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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, October 22, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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**AGENDA**

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1. Call to Order ~ 4:00 pm
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of September 24, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. **Discussion/Action:**
  - a. 2425 S. 11<sup>th</sup> St., Oshtemo Township – Brownfield Plan Application
    - i. Approval of Brownfield Plan Application
    - ii. Approval for KCBRA to expend funds for Brownfield Plan
7. Consent Agenda – Invoices
  - a. **\$ 6,905.71** - 3<sup>rd</sup> Quarter Administrative Expenses
  - b. **\$ 140.00** – Envirologic Work Order #17 General Environmental Review
8. Financial Report and Administrative Expenses
  - a. **Discussion:** Fund 247 Year to date
  - b. **Discussion:** Budget 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
    - ii. Delay of Tax Capture – Resolution/Administrative Amendment
    - iii. Envirologic Work Order #21 - \$340,000 for Loan and Grant work pending approval of Work Plan from MDEQ
  - b. **Discussion/Action:** TIF Statements
    - i. Breakfast for municipalities November 10, 2015 at Riverview Launch – \$300 from PR budget
  - c. **Discussion/Action:** Costco Tax appeal
  - d. **Discussion/Action:** 2016 Calendar – move January meeting?
10. Staff Reports
  - a. Board Position Interviews Scheduled for October 20, 2015
  - b. November Meeting Reminder – 3<sup>rd</sup> Thursday – November 19<sup>th</sup>  
December Meeting Reminder – 3<sup>rd</sup> Thursday – December 17<sup>th</sup>
  - c. Brownfield Conference
11. Committees - times dates and places
  - a. Land Bank Report–
  - b. Project/Finance Committee–verbal report, next meeting Thursday, November 12<sup>th</sup> , 4:00pm
  - c. Executive Committee – verbal report, next meeting Friday, November 13<sup>th</sup> , 8:30 am
  - d. PR/Media Committee –
12. Other
13. Board Member Comments
14. Adjournment

**Next Meeting: 3<sup>rd</sup> 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

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, September 24, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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**MINUTES**

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**Present:** Joe Agostinelli, Tim Hudson, Thell Woods, Travis Grimwood, Habib Mandwee, Anne Summerfield, Julie Rogers, Chris Carew (after 4:45)

**Members Excused:** Spurr, Peregon, Wenzel, Carew (late arrival approx. 4:45)

**Kalamazoo Township:** None present

**Staff:** Rachael Grover, Lotta Jarnefelt

**Consultant:** Jeff Hawkins

**Recording Secretary:** Rachael Grover

**Community:** 1

1. Chair Agostinelli called the meeting to Order at 4:05 p.m.
2. Members Excused: Jim Spurr, Ken Peregon, Andy Wenzel, Chris Carew (arrived approx. 4:45)
3. Approval of the agenda: Request to move item 8a to occur prior to item 6 to allow Checker Brownfield Application presentation. **Motion to approve agenda as amended Hudson, support from Woods. Motion adopted.**
4. Approval of Minutes: BRA Minutes of August 27, 2015. **Summerfield moved and Mandwee seconded the approval of August 27, 2015 minutes. Motion carried.**
5. Citizens Comments: None

**8a. Discussion/Action:** Checker Motor Site Brownfield Application

John Byl from Warner, Norcross, and Judd presented the Brownfield Application on behalf of the developer, Graphic Packaging.

Rogers requested photographs of the site prior to and during demolition that can be used later for before/after discussions.

Discussions are ongoing regarding Kalamazoo Township and City of Kalamazoo concurrence to approve the Brownfield Plan through the KCBRA.

**Grimwood moved to accept Graphic Packaging's Brownfield Plan Application for the Checker Motor site subject to receipt of the application fee and to authorize the KCBRA Chair to execute the Reimbursement Agreement. Support from Hudson. Motion adopted.**

6. Consent Agenda – Invoices
    - a. **\$210.00** – Envirologic WO#17 General Environmental Review**Woods moved and Hudson seconded approval of Consent Agenda. Motion carried.**
  7. Financial Report
    - a. **Discussion:** Fund 247 Year to date
    - b. **Discussion/Action:** \$1999.40 total reimbursement of travel expenses for National Brownfield Conference for 2 Staff and 2 Board Members  
**Hudson moved to support reimbursement of travel expenses, Rogers seconded. Motion carried.**
  8. Discussion and/or Action Calendar
    - a. **Discussion/Action:** Checker Motor Brownfield Application moved to before item 6
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- b. **Discussion/Action:** 555 E. Eliza St.
  - i. Letter of Credit Documents – Fully executed with requested changes.
  - ii. Next steps – MDEQ Loan – Contracts have been fully executed. Envirologic has submitted the Act 381 Work Plan to MDEQ.
  - iii. Work Order from Envirologic for implementation of Loan and Grant work will be presented at committee and the next meeting. Need to wait for MDEQ approval of the Work Plan before any work can be implemented.
- c. **Discussion/Action:** Board Position Renewals – County Commissioners’ Committee will be doing interviews on October 20, 2015.

**Hudson motioned to recommend reappointment of Mandwee and Grimwood to the KCBRA, support from Woods. Motion adopted.**

- d. **Discussion/Action:** Anne Summerfield Resignation  
Board members discussed Anne’s history with the Brownfield Authority and thanked her for her many years of service and support of the Authority.  
**Woods motioned to accept the resignation of Anne Summerfield, Hudson supported. Motion adopted.**

9. Staff Reports:

- a. Jarnefelt provided information that staff participated in the County Lunch and Learn session presented by the Planning Department for County Commissioners and Department Heads.
- b. Jarnefelt gave brief update regarding PACE – discussions continuing regarding advertising the program to potential companies. Jarnefelt is working on adding the information to the County’s website; Kalamazoo County is listed on the Lean and Green website.
- c. Kalamazoo Mortgage – Staff is meeting with Oshtemo Township and Kalamazoo Mortgage Company regarding possible redevelopment of functionally obsolete building on 11<sup>th</sup> Street.

10. Committees - times dates and places

- a. Land Bank Report – Accepted Grants from Kalamazoo Foundation of \$30,000
- b. Project/Finance Committee–verbal report, meeting Thursday, October 8<sup>th</sup>, 4:00pm
- c. Executive Committee – verbal report, meeting schedule Friday, October 9<sup>th</sup>, 8:30 am
- d. PR/Media Committee –

11. Other –

12. Board Member Comments

Woods gave an update that the Invest in Kalamazoo LC3 Funding funded its first project. The project was Kalamazoo CAN, for the Kalamazoo County Child Abuse and Neglect Prevention Council, raising funds for printing of a parent booklet that lists area resources for families in need. Check the website at [www.c3funding.com](http://www.c3funding.com)

13. Adjournment at 5:20 p.m.

**Next Meeting: 4<sup>th</sup> Thursday – October 22, 2015 at 4pm (room 207a, County Admin Bldg)**  
PLEASE CALL 384-8112 OR EMAIL RAGROV@KALCOUNTY.COM  
IF YOU ARE UNABLE TO ATTEND THE MEETING

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**Department of Planning & Community Development**

201 West Kalamazoo Avenue, Rm. 101 • Kalamazoo, Michigan 49007  
 Phone: (269) 384-8112 • FAX: (269) 383-8920 • Email: LMJARN@kalcounty.com

**INTER-OFFICE INVOICE**

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

**Invoice**

Invoice No.	BRA-3-2015
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<b>DATE</b>	<b>DUE DATE</b>
10/0715	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
10/07/15	2015 BRA administration hours County Pay Periods 13-19, 06/27/2015 - 09/18/2015 BRA General (247-000-808.11 Contractual Other)			
	Rachael Grover (216 hours)	4,311.36	1	4,311.36
	Fringe Benefits 36.5%	1,573.65	1	1,573.65
	Lotta Jarnefelt (18.5 hours)	747.77	1	747.77
	Fringe Benefits 36.5%	272.94	1	272.94
THANK YOU! ☺		<b>TOTAL ---&gt;</b>		<b>\$ 6,905.71</b>



