
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, February 25, 2016
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

AGENDA

1. Call to Order: 4:00
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of January 21, 2016
5. Citizens Comments (4 minutes each / Please state name and address)
6. Discussion/Action Calendar
 - a. **Discussion/Action**: 400 S. 14th Street, Schoolcraft
 - i. Part I and Part II Application
 - ii. Envirologic Work Order to prepare Brownfield Plan
7. Consent Agenda – Invoices
 - a. **\$ 235.00** – Envirologic related to WO#17 - General Environmental Review
8. Financial Reports
 - a. **Discussion**: Fund 247 end of 2015
 - b. **Discussion**: Reimbursement Analysis and TIF Statements
9. Discussion and/or Action Calendar
 - a. **Discussion/Action**: 555 Eliza Street
 - i. Envirologic Invoice related to WO#21 MDEQ Loan work: \$363.75
 - b. **Discussion**: RAI Jets Draft Brownfield Plan
 - c. **Discussion/Action**: Zeigler Development Agreement
10. Staff Report
 - a. Kalamazoo Mortgage update – new assessment for 2016 base value; draft tables
 - b. 232 LLC updates – Act 381 Work Plan
 - c. Checker Motors update
11. Committees - times dates and places
 - a. Land Bank Report – Update from January 22 and February 11 meetings
 - b. Project/Finance Committee –verbal report, next meeting Thursday, March 10th , 4:00pm
 - c. Executive Committee – verbal report, next meeting Friday, March 11th , 8:30 am
 - d. PR/Media Committee –
12. Other
 - a. Envirologic – Legislative Updates
13. Board Member Comments
14. Adjournment

Next Meeting: 4th Thursday – March 24, 2016 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, January 21, 2016
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Ken Peregón, Andy Wenzel, Joe Agostinelli, Douglas Milburn, Christopher Carew, James Spurr, Tim Hudson, Travis Grimwood, Thell Woods

Members Excused: Habib Mandwee, Julie Rogers

Kalamazoo Township: None

Staff: Lotta Jarnefelt, Rachael Grover

Consultant: Jeff Hawkins

Recording Secretary: Zeña Vos

Community: 2

1. Chair Agostinelli called the meeting to Order at 4:02 p.m.
2. Members Excused: Habib Mandwee, Julie Rogers
3. Approval of the Agenda: **Hudson moved and Spurr seconded the approval of the agenda. Motion Carried.**
4. Approval of Minutes: **Carew moved and Hudson seconded the approval of December 17, 2015 minutes. Motion Carried.**
5. Citizens Comments: None
6. Oath of Office – **New member Douglas Milburn was sworn in by Kalamazoo County Clerk Tim Snow. On behalf of the Board, Chair Agostinelli warmly welcomed Milburn 😊**
7. Discussion/Action Calendar
 - a. **Discussion/Action:** RAI AZO, LLC Part I and Part II Application
David Riley presented. RAI is a private jet management and private charter company. They are a certified air carrier. RAI will take over the hanger owned by the Air Museum. Historically, it has been used for maintaining aircraft and component part overhaul and restoration.

Lisa Phillips of Phillips Environmental Consulting presented the environmental aspect of the property. There was a Phase I Environmental site assessment back in 2012 that identified the potential environmental concerns associated with an underground storage tank that had been present on site and potential concerns with the floor drains at the property. The environmental site assessment activities found TCE below the building at levels of concern for vapor intrusion into the hanger and office space. They are in the process of getting the Due Care Plan approved by the State of Michigan. The Brownfield Plan is largely for the cost of installing the sub slab depressurization system to mitigate the potential for indoor air vapor intrusion concerns.

Initially there would be 3 jobs created but going further out hope to have 5-10 jobs created in 5 years with average of \$40,000 annual salary. In 7 years, hopeful for 10-15 jobs created.

Grover noted that the City of Portage has been notified about the potential Brownfield project and seems supportive. City of Portage Brownfield does not meet on regular basis. They need time to review and to send it to City of Portage Council. The timeline for them is a little tight for the April 5th BOC meeting. The purchase agreement timeline may need to be extended.

Application fee is not received yet.

