
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 27, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, ***Room 105***
TIME: 4:00 pm

AGENDA

1. Call to Order ~ 4:00 pm
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of July 23, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Agenda – Invoices
 - a. **\$ 175.00** – Envirologic WO #17 General Environmental Review
7. Financial Report and Administrative Expenses
 - a. **Discussion:** Fund 247 Year to date
8. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Corner @ Drake
 - i. Invoices – total reimbursement request \$331,506.76 in eligible expenses
 - b. **Discussion/Action:** Annual TIF Reports to MEDC - Approval to submit
 - c. **Discussion/Action:** 555 E. Eliza St.
 - i. Letter of Credit documents
 - ii. Insurance update
 - iii. September 1, 2015 Board of Commission Agenda
 - iv. KCBRA Brownfield Plan reimbursement review
 - d. **Discussion:** Checker Motors Site
 - e. **Discussion:** 9008 Portage Road
 - f. **Discussion:**
9. Staff Reports
 - a. Two Board member terms expiring October 31, 2015
10. Committees - times dates and places
 - a. Land Bank Report–
 - b. Project/Finance Committee–verbal report, next meeting Thursday, September 10th, 4:00pm
 - c. Executive Committee – verbal report, next meeting Friday, September 11th , 8:30 am
 - d. PR/Media Committee –
11. Other
12. Board Member Comments
13. Adjournment

Next Meeting: 4th Thursday – September 24, 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

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, July 23, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Julie Rogers, Thell Woods, Andy Wenzel, Joe Agostinelli, Travis Grimwood, Habib Mandwee, Anne Summerfield, Christopher Carew, Tim Hudson, James Spurr, Ken Peregou

Members Excused: All present

Kalamazoo Township: None

Staff: Lotta Jarnefelt, Rachael Grover

Consultant: Jeff Hawkins

Recording Secretary: Rachael Grover

Community: 2

1. Chair Agostinelli called the meeting to Order at 4:00 p.m.
2. Members Excused: No members absent
3. Approval of the agenda: **Motion to approve agenda Hudson, support from Summerfield. Motion adopted.**
4. Approval of Minutes: BRA Minutes of June 25, 2015. **Grimwood moved and Spurr seconded the approval of June 25, 2015 minutes. Motion carried.**
5. Citizens Comments: None
6. Consent Agenda – Invoices
 - a. \$9,261.44 – 2nd Quarter Administrative Expenses
 - b. \$ 90.28 – Staff 2nd Quarter mileage
 - c. \$ 263.75 – Envirologic WO#8 – 9008 Portage Road Act 381 Work Plan
 - d. \$ 490.00 – Envirologic WO#10, Amendment #2 – Corner @ Drake invoice review
 - e. \$ 287.50 – Envirologic WO#17 General Environmental Review**Summerfield moved and Woods seconded approval of Consent Agenda. Motion carried.**
7. Financial Report
 - a. **Discussion:** Fund 247 Year to date – No changes at this time
8. Discussion and/or Action Calendar
 - a. **Discussion/Action:** Corner @ Drake
 - i. No action at this time. Staff sent letter to AVB requesting additional information and unconditional lien waivers. As per Curt Aardema, AVB should be able to respond by the August 8, 2015 date in the request letter.
 - b. **Discussion/Action:** 555 E. Eliza St.
 - i. Letter of Credit Documents – Request a draft from the bank of the documents before closing for our review.
 - ii. MDEQ Grant and Loan Contracts – On hold for signing until the Letter of Credit is reviewed and liability insurance is confirmed.
Woods motioned to authorize Chair to execute loan and grant contracts after the LOC has been approved and executed. Support of the motion from Spurr. Motion Carried.