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 01584  
 Date 10/09/2015  
 Project **150063 General Environmental Review  
 W.O. 17**

INVOICE: Through Sep 30, 2015

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

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	1.00	140.00	140.00
		Invoice total	<b>140.00</b>

*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		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	<b>General Environmental Review</b>	\$ 3,500.00	\$ 3,500.00	00848	2/19/2015	\$ 300.00	\$ 3,200.00	\$ 3,200.00
					01015	4/15/2015	\$ 140.00	\$ 3,060.00	\$ 3,060.00
					01112	5/20/2015	\$ 1,206.25	\$ 1,853.75	\$ 1,853.75
					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
					<b>01584*</b>	<b>10/9/2015</b>	<b>\$ 140.00</b>	<b>\$ 880.00</b>	<b>\$ 880.00</b>
					<b>Project Subtotal</b>		<b>\$ 2,620.00</b>		<b>\$ 880.00</b>
130129	1	<b>Kartar #6, 306 N. Grand, Schoolcraft, MI</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 11,400.00</b>	<b>\$ 11,400.00</b>			<b>Project Subtotal</b>	<b>\$ 11,061.78</b>
									<b>\$ -</b>
130307	2	<b>Project Spartan - Midlink Business Park</b>							
		A - Phase I ESA	\$ 3,000.00	\$ 3,000.00	29337	10/18/2013	\$ 3,008.75	\$ (8.75)	
		B- Phase II ESA	\$ 15,900.00	\$ 15,900.00	29337	10/18/2013	\$ 13,994.66	1,905.34	
					29526	12/10/2013	\$ 1,914.35	(9.01)	
		C- BEA	\$ 2,000.00	\$ 2,000.00	29526	12/10/2013	\$ 2,001.25	(1.25)	
		D- Section 7a Compliance Analysis (Due Care Plan)	\$ 3,000.00	\$ 3,000.00	29526	12/10/2013	\$ 2,990.00	10.00	
		<b>Work Order #2 - Amendment #1</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	29761	3/19/2014	\$ 551.84	948.16	
					29925	4/30/2014	\$ 360.76	587.40	
	6	E- General Brownfield Consulting	\$ 3,000.00	\$ 3,000.00	29526	12/10/2013	\$ 1,960.00	1,040.00	
					00465	10/16/2014	\$ 420.00	620.00	
					00760	1/16/2015	\$ 700.00	(80.00)	
		F- Act 381 Work Plan	\$ 4,000.00	\$ 4,000.00	29526	12/10/2013	\$ 4,113.75	(113.75)	
		<b>Project Subtotal</b>	<b>\$ 32,400.00</b>	<b>\$ 32,400.00</b>			<b>Project Subtotal</b>	<b>\$ 32,015.36</b>	<b>\$ 384.64</b>
130367	4	<b>9008 Portage Road, Former Bud's Auto Service</b>							
		A - Phase I ESA	\$ 2,300.00	\$ 2,300.00	29414	11/12/2013	\$ 6,209.06	7,290.94	
		B- BEA/Section 7a CA (Due Care Plan)	\$ 2,700.00	\$ 2,700.00	29630	1/16/2014	\$ 330.44	6,960.50	
		C- Brownfield Plan	\$ 2,500.00	\$ 2,500.00	00072	6/19/2014	\$ 351.25	6,609.25	
		Work Order 4a - Amendment for Due Care Activities	\$ 3,500.00	\$ 3,500.00	00123	7/10/2014	\$ 1,428.75	5,180.50	
	8	D - Act 381 Work Plan	\$ 2,500.00	\$ 2,500.00	00359	9/18/2014	\$ 1,497.13	3,683.37	
					00526	11/10/2014	\$ 210.00	3,473.37	
					01322	7/15/2015	\$ 263.75	3,209.62	
		<b>Project Subtotal</b>	<b>\$ 13,500.00</b>	<b>\$ 13,500.00</b>			<b>Project Subtotal</b>	<b>\$ 10,290.38</b>	<b>\$ 3,209.62</b>
130368	5	<b>2015 Lake Street, J&amp;L Motor X-Press</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 12,000.00</b>	<b>\$ 12,000.00</b>			<b>Project Subtotal</b>	<b>\$ 11,035.87</b>
									<b>\$ -</b>
130388	7	<b>Former Fox River Paper Mill (Hov-Aire Parcel)</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 7,000.00</b>	<b>\$ 7,000.00</b>			<b>Project Subtotal</b>	<b>\$ 7,000.00</b>
									<b>\$ -</b>
140154	10	<b>The Corner @ Drake Development</b>							
		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	
		<b>Project Subtotal</b>	<b>\$ 6,500.00</b>	<b>\$ 6,500.00</b>			<b>Project Subtotal</b>	<b>\$ 6,462.50</b>	<b>\$ 37.50</b>
140175	11	<b>Chem Link Acquisition of Former Apollo Plastics</b>							
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 13,000.00</b>	<b>\$ 13,000.00</b>			<b>Project Subtotal</b>	<b>\$ 6,457.24</b>
									<b>\$ -</b>
140520	13	<b>US EPA Brownfield Assessment Grant Application</b>	\$ 3,000.00	\$ 3,000.00					
		<b>Project Complete</b>	<b>Project Subtotal</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>			<b>Project Subtotal</b>	<b>\$ 3,000.00</b>
									<b>\$ -</b>
140455	14	<b>CMS, 555 E. Eliza Street, Schoolcraft, MI</b>							
		A - Phase I ESA, BEA, Due Care	\$ 6,500.00	\$ 6,500.00	00559	11/11/2014	\$ 5,062.24	\$ 11,437.76	
		B- Phase II ESA	\$ 7,000.00	\$ 7,000.00	00595	12/3/2014	\$ 12,491.68	\$ (1,053.92)	
		C - Brownfield Plan	\$ 3,000.00	\$ 3,000.00	00761	1/19/2015	\$ 6,133.13	\$ (7,187.05)	
					00799	2/9/2015	\$ 210.25		
		<b>Work Order Subtotal</b>	<b>\$ 16,500.00</b>	<b>\$ 16,500.00</b>			<b>Work Order Subtotal</b>	<b>\$ 23,897.30</b>	<b>\$ (7,397.30)</b>
	15	Indoor Air Sampling	\$ 4,200.00	\$ 4,200.00	00761	1/19/2015	\$ 30,696.41	\$ 9,003.59	
		Additional Soil Gas Sampling	\$ 29,000.00	\$ 29,000.00	00799	2/9/2015	\$ 1,605.00	\$ 7,398.59	
		Asbestos Survey	\$ 6,500.00	\$ 6,500.00					
		<b>Work Order Subtotal</b>	<b>\$ 39,700.00</b>	<b>\$ 39,700.00</b>			<b>Work Order Subtotal</b>	<b>\$ 32,301.41</b>	<b>\$ 7,398.59</b>
	18	MDEQ Grant/Loan Application	\$ 2,500.00	\$ 2,500.00	00799	2/9/2015	\$ 1,362.50	\$ 1,137.50	
					00904	3/11/2015	\$ 862.50	\$ 275.00	
					01020	4/15/2015	\$ 241.70	\$ 33.30	
					01110	5/20/2015	\$ 760.00	\$ (726.70)	
		<b>Work Order Subtotal</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>			<b>Work Order Subtotal</b>	<b>\$ 3,226.70</b>	<b>\$ (726.70)</b>
		<b>Project Subtotal</b>	<b>\$ 58,700.00</b>	<b>\$ 58,700.00</b>			<b>Project Subtotal</b>	<b>\$ 59,425.41</b>	<b>\$ (725.41)</b>
140519	16	<b>CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.</b>							
		Phase I ESA, Phase II ESA, BEA and Due Care Plan	\$ 10,000.00	\$ 10,000.00	00757	1/15/2015	\$ 6,678.21	\$ 3,321.79	
		<b>Note - KCBRA is providing partial support on project</b>			00849	2/19/2015	\$ 3,321.50	\$ 0.29	
		<b>Project Subtotal</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>			<b>Project Subtotal</b>	<b>\$ 9,999.71</b>	<b>\$ 0.29</b>
150025	19	<b>Checker Motors Site</b>	\$ 4,000.00	\$ 4,000.00	00903	3/11/2015	\$ 1,178.75	\$ 2,821.25	
		MDEQ Brownfield Assessment Grant Application			01014	4/15/2015	\$ 57.50	\$ 2,763.75	
					01111	5/20/2015	\$ 28.75	\$ 2,735.00	
		<b>Project Subtotal</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>			<b>Project Subtotal</b>	<b>\$ 1,265.00</b>	<b>\$ 2,735.00</b>
150026	20	<b>Accu Mold, 4460 Commercial Ave. Portage, MI</b>	\$ 7,500.00	\$ 7,500.00	00902	3/11/2015	\$ 3,033.75	\$ 4,466.25	
		Brownfield Plan and Act 381 Work Plan			01013	4/15/2015	\$ 1,915.00	\$ 2,551.25	
		<b>Project Subtotal</b>	<b>\$ 7,500.00</b>	<b>\$ 7,500.00</b>			<b>Project Subtotal</b>	<b>\$ 4,948.75</b>	<b>\$ 2,551.25</b>
		<b>Total Project Budgets</b>	<b>\$ 182,500.00</b>	<b>\$ 182,500.00</b>			<b>Total</b>	<b>\$ 165,582.00</b>	<b>\$ 9,072.89</b>

