
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 19, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
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 October 22, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Agenda – Invoices
 - a. **\$ 560.00** – Envirologic Work Order #17 General Environmental Review
 - b. **\$ 174.80** – Rykse’s Breakfast invoice – Township TIF Breakfast
7. Financial Report and Administrative Expenses
 - a. **Discussion:** Fund 247 Year to date
 - b. **Discussion/Action:** Budget Amendments for End of 2015
8. Discussion and/or Action Calendar
 - a. **Discussion/Action:** 3912 Douglas Avenue
 - i. Part I Application
 - ii. Envirologic Work Order #23 for Brownfield Plan - \$2,500
 - iii. Brownfield Plan
 - b. **Discussion/Action:** 555 E. Eliza St.
 - i. **\$ 1,832.50** – Envirologic WO#21 MDEQ Loan – for work described in the approved Act 381 Workplan (Vapor transmission pilot study work and removal of hazardous material). This work will be included in the FY 2016 1st Qtr. Report to MDEQ.
 - c. **Discussion/Action:** 2425 S. 11th St. Oshtemo
 - i. December 8th Oshtemo Township Work session?
 - ii. Envirologic Work Order # 24 for Brownfield Plan – \$4,000
 - d. **Discussion/Action:** Costco Tax appeal update
 - e. **Discussion/Action:** Authorize staff to submit the EPA Assessment Grant through Grants.gov
 - f. **Discussion/Action:** Development Agreement/Reimbursement Agreement discussions – set up work group/committee to discuss and draft
9. Staff Report
 - a. Air Museum Property
 - b. TIF Breakfast Summary
10. Committees - times dates and places
 - a. Land Bank Report -
 - b. Project/Finance Committee–verbal report, next meeting Thursday, December 10th , 4:00pm
 - c. Executive Committee – verbal report, next meeting Friday, December 11th , 8:30 am
 - d. PR/Media Committee –
11. Other
12. Board Member Comments
13. Adjournment

Next Meeting: 3rd Thursday – December 17, 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, October 22, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Joe Agostinelli, Ken Peregon, Thell Woods, Andy Wenzel, Travis Grimwood, Habib Mandwee, Anne Summerfield, Julie Rogers, Chris Carew

Members Excused: Tim Hudson and Jim Spurr

Kalamazoo Township: None present

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins

Recording Secretary: Rachael Grover

Community: 3

1. Chair Agostinelli called the meeting to Order at 4:03 p.m.
 2. Members Excused: Tim Hudson, Jim Spurr
 3. Approval of the agenda: **Motion to approve agenda as amended Wenzel, support from Peregon. Motion adopted.**
 4. Approval of Minutes: BRA Minutes of September 24, 2015. **Summerfield moved and Mandwee seconded the approval of September 24, 2015 minutes. Motion carried.**
 5. Citizens Comments: Connie Ferguson thanked Anne Summerfield for her service with the Authority.
 6. **Discussion/Action:**
 - a. 2425 S. 11th Street, Oshtemo Township – Brownfield Plan Application
 - i. Approval of Brownfield Plan Application.
Grimwood moved to approve the 2425 S. 11th St. Brownfield Application contingent on receipt of the Application Fee. Motion seconded by Rogers. Motion adopted.
 - ii. Approval for KCBRA to expend funds for the Brownfield Plan
Grimwood motioned to authorize moving forward in developing a Brownfield Plan up to a \$6,000 cost, subject to working with Oshtemo Township regarding support for the plan and receipt of the Application fee from Kalamazoo Mortgage. Support from Woods. Motion adopted.
 7. Consent Agenda – Invoices
 - a. **\$6,905.71** – 3rd Quarter Staff Administrative Expenses
 - b. **\$140.00** – Envirologic WO#17 General Environmental Review**Woods moved and Peregon seconded approval of Consent Agenda. Motion carried.**
 8. Financial Report
 - a. **Discussion:** Fund 247 Year-to-date
 - b. **Discussion:** Budget 2015 Year-to-date
 9. Discussion and/or Action Calendar
 - a. **Discussion/Action:** 555 E. Eliza St.
 - i. Loan Draw Form – Authorization for Chair to sign form
Carew authorized Chair to sign the MDEQ Loan Draw documents and to accept the \$150,000 Loan money. Support from Mandwee. Motion adopted.
-