Hudson moved and Woods seconded the approval of RAI AZO's application Part I and Part II contingent to receiving the fee. Motion Carried.

8. Consent Agenda – Invoices

- a. **\$ 1,824.00** – Varnum Invoice – Related to tax appeal question
- b. **\$ 1,335.00** – Envirologic WO#22 – EPA BF Assessment Grant Application
- c. **\$ 280.00** – Envirologic WO#17 – General Environmental Review
- d. **\$ 8,814.50** – 4th Quarter Staff Administrative Expenses

Spurr moved and Hudson seconded the approval of payment of Consent Agenda. Motion Carried.

9. Financial Reports

- a. **Discussion:** Fund 247 for 2015

10. Discussion and/or Action Calendar

- a. **Discussion/Action:** 555 E. Eliza Street
 - i. Quarterly Loan Report
 - ii. Quarterly Grant Report

Grover stated MDEQ Quarterly Loan and Quarterly Grant reports need an approval for the chair to sign and be submitted to MDEQ by end of the month.

The Loan money was deposited among other County money into an interest bearing account. The County Deputy Treasurer Greg Vlietstra calculated the interest earned on this loan money and provided an email attesting to this for the MDEQ Quarterly Report. The BRA does not keep the interest amount and will return interest earned when the Loan is closed with MDEQ.

Ron Smedley did communicate with Greg Vlietstra on the phone and will communicate with County Finance Deputy if needed.

Peregon moved and Woods seconded the approval to authorize the Chair to execute the MDEQ Quarterly Report and documents. Motion Carried.

- iii. **\$ 5,528.42** – Invoice Envirologic WO#21 – Vapor Transmission Pilot study

Carew moved and Spurr seconded the approval of payment of WO #21 in the amount of \$5,528.42. Motion Carried.

- b. **Discussion/Action:** Corner @ Drake
 - i. Draft letter to Gesmundo, LLC

Grover stated she's working on the letter and will cc Oshtemo Township Supervisor/Township Legal Council Jim Porter.

- c. **Discussion/Action:** Approval of Indirect Cost Allocation/Maximus Report - \$1,311.00

Hudson moved and Woods seconded the approval to authorize transfer of fund for indirect cost allocation. Motion Carried.

- d. **Discussion:** Clawback/Reimbursement Agreement and Development Agreement update

Agostinelli asked that email be circulated and workgroup will decide if they need to meet.

11. Staff Report

- a. Kalamazoo Mortgage update
Grover stated the Oshtemo Assessor walked through the property on 12/30/15, interior is completely demolished. Waiting for the 2016 assessed value in order to determine the base value for the Brownfield Plan. She also stated that the application fee has been received.
- b. 232 LLC updates
Still waiting for the Act 381 Work Plan. Addendum to the Development Agreement was discussed at the committee meeting.
- c. Blackbird Billiards Development Agreement
Grover stated they need to do a Development Agreement.
- d. Grover shared it has been a good year since she started working with KCBRA and thanked the Board for their patience as she was learning the job.

12. Committees - times dates and places

- a. Land Bank Report – No meeting
Hawkins stated meeting is tomorrow at 8:30 at Riverview Launch.
Hawkins stated Mill Update and Update proposal are on Agenda. Grover will attend the meeting.
- b. Project/Finance Committee –verbal report, next meeting Thursday, February 11th , 4:00pm
- c. Executive Committee – verbal report, next meeting Friday, February 12th , 8:30 am
- d. PR/Media Committee –

13. Other

Jarnefelt asked about the sign in Schoolcraft Village for Eliza Street. Grover stated the sign company that Clark Logic hired will send the draft of the sign, not received yet.

MEDA Capital Day on Feb. 23, 2016 Re: Potential Changes to TIF Laws. Hawkins may attend.

Jarnefelt stated she met with County Finance regarding keeping track of Brownfield TIF. Jarnefelt reported that they are increasing communication with local treasurers, reporting twice a year. There is a lot more communication this year than last year.