Brownfield Redevelopment Authority Fund 2010					Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
BRA TOTAL 2010					129,618	3,876		125,742	125,742	
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-)					4,000	36,650		-32,650		
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		
BRA ACTUAL TOTAL 2015 AS OF 10-15-2015					327,366	48,826	0	278,540	278,540	342,602
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						1,230				
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			
2015 Pending TIF Payments to Developers										
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 10/2015						5,299				
Brown Family Return to KRESA						180				
3rd quarter Administrative Expenses						6,906				
<b>TOTAL</b>						267,825			-267,825	74,777
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
<b>Fund 643 TOTAL</b>										13,076

**2016 KCBRA Budget Sheet**

10/16/2015

Expenses					Revenues				
	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual		2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
<b>GRAND TOTAL all 247 Fund</b>	<b>\$ 376,900.00</b>	<b>\$ 390,500.00</b>	<b>\$ 63,467.13</b>	<b>\$ 185,899.09</b>		<b>\$ 376,900.00</b>	<b>\$ 390,500.00</b>	<b>\$ 342,007.09</b>	<b>\$ 108,770.69</b>

247-000 - General Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
Postage	\$ 100.00	\$ 150.00	\$ 33.48	\$ 4.72	Previous Fund trfr	\$ 44,000.00	\$ 2,600.00		
Copy Charges	\$ 500.00	\$ 500.00	\$ 359.46	\$ 470.01	Service Fees	\$ 7,500.00	\$ 7,500.00	\$ 4,000.00	\$ 4,250.00
Contractual Services	\$ 50,000.00	\$ 50,000.00	\$ 12,802.20	\$ 83,677.39	3 Applications				
Site Study	\$ 10,000.00	\$ 10,000.00	\$ -		TIR Collection				
Contractual Other (Staff+legal)	\$ 29,000.00	\$ 17,500.00	\$ 20,441.28	\$ 24,309.03	Midlink	\$ 15,000.00	\$ 19,000.00	\$ 12,136.26	\$ 23,490.91
Communication Expense	\$ 200.00	\$ 700.00	\$ 80.00		Brown	\$ 1,600.00		\$ 2,505.17	\$ 4,869.63
Travel	\$ 400.00	\$ 250.00	\$ 90.28	\$ 360.81	Portage Rd	\$ 1,250.00	\$ 1,300.00		\$ 1,219.43
Marketing program	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 684.41	General Mills	\$ 18,000.00	\$ 40,900.00		
Employee Training	\$ 1,500.00	\$ 4,000.00	\$ 2,843.65	\$ 400.00	Corner@Drake	\$ 6,800.00			
Miscellaneous	\$ 450.00	\$ 1,000.00	\$ -		232 LLC	\$ 1,000.00			
Indirect Costs	\$ 2,000.00	\$ 2,300.00	\$ -	\$ 1,052.00					
<b>Total</b>	<b>\$ 95,150.00</b>	<b>\$ 87,400.00</b>	<b>\$ 36,650.35</b>	<b>\$ 110,958.37</b>		<b>\$ 95,150.00</b>	<b>\$ 71,300.00</b>	<b>\$ 18,641.43</b>	<b>\$ 33,829.97</b>

247-001 Midlink Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
Local TIR Payments	\$ 35,000.00	\$ 50,000.00	\$ 6,515.87	\$ 11,146.68	Local TIR	\$ 50,000.00	\$ 69,000.00	\$ 72,647.81	\$ 34,637.59
School TIR Payments	\$ 80,000.00	\$ 105,000.00		\$ 56,377.20	School TIR	\$ 80,000.00	\$ 105,000.00	\$ 108,763.26	\$ 56,377.20
Local TIR to BRA	\$ 15,000.00	\$ 19,000.00	\$ 12,136.26						
<b>Total</b>	<b>\$ 130,000.00</b>	<b>\$ 174,000.00</b>	<b>\$ 18,652.13</b>	<b>\$ 67,523.88</b>		<b>\$ 130,000.00</b>	<b>\$ 174,000.00</b>	<b>\$ 181,411.07</b>	<b>\$ 91,014.79</b>

247-002 Brown Family Holdings Account									
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual	Revenues	2016 Proposed	2015 Budgeted	2015 YTD	2014 Actual
To LSRRF	\$ 11,400.00		\$ 5,659.48	\$ 7,416.84	Local TIR	\$ 13,000.00	\$ 16,000.00	\$ 13,644.22	\$ 12,286.47
TIR to BRA	\$ 1,600.00		\$ 2,505.17		School TIR	\$ -	\$ -		\$ -
<b>Total</b>	<b>\$ 13,000.00</b>	<b>\$ -</b>	<b>\$ 8,164.65</b>	<b>\$ 7,416.84</b>		<b>\$ 13,000.00</b>	<b>\$ 16,000.00</b>	<b>\$ 13,644.22</b>	<b>\$ 12,286.47</b>

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

247-004 General Mills Account (New)							
Expenses	2016 Proposed	2015 Budgeted	2015 YTD	Revenues	2016 Proposed	2015 Budgeted	2015 YTD
Local TIR Payments to dev.	\$27,000.00	\$87,900.00		Local TIR	\$45,000.00	\$97,900.00	\$34,618.94
School TIR Payments to dev.	\$65,000.00	\$58,900.00		School TIR	\$65,000.00	\$89,800.00	\$93,609.76
TIR to BRA	\$18,000.00	\$40,900.00					
<b>Total</b>	<b>\$110,000.00</b>	<b>\$187,700.00</b>		<b>Total</b>	<b>\$110,000.00</b>	<b>\$187,700.00</b>	<b>\$128,228.70</b>

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

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

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

<b>Total Balance Brown LSRRF Account</b>	<b>\$13,076.32</b>
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## BROWNFIELD REDEVELOPMENT PROGRAM QUARTERLY REPORT AND PAYMENT REQUEST

The following information is required to receive payment for incurred costs. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT REIMBURSEMENT IS REQUESTED.