- ii. Delay of Tax Capture – Board took no action to delay tax capture at 555 E. Eliza St. Brownfield Plan will be followed as written.
- iii. Envirologic Work Order #21 - \$340,000 for implementation of MDEQ Loan and Grant work. MDEQ and MEDC have approved the Act 381 Work Plan.

Peregon moved to approve Work Order #21 from Envirologic for work on the MDEQ Loan and Grant, support from Carew. Motion adopted.

b. **Discussion/Action:** TIF Statements

- i. Breakfast for municipalities November 10, 2015 at Riverview Launch - \$300 from PR budget for breakfast.

Rogers motioned to allow expending up to \$300.00 from the PR budget for the Township TIF Statement breakfast meeting, support from Summerfield. Motion adopted.

c. **Discussion/Action:** Costco Tax Appeal

Carew motioned to authorize staff to discuss this appeal with contracted legal counsel, support from Summerfield. Motion adopted.

d. **Discussion/Action:** 2016 Calendar

January 2016 meeting has been moved to the 3rd Thursday due to Catalyst University scheduled for the 4th Thursday. The November and December 2016 meeting will be the 3rd Thursday due to Holidays.

Woods moved to approve the 2016 Calendar as presented, support from Wenzel. Motion adopted.

e. **Discussion/Action:** EPA Assessment Grant Application - \$3,000 Envirologic WO #22

Rogers motioned to approve Envirologic Work Order #22 up to \$3,000 as presented. Motion supported by Peregon. Motion adopted.

10. Staff Reports:

- a. Board Position interviews were completed on October 20, 2015. Reappointment interviews for Mandwee and Grimwood. Four additional people were interviewed for 1 vacant position.
- b. November meeting: 3rd Thursday, December meeting: 3rd Thursday due to holidays.
- c. Brownfield Conference discussion postponed to future meeting.

11. Committees - times dates and places

- a. Land Bank Report –
- b. Project/Finance Committee–verbal report, next meeting Thursday, November 12th , 4:00pm
- c. Executive Committee – verbal report, next meeting Friday, November 13th , 8:30 am
- d. PR/Media Committee –

12. Other –

13. Board Member Comments

14. Adjournment at 5:43 p.m.

Next Meeting: 3rd Thursday – November 19, 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



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 01704
 Date 11/11/2015
 Project **150063 General Environmental Review
 W.O. 17**

INVOICE: Through Oct 31, 2015

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

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	4.00	140.00	560.00
		Invoice total	560.00

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

Number		Site/Phase	Budget Estimates		Actual				
Project	W.O.		Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Brownfield EA and Admin. 247-000-808.00							
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
					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
					Project Subtotal		\$ 3,180.00		\$ 320.00
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	
		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	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				\$ 3,000.00	\$ 3,000.00
150391	23	Blackbird Billiards, LLC Brownfield Plan - 3912 Douglas, Ktwp*	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00	\$ 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							
		Total Project Budgets	\$ 192,000.00	\$ 192,000.00	Total		\$ 166,142.00		\$ 13,029.62



Rykse's Catering
 5924 Stadium Drive
 Kalamazoo, MI 49009
 382665764

Phone: (269) 372-3838

Web: www.rykses.com E-mail: stacy@rykses.com

Invoice Event

Bill To:

Department of Planning & Community
 Development
 Rachael Grover
 201 West Kalamazoo Avenue
 Kalamazoo, MI 49007
ragrov@kalcountry.com
 Work: 384-8305

