcraft Township. Jamie Clarke from CMS is looking at property in Schoolcraft Township south of the Village. In the application Jamie did not project any increase in SEV. CMS will not add to the existing structure, only renovate the existing facility. Staff should receive the application in time to review in committee next month.

11. Board Member Comments

Rogers asked about the status of the Chicago brownfield conference.

Adams: Staff is seeking scholarships. The registration deadline is September 15.

12. Adjournment ~ 5:12 pm

**NEXT BRA Meeting: Thursday, September 27, 2012, 4:00 p.m. Rm. 105, County Building**

Department of Planning & Community Development

INTER-OFFICE INVOICE

|   |
|---|
| <b>BILL TO</b>  |
| Kalamazoo County Brownfield<br>Redevelopment Authority<br>c/o County Planning Dept.<br>201 W. Kalamazoo Avenue<br>Kalamazoo, MI 49007 |

**Invoice**

|             |         |
|-------------|---------|
| Invoice No. | BRA-2QT |
|-------------|---------|

|             |                 |
|-------------|-----------------|
| <b>DATE</b> | <b>DUE DATE</b> |
| 09/06/12    | --              |

| DATE                | DESCRIPTION   | Cost   | Qty | AMOUNT           |
|---------------------|---|--------|-----|------------------|
| 09/06/12            | 2012 2st quarter BRA administation hours (April-June) |        |     |                  |
|                     | BRA General (247-000-808.11 Contractual Other)        |        |     |                  |
|                     | Lee Adams (4hours)                                    | 76.51  | 1   | 76.51            |
|                     | Lotta Jarnfelt (6 hours)                              | 223.73 | 1   | 223.73           |
| <b>TOTAL --&gt;</b> |   |        |     | <b>\$ 300.24</b> |