14. Board Member Comments: None

15. Adjournment at **4:57 p.m.**

Next Meeting: 3rd Thursday – February 25, 2016 at 4pm (room 207a, County Admin Bldg)

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

IF YOU ARE UNABLE TO ATTEND THE MEETING

METAL MECHANICS

3093 HAGAR DRIVE P.O. BOX 447
SCHOOLCRAFT, MI 49087-0447



HYDRAULIC PRESSES

PHONE (269) 679-2525 FAX (269) 679-2882

2/9/16

**Lotta Jarnefelt
Kalamazoo County Brownfield Redevelopment Authority**

Dear Ms. Jarnefelt,

Please find this cover letter as part of our part I application, to request financial assistance, with re-development of a known contaminated property we purchased in July 2016. The nine acre property, located in the village of Schoolcraft, is a known site of heavy metal contamination from previous owners. The site is in close proximity to our current location, and has four existing buildings.

We purchased the property to store inventory in one of the four buildings and for monthly rental income from two of the other buildings. The fourth building is currently available for renting but not large enough for our current and future needs.

Metal Mechanics, Inc. is a manufacturer of hydraulic presses for use in the die casting industry. Our customers primarily serve the automotive industry. Our business has been very good over the last couple of years. Due in large part to the amount of automobiles sold in North America, and as a direct result of light-weighting efforts, by auto manufacturers, to meet CAFE standards set by the US government.

Metal Mechanics currently has Century 21 Howard looking for an existing thirty thousand square foot building in Kalamazoo County. They have been searching since December of 2014. Since an existing building has not been located we have now decided that we would explore the possibilities of building on the contaminated property. Additional financial expenditures, associated with building on known contaminated sites, are a primary concern and possible deterrent to moving forward with putting up a new building.

Please review our application and let us know if KCBRA feels we should complete Part II of the application.

Sincerely,

Thomas Dailey

**President
Metal Mechanics, Inc.**

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

Kalamazoo County, through its Brownfield Redevelopment Authority (Authority), is able to potentially provide various types of financial support on redevelopment projects throughout Kalamazoo County. This Part I Application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Kalamazoo County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration will include local unit of government support, evaluating potential for re-investment, job creation, availability and condition of infrastructure, environmental issues at the site and other benefits to the community. All Grant funded approved activities will be conducted by the County's authorized environmental consultant. **There is no fee for a Part I Application.**

Interested parties are encouraged to contact the Authority staff to discuss the potential project, the applicability of the program and to understand the application process. There is a two part application with the Part I Application providing details of the project including business information, proposed project site and details, tax-base information, timing requirements, etc. A general discussion with the Authority staff and the applicant will ensue. Based on the merits of the project, Authority staff will recommend completion of a Part II Application and/or review by the Authority's Committees.

Should the applicant be encouraged to complete and submit a Part II Application, an application fee will be required according to the following Fee Schedule (*Kalamazoo County accepts credit cards*) :

- For projects under \$100,000 investment, the fee will be \$500.
- For projects between \$100,000 and \$500,000, the fee shall be \$1,250.
- For projects over \$500,000 investment, the fee shall be \$2,500.

Fees may be waived at the discretion of the Authority in circumstances they deem appropriate.

All Part II Applications must include a conditional reimbursement agreement should the overall project development not occur. It is Exhibit A as part of the Part II Application.

Both the application (and the Conditional Reimbursement Agreement) can be found on the KCBRA website:

<http://www.kalcounty.com/directory/boards/brownfield.htm>

You should contact us at phone or fax or the following email – lmjarn@kalcounty.com. Pre- application contact is highly recommended and will be beneficial to our common interests.

Please submit your completed Part I Application, along with a cover letter that provides general information about your project, to the Kalamazoo County Brownfield Redevelopment Authority, in care of Lotta Jarnefelt at the address listed on the Part I Application. The Proposed Part I Project Application must be complete and submitted with your cover letter.

Depending on the stage of your project, information may be preliminary or developing. Please provide as much information as you can at this time. Please make sure you inform us of your project timeline requirements or flexibility so that we can relate them to Authority timelines and funds available to determine if potential assistance can be offered which will meet your deadlines.