Venue:

Kalamazoo County Land Bank Riverview
 Launch Site
 1523 Riverview Drive
 Kalamzoo, MI 49007

Invoice #	Event Date	Event Time	Terms	Net Due	Account #
14492	Tue, Nov 10, 2015	8:00 AM	Check	Tue, Nov 10, 2015	

Qty	Description	Unit Cost	Total
20	Rykses Continental: Fresh Fruit; Assorted Mini Bake Goods; Assorted Juice & Coffee;	\$7.49	\$149.80
1	Delivery	\$25.00	\$25.00
Charges:			\$174.80
0% Other Fee:			\$0.00
Subtotal:			\$174.80
Payments:			(\$174.80)
Total Due:			\$0.00

Payments

Type	Date	Payment Method	Number	Note	Amount
Payment	11/12/2015	Credit Card			\$174.80
Payment Total:					\$174.80

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	0	-77,128	-77,128	64,062
BRA Fund 247 for 2015					Revenues	Expenses	Encumbrances	REV-EXP		
County BRA (acct 247-000-)					6,500	36,855		-30,355		
Midlink local TIR tax (acct 247-001-420.00)					72,648	6,516		66,131.94		
Midlink school TIR tax (acct 247-001-420.01)					108,763.26			108,763		
General Mills local TIR (acct 247-004-420.00)					34,619			34,619		
General Mills school TIR (acct 247-004-420.01)					93,610			93,610		
Brown Family/Beckan Ind. (acct 247-002-420.00)*					13,644	5,659		7,984.74		
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		
555 E. Eliza St. Local TIR (247-006-420.00)					220					
555 E. Eliza St. School TIR (247-006-420.01)					64					
BRA ACTUAL TOTAL 2015 AS OF 11-11-2015					330,086	49,030	0	281,056	281,056	345,117
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)						3,210				
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						880				
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						3,000				
EPA Brownfield Conference/Training						1,156	\$700 reg. fees; \$165 MEDA			
2015 Pending TIF Payments to Developers & other expenses										
Midlink as of 10/5 - Local Tax						53,996				
Midlink as of 10/5 - School Tax						108,763				
General Mills as of 10/5 - Local Tax						20,346				
General Mills as of 10/5 - School tax						61,594				
Brown Family Holdings transfer to LSRRF 11/2015						5,299				
Brown Family Return to KRESA						180				
3rd quarter Administrative Expenses						6,906				
Kalamazoo Mortgage BF Plan (estimated)						4,000				
Eliza St. Hold for MDEQ Loan?						285				
Township Breakfast						175				
TOTAL						272,526			-272,526	72,592
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

2015 KCBRA End of Year Budget Amendment

11/12/2015

Expenses

Revenues

247-000 - General Account									
Expenses	2015 Amend.	2015 Budgeted	2015YTD + Pend	2015 Balance	Revenues	2015 Amend	2015Budgeted	2015 YTD	2015 Balance
Postage		\$ 150.00	\$ 33.48	\$ 116.52	Previous Fund trfr		\$ 2,600.00		
Copy Charges		\$ 500.00	\$ 424.24	\$ 75.76	Service Fees		\$ 7,500.00	\$ 6,500.00	
Contractual Services	\$ 35,000.00	\$ 50,000.00	\$ 28,152.20	\$ 21,847.80	3 Applications				
Site Study	\$ 3,000.00	\$ 10,000.00	\$ 2,500.00	\$ 7,500.00	TIR Collection				
Contractual Other (Staff+legal)	\$ 39,500.00	\$ 17,500.00	\$ 39,346.99	\$ (21,846.99)	Midlink		\$ 19,000.00	\$ 12,136.26	
Communication Expense		\$ 700.00	\$ 80.00	\$ 620.00	Brown			\$ 2,505.17	
Travel		\$ 250.00	\$ 90.28	\$ 159.72	Portage Rd		\$ 1,300.00	\$ 82.00	
Marketing program		\$ 1,000.00	\$ 175.00	\$ 825.00	General Mills		\$ 40,900.00	\$ 46,289.00	
Employee Training		\$ 4,000.00	\$ 2,843.65	\$ 1,156.35	Corner@Drake				
Miscellaneous		\$ 1,000.00	-	\$ 1,000.00	232 LLC				
Indirect Costs		\$ 2,300.00	-	\$ 2,300.00					
Total	\$ 87,400.00	\$ 87,400.00	\$ 73,645.84	\$ 13,754.16			\$ 71,300.00	\$ 67,512.43	