Government Unit Name: <i>Kalamazoo County Brownfield Redevelopment Authority</i>			Request #: <i>NA</i>	
Project Name: <i>CMS 555 East Eliza Street, Schoolcraft</i>			Fiscal Year: <i>2016</i>	Quarter: <i>1</i>
Purchase Order Number: <i>1</i>			Project #: <i>450484-72</i>	
Dates of Service: begin <i>10/1/2015</i>		end: <i>10/1/2016</i>	Tracking Code: <i>2015-1242</i>	
Name of Contact Person: <i>Joe Agostinelli</i>			Contract Expires On: <i>Sep 14, 2017</i>	
Title of Contact Person: <i>Chairperson, KCBRA</i>		Phone Number	<i>+1 (269) 384-8305</i>	
Remittance Address: <i>201 West Kalamazoo Avenue</i>				
City: <i>Kalamazoo</i>		State	<i>Michigan</i>	
			Zip Code: <i>49007</i>	

### EXPENDITURES

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task No.	Amount	Proof of Payment (list check number or other reference)
<b>TOTAL:</b>					

### PROGRESS REPORT

TASK (refer to approved work plan)	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<b>TOTALS:</b>				

Describe proposed activity next quarter including proposed date to complete

*First draw of loan for CMS E. Eliza Street redevelopment.*

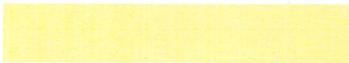
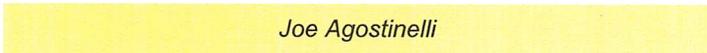
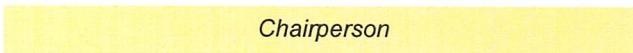
**Brownfield Redevelopment Quarterly Report and Payment Request**

Project Name: **CMS 555 East Eliza Street, Schoolcraft** Request #: **NA** Fiscal Year: **2016** Quarter: **1**

Grant Amount:	<b>\$150,000.00</b>
Previously Billed Amount:	
This Request:	
Remaining Grant Balance:	<b>\$150,000.00</b>

**SIGNATURE SECTION**

BY SUBMITTING AND SIGNING THIS QUARTERLY REPORT, THE GRANTEE / BORROWER CERTIFIES THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE/ BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT/ LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

	
Signature	Date
	
Printed Name	Title
<i>Joe Agostinelli</i>	<i>Chairperson</i>

**Mail the completed form and TWO copies to the following address.**

<p><b>U.S. Mail:</b>                  Brownfield Redevelopment Program Unit                  Remediation and Redevelopment Division, DEQ                  P.O. Box 30426                  Lansing, MI 48909</p>	<p><b>Courier:</b>                  Brownfield Redevelopment Program Unit                  Remediation and Redevelopment Division, DEQ                  Constitution Hall, 5th Floor South Tower                  525 West Allegan Street                  Lansing, MI 48933</p>
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Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

Progress Report and Signature pages must be completed and included with the submittal.

All three parts of this form must be submitted quarterly whether or not there have been expenditures.

**Scope of Services**

**Contract for Professional Services  
Kalamazoo County Brownfield Redevelopment Authority  
Applicable to Contract Addendum #3 Dated July 23, 2015  
Work Order No. 21, Dated October 5, 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:** Eliza Street, Schoolcraft, MI project – Implementation of Grant/Loan  
**Funding Source:** MDEQ Grant and Loan

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

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

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

Jeffrey C. Hawkins/David A. Stegink (800) 272-7802  
Name (ENVIROLOGIC) Phone

Joe Agostinelli, Chair (269) 553-9588  
Name (CLIENT) Phone

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

ACCEPTED AND AGREED TO:

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY (CLIENT)

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

ENVIROLOGIC TECHNOLOGIES, INC.

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



## I. Scope of Services

Kalamazoo County and its Brownfield Redevelopment Authority have accepted a grant and loan from the Michigan Department of Environmental Quality to conduct due care activities at the site. The specific purpose of the grant and loan is to address environmental contaminant conditions that pose a risk to indoor air quality and to remove accumulated hazardous materials that were abandoned at the site.

A Work Plan for the Grant and Loan has been submitted to MDEQ and their review is pending. The MDEQ approval of the technical work plan will allow the County BRA to begin implementation of the technical tasks consistent with the details provided in the Work Plan. In addition, the work plan establishes budgets for each technical task which cannot be exceeded without MDEQ approvals. Specific contractor (i.e., non-professional service) services and equipment with a cost greater than \$20,000 will be competitively bid. MDEQ will provide consistent oversight of the work conducted and system specifications to ensure funds are used in an effective and efficient manner. Specifically, Envirologic will share system specifications with MDEQ before bidding and purchasing equipment.

Specific items to be completed under the Grant and Loan include:

- Vapor Transmission Pilot Study: Envirologic will install multiple extraction points for testing. At least one extraction point will be installed at the two locations having the highest subslab vapor concentrations. Several pressure monitoring points will also be installed in various radial distances extending outward from the suction point. This will allow Envirologic to evaluate the transmissivity of soil and the capture zone of a single extraction point at various rates of flow. A mobile vacuum unit equipped with activated carbon filtration will be used to create a vacuum at the test points. Measurements of the subslab pressure will be recorded at various test points extending outward from the suction point. Different flow rates will be generated and the pressure differential will be measured at the different flow rates. Following the pilot study, the ideal flow rate, number and location of suction points will be developed to ensure coverage of the entire building by the sub-slab depressurization system. A piping diagram will be developed from this data allowing for development of an overall system design including subgrade piping (if any), risers, manifolds, blower units, supports, electrical requirements, fire code requirements, etc. Estimated cost for the pilot testing and preliminary system design: \$70,000 (Loan).
- Sub-Slab Depressurization System Installation: Once specified, system components inclusive of extraction points, directional drilling for suction lines, blower units, air emissions treatment, extraction controls, manometers, mechanical and structural supports, etc. will be acquired. Specific items expected to cost more than \$20,000 will be competitively bid. Estimated cost for system components and installation: \$175,000 (Grant).
- Soil management during parking lot construction: CMS intends to construct concrete paved surfaces for truck traffic and parking. Typically, surface soil and material is removed before concrete is poured. The excess soil has been shown to contain metals above residential cleanup criteria. Soil will either be transported offsite for disposal or capped on site. Loan funds would be used for the coordination of disposal, loading (but not excavation), transportation, disposal and/or purchasing clean fill materials, placement, grading and seeding. Estimated cost for this task is \$50,000 (Loan).
- Documentation of Due Care Compliance: Upon completion of the above activities, Documentation of Due Care Compliance as required by Part 201 of NREPA would be prepared. The document would include details of the sub-slab system, maintenance obligations to maintain subslab depressurization, details of soil management, and other due care obligations. Estimated cost for this task is \$5,000 (Loan).

- **Removal of Hazardous Materials:** Envirologic will consolidate the containers to a secure location on the property. Envirologic will develop a detailed inventory of the containers including container size, labelled contents, etc. The inventory will be sent to three firms to secure a cost for the packaging, transportation and disposal of the material. This may also include hazardous materials/wastes generated during cleaning of the building. Envirologic will ensure that the generator ID (Waste Notification Form) for this site is updated with the appropriate generator information. Included in the cost is any laboratory analytical testing required for the characterization of the waste. This activity will be partly paid for using the MDEQ loan (\$25,000) with any remaining costs to be paid for by developer.
- **Oversight:** Professional oversight of various contractors, bidding processes, etc. on an as-needed basis is estimated at \$15,000 (Grant).

Throughout implementation of the grant and loan, regular budgetary updates will be prepared by Envirologic and BRA staff.

**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.

**Eliza Street Redevelopment MDEQ Grant and Loan Activities**

Staff time and Expenses (Laboratory, subcontractors, equipment, etc.) .....	<u>\$ 340,000</u>
<b>TOTAL ESTIMATED PROJECT BUDGET .....</b>	<b>\$ 340,000</b>

It should be noted that the difference between the Grant and Loan total (\$350,000) and this work order is \$10,000 which is dedicated to the Grant and Loan Administration which will be conducted by BRA Staff.

**III. Schedule**

Envirologic proposes to initiate activities as soon as the MDEQ Work Plan is approved. Contract items are expected to be completed over the next 18 months.