THANK YOU! ☺

2010-2012 KCBRA TRACKING

| REVENUES   | KCBRA      |            | TIF   |                      | TIF            |                        | EXPENSES |            | KCBRA Elig. Activities | Encumbrances | Developer Elig. Activities | Exp. fr. LSRF | BALANCE     |
|--|------------|------------|-------|----------------------|----------------|------------------------|----------|------------|------------------------|--------------|----------------------------|---------------|-------------|
|  | Local Tax  | School Tax | LSRRF | KCBRA Gen Activities | KCBRA Plan Adm | KCBRA Elig. Activities |          |            |                        |              |                            |               |             |
| BRA 247-000  |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| 2010 Carry-over 4)   | 121,123.37 |            |       |                      |                |                        |          |            |                        |              |                            |               | 121,123.37  |
| 2011 Expenses Total  |            |            |       |                      |                |                        |          | -22,166.13 |                        |              |                            |               | -22,166.13  |
| 2011 BRA Fees  | 4,000.00   |            |       |                      |                |                        |          |            |                        |              |                            |               | 4,000.00    |
| CMS Claw back 2)   | 12,168.83  |            |       |                      |                |                        |          |            |                        |              |                            |               | 12,168.83   |
| FrPlanDptBRAAcct 1)  | 6,100.00   |            |       |                      |                |                        |          |            |                        |              |                            |               | 6,100.00    |
| 2012 Expenses to date  |            |            |       |                      |                |                        |          | -2,968.60  |                        | -805.18      |                            |               | -3,773.78   |
| Midlink 247-001  |            |            |       |                      |                |                        |          |            |                        |              |                            |               | 0.00        |
| 2011 TIR - Nov   | 17,531.34  | 52,184.44  |       |                      |                |                        |          |            |                        | -52,184.44   |                            |               | 17,531.34   |
| County Indirect Costs  |            |            |       |                      |                |                        |          |            | -6,631.00              |              |                            |               | -6,631.00   |
| 2012 TIR - Feb   | 17,294.32  |            |       |                      |                |                        |          |            |                        |              |                            |               | 17,294.32   |
| 2012 TIR - Aug (part pmt)  | 9,081.91   | 28,202.75  |       |                      |                |                        |          |            |                        |              |                            |               | 37,055.24   |
| 2012 TIR - Sep (part pmt)  | 16,684.88  | 49,329.70  |       |                      |                |                        |          |            |                        |              |                            |               | 66,014.58   |
| Brown Fam 247-002  |            |            |       |                      |                |                        |          |            |                        |              |                            |               | 0.00        |
| 2010 TIR - Nov   | 4,618.18   |            |       |                      |                |                        |          |            |                        |              |                            |               | 4,618.18    |
| 2011 TIR - March   | 7,658.88   |            |       |                      |                |                        |          | -150.00    |                        |              |                            |               | 7,508.88    |
| 2011 TIR - Oct   | 2,214.33   |            |       |                      |                |                        |          |            |                        |              |                            |               | 2,214.33    |
| 2011 TIR - Oct 3)  | 2,951.50   |            |       |                      |                |                        |          |            |                        |              |                            |               | 2,951.50    |
| 2012 TIR - Feb   | 8,570.36   |            |       |                      |                |                        |          |            |                        |              |                            |               | 8,570.36    |
| 2012 TIR - Oct   | 0.00       |            |       |                      |                |                        |          |            |                        |              |                            |               | 0           |
| 232, LLC   |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| HazWasteGrant  |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| PetroleumGrant   |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
|  |            |            |       |                      |                |                        |          |            |                        |              |                            |               | Grand Total |
|  |            |            |       |                      |                |                        |          |            |                        |              |                            |               | 274,580.02  |
| 1) Approved in the County non-allocated fund balance process in September, 2011. Sum transferred to acct # 247-000 Dec 2011.   |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| 2) Of the \$13,168.83 paid to ET for Clausung assessment, all but \$1,000 was reimbursed to BRA since sale of property fell through.   |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| 3) The sum \$2,214.33 was not calculated correctly. Corrective check \$2,951.50 received from K Twp.   |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |
| 4) Sum adjusted 05/15/2012 to exact dollar amount: 2010 revenues (\$125,000) minus 2012 expenses (\$3,876.63) equals \$121,123.37 (was rounded sum \$121,000 in previous spreadsheets) |            |            |       |                      |                |                        |          |            |                        |              |                            |               |             |

Sources of Midlink TIF

| Check No          | Date    | Total Amount      | Comstock Schools            | Comstock Schools - Operating | KRESA            | County Operating | County Transportation | County Public Safety | KVCC            | Township Collection | Library         | Senior Millage  |
|-------------------|---------|-------------------|-----------------------------|------------------------------|------------------|------------------|-----------------------|----------------------|-----------------|---------------------|-----------------|-----------------|
| 13846             | 11/2/11 | 69,715.78         | 13,610.17                   | 38,574.27                    | 6,899.37         | 10,631.97        |                       |                      |                 |                     |                 | Apprv 1         |
| 13893             | 1/5/12  | 1,113.11          |                             |                              |                  |                  | 58.39                 | 211.56               | 410.76          | 142.55              | 216.86          | 72.99           |
| 13942             | 2/27/12 | 16,181.21         |                             |                              |                  |                  | 848.83                | 3,075.42             | 5,971.22        | 2,072.15            | 3,152.49        | 1,061.10        |
| 13971             | 8/9/12  | 4,457.87          | 843.00                      | 2,529.00                     | 427.34           | 658.53           |                       |                      |                 |                     |                 |                 |
| 13979             | 8/28/12 | 32,416.91         | 6,207.64                    | 18,623.11                    | 3,146.79         | 4,439.37         |                       |                      |                 |                     |                 |                 |
| 13987             | 9/8/12  | 66,014.58         | 12,952.95                   | 36,376.75                    | 6,566.26         | 10,118.62        |                       |                      |                 |                     |                 |                 |
| 14008             | 9/25/12 | 2,370.94          |                             |                              | 2,370.94         |                  |                       |                      |                 |                     |                 |                 |
| <b>2012 Total</b> |         | <b>120,183.68</b> | <b>20,003.59</b>            | <b>57,528.86</b>             | <b>12,511.33</b> | <b>15,216.52</b> | <b>907.22</b>         | <b>3,286.98</b>      | <b>6,381.98</b> | <b>2,214.70</b>     | <b>3,369.35</b> | <b>1,134.09</b> |
| <b>Totals</b>     |         | <b>189,899.46</b> | <b>33,613.76</b>            | <b>96,103.13</b>             | <b>19,410.70</b> | <b>25,848.49</b> | <b>907.22</b>         | <b>3,286.98</b>      | <b>6,381.98</b> | <b>2,214.70</b>     | <b>3,369.35</b> | <b>1,134.09</b> |
|                   |         |                   | <b>\$62,553.51</b>          |                              |                  |                  |                       |                      |                 |                     |                 |                 |
|                   |         |                   | <b>Total Non-School TIF</b> |                              |                  |                  |                       |                      |                 |                     |                 |                 |
|                   |         |                   | <b>\$129,716.89</b>         |                              |                  |                  |                       |                      |                 |                     |                 |                 |
|                   |         |                   | <b>Total School TIF</b>     |                              |                  |                  |                       |                      |                 |                     |                 |                 |