Pending ET Contractual:

Portage Rd Pending	3210
Kalamazoo Mortgage	5000
General Env.	900
EPA Assessment Grant	3000
	12110

Other Contractual:

3rd Quarter	6906
4th quarter	8000
Varnum legal	3000
	17906



Blackbird Billiards, LLC

Timothy P. White
1106 Jenks Blvd
Kalamazoo, MI 49006-2197
269-998-4202

Rachael Grover, Resource Coordinator
Department of Planning & Community Development
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

RE: 3912 Douglas Avenue, Kalamazoo, MI 49004
Environmental Issues

In the fall of 2014 I was considering buying the two lots at 3912 Douglas Avenue to build a pole barn to house a business. Before signing a purchase agreement I wanted to be sure that there would be no environmental issues, so in October, 2014 I contracted with Envirologic to conduct a Phase I ESA. Twenty days later Erik Peterson of Envirologic recommended that we have a Phase II ESA since they felt that the Phase I was inconclusive. On the advice of my lawyer I decided to go ahead with the Phase II ESA and wait for the results before moving ahead with the purchase of the property from Kalamazoo Township. Envirologic issued the combined Phase I & Phase II ESA report as a "final" dated November 10th, 2014 and the property was deemed clean for environmental issues.

We moved along with the purchase of the property and the pole barn was constructed. At that point it was winter and the ground was frozen so plumbing was on hold until the thaw. On April 6th, 2015 I received a call from Dru Fontaine of Cripps, Fontaine Excavating. In the process of digging a trench for the new sewer hook-up to the road, two underground tanks were found. One of the tanks was completely on my property and the second tank straddled the property line with the next property to the north 3920 Douglas. The tank totally on my property was completely empty, but it was definitely a fuel tank. The second tank on the property line was completely full of leaded gas and water. I called Erik Peterson of Envirologic and informed him of the find and that I had asked Cripps, Fontaine to have the empty tank pulled and the second tank pumped out. Erik said that the tanks needed to be registered with State of Michigan and a UST site assessment would be required. He said that the second tank could be pumped out, but not pulled until the Hazardous Material Storage Inspector, Joe Banas, had seen the tank *in situ*. We waited a few days until he made his assessment. The tank was pulled and Envirologic then took soil samples for analysis from the ground where the tanks had been situated. A third tank was found at the time of removal of the second tank that was larger than the first two. Joe Banas determined that it was half full. Fortunately the third tank was located totally on the 3920 Douglas property so was not my responsibility.

In July, 2015, with help from Erik Peterson and Jeff Hawkins of Envirologic, we received a letter from the DEQ releasing me of any liability for environmental cleanup. By the end of July KABA had issued my Certificate of Occupancy and I was done with construction.



Blackbird Billiards, LLC

Timothy P. White
1106 Jenks Blvd
Kalamazoo, MI 49006-2197
269-998-4202

I hope you will consider me for Brownfield status due to the expense and time spent on due diligence making sure that the property at 3912 Douglas met environmental standards.