H:\Projects\Projects\_K\Kalamazoo County\Brownfield Redevelopment Authority\Work Orders and Contracts\Work Order 19 - Eliza street DEQ grant and loan.docx



**Summer 2015 Brownfield Tax Capture Statement**

<b>Brownfield Plan Summary Information</b>	<b>Company Name</b>	Brown Family Holdings, LLC
	<b>Address</b>	2700 N. Pitcher St., Kalamazoo
	<b>Local Government Unit</b>	Kalamazoo Township
<b>Parcel ID</b>	06-03-460-010 (Real Property)	06-90-020-037 (Personal Prop)
	<b>Date Brownfield Plan Approved</b>	9/15/2009
	<b>Base Year</b>	2009
	<b>Initial Taxable Value</b>	\$ -
	<b>Year Tax Capture Initiated</b>	2010
	<b>Years Plan Anticipated</b>	21 years
<b>2015 Taxable Value</b>	\$ 228,437.00	\$ 265,500.00
<b>Incremental Value</b>	\$ 228,437.00	\$ 265,500.00
<b>Last Collection expected Winter 2018</b> (Expected Paid in March of 2019)	<b>Eligible Costs (Estimated BRA and Developer)</b>	\$ 66,674.00
	<b>LSRRF Fund (Estimated)</b>	\$ 61,452.34
	<b>Taxing Jurisdictions Captured (Summer)</b>	
	County Operating	KRESA
	<b>Taxing Jurisdictions Captured (Winter)</b>	
	Kalamazoo Township	KVCC
	County Transportation County Juvenile Home	County Public Safety Library - Parchment

<b>Current Tax Bill Information</b>	Local Tax Capture Eligible Expenses
Authority Eligible Expenses (To Date)	\$ 52,385.87
Developer Expenses	\$ -
<b>Total Eligible Expenses</b>	\$ 52,385.87
<b>Real Property Taxes Captured - Current Tax Bill Summer 2015 - Submit to the KCBRA</b>	\$ 2,450.83
<b>PPT Taxes Captured During Current Tax Bill Summer 2015 - Submit to KCBRA</b>	\$ 2,848.47
Payments on Eligible Expenses to Date	\$ 52,385.87
<b>Eligible Expenses Balance Remaining</b>	\$ -



<b>Local Site Remediation Revolving Fund</b>	
Payment to LSRRF to Date (Estimated last collection to LSRRF Winter 2018 Tax Capture)	\$ 13,076.32
<b>Payment to LSRRF this Statement</b>	\$ 5,299.30
<b>Total to LSRRF</b>	\$ 18,375.62

Parcel ID # 06-03-460-010 Brown Family Holdings Summer Taxes Captured to Reimburse Eligible Costs

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	KRESA	County Operating	Total to KCBRA
2015	\$ -	\$ 228,437.00	\$ 228,437.00	6.0416	4.6871	10.7287
				\$ 1,380.12	\$ 1,070.71	\$ 2,450.83

2015 Actual

6.4066  
\$ 1,463.50

Parcel ID # 06-03-460-010 Brown Family Holdings Winter Taxes Captured to Reimburse Eligible Costs

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	Transportation	Public Safety	KVCC	Kalamazoo Township	Library - Parchment	Juvenile Home	Total to KCBRA
2015	\$ -	\$ 228,437.00	\$ 228,437.00	0.4	1.4491	2.8135	8.9691	1.9908	0.2239	15.8464
				\$ 91.37	\$ 331.03	\$ 642.71	\$ 2,048.87	\$ 454.77	\$ 51.15	\$ 3,619.90

Parcel ID # 06-90-020-037 Beckan Personal Property Tax - Summer Estimated Tax Capture to Reimburse Eligible Costs

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	KRESA	County Operating	Total to KCBRA
2015	\$ -	\$ 265,500.00	\$ 265,500.00	6.0416	4.6871	10.7287
				\$ 1,604.04	\$ 1,244.43	\$ 2,848.47

2015 Actual

6.4066  
\$ 1,700.95

Parcel ID # 06-90-020-037 Beckan Personal Property Tax - Winter Estimated Tax Capture to Reimburse Eligible Costs

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	Transportation	Public Safety	KVCC	Kalamazoo Township	Library - Parchment	Juvenile Home	Total to KCBRA
2015	\$ -	\$ 265,500.00	\$ 265,500.00	0.4	1.4491	2.8135	8.9691	1.9908	0.2239	15.8464
				\$ 106.20	\$ 384.74	\$ 746.98	\$ 2,381.30	\$ 528.56	\$ 59.45	\$ 4,207.22

Summer Totals	County Operating	KRESA	
Expected (no KRESA debt)	\$ 2,315.13	\$ 2,984.17	\$ 5,299.30
Actual Received (including KRESA 0.365 debt)	\$ 2,315.12	\$ 3,164.46	\$ 5,479.57
<b>Difference owed KRESA</b>		<b>\$ 180.29</b>	

**Brown Family Holdings**  
**AUTHORITY EXPENSES**

2700 N. Pitcher Ave

<u>Activity</u>	<u>Local Tax Capture</u>
KCBRA Eligible costs	\$ 47,568.92
KCBRA Admin. Expenses 2010-2014	\$ 4,816.95
<b>Total</b>	<b>\$ 52,385.87</b>

**DEVELOPER EXPENSES**

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

<b>Total Eligible Expenses (Authority + Developer)</b>	<b>\$ 52,385.87</b>
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<b>PAYMENTS</b>	<b>Local Tax</b>
November 2010 to KCBRA	\$ 4,618.18
March 2011 to KCBRA	\$ 7,658.88
October 2011 to KCBRA	\$ 5,165.83
February 2012 to KCBRA	\$ 8,570.36
November 2012 to KCBRA	\$ 5,278.40
March 2013 to KCBRA	\$ 8,754.80
October 2013 to KCBRA	\$ 4,964.62
March 2014 to KCBRA	\$ 5,736.48
December 2014 (Payment to KRESA for collection of Debt portion of millage from 2010-2014)	\$ (866.85)
April 2015 to KCBRA	\$ 2,505.17
<b>TOTAL PAYMENTS Eligible Expenses</b>	<b>\$ 52,385.87</b>

<b>LSRRF Fund</b>	
March 2014 payment to fund	\$ 2,481.53
September 2014 payment to fund	\$ 4,935.31
July 2015 payment to fund	\$ 5,659.48
Expected October 2015	\$ 5,299.28
<b>Total Payment to LSRRF</b>	<b>\$ 18,375.60</b>

Summer 2015 Brownfield Tax Capture Statement  
September 29, 2015



<b>Brownfield Plan Summary Information</b>	<b>Company Name</b>	5200 East Cork St. Investors
	<b>Address</b>	5200 E. Cork St.
	<b>Parcel ID - Multiple</b>	See attached
	<b>Local Government Unit</b>	Comstock Township
	<b>Date Brownfield Plan Approved</b>	9/2/2008
	<b>Base Year</b>	2008
	<b>Initial Taxable Value</b>	\$ 7,767,792.00
	<b>Year Tax Capture Initiated</b>	2011
	<b>Estimated last year of capture</b>	2023
	<b>2015 Taxable Value Real Property</b>	\$ 20,313,748.00
	<b>Incremental Value</b>	\$ 12,545,956.00
	<b>Eligible Costs (Estimated BRA and Developer)</b>	\$ 2,016,668.95
	<b>LSRRF Fund (Estimated)</b>	\$ 1,507,780.00
<b>Taxing Jurisdictions Captured (Summer)</b>	KRESA	State Education
	County Operating	School Operating
<b>Taxing Jurisdictions Captured (Winter)</b>	County Juvenile Home	County Public Safety
	Comstock Township	Library - Comstock
	County Transportation	Senior Millage

<b>Current Tax Bill Information</b>	State Tax Capture Eligible Expenses	Local Tax Capture Eligible Expenses	<b>Totals</b>
Authority Eligible Expenses (To Date)		\$ 105,173.58	\$ 105,173.58
Developer Expenses	\$ 435,974.46	\$ 1,040,994.02	\$ 1,476,968.48
Developer Interest Remaining		\$ 90,138.83	\$ 90,138.83
<b>Total Eligible Expenses</b>	\$ 435,974.46	\$ 1,236,306.43	\$ 1,672,280.89
<b>Taxes Captured During Current Tax Bill Summer 2015 - Submit to the KCBRA</b>	\$ 202,665.71	\$ 86,786.35	\$ 289,452.06