**MEMORANDUM OF UNDERSTANDING REGARDING  
KARTAR #6: 306 N GRAND ST, SCHOOLCRAFT VILLAGE PROPERTY CLEANUP AND  
PROPERTY TRANSFER**

THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA), a Michigan public body corporate, 201 West Kalamazoo Ave, Kalamazoo, MI 49007, and THE KALAMAZOO COUNTY LAND BANK AUTHORITY (Land Bank), public body corporate organized pursuant to the Michigan Land Bank, Fast Track Act, 2003 P.A. 258, MCL § 124.751 – 124.774 (the "Land Bank Act") 229 E. Michigan Ave., Suite 340, Kalamazoo, MI 49007, in consideration of the provisions specified below, agree to this Memorandum of Understanding for the acquisition, assessment, cleanup, promotion, and sale of Kartar #6 property located in the Village of Schoolcraft, Kalamazoo County.

**RECITALS:**

- A. The KCBRA was established under the auspices of the Brownfield Redevelopment Financing Act (1996 PA 381, as amended) by the Kalamazoo County Board of Commissioners by resolution in 2002.
- B. Since the KCBRA was established, it has used grant and other funding to pay for Phase I, Phase II, BEA and Due Care Plan activities in several projects that have aided in the redevelopment of property.
- C. The Treasurer of Kalamazoo County has acquired through tax foreclosure procedures in accordance with 1983 P.A. 206, as amended by 1999 P.A. 123, MCL 211.1 et. Seq. property # 14-18-451-100, located at 306 North Grand in the Village of Schoolcraft, Kalamazoo County, known as "Kartar #6"
- D. Pursuant to PA 146 of 2000, once the Land Bank takes ownership of the Kartar #6 property, the property is eligible for inclusion in the County's Brownfield Plan, as periodically amended and restated.
- E. The KCBRA and the Land Bank want to create a foundation for co-operative efforts, maximizing the tools available for redevelopment of brownfield sites owned by the Land Bank. The Kartar #6 property is suitable for an initial project with minimum risk to both parties, and great potential due to its visible location on US-131 in the Village of Schoolcraft.
- F. The KCBRA and the Land Bank recognize that to achieve the mutual goal of returning the Property to productive use, the cooperative efforts of both parties are needed. This Memorandum of Understanding will therefore serve the best interests of community.