Thank you,

Timothy P. White, Member
Blackbird Billiards, LLC

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: OCTOBER 30, 2015

Business Information

2 Name of Applicant: BLACKBIRD BILLIARDS LLC

3 Business Address: 3912 DOUGLAS AVE KALAMAZOO MI 49004

4 Business Telephone Number: 269-998-4202

5 Contact Person(s) & Title: TIMOTHY WHITE MEMBER

6 Contact Person(s) Telephone Number: 269-998-4202

7 Contact Person(s) Fax Number: —

8 Contact Person(s) Email Address: BLACKBIRD3912@GMAIL.COM

9 Entity Type:

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

10 Describe nature and history of business:
RETAIL BILLIARD SUPPLY AND POOL CUE REPAIR

11 List similar projects developed over the last five years (if any):
NONE

Proposed Project Site Information

12 Address(es) (if known): 3912 DOUGLAS AVE

13 Tax IDs: EIN 41-2196121

14 Present Owner(s): BLACKBIRD BILLIARDS LLC

15 Date Present Owner(s) Acquired Property (if known): 12-5-2014

16 Does applicant have land control: No Yes
 If yes, please describe (owner, lessee, option or purchase agreement, etc.):

OWNER

17 Any currently known environmental issues? SOIL CONTAMINATION

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): 1.35

Existing building area (sq ft): —

New building area (sq ft): 3170

22 Project timeline (proposed or actual):

Start date: 11-14-14

Completion Date: 6-30-15

23

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

Business Plan []
Market Analysis []
Architectural/Site Plans []

Financial Commitments []
Environmental Information/Reports []

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 [X] BEA [] Hazardous Materials Building Surveys (asbestos and Lead) [] Additional Response Activities [] Lead and Asbestos Abatement [] Infrastructure Improvements [] Phase II ESA [X] Due Care [] Clean-up Planning [] Demolition [] Site Preparation (City of Kalamazoo, City of Portage) []

26 Current State Equalized Value: 12,500 - 9,200 - 3300

27 Estimated State Equalized Value after Project Completion: 37,700 - 3300

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: [Signature] Title: MEMBER Direct office or cell number: 269-998-4202 Fax number: [] Email address: BIRKBIRO3912@GMAIL.COM Date: 10/30/15

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

Kalamazoo County Brownfield Redevelopment Authority
Blackbird Billiards
3912 Douglas Ave - Kalamazoo Township
Brownfield Analysis
11/09/15

Parcel No:06-04-215-041

2016

Assumptions	True Cash Value	Taxable Value
Project Investment (2015)	\$200,907	\$37,700

Local Millages	Mils	Available Mils for Eligible Activities (not including LB 5/50)	Available Mils for Eligible Activities (including LB 5/50)	State Brownfield Redevelopment Fund
Summer				
County Operating	4.6871	4.6871	2.3436	
KRESA ISD				
- 6.4066-.365 (debt)	6.4066	6.0416	3.0208	
Winter				
County Juvenile Home	0.2528			
KVCC	2.8135	2.8135	1.4068	
Parchment Library	1.9908	1.9908	0.9954	
County Transportation	0.4000	0.4000	0.2000	
Kal County Public Safety	1.4491	1.4491	0.7246	
Kal County Housing Fund	0.1000	0.1000	0.0500	
Kalamazoo Township	8.9691	8.9691	4.4846	
Roads Tax Bond	0.7508			
Streetlighting	0.54			
Police Capital Impr	0.6000			
Fire Cap Impr	1.0000			
Police Operating	1.4000			
Subtotal	31.3598	26.4512	13.2256	

School Millages (Summer)

Parchment School District	Mils	Available Mils for Eligible Activities (not including LB 5/50)	Available Mils for Eligible Activities (including LB 5/50)	State Brownfield Redevelopment Fund
State Education Tax (SET)	6.0000	6.0000	0.0000	3.0000
School Operating	18.0000	18.0000	9.0000	
School Debt Voted	9.5900			
Subtotal	33.59	24.0000	9.0000	3.0000
Total	64.9498	50.4512	22.2256	3.0000