**Brownfield 2015 Summer Tax Capture  
Non- Renaissance Zone**

Parcel ID	Base Taxable Value (2008)	2015 Taxable Value	Taxable Increment	SET	State School Operating	KRESA	County Operating	Total Tax Capture	KRESA+Co. Operating
3907-31-102-001	\$ 39,594	\$ 45,496	\$ 5,902	6	18	6.04160	4.68710	<b>34.7287</b>	10.72870
				\$ 35.41	\$ 106.24	\$ 35.66	\$ 27.66	\$ <b>204.97</b>	\$ 63.32
3907-31-102-002	\$ 20,894	\$ 24,008	\$ 3,114						\$ -
				\$ 18.68	\$ 56.05	\$ 18.81	\$ 14.60	\$ <b>108.15</b>	\$ 33.41
3907-31-102-003	\$ 22,022	\$ 1,945,800	\$ 1,923,778						\$ -
				\$ 11,542.67	\$ 34,628.00	\$ 11,622.70	\$ 9,016.94	\$ <b>66,810.31</b>	\$ 20,639.64
3907-31-102-004	\$ 33,041	\$ 37,965	\$ 4,924						\$ -
				\$ 29.54	\$ 88.63	\$ 29.75	\$ 23.08	\$ <b>171.00</b>	\$ 52.83
3907-31-102-005	\$ 43,456	\$ 49,932	\$ 6,476						\$ -
				\$ 38.86	\$ 116.57	\$ 39.13	\$ 30.35	\$ <b>224.90</b>	\$ 69.48
3907-31-102-022	\$ 198,343.00	\$ 590,500.00	\$ 392,157.00						\$ -
General Mills				\$ 2,352.94	\$ 7,058.83	\$ 2,369.26	\$ 1,838.08	\$ <b>13,619.10</b>	\$ 4,207.33
3907-31-102-052	\$ 67,581	\$ 77,656	\$ 10,075						\$ -
				\$ 60.45	\$ 181.35	\$ 60.87	\$ 47.22	\$ <b>349.89</b>	\$ 108.09
3907-31-102-056	\$ 1,412	\$ 1,619	\$ 207						\$ -
				\$ 1.24	\$ 3.73	\$ 1.25	\$ 0.97	\$ <b>7.19</b>	\$ 2.22
3907-31-102-057	\$ 221,198	\$ 254,185	\$ 32,987						\$ -
				\$ 197.92	\$ 593.77	\$ 199.29	\$ 154.61	\$ <b>1,145.60</b>	\$ 353.91
3907-31-102-058	\$ 211	\$ 238	\$ 27						\$ -
				\$ 0.16	\$ 0.49	\$ 0.16	\$ 0.13	\$ <b>0.94</b>	\$ 0.29
3907-31-102-153	\$ 127,729	\$ 146,771	\$ 19,042						\$ -
				\$ 114.25	\$ 342.76	\$ 115.04	\$ 89.25	\$ <b>661.30</b>	\$ 204.30
3907-31-105-002	\$ 16,437	\$ 18,884	\$ 2,447						\$ -
				\$ 14.68	\$ 44.05	\$ 14.78	\$ 11.47	\$ <b>84.98</b>	\$ 26.25
3907-31-105-003	\$ 8,766	\$ 10,070	\$ 1,304						\$ -
				\$ 7.82	\$ 23.47	\$ 7.88	\$ 6.11	\$ <b>45.29</b>	\$ 13.99
3907-31-105-011	\$ 13,149	\$ 15,106	\$ 1,957						\$ -
				\$ 11.74	\$ 35.23	\$ 11.82	\$ 9.17	\$ <b>67.96</b>	\$ 21.00
3907-31-105-012	\$ 10,958	\$ 12,589	\$ 1,631						\$ -
				\$ 9.79	\$ 29.36	\$ 9.85	\$ 7.64	\$ <b>56.64</b>	\$ 17.50

3907-31-105-013	\$ 10,958	\$ 12,589	\$ 1,631	\$ 9.79	\$ 29.36	\$ 9.85	\$ 7.64	\$ 56.64	\$ -
3907-31-105-015	\$ 16,437	\$ 18,884	\$ 2,447	\$ 14.68	\$ 44.05	\$ 14.78	\$ 11.47	\$ 84.98	\$ 17.50
3907-31-105-016	\$ 17,533	\$ 20,146	\$ 2,613	\$ 15.68	\$ 47.03	\$ 15.79	\$ 12.25	\$ 90.75	\$ -
3907-31-105-017	\$ 2,191	\$ 2,514	\$ 323	\$ 1.94	\$ 5.81	\$ 1.95	\$ 1.51	\$ 11.22	\$ 28.03
3907-31-105-018	\$ 3,286	\$ 3,772	\$ 486	\$ 2.92	\$ 8.75	\$ 2.94	\$ 2.28	\$ 16.88	\$ -
3907-31-105-019	\$ 6,574	\$ 7,551	\$ 977	\$ 5.86	\$ 17.59	\$ 5.90	\$ 4.58	\$ 33.93	\$ 5.21
3907-31-105-020	\$ 31,231	\$ 35,886	\$ 4,655	\$ 27.93	\$ 83.79	\$ 28.12	\$ 21.82	\$ 161.66	\$ -
3907-31-105-021	\$ 24,655	\$ 28,329	\$ 3,674	\$ 22.04	\$ 66.13	\$ 22.20	\$ 17.22	\$ 127.59	\$ 49.94
3907-31-105-041	\$ 14,302	\$ 141,400	\$ 127,098	\$ 762.59	\$ 2,287.76	\$ 767.88	\$ 595.72	\$ 4,413.95	\$ -
3907-31-105-071	\$ 15,249	\$ 17,519	\$ 2,270	\$ 13.62	\$ 40.86	\$ 13.71	\$ 10.64	\$ 78.83	\$ 1,363.60
3907-31-105-082 Hark Orchids	\$ 7,703	\$ 38,800	\$ 31,097	\$ 186.58	\$ 559.75	\$ 187.88	\$ 145.75	\$ 1,079.96	\$ -
3907-31-105-092	\$ 13,149	\$ 19,499	\$ 6,350	\$ 38.10	\$ 114.30	\$ 38.36	\$ 29.76	\$ 220.53	\$ 333.63
<b>Totals NonREZ</b>	\$ 988,059	\$ 3,577,708	\$ 2,589,649	\$ 15,537.89	\$ 46,613.68	\$ 15,645.62	\$ 12,137.94	\$ 89,935.14	\$ 68.13
				\$ 62,151.58		\$ 27,783.57			
				Non-REZ State Tax Total		Non-REZ Local Tax Total			

**Non-Renaissance Zone Personal Property and IFT  
Summer 2015**

3907-90-200-006 (Personal Prop. Comstock Hospitality)	\$ -	\$ 174,540	\$ 174,540	6.00	6.00	6.04160	4.68710	\$ 3,967.07	\$ 1,872.59
3907-40-014-141 General Mills IFT Parcel	\$ -	\$ 5,613,200	\$ 5,613,200	6.00	9.00	2.83830	2.34360	\$ 113,285.04	\$ 29,087.04
3907-90-900-990 Ryder PPT	\$ -	\$ 784,916	\$ 784,916	6	6	6.04160	4.68710	\$ 17,840.12	\$ 8,421.13
3907-014-141 General Mills PPT	\$ -	\$ 56,013	\$ 56,013	0	0	2.83830	2.34355	\$ 290.25	\$ 290.25
<b>Totals NonREZ PPT and IFT</b>		\$ 6,628,669	\$ 6,628,669	\$ 39,435.94	\$ 56,275.54	\$ 21,887.58	\$ 17,783.43	\$ 135,382.48	
				\$ 95,711.47		\$ 39,671.01			
				<b>Non-REZ PPT and IFT State</b>		<b>Non-REZ PPT and IFT Local</b>			
				\$ 157,863.05	\$ 67,454.57				