Accordingly, the KCBRA and the Land Bank agree to the following terms and conditions:

## TERMS AND CONDITIONS:

1. Recitals: The recitals accurately reflect the intent and purpose of this Memorandum of Understanding and are made a part of it.
2. Description of Property: The property is described as VILLAGE OF SCHOOLCRAFT BULL'S ADDITION LOT 13 EXC 10 FT OFF E SIDE BLK 2. The size of the property is 82.5 ft x 118.29 ft. It is located at the northeast corner of North Grand (US-131) and Cass Streets, in the northeast part of the downtown of the Village. It is part of the Village DDA (Downtown Development Authority.) It was previously used as an automotive repair shop and gas station. The property is currently vacant land with remnants of the parking lot and some vegetation growing on it. Documentation for Approved Partial Closure by Michigan DEQ is attached as Exhibit A.
3. Description of Project: The intent and purpose of this Agreement is threefold:
  - a) KCBRA, through their designated environmental consultant, will administer and oversee the environmental assessment (Phase I, Phase II, BEA, Due Care Plan and possible cleanup) of the Property, and any other activities necessary to prepare the Property for redevelopment,
  - b) The Land Bank will take ownership of the property from the County Treasurer and hold the property, incurring all holding costs, until redevelopment or sale.
  - c) The KCBRA will add the property to the Kalamazoo County Brownfield Plan allowing for reimbursement of Eligible Activities via tax increment financing pursuant to 1996 PA 381.
4. Duties and Responsibilities of KCBRA: The duties and responsibilities of KCBRA towards completion of the Project include the following undertakings:
  - a) Engage the services of their designated environmental consultant/contractor (Contractor) to perform a Phase I environmental site assessment.
  - b) If deemed necessary in order to facilitate the return of the property to functional use, as deemed necessary by the KCBRA at its sole discretion, engage the Contractor in further environmental testing which may include Phase II, BEA and Due Care Plan activities, in addition to potential remediation activities, as well as write the amendment to the Kalamazoo County Brownfield Plan.
  - c) Provide funds for contractual work through the approval of a Work Order and oversee the activities of the Contractor, and ensure that sufficient documentation of the activities performed by a Contractor is provided to KCBRA, including the dates and complete description of the work (some or all of which may be considered an eligible activity under Act 381).
  - d) Assist Land Bank in attracting developers or private business to the site.
5. Duties and Responsibilities of the Land Bank: The duties and responsibilities of the Land Bank towards completion of the Project include the following:
  - a) Provide funds to cover the costs of acquiring and holding the subject property, including any maintenance of the property that is or may become necessary.

- b) Actively market the property.
- c) Negotiate terms and coordinate the sale of the property.
- d) Attract developers or private business to the site.

6. Reimbursement and allocation income generated:

- a) The Land bank will utilize fifty percent of the eligible tax reverted property specific tax to and among this state and cities, townships, villages, school districts, counties, or other taxing units, at the same times and in the same proportions as required by law for the disbursement of taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155 as its method of reimbursement.
- b) Inclusion in the Brownfield Plan will allow the KCBRA to collect TIF for the reimbursement of Eligible Activities incurred by the KCBRA and/or a future unknown private business or developer and collect funds for its local site remediation revolving fund. For the first five years of capture only, the BRA's capture is subordinate to any tax capture of the Land Bank under subsection (a).
- c) It is understood that proceeds from the sale of the property will be distributed as to induce parity among the internal rates of return for both parties with respect to this project. Details of estimated expenses and revenues of this project are attached as Exhibit B.

7. Binding Effect: The obligations of the parties under this Agreement shall bind and inure to the benefit of each party and their respective successors. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Memorandum of Understanding.

8. Notices: Any notices that may be required under this Memorandum of Understanding shall be in writing and delivered personally, or via first-class mailed, postage fully prepaid and properly addressed to:

*Land Bank:* Kelly Clarke, Executive Director  
229 E. Michigan Ave., Suite 340  
Kalamazoo, MI 49007

*KCBRA:* Kalamazoo County Brownfield Redevelopment Authority  
Planning Dept, Room 101  
201 W. Kalamazoo Ave  
Kalamazoo, MI 49007

9. Indemnification: As both parties are governmental entities each agrees to indemnify and hold each other harmless, including its elected officials, agents, employees, officers and representatives, from all fines, costs, lawsuits, claims, demands and actions of any kind or nature, including reasonable attorney fees, which occur by reason of any wrongful act, negligence or wrongful omission on the part of the other. For purposes of this paragraph the County of Kalamazoo is considered included.