Based on a review of your completed Part I Application, we will contact you within ten (10) business days to discuss the next steps in the process or if we need additional information. At the meeting when your request is heard you should be present; you will be advised of that date.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
PART I PROJECT APPLICATION

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1 Date of Application:

Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

Proprietorship	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Corporation	<input checked="" type="checkbox"/>
Other (specify)	<input type="text"/>

10 Describe nature and history of business:

11 List similar projects developed over the last five years (if any):

Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

15 Date Present Owner(s) Acquired Property (if known):

16 Does applicant have land control: No Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.):

17 Any currently known environmental issues?

18 Is applicant a liable party for environmental issues at site? No Yes

19 Is access to site permitted? No Yes

20 Project Type:

New	<input checked="" type="checkbox"/>
Relocation	<input type="checkbox"/>
Expansion	<input type="checkbox"/>
Rehabilitation	<input type="checkbox"/>

21 Project Size:

Parcel Size (acres):	<input type="text"/>
Existing building area (sq ft):	<input type="text"/>
New building area (sq ft):	<input type="text" value="30,000 SF"/>

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

Additional Materials (Please put an X for those items that are available and attach to your application, if possible):

Business Plan	<input type="checkbox"/>
Market Analysis	<input type="checkbox"/>
Architectural/Site Plans	<input type="checkbox"/>

Financial Commitments	<input type="checkbox"/>
Environmental Information/Reports	<input checked="" type="checkbox"/>

Tax Base Information

24 Total Investment Anticipated:

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

25 Eligible activities for which potential funding may be sought:

Phase I ESA	<input type="checkbox"/>	Phase II ESA	<input type="checkbox"/>
BEA	<input checked="" type="checkbox"/>	Due Care	<input checked="" type="checkbox"/>
Hazardous Materials Building Surveys (asbestos and Lead)	<input type="checkbox"/>	Clean-up Planning	<input type="checkbox"/>
Additional Response Activities	<input type="checkbox"/>	Demolition	<input type="checkbox"/>
Lead and Asbestos Abatement	<input type="checkbox"/>	Site Preparation (City of Kalamazoo, City of Portage)	<input type="checkbox"/>
Infrastructure Improvements	<input type="checkbox"/>		

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

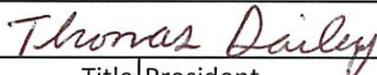
28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

Signature on this page is required along with the contact information requested.

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party

Signature		Date	<input type="text" value="2/9/2016"/>
Title	<input type="text" value="President"/>		
Direct office or cell number	<input type="text" value="269 679-2525"/>		
Fax number	<input type="text" value="269 679-2882"/>		
Email address	<input type="text" value="t_dailey@metalmechanics.com"/>		

If you have questions regarding the application, please contact:

Kalamazoo County Government
 Lotta Jarnefelt, Director Email: lmjarn@kalcounty.com
 Department of Planning and Community Development
 201 W. Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007
 Office Phone: 269-384-8112 Office Fax: 269-383-8920



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 02024
 Date 02/10/2016
 Project **150063 General Environmental Review
 W.O. 17**

INVOICE: Through Jan 31, 2016

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

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant			
Robyn E. Logelin			
Professional Services	0.50	50.00	25.00
Principal			
Jeffrey C. Hawkins			
Professional Services	1.50	140.00	210.00
Phase subtotal			235.00
		Invoice total	235.00