- iii. Act 381 Work Plan Update – Envirologic has completed a draft of the Work Plan. Staff is reviewing. Act 381 Work Plan will be submitted to MEDC tomorrow and then to MDEQ once the loan and grant contracts have been signed and approved.
 - c. **Discussion:** Checker Motors Site update. Property has a parcel in the City of Kalamazoo and a parcel in Kalamazoo Township. Finance committee felt in spirit of intergovernmental relations that the KCBRA could support negotiating sharing the LSRRF if KCBRA administers the Brownfield Plan. Executive committee also supported negotiating sharing of the LSRRF.
 - d. **Discussion:** Development Agreement Template and Tax appeals
 - i. Project and Finance Committee Recommendations
Staff will work on some language to add to the Reimbursement agreement and development agreement – additional discussion to follow
 - e. **Discussion/Action:** Environmental Consultant Contract Renewal
Motion from Spurr supporting 1 year extension of contract with Envirologic Technologies; support from Wenzel. Motion carried.
 - f. **Discussion:** Educational outreach opportunities/possibilities. Receiving many inquiries asking about Brownfield. Discussion regarding the possibility of doing a lunch and learn again.
9. Staff Reports:
- a. Annual TIF reports to the MEDC for 2014 will be available for approval for August meeting
10. Committees - times dates and places
- a. Land Bank Report– Appointed new member to Board of Directors; Land Bank moved to new offices at Riverview Launch; accepted a grant for blight elimination; purchase agreement with a closing date of September 30, 2015 for Vicksburg Mill parcel.
 - b. Project/Finance Committee–verbal report, meeting schedule Thursday, August 13, 4:00pm
 - c. Executive Committee – verbal report, meeting schedule Friday, August 14th , 8:30 am
 - d. PR/Media Committee – Rogers is drafting a response to Mlive article regarding Midlink and lack of mention of Brownfield.
11. Other – Agostinelli and Hawkins will be attending a stakeholder discussion with MDEQ Director Dan Wyant in August.
12. Board Member Comments
13. Adjournment at 5:12 p.m.

Next Meeting: 4th Thursday – August 27, 2015 at 4pm (room 207a, County Admin Bldg)

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IF YOU ARE UNABLE TO ATTEND THE MEETING



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 01438
 Date 08/19/2015
 Project **150063 General Environmental Review
 W.O. 17**

INVOICE: Through Jul 31, 2015

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

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	1.25	140.00	175.00
		Invoice total	175.00

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

Number	Project	W.O.	Site/Phase	Budget Estimates		Actual				
				Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
			Brownfield EA and Admin. 247-000-808.00							
150063	17		General Environmental Review	\$ 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
						01129	6/3/2015	\$ 161.25	\$ 1,692.50	\$ 1,692.50
						01321	7/15/2015	\$ 287.50	\$ 1,405.00	\$ 1,405.00
						01438*	8/19/2015	\$ 175.00	\$ 1,230.00	\$ 1,230.00
							Project Subtotal	\$ 2,270.00		\$ 1,230.00
130129	1		Kartar #6, 306 N. Grand, Schoolcraft, MI							
			Project Complete	\$ 11,400.00	\$ 11,400.00			\$ 11,061.78		\$ -
130307	2		Project Spartan - Midlink Business Park							
			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	
			Work Order #2 - Amendment #1	\$ 1,500.00	\$ 1,500.00	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)	
			Project Subtotal	\$ 32,400.00	\$ 32,400.00		Project Subtotal	\$ 32,015.36		\$ 384.64
130367	4		9008 Portage Road, Former Bud's Auto Service							
			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	
						01322	7/15/2015	\$ 263.75	3,209.62	
			Project Subtotal	\$ 13,500.00	\$ 13,500.00		Project Subtotal	\$ 10,290.38		\$ 3,209.62
130368	5		2015 Lake Street, J&L Motor X-Press							
			Project Complete	\$ 12,000.00	\$ 12,000.00			\$ 11,035.87		\$ -
130388	7		Former Fox River Paper Mill (Hov-Aire Parcel)							
			Project Complete	\$ 7,000.00	\$ 7,000.00			\$ 7,000.00		\$ -
140154	10		The Corner @ Drake Development							
			A- Brownfield Plan	\$ 4,000.00	\$ 4,000.00	29926	4/30/2014	\$ 875.00	\$ 5,625.00	
			Budget Amendment #1 - approved 9-25-14	\$ 2,000.00	\$ 2,000.00	00248	8/11/2014	\$ 1,471.25	\$ 4,153.75	
			Budget Amendment #2 - approved 6-25-15	\$ 500.00	\$ 500.00	00362	9/19/2014	\$ 1,653.75	\$ 2,500.00	
						00464	10/16/2014	\$ 1,165.00	\$ 1,335.00	
						00527	11/10/2014	\$ 605.00	\$ 730.00	
						00631	12/8/2014	\$ 202.50	\$ 527.50	
						01320	7/15/2015	\$ 490.00	\$ 37.50	
			Project Subtotal	\$ 6,500.00	\$ 6,500.00		Project Subtotal	\$ 6,462.50		\$ 37.50
140175	11		Chem Link Acquisition of Former Apollo Plastics							
			Project Complete	\$ 13,000.00	\$ 13,000.00			\$ 6,457.24		\$ -
140520	13		US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00					
			Project Complete	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	\$ -	\$ -
140455	14		CMS, 555 E. Eliza Street, Schoolcraft, MI							
			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		
			Work Order Subtotal	\$ 16,500.00	\$ 16,500.00		Work Order Subtotal	\$ 23,897.30	\$ (7,397.30)	
	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					
			Work Order Subtotal	\$ 39,700.00	\$ 39,700.00		Work Order Subtotal	\$ 32,301.41	\$ 7,398.59	
	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)	
			Work Order Subtotal	\$ 2,500.00	\$ 2,500.00		Work Order Subtotal	\$ 3,226.70	\$ (726.70)	
			Project Subtotal	\$ 58,700.00	\$ 58,700.00		Project Subtotal	\$ 59,425.41		\$ (725.41)
140519	16		CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.							
			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	
			Note - KCBRA is providing partial support on project			00849	2/19/2015	\$ 3,321.50	\$ 0.29	
			Project Subtotal	\$ 10,000.00	\$ 10,000.00		Project Subtotal	\$ 9,999.71	\$ 0.29	\$ 0.29
150025	19		Checker Motors Site	\$ 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	
			Project Subtotal	\$ 4,000.00	\$ 4,000.00		Project Subtotal	\$ 1,265.00		\$ 2,735.00
150026	20		Accu Mold, 4460 Commercial Ave. Portage, MI	\$ 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	
			Project Subtotal	\$ 7,500.00	\$ 7,500.00		Project Subtotal	\$ 4,948.75		\$ 2,551.25
			Total Project Budgets	\$ 182,500.00	\$ 182,500.00		Total	\$ 165,232.00		\$ 9,422.89