Brownfield TIF Capture Estimates

Investment (2015) (TCV=\$200,907)	Taxable Value	Total TIF 2016-2018	Total TIF 2018-?
	\$37,700		
Local Taxes	52.43%		
State Taxes	47.57%		
Total TIF 2016		\$837.91	\$1,788.91
			Local only no LB 5/50 \$997.21
			State only no LB 5/50 \$791.70
			<u>\$1,788.91</u>

Blackbird Billiards
3912 Douglas Ave - Kalamazoo Township
Brownfield Analysis
11/09/15

Potential Eligible Brownfield Activities

MDEQ Eligible Activities	School and Local	Local Only		Local	State	Local Only		
						Principal	School and Local	LSRRF
BEA Activities			2016	\$498.61	\$339.30	\$3,206.38	\$15,528.06	
- Phase I ESA	\$2,300.00		2017	\$498.61	\$339.30	\$2,707.78	\$15,188.76	
- Phase II ESA	\$5,435.00		2018	\$498.61	\$339.30	\$2,209.17	\$14,849.46	
Due Care	\$0.00		2019	\$997.21	\$791.70	\$1,710.57	\$14,510.16	
- Attorney Fees related to UST issue	\$3,593.75		2020	\$997.21	\$791.70	\$713.36	\$13,718.46	
- UST/Abandoned Container Removal		\$2,788.16	2021	\$997.21	\$791.70	\$0.00	\$12,642.91	
Additional Response Activities	\$0.00		2022	\$997.21	\$791.70		\$10,854.00	
Subtotal	\$11,328.75		2023	\$997.21	\$791.70		\$9,065.09	
Contingency (15%)	\$1,699.31	\$418.22	2024	\$997.21	\$791.70		\$7,276.18	
Interest	\$0.00		2025	\$997.21	\$791.70		\$5,487.27	
Brownfield/Work Plan Prep	\$2,500.00		2026	\$997.21	\$791.70		\$3,698.36	
Total MDEQ Eligible Activities	\$15,528.06	\$3,206.38	2027	\$997.21	\$791.70		\$1,909.45	
			2028	\$997.21	\$791.70		\$120.54	\$1,668.37
Total Potential Eligible Activities (2015)	\$18,734.45		2029	\$997.21	\$791.70		\$0.00	\$1,788.91
			2030	\$997.21	\$791.70			\$1,788.91
			2031	\$997.21	\$791.70			\$1,788.91
			2032	\$997.21	\$791.70			\$1,788.91
Note: Based on TIR captured after estimated 2015 value adjustment.								
It will take approximately 13 years (without the LSRRF) to reimburse the eligible expenses in the Plan.				\$15,456.76	\$12,101.70			\$10,612.92

Information provided by Kalamazoo County BRA and Kalamazoo Township.

This information is preliminary, subject to all required approvals, hearings, work plans, verification of information, etc.

TIR=Tax Increment Revenue

Proposed Brownfield Plan Approval Timeline - 3912 Douglas Ave. Kalamazoo Township

	<u>Date</u>	<u>Alternate Dates*</u>
Review of Brownfield Plan TIR Analysis by KCBRA		
Project and Finance Committee	11/12/2015	12/10/2015
Executive Committee	11/13/2015	12/11/2015
KCBRA Full Board	11/19/2015	12/17/2015
Kal. Twp.	11/23/2015	12/14/2015
Kal. COW	12/1/2015	11/17/2015
Public Notice Sent to Taxing Jurisdictions	by 12/4/2015	
Kal. BOC	12/15/2015	

*Alternate dates may require special meetings by other boards.