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

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

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	General Environmental Review	\$ 3,500.00	\$ 3,500.00	00848	2/19/2015	\$ 300.00	\$ 3,200.00	\$ 3,200.00
		Amendment #1 - Approved 12-17-15	\$ 5,000.00	\$ 5,000.00	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
					01473	9/8/2015	\$ 210.00	\$ 1,020.00	\$ 1,020.00
					01584	10/9/2015	\$ 140.00	\$ 880.00	\$ 880.00
					01704	11/11/2015	\$ 560.00	\$ 320.00	\$ 320.00
					01746	12/4/2015	\$ 280.00	\$ 40.00	\$ 40.00
					01903	1/12/2016	\$ 280.00	\$ 4,760.00	\$ 4,760.00
					02024*	2/10/2016	\$ 235.00	\$ 4,525.00	\$ 4,525.00
		Project Subtotal	\$ 8,500.00	\$ 8,500.00		Project Subtotal	\$ 3,975.00		\$ 4,525.00
130129	1	Kartar #6, 306 N. Grand, Schoolcraft, MI							
		Project Complete	Project Subtotal	\$ 11,400.00	\$ 11,400.00		Project Subtotal	\$ 11,061.78	\$ -
130307	2	Project Spartan - Midlink Business Park							
		Project Subtotal	\$ 32,400.00	\$ 32,400.00		Project Subtotal	\$ 32,015.36		\$ -
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	
					01764	12/7/2015	\$ 3,185.00	24.62	
		Project Subtotal	\$ 13,500.00	\$ 13,500.00		Project Subtotal	\$ 13,475.38		\$ 24.62
130368	5	2015 Lake Street, J&L Motor X-Press							
		Project Complete	Project Subtotal	\$ 12,000.00	\$ 12,000.00		Project Subtotal	\$ 11,035.87	\$ -
130388	7	Former Fox River Paper Mill (Hov-Aire Parcel)							
		Project Complete	Project Subtotal	\$ 7,000.00	\$ 7,000.00		Project Subtotal	\$ 7,000.00	\$ -
140154	10	The Corner @ Drake Development							
		Project Subtotal	\$ 6,500.00	\$ 6,500.00		Project Subtotal	\$ 6,462.50		\$ -
140175	11	Chem Link Acquisition of Former Apollo Plastics							
		Project Complete	Project Subtotal	\$ 13,000.00	\$ 13,000.00		Project Subtotal	\$ 6,457.24	\$ -
140520	13	US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00					
		Project Complete	Project Subtotal	\$ 3,000.00	\$ 3,000.00		Project Subtotal	\$ 3,000.00	\$ -
140455	14	CMS, 555 E. Eliza Street, Schoolcraft, MI							
		Project Subtotal	\$ 58,700.00	\$ 58,700.00		Project Subtotal	\$ 59,425.41		\$ -
140519	16	CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.							
		Project Subtotal	\$ 10,000.00	\$ 10,000.00		Project Subtotal	\$ 9,999.71	\$ 0.29	\$ -
150025	19	Checker Motors Site	\$ 4,000.00	\$ 4,000.00	00903	3/11/2015	\$ 1,178.75	2821.25	
		Project Subtotal	\$ 4,000.00	\$ 4,000.00		Project Subtotal	\$ 1,265.00		\$ -
150026	20	Accu Mold, 4460 Commercial Ave. Portage, MI	\$ 7,500.00	\$ 7,500.00	00902	3/11/2015	\$ 3,033.75	4466.25	
		Project Subtotal	\$ 7,500.00	\$ 7,500.00		Project Subtotal	\$ 4,948.75		\$ -
	21	Eliza Street MDEQ Grant and Loan - refer to separate spreadsheet							
150386	22	FY16 US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00	01747	12/4/2015	\$ 1,655.00	\$ 1,345.00	\$ 1,345.00
					01904	1/12/2016	\$ 1,335.00	\$ 10.00	\$ 10.00
						Project Subtotal	\$ 2,990.00		\$ 10.00
150391	23	Blackbird Billiards, LLC Brownfield Plan - 3912 Douglas, Ktwp*	\$ 2,500.00	\$ 2,500.00	01763	12/7/2015	\$ 2,500.00	\$ -	\$ -
						Project Subtotal	\$ 2,500.00		\$ -
150390	24	Kalamazoo West Prof. Center, 2415 S. 11th St., Oshtemo Twp.	\$ 4,000.00	\$ 4,000.00				\$ 4,000.00	\$ 4,000.00
		Brownfield Plan - On hold.							
		Total Project Budgets	\$ 197,000.00	\$ 197,000.00		Total	\$ 175,612.00		\$ 8,559.62