Fund 247 - Year to Date 2015
Prepared by RGrover 8/20/2015

Brownfield Redevelopment Authority Fund 2010	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
BRA TOTAL 2010	129,618	3,876		125,742	125,742	
Brownfield Redevelopment Authority Fund 2011						
	Revenues	Expenditures		REV-EXP		
BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
Brownfield Redevelopment Authority Fund 2012						
	Revenues	Expenditures		REV-EXP		
BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
Brownfield Redevelopment Authority Fund 2013						
	Revenues	Expenditures		REV-EXP		
BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
Brownfield Redevelopment Authority Fund 247-2014						
	Revenues	Expenses	Encumbrances	REV-EXP		
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	* trsfr to LSRRF	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		
BRA ACTUAL TOTAL 2014 AS OF 01-02-2015	108,771	185,899		-77,128	-77,128	64,062
BRA Fund 247 for 2015						
	Revenues	Expenses	Encumbrances	REV-EXP		
County BRA (acct 247-000-)	4,000	39,175		-35,175		
Midlink local TIR tax (acct 247-001-420.00)	25,904	6,516		19,388		
Midlink school TIR tax (acct 247-001-420.01)	14,584			14,584		
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		
BRA ACTUAL TOTAL 2015 AS OF 07-09-2015	52,735	51,350		1,384	1,384	65,446
2015 Pending remaining of approved Work Orders						
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)		3,210				
WO# 10 Corner@Drake (\$500 additional approved as Am. # 2)		10				
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		1,566				
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/Training		3,135	\$700 reg. fees; \$165 MEDA			
TOTAL		11,076			-11,076	54,370

Local Site Remediation Revolving Fund - Fund 643	Revenues	Expenditures		REV-EXP		
LSRRF (acct 643-000-699.53) - From 2014	7,417			7,417		7,417
Transferred from Brown 7/6/2015	5,659			5,659		5,659
Fund 643 TOTAL						13,076

GESMUNDO, LLC

6 August 2015

Rachael Grover, Resource Coordinator
Kalamazoo County
Department of Planning and Community Development
201 West Kalamazoo Avenue, Rm. 101
Kalamazoo, Michigan 49007

Re: Invoices for Corner @ Drake Brownfield Eligible Expenses

Dear Ms. Grover,

Thank you for the feedback you provided on our Brownfield Plan for Corner @ Drake in your 7/8/15 letter. The following answers are in response to the inquiries posed in the aforementioned letter:

1. Unconditional Final Release Lien Waivers are attached.
2. The corrected cover sheet for the Martin & Associates invoices is attached.
3. Bailey Excavating
 - a. This \$2,500.00 charge was for the demolition of a partial house that included a foundation and some debris associated with the house.
 - b. The \$10,000 charge for Infrastructure Demolition is shown as Roadwork and listed as #8 on the Continuation sheet, as you've mentioned in your summary spreadsheet.
 - c. After speaking with our accountant, she confirmed that the \$11,000 listed on the change order is in addition to the \$52,072.26. This work was completed after moving some large pieces of construction equipment that were stored near the rubble. The date of this additional work was around March 2014, as shown in the change order.
4. This document serves as the cover letter. Please see below for total of eligible expenses. As shown, there is a slight variation between the estimates and actual numbers, which resulted from a few unexpected items and/or changes throughout the course of the project.

See Spreadsheet/Totals on Next Page---

GESMUNDO, LLC

Corner @ Drake			
Brownfield-Eligible Expenses			
Activity	Vendor	Final Amount	Estimated Amount in Brownfield Plan
Phase I ESA	Phillips Environmental Consulting	\$2,700.00	\$2,400.00
Demolition Permits	Kalamazoo Area Building Authority	\$1,095.00	Included in Demolition of Existing Houses
Asbestos Survey	DeLisle Associates	\$36,700.00	\$36,700.00
Asbestos Abatement	Martin & Associates	\$50,439.50	\$52,239.50
Demolition of Existing Houses	Bailey Excavating	\$167,500.00	\$170,095.00
Demolition of Obsolete Infrastructure	Bailey Excavating	\$10,000.00	\$10,000.00
Removal of Rubble	Bailey Excavating	\$63,072.26	\$60,000.00
TOTAL		\$331,506.76	\$331,434.50

Hopefully this letter addresses the remaining questions, but please feel free to contact me with any additional clarifications.

Thank You.

Sincerely,

Curt Aardema



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Site Project: 232, LLC

Project Information Reports

To edit any Project Information, please contact your MEDC Brownfield Program Contact. To add or review a previously created Brownfield Annual Report, click on the 'Reports' tab. To return to the list of all of the Projects for your Brownfield Redevelopment Authority, click on the 'My Sites' tab above.

Site Detail

Edit

Account Name	County of Kalamazoo BRA	Developer Name	232, LLC
Project Name	232, LLC	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2015	Initial Taxable Value	\$156,722
Ended	<input type="checkbox"/>		
Project Address			
Project Street	232 W Michigan Ave		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49007		

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Michigan Economic Development Corporation, 300 N. Washington Sq., Lansing MI 48913 Phone: 888.522.0103



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Project: 232, LLC

Project Information | Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year.

Progress Reports

[Edit](#) | [Submit](#) | [Cancel](#)

[Instructions](#)

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Project Details

Name	232, LLC	Account Name	County of Kalamazoo BRA
Reported Tax Year	2014	Status	Pending
Project Complete	<input type="checkbox"/>	I certify to the best of my knowledge that the information submitted in this report is true and correct. <input checked="" type="checkbox"/>	
Purpose of TIR Expenditures			
The amount of State expenditures of tax increment revenues.	\$0	The amount of environmental expenditures of tax increment revenues.	\$0
The amount of Local expenditures of tax increment revenues.	\$0	The amount of non-environmental expenditures of tax increment revenues.	\$0
The amount of Local-only expenditures of tax increment revenues.	\$0		
Activity Status			
The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 15(1)(a) and section 2(n)(vii).	\$0	The amount of Local tax increment revenues received.	\$0
The amount of County tax increment revenues received.	\$0	The amount of Local ISD tax increment revenues received.	\$0
The amount of principal and interest on all outstanding indebtedness.	\$0	The amount of actual capital investment made for each project.	\$0
The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.	\$0	The number of residential units constructed or rehabilitated for each project.	0
The amount, by square foot, of new residential for each project	0	The amount, by square foot, of rehabilitated residential for each project	0
The amount, by square foot, of retail, for each project.	0	The amount, by square foot, of commercial for each project.	0
The amount, by square foot, of industrial space for each project.	0	The amount, by square foot, of Public Infrastructure.	0
The amount, by linear square foot, of Public Infrastructure.	0	The number of new jobs created at the project.	0
Please provide any additional information.	Due to lack of substantial incremental growth, the BRA has delayed capture. Redevelopment is expected to be complete the end of 2015.		