KALAMAZOO COUNTY LAND BANK AUTHORITY

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Its: Chairperson

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Its: Chairperson

DRAFT



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|      | BRA         | Land Bank  |  |
|------|-------------|------------|--|
| 2013 | \$ (25,000) | \$ (5,000) | BRA - Site Assessment/Work - Land Bank Carry Costs |
| 2014 |             | \$ (5,000) | Land Bank - Cary Costs                             |
| 2015 |             | \$ (5,000) | Land Bank - Cary Costs                             |
| 2016 |             | \$ (5,000) | Land Bank - Cary Costs                             |
| 2017 |             | \$ (5,000) | Land Bank - Cary Costs                             |
| 2018 | \$ 8,400    | \$ 30,600  | Sale of Property - \$35000, TIF Capture, 5/50      |
| 2019 | \$ 2,375    | \$ 2,375   | TIF & 5/50 income                                  |
| 2020 | \$ 2,375    | \$ 2,375   | TIF & 5/50 income                                  |
| 2021 | \$ 2,375    | \$ 2,375   | TIF & 5/50 income                                  |
| 2022 | \$ 2,375    | \$ 2,375   | TIF & 5/50 income                                  |
| 2023 | \$ 4,749    |            | TIF Reimbursement                                  |
| 2024 | \$ 4,749    |            | TIF Reimbursement                                  |
| 2025 | \$ 4,749    |            | TIF Reimbursement                                  |
| 2026 | \$ 4,749    | \$ -       | LSRRF TIF Income                                   |
| 2027 | \$ 4,749    | \$ -       | LSRRF TIF Income                                   |
| 2028 | \$ 4,749    | \$ -       | LSRRF TIF Income                                   |
| 2029 | \$ 4,749    | \$ -       | LSRRF TIF Income                                   |
| 2030 | \$ 4,749    | \$ -       | LSRRF TIF Income                                   |

|                    | BRA           | Land Bank     | Roles and Responsibilities  |
|--------------------|---------------|---------------|---|
| Expense            | \$ (25,000)   | \$ (25,000)   | BRA   |
| Repayment          | \$ 23,745     | \$ 40,098     | Complete environmental assessment, required environmental remediation                             |
| Total Income       | \$ 55,890     | \$ 40,098     | Work jointly with the Land Bank to attract developer/private business to the site/negotiate terms |
| Return             | \$ 30,890     | \$ 15,098     | Reimbursement from 50% of the taxes for the first five years to pay for environmental costs       |
| Proceeds from sale | 18%           | 82%           | 100% of taxes to be collected by the County BRA for years 2026 to 2030 for the County's BRA fund  |
| IRR                | <b>13.89%</b> | <b>13.87%</b> | XX% of sale proceeds from property sale   |

|                 | Land Bank    |  |
|-----------------|--------------|--|
| Current SEV     | \$ 32,400.00 | Hold and fund any holding costs for the property until redevelopment/sale                          |
| Current Taxes   | \$ 2,051.57  | Work jointly with the County BRA to attract developer/private business to the site/negotiate terms |
| Projected SEV   | \$ 75,000.00 | Receipt 50% of tax revenue for the first five years  |
| Projected Taxes | \$ 4,749.00  | XX% of sale proceeds from property sale  |

Remediation and Redevelopment Division

Documentation for Approved Partial Closure



Printed under the authority of Part 201, Environmental Remediation, and/or Part 213, Leaking Underground Storage Tanks, of the of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY

Site Name: Kartar #6

County: Kalamazoo

Site Address: 306 North Grand (US-131)  
Schoolcraft, Michigan

Site ID#: 39000458

The DEQ undertook response activities to remove abandoned Underground Storage Tanks (USTs) at the property in 2000. As part of these activities, releases from three leaking gasoline USTs were reported on July 11, 2000. In response to the releases, DEQ consultants performed additional response activities, including removing some contaminated soils, defining the extent of soils and groundwater contamination, evaluating potential receptors of the contamination, monitoring the contamination, and completing of an Initial Assessment Report and a Final Assessment Report. Soil samples collected in 2000, indicated the presence of soils in two locations above the soil saturation (Csat) concentrations for xylenes and 1,2,4-trimethylbenzene (TMB), however, soil borings collected in 2002, 2002, and 2004 showed steadily decreasing soil concentrations and did not confirm any above Csat.