	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
Brownfield Redevelopment Authority Fund 2010						
BRA TOTAL 2010	129,618	3,876		125,742	125,742	
Brownfield Redevelopment Authority Fund 2011						
BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
Brownfield Redevelopment Authority Fund 2012						
BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
Brownfield Redevelopment Authority Fund 2013						
BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
Brownfield Redevelopment Authority Fund 247-2014						
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	0	-77,128	-77,128	64,062
BRA Fund 247 for 2015						
County BRA (acct 247-000-)	10,250	66,138		-55,887.66		
Midlink local TIR tax (acct 247-001-420.00)	72,647.81	60,511.55		12,136.26		
Midlink school TIR tax (acct 247-001-420.01)	108,763.26	108,763		0		
General Mills local TIR (acct 247-004-420.00)	34,618.94	20,346.49		14,272.45		
General Mills school TIR (acct 247-004-420.01)	93,609.76	61,594		32,015.36		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	13,463.93	10,958.76		2,505.17		
9008 Portage Road local TIR (acct 247-003-420.00)	679.61			680		
9008 Portage Road school TIR (acct 247-003-420.01)	577.09			577		
Corner @ Drake				0		
555 E. Eliza St. Local TIR (247-006-420.00)	220			220		
555 E. Eliza St. School TIR (247-006-420.01)	64			64		
BRA ACTUAL TOTAL 2015 AS OF 2-08-2016	334,895	328,312.12	0	6,583	6,582.81	70,645
2015 Pending remaining of approved Work Orders						
WO#6 GenMills (\$32,400 approved in WO#2 & 6)		0	700 in 2015			
WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25				
WO# 10 Corner@Drake (\$500 additional approved as Am. # 2)		0				
WO#15 CMS/E Eliza st Asbestos Survey		0	Bal rem WO#14 and #15			
WO#16 CMS-Clausing (amend WO appr 12/18/14)		0				
WO#17 - Gen Env. Consulting, Ammend. #1		5,040				
WO#18 - CMS/E. Eliza MDEQ Grant application		0				
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			
WO#22 EPA Assessment Grant Proposal		10				
WO#23 Brownfield Plan Blackbird Billiards		0				
EPA Brownfield Conference/Training		0.00	\$700 reg. fees; \$165 MEDA			
2015 Pending TIF Payments to Developers & other expenses						
Kalamazoo Mortgage BF Plan (estimated)		4,000				
Eliza St. Hold for MDEQ Loan?		285				
State BF Fund for Portage Road		72				
TOTAL		12,166.55			-12,167	58,478
MDEQ Loan - 555 Eliza Street	Revenue	Expenses				
Receipt from MDEQ	150,000					
MDEQ Loan Contractual (247-900-808.00) - Nov. 2015 invoice		1,832.50				
Dec. 2015 Envirologic Invoice		7,269.32				
Dec. 2015 Envirologic Invoice 01877		5,528.42				
Total Invoices		14,630.24		Remaining Balance of Loan		135,369.76
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
Transferred from Brown 12/31/2015	5,299			5,299		5,299
Fund 643 TOTAL						18,376

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

5200 E Cork Street Investors, LLC - Kalamazoo, MI

February 4, 2016

KCBRA		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures				
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
Subtotal KCBRA		\$ -	\$ 105,173.58	\$ 105,173.58
Payments				
	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
Subtotal KCBRA			\$ -	\$ 105,173.58
Remaining Balances after Payments				
Subtotal KCBRA			\$ -	\$ -
Developer		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures				
<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
Total		\$ 435,974.46	\$ 1,040,994.02	\$ 1,476,968.48
<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
2015 Interest - 01/01/14-12/17/2015+12/17/15-12/31/2015			\$ -	\$ 37,616.48
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)
Interest Payment 6/2015		6/16/2015	\$ -	\$ (6,515.87)
Interest payment 12/22/2015		12/17/2015	\$ -	\$ (53,995.68)
Total	Interest (3%) & Int Only Pmts:		\$ -	\$ 73,759.63
Subtotal Developer			\$ 435,974.46	\$ 1,114,753.65