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Michigan Economic Development Corporation, 300 N. Washington Sq., Lansing MI 48913 Phone: 888.522.0103



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Site

Project: 9008 Portage Road

Project Information

Reports

To edit any Project Information, please contact your MEDC Brownfield Program Contact. To add or review a previously created Brownfield Annual Report, click on the 'Reports' tab. To return to the list of all of the Projects for your Brownfield Redevelopment Authority, click on the 'My Sites' tab above.

Site Detail

[Edit](#)

Account Name	County of Kalamazoo BRA	Developer Name	South Portage Road LLC
Project Name	9008 Portage Road	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2014	Initial Taxable Value	\$8,854
Ended	<input type="checkbox"/>		
Project Address			
Project Street	9008 Portage Road		
Project City	Portage		
MI County	Kalamazoo		
Zip Code	49002		

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Project: 9008 Portage Road

Project Information

Reports

To create a unique new report click on the 'Add New Annual Report' button. If the Project data has not changed since last year's report, use the 'Copy Last Year's Report' button to generate a new report with the same data that was submitted the last year.

Progress Reports

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[Instructions](#)

[Back to Program Metrics List View](#)

Project Details

Name	9008 Portage Road	Account Name	County of Kalamazoo BRA
Reported Tax Year	2014	Status	Pending
Project Complete	<input type="checkbox"/>	I certify to the best of my knowledge that the information submitted in this report is true and correct. <input checked="" type="checkbox"/>	
Purpose of TIR Expenditures			
The amount of State expenditures of tax increment revenues.	\$618	The amount of environmental expenditures of tax increment revenues.	\$1,219
The amount of Local expenditures of tax increment revenues.	\$601	The amount of non-environmental expenditures of tax increment revenues.	\$0
The amount of Local-only expenditures of tax increment revenues.			
Activity Status			
The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 15(1)(a) and section 2(n)(vii).	\$618	The amount of Local tax increment revenues received.	\$353
The amount of County tax increment revenues received.	\$131	The amount of Local ISD tax increment revenues received.	\$117
The amount of principal and interest on all outstanding indebtedness.	\$0	The amount of actual capital investment made for each project.	
The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.	\$25,746	The number of residential units constructed or rehabilitated for each project.	0
The amount, by square foot, of new residential for each project	0	The amount, by square foot, of rehabilitated residential for each project	0
The amount, by square foot, of retail, for each project.	0	The amount, by square foot, of commercial for each project.	0
The amount, by square foot, of industrial space for each project.	0	The amount, by square foot, of Public Infrastructure.	0
The amount, by linear square foot, of Public Infrastructure.	0	The number of new jobs created at the project.	0
Please provide any additional information.	Site has not completed redevelopment. Completion and jobs created expected in 2016.		

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Project: Brown Family Holdings

Project Information

Reports

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Site Detail

[Edit](#)

Account Name	County of Kalamazoo BRA	Developer Name	Beckan Industries
Project Name	Brown Family Holdings	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$31,291
Beginning Date of Tax Capture	1/1/2010	Initial Taxable Value	\$0
Ended	<input type="checkbox"/>		
Project Address			
Project Street	2700 N Pitcher		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49004		

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Project: Brown Family Holdings

Project Information

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Project Details

Name	Brown Family Holdings	Account Name	County of Kalamazoo BRA
Reported Tax Year	2014	Status	Pending
Project Complete	<input type="checkbox"/>	I certify to the best of my knowledge that the information submitted in this report is true and correct. <input checked="" type="checkbox"/>	
Purpose of TIR Expenditures			
The amount of State expenditures of tax increment revenues.	\$0	The amount of environmental expenditures of tax increment revenues.	\$12,973
The amount of Local expenditures of tax increment revenues.	\$0	The amount of non-environmental expenditures of tax increment revenues.	\$0
The amount of Local-only expenditures of tax increment revenues.	\$12,973		
Activity Status			
The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 15(1)(a) and section 2(n)(vii).		The amount of Local tax increment revenues received.	\$7,139
The amount of County tax increment revenues received.	\$3,494	The amount of Local ISD tax increment revenues received.	\$2,340
The amount of principal and interest on all outstanding indebtedness.		The amount of actual capital investment made for each project.	
The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.	\$224,840	The number of residential units constructed or rehabilitated for each project.	0
The amount, by square foot, of new residential for each project	0	The amount, by square foot, of rehabilitated residential for each project	0
The amount, by square foot, of retail, for each project.	0	The amount, by square foot, of commercial for each project.	
The amount, by square foot, of industrial space for each project.		The amount, by square foot, of Public Infrastructure.	
The amount, by linear square foot, of Public Infrastructure.		The number of new jobs created at the project.	18
Please provide any additional information.			