3912 Douglas Ave



- Selected Features
- County Boundary
- Municipal Boundaries
- Railroad
- Streets
- Interstate/Expressway
- State Trunkline
- City or County Primary Road
- Freeway Ramp/Frontage Road
- Roads
- Lakes and Rivers
- Parcels

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 11/11/2015

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Addendum #3 Dated July 23, 2015
Work Order No. 23 Dated November 12, 2015

Between

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
201 WEST KALAMAZOO AVENUE
KALAMAZOO, MICHIGAN 49007-3777

and

ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Preparation of Brownfield Plan – Blackbird Billiards LLC, 3912 Douglas Ave., Kalamazoo Township, MI

Funding Source: "General" Authority Funds

CLIENT requests that ENVIROLOGIC perform the work described below in accordance with the terms of the above-referenced Contract and as described in this "Scope of Services."

ENVIROLOGIC will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

ENVIROLOGIC and CLIENT have designated the following representatives for this "Scope of Services:"

<u>Jeffrey C. Hawkins</u>	<u>(269) 342-1100</u>
Name (ENVIROLOGIC)	Phone

<u>Mr. Joe Agostinelli, Chair</u>	<u>(269)-553-9588</u>
Name (CLIENT)	Phone

If CLIENT accepts this Scope of Services, please sign this Work Order on behalf of CLIENT and return to the ENVIROLOGIC Representative above:

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By Joe Agostinelli
Title Chair

By Jeffrey C. Hawkins
Title President

Signature _____

Date _____

Signature _____

Date _____



I. Scope of Services

In 1994, Mr. Tim White, owner of Blackbird Billiards, acquired property located at 3912 Douglas Avenue in Kalamazoo Township. The subject property consists of two legal parcels, with a combined acreage of 1.35 acres. The property had one building on the eastern parcel, which was utilized as the Hi Lo Inn (a bar), from 1954 to 1998; from 1998 to 2010 it operated as the Hi-Lo Family Convenience Store. The property was acquired by the Kalamazoo County Land Bank after the building had caught fire, and subsequently was not repaired. The Land Bank demolished the building in 2013 and Kalamazoo Township then acquired the site.

Prior to Mr. White's acquisition, a Phase I and II ESA were completed. The Phase I revealed one Recognized Environmental Condition related to the north adjacent offsite parcel which was historically a gas station from 1954 to 1956. The former retail of gasoline in close proximity to the subject property represented a concern for impact through the possible migration of contamination. The subsequent Phase II ESA revealed soil contamination however at below "facility" levels. Therefore, a BEA was not completed for the site.

During the construction of Mr. White's new 3,120 square foot building, three underground storage tanks were discovered on the northern edge of his property. One tank was fully on his property and was empty, the second tank straddled the northern property line and was full of water and gasoline and the third tank was fully located on the off-site property to the north. This discovery occurred when Mr. White's contractor was putting in a new sanitary sewer line and found the old line ran on top of and between the tanks. It was evident that the demolition contractor that capped the old sewer during the demolition would have had to see the tanks but didn't report this to the Land Bank. At his own expense, Mr. White properly registered the two tanks on his property, emptied, removed and properly disposed of the tank and materials. Additionally, a site assessment of conditions beneath the tanks was conducted. The assessment revealed contamination beneath the tanks. Envirologic assisted with communicating with the MDEQ which resulted in an official letter relieving Mr. White of any liability associated with the tanks and the contamination.

The contamination discovered immediately beneath the tanks at "facility" concentrations qualifies the site as a brownfield site. In light of the unexpected costs associated with the underground storage tanks which include the tank removal, site assessment and legal costs, in addition to the previous due diligence costs, Mr. White has submitted an application for assistance from the KCBRA. Mr. White is requesting that the KCBRA develop a Brownfield Plan for the site to reimburse him for his eligible costs. It should be noted that the Land Bank Authority is collecting 50% of the tax increment on the property for 5 years as is allowed.

A preliminary Brownfield Analysis has been developed to assist with the consideration of support by the KCBRA for developing a Brownfield Plan.

Due to several issues, the application from the developer was recently received. In order for a Brownfield Plan to capture anticipated tax increment from this property, the Plan must be adopted before the end of the year. This requires an expedited time-frame for approvals.