Non-Interest Payments	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
Developer Payment	12/22/2015	12/17/2015	\$	108,763.26	\$	-	\$ 108,763.26
Subtotal Developer			\$	327,677.48	\$	-	\$ 327,677.48
Remaining Balances after Payments							
Interest Eligible Subtotal			\$	108,296.98	\$	1,040,994.02	\$ 1,149,291.00
Interest			\$	-	\$	73,759.63	\$ 73,759.63
Subtotal Developer			\$	108,296.98	\$	1,114,753.65	\$ 1,223,050.63
*Total environmental insurance cost was \$627,481. Therefore, contingency of \$57,481 was used for TIF Reimbursement Request							
Total Remaining Balances of all Entities			\$	108,296.98	\$	1,114,753.65	\$ 1,223,050.63

\$ 327,677.48 \$ 199,184.75

Total reimbursed to Midlink to date \$ 419,688.95

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

General Mills - 3800 Midlink Dr, Kalamazoo, MI 49048

February 4, 2016

KCBRA				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures		<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
Subtotal KCBRA	\$	30,900.00	\$ 32,015.36	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81
Payments		Approved	Distributed			
KCBRA			December 2015	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81
Subtotal KCBRA				\$ 32,015.36	\$ 14,272.45	\$ 46,287.81
Remaining Balances after Payments						
Subtotal KCBRA				\$ -	\$ -	\$ -

Developer				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures		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
Total				\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Subtotal Developer				\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Developer Payments						
		Approved 12/17/15	Distributed 12/28/15	\$ 61,594.40	\$ 20,346.49	\$ 81,940.89
Subtotal Developer				\$ 61,594.40	\$ 20,346.49	\$ 81,940.89
Remaining Balances after Payments						
Subtotal				\$ 986,905.60	\$ 731,153.51	\$ 1,718,059.11
Subtotal Developer				\$ 986,905.60	\$ 731,153.51	\$ 1,718,059.11

Total Remaining Balances of all Entities	\$ 986,905.60	\$ 731,153.51	\$ 1,718,059.11
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*Estimated in work orders

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

February 4, 2016

KCBRA		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures				
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
Subtotal KCBRA		\$ -	\$ 52,385.87	\$ 52,385.87
Payments				
	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
Subtotal KCBRA		\$ -	\$ 52,385.87	\$ 52,385.87
Remaining Balances after Payments				
Subtotal KCBRA		\$ -	\$ -	\$ -
LSRRF				
Payments				
	Distributed			
LSRRF	March 2014	\$ -	\$ 2,481.53	\$ 2,481.53
LSRRF	Sept 2014	\$ -	\$ 4,935.31	\$ 4,935.31
LSRRF	July 2015	\$ -	\$ 5,659.48	\$ 5,659.48
LSRRF	December 2015	\$ -	\$ 5,299.28	\$ 5,299.28
Total LSRRF		\$ -	\$ 18,375.60	\$ 18,375.60
Developer				
Expenditures				
<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
Total		\$ -	\$ 19,000.00	\$ 19,000.00
Subtotal Developer		\$ -	\$ 19,000.00	\$ 19,000.00
Non-Interest Payments				
NONE	Approved	Distributed		
Subtotal Developer			\$ -	\$ -
Remaining Balances after Payments				
Subtotal Developer		\$ -	\$ -	\$ -
Total Remaining Balances of all Entities				
		\$ -	\$ -	\$ -

Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

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

February 4, 2016

KCBRA				<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures		<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	Invoiced together -	\$ 351.25	\$ -	\$ 351.25
Brownfield Plan	\$	2,500.00	\$9816.63	\$ 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
Subtotal KCBRA	\$	10,000.00	\$ -	\$ 10,026.63	\$ 3,294.73	\$ 13,321.36
Payments		Approved	Distributed			
KCBRA			Sept 2014	\$ 617.89	\$ 601.54	\$ 1,219.43
KCBRA		<i>Pending 2/25/2016</i>			\$ 81.67	\$ 81.67
KCBRA		<i>Pending 2/25/2016</i>		\$ 504.95	\$ 597.94	\$ 1,102.89
Subtotal KCBRA				\$ 1,122.84	\$ 1,281.15	\$ 1,301.10
Remaining Balances after Payments						
Subtotal KCBRA				\$ 8,903.79	\$ 2,013.58	\$ 10,917.37

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

Total Remaining Balances of all Entities	\$ 8,903.79	\$ 2,013.58	\$ 10,917.37
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Kalamazoo County Brownfield Redevelopment Authority Reimbursement Analysis Review