Renaissance Zone

Parcel ID	Base Taxable Value (2008)	2015 Taxable Value	Taxable Increment	SET	State School Operating	KRESA	County Operating	Total Tax Capture	
3907-31-102-041	\$ 3,651,600	\$ 3,983,228	\$ 331,628	1.50000 \$ 497.44	4.50000 \$ 1,492.33	1.51040 \$ 500.89	1.171775 \$ 388.59	8.68218 \$ 2,879.25	2.682175 \$ 889.48
3907-31-102-044	\$ 1,095	\$ 1,255	\$ 160	\$ 0.24	\$ 0.72	\$ 0.24	\$ 0.19	\$ 1.39	\$ - \$ 0.43
3907-31-102-047	\$ 1,097,259	\$ 1,317,735	\$ 220,476	\$ 330.71	\$ 992.14	\$ 333.01	\$ 258.35	\$ 1,914.21	\$ - \$ 591.36
<b>3907-31-102-048 Kaiser</b>	\$ 1,190,186	\$ 2,356,330	\$ 1,166,144					\$ -	\$ - \$ -
3907-31-104-001	\$ 18,628	\$ 21,402	\$ 2,774	\$ 4.16	\$ 12.48	\$ 4.19	\$ 3.25	\$ 24.08	\$ - \$ 7.44
3907-31-104-002	\$ 8,766	\$ 10,070	\$ 1,304	\$ 1.96	\$ 5.87	\$ 1.97	\$ 1.53	\$ 11.32	\$ - \$ 3.50
3907-31-104-017	\$ 17,533	\$ 20,146	\$ 2,613	\$ 3.92	\$ 11.76	\$ 3.95	\$ 3.06	\$ 22.69	\$ - \$ 7.01
3907-31-104-018	\$ 17,533	\$ 20,146	\$ 2,613	\$ 3.92	\$ 11.76	\$ 3.95	\$ 3.06	\$ 22.69	\$ - \$ 7.01
3907-31-104-019	\$ 17,533	\$ 20,146	\$ 2,613	\$ 3.92	\$ 11.76	\$ 3.95	\$ 3.06	\$ 22.69	\$ - \$ 7.01
3907-31-104-031	\$ 295,339	\$ 339,382	\$ 44,043	\$ 66.06	\$ 198.19	\$ 66.52	\$ 51.61	\$ 382.39	\$ - \$ 118.13
3907-31-104-041 Seneca	\$ 37,654	\$ 1,488,600	\$ 1,450,946	\$ 2,176.42	\$ 6,529.26	\$ 2,191.51	\$ 1,700.18	\$ 12,597.37	\$ - \$ 3,891.69
3907-31-104-081 Hark Orchids	\$ 23,507	\$ 74,000	\$ 50,493	\$ 75.74	\$ 227.22	\$ 76.26	\$ 59.17	\$ 438.39	\$ - \$ 135.43
3907-40-013-115 Hark Orchids	\$ -	\$ 1,470,400	\$ 1,470,400	1.5 \$ 2,205.60	2.25 \$ 3,308.40	0.5727 \$ 842.10	0.585888 \$ 861.49	\$ 7,217.59	1.158588 \$ 1,703.59
3907-90-200-295	0	0	\$ -					\$ -	\$ - \$ -
3907-90-700-175	\$ 40,000.00	\$ 22,700.00	\$ -					\$ -	\$ - \$ -
3907-90-994-005	\$ 19,800.00	0	\$ -					\$ -	\$ - \$ -
3907-90-994-010 Kenco	\$ 66,500.00	\$ 72,801.00	\$ 6,301.00	1.5 \$ 9.45	4.5 \$ 28.35	1.5104 \$ 9.52	1.1718 \$ 7.38	\$ 54.71	\$ 2.68 \$ 16.90
3907-90-994-026 Erickson Flooring	\$ 36,200.00	\$ 39,471.00	\$ 3,271.00	\$ 4.91	\$ 14.72	\$ 4.94	\$ 3.83	\$ 28.40	\$ - \$ 8.77

3907-90-994-029 Esco Midwest	\$ 58,200.00	\$ 67,476.00	\$ 9,276.00	\$ 13.91	\$ 41.74	\$ 14.01	\$ 10.87	\$ 80.54	\$ -	\$ 24.88
3907-90-994-035 Tourney	\$ 22,900.00	\$ 286,796.00	\$ 263,896.00	\$ 395.84	\$ 1,187.53	\$ 398.59	\$ 309.23	\$ 2,291.20	\$ -	\$ 707.82
3907-90-994-036 Kaiser	0	\$ 27,179,633.00	\$ 27,179,633.00					\$ -	\$ -	\$ -
3907-90-994-040 W. Soule	\$ 159,500.00	\$ 354,324.00	\$ 194,824.00	\$ 292.24	\$ 876.71	\$ 294.26	\$ 228.29	\$ 1,691.50	\$ -	\$ 522.56
3907-90-994-048 Softball Fans	0	\$ 26,546.00	\$ 26,546.00	\$ 39.82	\$ 119.46	\$ 40.10	\$ 31.11	\$ 230.48	\$ -	\$ 71.20
3907-90-994-049 Mann+Hummel	0	\$ -	\$ -					\$ -	\$ -	\$ -
3907-90-994-050 Seneca Medical	0	\$ 236,222.00	\$ 236,222.00	\$ 354.33	\$ 1,063.00	\$ 356.79	\$ 276.80	\$ 2,050.93	\$ -	\$ 633.59
3907-90-994-051 Buist	0	\$ -	\$ -					\$ -	\$ -	\$ -
3907-90-994-052 Summit Funding	0	\$ -	\$ -					\$ -	\$ -	\$ -
3907-90-994-055 General Motors	0	\$ 647,379.00	\$ 647,379.00	\$ 971.07	\$ 2,913.21	\$ 977.80	\$ 758.60	\$ 5,620.67	\$ -	\$ 1,736.40
3907-90-994-056 Signa Machine	0	\$ 1,205,181.00	\$ 1,205,181.00	\$ 1,807.77	\$ 5,423.31	\$ 1,820.31	\$ 1,412.23	\$ 10,463.62	\$ -	\$ 3,232.54
3907-90-994-057 Herald Publishing	0	\$ 1,845,552.00	\$ 1,845,552.00	\$ 2,768.33	\$ 8,304.98	\$ 2,787.52	\$ 2,162.62	\$ 16,023.45	\$ -	\$ 4,950.14
3907-90-994-060 Celctic Leasing	0	\$ -						\$ -	\$ -	\$ -
3907-91-013-115 IFT General Mills	0	\$ 56,013.00	\$ 56,013	0	0	0.5727	0.5859	\$ 64.90	\$ 1.15860	\$ 64.90
<b>Totals REZ</b>	<b>\$ 6,779,733</b>	<b>\$ 43,162,934</b>	<b>\$ 36,420,301</b>	<b>\$ 12,027.77</b>	<b>\$ 32,774.90</b>	<b>\$ 10,764.44</b>	<b>\$ 8,567.33</b>	<b>\$ 64,134.44</b>		
<b>Total number of parcels</b>	<b>32</b>	<b>63</b>		<b>\$ 44,802.67</b>	<b>\$ 19,331.78</b>					
				<b>REZ Zone State Tax</b>	<b>REZ Zone Local Tax</b>					

**Grand Total \$ 7,767,792 \$ 53,369,311 \$ 45,638,619 \$ 67,001.60 \$ 135,664.12 \$ 48,297.64 \$ 38,488.71 \$ 289,452.06**

2015 Taxable Value Real Property	\$ 20,313,748.00
2015 Taxable Value Personal Prop.	\$ 33,055,563.00

\$ 53,369,311.00  
 Total Real Property 2015 TV \$ 20,313,748.00  
 General Mills Real Prop. 2015 TV \$ 6,203,700.00  
 Midlink Real Property 2015 TV \$ 14,110,048.00