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Project: Kartar #6

Project Information Reports

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Site Detail

Edit

Account Name	County of Kalamazoo BRA	Developer Name	Kalamazoo County Land Bank
Project Name	Kartar #6	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$0
Beginning Date of Tax Capture	1/1/2015	Initial Taxable Value	\$0
Ended	<input type="checkbox"/>		
Project Address			
Project Street	306 N Grand		
Project City	Schoolcraft		
MI County	Kalamazoo		
Zip Code	49087		

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Project: Kartar #6

Project Information

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Project Details

Name	Kartar #6	Account Name	County of Kalamazoo BRA
Reported Tax Year	2014	Status	Pending
Project Complete	<input type="checkbox"/>	I certify to the best of my knowledge that the information submitted in this report is true and correct. <input checked="" type="checkbox"/>	
Purpose of TIR Expenditures			
The amount of State expenditures of tax increment revenues.	\$0	The amount of environmental expenditures of tax increment revenues.	\$0
The amount of Local expenditures of tax increment revenues.	\$0	The amount of non-environmental expenditures of tax increment revenues.	\$0
The amount of Local-only expenditures of tax increment revenues.	\$0		
Activity Status			
The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 15(1)(a) and section 2(n)(vii).	\$0	The amount of Local tax increment revenues received.	\$0
The amount of County tax increment revenues received.	\$0	The amount of Local ISD tax increment revenues received.	\$0
The amount of principal and interest on all outstanding indebtedness.	\$0	The amount of actual capital investment made for each project.	\$0
The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.	\$0	The number of residential units constructed or rehabilitated for each project.	0
The amount, by square foot, of new residential for each project	0	The amount, by square foot, of rehabilitated residential for each project	0
The amount, by square foot, of retail, for each project.	0	The amount, by square foot, of commercial for each project.	0
The amount, by square foot, of industrial space for each project.	0	The amount, by square foot, of Public Infrastructure.	0
The amount, by linear square foot, of Public Infrastructure.	0	The number of new jobs created at the project.	0
Please provide any additional information.	No Redevelopment at this time. Owned by Kalamazoo County Land Bank		

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Project: Midlink

Project Information

Reports

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Site Detail

[Edit](#)

Account Name	County of Kalamazoo BRA	Developer Name	5200 E Cork Street Investors, LLC
Project Name	Midlink	Total Amount of Tax Increment Revenue Collected Prior to TaxYear 2013	\$158,959
Beginning Date of Tax Capture	1/1/2011	Initial Taxable Value	\$7,364,697
Ended	<input type="checkbox"/>		
Project Address			
Project Street	5200 E Cork		
Project City	Kalamazoo		
MI County	Kalamazoo		
Zip Code	49048		

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Project Details

Name	Midlink	Account Name	County of Kalamazoo BRA
Reported Tax Year	2014	Status	Pending
Project Complete	<input type="checkbox"/>	I certify to the best of my knowledge that the information submitted in this report is true and correct. <input checked="" type="checkbox"/>	
Purpose of TIR Expenditures			
The amount of State expenditures of tax increment revenues.	\$56,377	The amount of environmental expenditures of tax increment revenues.	\$92,482
The amount of Local expenditures of tax increment revenues.	\$36,105	The amount of non-environmental expenditures of tax increment revenues.	
The amount of Local-only expenditures of tax increment revenues.			
Activity Status			
The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 15(1)(a) and section 2(n)(vii).	\$56,377	The amount of Local tax increment revenues received.	\$12,267
The amount of County tax increment revenues received.	\$16,929	The amount of Local ISD tax increment revenues received.	\$6,909
The amount of principal and interest on all outstanding indebtedness.		The amount of actual capital investment made for each project.	
The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.	\$2,403,755	The number of residential units constructed or rehabilitated for each project.	
The amount, by square foot, of new residential for each project		The amount, by square foot, of rehabilitated residential for each project	
The amount, by square foot, of retail, for each project.		The amount, by square foot, of commercial for each project.	
The amount, by square foot, of industrial space for each project.		The amount, by square foot, of Public Infrastructure.	
The amount, by linear square foot, of Public Infrastructure.		The number of new jobs created at the project.	
Please provide any additional information.	General Mills expansion added 156,000 sf of industrial space and 27 new jobs in 2014		

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