Corner @ Drake - Oshtemo Township

December 29, 2015

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

Developer		<u>State</u>	<u>Local</u>	<u>Total</u>
Expenditures				
<i>Interest Eligible Developer Expense</i>				
Phase I ESA	8/27/2015	\$ 2,400.00		\$ 2,400.00
Demolition Permits	8/27/2015	\$ 1,095.00		\$ 1,095.00
Asbestos Survey	8/27/2015	\$ 36,700.00		\$ 36,700.00
Asbestos Abatement	8/27/2015	\$ 50,439.50		\$ 50,439.50
Demolition	8/27/2015	\$ 167,500.00		\$ 167,500.00
Demolition of obsolete Infrastructure	8/27/2015	\$ 10,000.00		\$ 10,000.00
Rubble removal	8/27/2015	\$ 63,072.26	\$ -	\$ 63,072.26
Total		\$ 331,206.76	\$ -	\$ 331,206.76
<i>Non-Interest Expenses</i>				
2015 Interest- 8/27/15 to 12/31/2015			\$ 3,457.25	\$ 3,457.25
Total Interest			\$ 3,457.25	\$ 3,457.25
Subtotal Developer		\$ 331,206.76	\$ 3,457.25	\$ 334,664.01
Principal Payments		<i>Approved</i>	<i>Distributed</i>	
Total Principal Payment				
Interest Payments		<i>Approved</i>	<i>Distributed</i>	
Subtotal Developer		\$ -	\$ -	\$ -
Remaining Balances after Payments				
Subtotal Developer		\$ 331,206.76	\$ 3,457.25	\$ 334,664.01

Total Remaining Balances of all Entities	\$ 337,179.26	\$ 14,234.76	\$ 351,414.02
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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
 Rachael Grover
 Department of Planning and Community Development
 201 West Kalamazoo Avenue, Room 101
 Kalamazoo, MI 49007

Invoice number 01948
 Date 02/05/2016
 Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Jan 31, 2016

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager Paul D. French Professional Services	01/31/2016	3.00	95.00	285.00

REMOVAL OF HAZARDOUS MATERIALS - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	01/06/2016	0.50	105.00	52.50
	01/26/2016	0.25	105.00	26.25
	Subtotal	0.75		78.75
	Phase subtotal			78.75

Invoice total **363.75**

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

**555 E. ELIZA STREET REDEVELOPMENT
SCHOOLCRAFT, MICHIGAN
MDEQ GRANT AND LOAN BUDGET SHEET**

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs	MDEQ Task Budget - Grant	MDEQ Task Budget - Loan	Work Plan #
<u>Documentation of Due Care Compliance (Task 1)</u>				\$0.00	\$5,000.00	1
	Initial Meetings, Project Planning				\$0.00	
					\$0.00	
					\$0.00	
					\$0.00	
	TOTAL/REMAINING		\$0.00		\$5,000.00	
Vapor Transmission Pilot Study (Task 2)				\$0.00	\$70,000.00	1
	Initial Meetings, Project Planning	1644	\$1,727.50		\$1,727.50	
		1762	\$6,928.07		\$6,928.07	
		1877	\$5,528.42		\$5,528.42	
		1948	\$285.00		\$285.00	
	TOTAL/REMAINING		\$14,468.99		\$55,531.01	
Sub-Slab Depressurization System Installation (First \$25,000 is Task 2 - Site Investigation; Remainder Task 3)				\$175,000.00	\$0.00	1
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
	TOTAL/REMAINING		\$0.00	\$175,000.00		
Removal of Hazardous Materials (Task 3)				\$0.00	\$25,000.00	1
	Initial Meeting, Project Planning	1644	\$105.00		\$105.00	
		1762	\$341.25		\$341.25	
		1948	\$78.75		\$78.75	
					\$0.00	
					\$0.00	
	TOTAL/REMAINING		\$525.00		\$24,475.00	
Management of Contaminated Soil (Task 3)				\$0.00	\$50,000.00	1
					\$0.00	
					\$0.00	
					\$0.00	
					\$0.00	