Groundwater monitoring for four years did not identify the presence of free phase liquids in any monitoring well and showed steadily decreasing groundwater concentrations. The most recent groundwater samples collected on the property indicated concentrations for ethylbenzene up to 3 times, xylenes up to 6 times, 1,2,4-TMB up to 30 times, and 1,3,5-TMB up to 8 times residential drinking water criteria. The most recent groundwater samples collect off the property for all parameters did not detect any concentrations above residential drinking water criteria except for 1,2,4-TMB up to 2 times residential drinking water criteria. Downgradient residents are connected to the municipal water supply and no other receptors were identified.

Full Closure under Part 201 will not be sought because the additional state investment is not warranted. Based on the overall need to allocate a finite amount of resources among many sites, an Approved Partial Closure (APC) is recommended. Remediation and Redevelopment Division approval of an APC does not relieve any parties of any remaining obligations under Part 201.

Prepared by:

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*11/27/06*

Date

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*11/21/06*

Date

Approved by:

*[Signature]*

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*11-27-06*

Date

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*[Signature]*

RRD Assistant Division Chief

*9/20/07*

Date

**FY 2013****New! Technical Assistance to Brownfields Communities Grant Guidelines – Request for Proposals**

The EPA is announcing \$5 million in grants to provide technical assistance to communities. The EPA anticipates award of up to nine (9) cooperative agreement(s). Grants awarded under the Technical Assistance to Brownfields Communities (TAB) announcement will help communities tackle the challenge of assessing, cleaning up and preparing brownfields sites for redevelopment, especially underserved/rural/small and otherwise distressed communities. Technical assistance being provided through this grant should also be geared toward results and help to move brownfields sites forward in the process toward cleanup and reuse. The maximum value of each grants will be based on the technical assistance being provided; however, grants in geographical area 5 shall not exceed \$1,000,000 and grants in geographical areas 1, 2, 3, 4, 6, 7, 8 and 9 shall not exceed \$500,000 each under this competitive opportunity. The proposal deadline is November 14, 2012.

[Technical Assistance to Brownfields Communities \(TAB\) grant guidelines \(PDF\)](#) (33 pp, 670K)

[Frequently Asked Questions \(PDF\)](#) (3 pp, 26K)

**New! FY2013 Brownfields Assessment, Revolving Loan Fund and Cleanup Grant Guidelines – Announcing New Request for Proposals**

These grants may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum). Opportunities for funding are as follows: Brownfields Assessment Grants (each funded up to \$200,000 over three years; coalitions are funded up to \$600,000 over three years), Brownfields Revolving Loan Fund (RLF) Grants (each funded up to \$1,000,000 over five years) and Brownfields Cleanup Grants (each funded up to \$200,000 over three years). The proposal submission deadline is November 19, 2012.

[FY2013 Brownfields Assessment Grant Guidelines \(PDF\)](#) (58 pp, 581K)

[FY2013 Brownfields Revolving Loan Fund Grant Guidelines \(PDF\)](#) (52 pp, 489K)

[FY2013 Brownfields Cleanup Grant Guidelines \(PDF\)](#) (62 pp, 541K)

[Frequently Asked Questions \(PDF\)](#) (50 pp, 233K)

[FY2013 Assessment Guideline Checklist \(PDF\)](#) (8 pp, 429K)

[FY2013 Brownfields Guideline: A Detailed Review of Assessment, RLF, and Cleanup Application Process \(PDF\)](#) (69 pp, 1.9M)