II. Compensation

Compensation for services provided under this Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services between ENVIROLOGIC and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

Brownfield Plan Development	\$2,500
Total Estimated Cost	\$2,500

III. Schedule

Work performed under this Work Order will be initiated upon authorization to proceed as directed by the KCBRA. Activities are estimated to take six weeks.



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 01644
 Date 11/05/2015
 Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Oct 31, 2015

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Paul D. French Professional Services	11.00	95.00	1,045.00
Senior Project Manager David A. Stegink Professional Services	6.50	105.00	682.50
Phase subtotal			1,727.50

REMOVAL OF HAZARDOUS MATERIALS - MDEQ LOAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	1.00	105.00	105.00
Invoice total			1,832.50

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

Scope of Services

Contract for Professional Services
Kalamazoo County Brownfield Redevelopment Authority
Applicable to Contract Addendum #3 Dated July 23, 2015
Work Order No. 24 Dated November 16, 2015

Between

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
201 WEST KALAMAZOO AVENUE
KALAMAZOO, MICHIGAN 49007-3777

and

ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject Matter: Preparation of Brownfield Plan – Kalamazoo West Professional Center Project, 2415 S. 11th St., Oshtemo Twp.
Funding Source: “General” Authority Funds

CLIENT requests that ENVIROLOGIC perform the work described below in accordance with the terms of the above-referenced Contract and as described in this “Scope of Services.”

ENVIROLOGIC will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

ENVIROLOGIC and CLIENT have designated the following representatives for this “Scope of Services:”

<u>Jeffrey C. Hawkins</u>	<u>(269) 342-1100</u>
Name (ENVIROLOGIC)	Phone

<u>Mr. Joe Agostinelli, Chair</u>	<u>(269)-553-9588</u>
Name (CLIENT)	Phone

If CLIENT accepts this Scope of Services, please sign this Work Order on behalf of CLIENT and return to the ENVIROLOGIC Representative above:

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By Joe Agostinelli
Title Chair

By Jeffrey C. Hawkins
Title President

Signature _____
Date _____

Signature _____
Date _____



I. Scope of Services

Kalamazoo West Professional Center intends to acquire an adjacent property, currently owned and occupied by Pine West Catering. Kalamazoo West Professional Center intends to extensively renovate the existing structure to transform the catering and banquet facility into an office space. The conversion of the building into office space allows Kalamazoo West Professional Center to expand its operation.

The Pine West Catering site has been deemed Functionally Obsolete by the Oshtemo Township Assessor. Further, the Assessor has evaluated the proposed project and determined that the project as proposed would likely result in an increase in taxable value.

Kalamazoo West Professional Center has requested assistance from the KCBRA in the form of adoption of a Brownfield Plan which would allow for capture of the tax increment for reimbursement of eligible activities – in particular, demolition activities.

Envirologic proposes to prepare a Brownfield Plan for the site. Other than the environmental due diligence costs incurred by Kalamazoo West Professional Center, which are automatically eligible for reimbursement with school and local tax increment revenues, the Plan will be for reimbursement of eligible activities with local tax increment revenues only. If it is determined that MEDC would support the use of school tax increment for reimbursement of non-environmental activities, i.e. demolition, it will be necessary to develop an Act 381 Work Plan. This Work Order does not include the development of an Act 381 Work Plan and would require amendment and approval from the KCBRA.

II. Compensation

Compensation for services provided under this Work Order will be completed on a time and materials basis invoiced at the rates provided in the Contract for Professional Services between ENVIROLOGIC and CLIENT not-to-exceed the budget detailed below without prior authorization from the KCBRA.

Brownfield Plan Development	\$4,000
Total Estimated Cost	\$4,000

III. Schedule

Work performed under this Work Order will be initiated upon authorization to proceed as directed by the KCBRA. Activities are estimated to take six weeks.

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