Total REZ+nonREZ Tax Capture	\$	289,452.06
General Mills Parcels	\$	127,259.29
<b>Total to Midlink Developer</b>	<b>\$</b>	<b>162,192.77</b>

Total State Tax Capure	\$	202,665.71
Total Local Tax Capture	\$	86,786.35
<b>Total Tax Capture</b>	<b>\$</b>	<b>289,452.06</b>

Midlink State Tax eligible	\$	109,055.95	
Midlink Local Tax eligible	\$	53,136.83	
<b>Total</b>	<b>\$</b>	<b>162,192.77</b>	
General Mills State taxes	\$	93,609.77	
General Mills Local Taxes	\$	33,649.52	
<b>Total</b>	<b>\$</b>	<b>127,259.29</b>	
<b>Total Taxes captured</b>	<b>\$</b>	<b>289,452.06</b>	

**AUTHORITY EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
KCBRA Plan related expenses		\$ 54,726.37	\$ 54,726.37
KCBRA 2010 Administrative Expenses		\$ 7,771.62	\$ 7,771.62
2011 County Cost Allocation		\$ 911.20	\$ 911.20
KCBRA 2012 Administrative Expenses		\$ 6,137.22	\$ 6,137.22
KCBRA 2013 Administrative Expenses		\$ 23,490.91	\$ 23,490.91
KCBRA 2014 Administrative Expenses		\$ 12,136.26	\$ 12,136.26
<b>Total</b>	\$ -	\$ 105,173.58	\$ 105,173.58

**DEVELOPER Interest Eligible EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
Due Care	\$ 435,974.46		\$ 435,974.46
Due Care		\$ 393,513.49	\$ 393,513.49
Environmental Insurance		\$ 570,000.00	\$ 570,000.00
Contingencies		\$ 57,480.53	\$ 57,480.53
Brownfield Plan		\$ 20,000.00	\$ 20,000.00
			\$ -
<b>Total</b>	\$ 435,974.46	\$ 1,040,994.02	\$ 1,476,968.48

<b>Total Eligible Expenses (Authority + Developer)</b>	\$ 435,974.46	\$ 1,146,167.60	\$ 1,582,142.06
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<b>PAYMENTS to Authority</b>	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
November 2011		\$ 17,531.34	\$ 17,531.34
February 2012		\$ 17,294.32	\$ 17,294.32
November 2012		\$ 18,130.38	\$ 18,130.38
April 2013		\$ 16,590.37	\$ 16,590.37
February 2014		\$ 17,729.42	\$ 17,729.42
September 2014		\$ 5,761.49	\$ 5,761.49
May 2015		\$ 12,136.26	\$ 12,136.26
			\$ -
<b>TOTAL PAYMENTS</b>	<b>0</b>	\$ 105,173.58	\$ 105,173.58

<b>PAYMENTS to Developer</b>			
	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
December 2011	\$ 52,184.44		
November 2012	\$ 53,819.03		
December 2013	\$ 56,533.55		
December 2014	\$ 56,377.20		
<b>TOTAL PAYMENTS</b>	<b>\$ 218,914.22</b>	<b>\$ -</b>	<b>\$ 218,914.22</b>

#### Developer Interest Expense

<u>Interest</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
2011 Interest		\$ 5,234.14	\$ 5,234.14
2012 Interest		\$ 42,562.65	\$ 42,562.65
2013 Interest		\$ 41,063.90	\$ 41,063.90
2014 Interest		\$ 39,293.93	\$ 39,293.93
<b>Total</b>		<b>\$ 128,154.62</b>	<b>\$ 128,154.62</b>

#### Interest Payments to Developer

		From Local Tax only	
April 2013		\$ 1,294.90	
December 2013		\$ 19,058.34	
December 2014		\$ 11,146.68	
June 2015		\$ 6,515.87	
<b>Total</b>		<b>\$ 38,015.79</b>	

<b>Remaining Balances</b>	<b>State Tax Eligible Only</b>	<b>Local Tax Eligible Only</b>	
Remaining Balance to Authority		\$ -	
Remaining Balance to Developer	\$ 217,060.24	\$ 1,040,994.02	\$ 1,258,054.26
Remaining Interest Balance to Developer		\$ 90,138.83	\$ 90,138.83
Total Balance to Midlink Developer			\$ 1,348,193.09

General Mills Eligible Expenses

10/16/2015

**AUTHORITY EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
Phase I	\$ 3,008.75		\$ 3,008.75
Phase II	\$ 15,909.01		\$ 15,909.01
BEA/Due Care Plan	\$ 4,991.25		\$ 4,991.25
Act 381 Work Plan	\$ 4,533.75		\$ 4,533.75
	\$ 2,872.60		\$ 2,872.60
	\$ 700.00		\$ 700.00
KCBRA 2014 Administrative Expenses		\$ 14,272.45	\$ 14,272.45
			\$ -
<b>Total</b>	<b>\$ 32,015.36</b>	<b>\$ 14,272.45</b>	<b>\$ 46,287.81</b>
			\$ 46,287.81

**DEVELOPER Interest Eligible EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
Per Act 381 Work Plan	\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
(capped at \$1,800,000)			
<b>Total</b>	<b>\$ 1,048,500.00</b>	<b>\$ 751,500.00</b>	<b>\$ 1,800,000.00</b>

<b>Total Eligible Expenses (Authority + Developer)</b>	<b>\$ 1,080,515.36</b>	<b>\$ 765,772.45</b>	<b>\$ 1,846,287.81</b>
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<b>PAYMENTS to Authority</b>	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
Oct-15			
<b>TOTAL PAYMENTS</b>	<b>0</b>		

<b>PAYMENTS to Developer</b>			
	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
<b>TOTAL PAYMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Developer Interest Expense**

<u>Interest</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
<b>Total</b>		<b>\$ -</b>	<b>\$ -</b>

**Interest Payments to Developer**

		From Local Tax only	
<b>Total</b>		<b>\$ -</b>	

<b>Remaining Balances</b>	State Tax Eligible Only	Local Tax Eligible Only	Total
Remaining Balance to Authority	\$ 32,015.36	\$ 14,272.45	\$ 46,287.81
Remaining Balance to Developer	\$ 1,048,500.00	\$ 751,500.00	\$ 1,800,000.00
Remaining Interest Balance to Developer		\$ -	\$ -
Total Balance to General Mills Developer			\$ 1,800,000.00

Summer 2015 Brownfield Tax Capture Statement

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

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

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

Summary - Summer Taxes Captured to Reimburse Eligible Costs - 9008 Portage Road

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	City of Portage	KVCC	KRESA	County Operating	County Transportation	State Education (SET)	School Operating	Total to KCBRA
				10.9256	2.8135	4.5416	4.6871	0.4	6	18	47.3678
2014	\$ 8,854.00	\$ 34,600.00	\$ 25,746.00	\$ 281.29	\$ 72.44	\$ 116.93	\$ 120.67	\$ 10.30	\$ 154.48	\$ 463.43	\$ 1,219.53
				10.9256	2.8135	4.5416	4.6871	0.4	6	18	47.3678
2015	\$ 8,854.00	\$ 32,900.00	\$ 24,046.00	\$ 262.72	\$ 67.65	\$ 109.21	\$ 112.71	\$ 9.62	\$ 144.28	\$ 432.83	\$ 1,139.01

Local Tax Capture Summer 2015	\$ 561.90
State Tax Capture Summer 2015	\$ 577.10
Total	\$ 1,139.01
Due State BF Fund (3 mils of SET)	\$ 72.14

Summary - Winter Taxes Captured to Reimburse Eligible Costs - 9008 Portage Road

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	District Library	County Juvenile Home	County Public Safety	Total Amount to KCBRA
				1.5	0.2239	1.4491	3.173
2014	\$ 8,854.00	\$ 34,600.00	\$ 25,746.00	\$ 38.62	\$ 5.76	\$ 37.31	\$ 81.69

**9008 Portage Road Brownfield Eligible Expenses**

**AUTHORITY EXPENSES**

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

**DEVELOPER EXPENSES**

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

<b>Total Eligible Expenses (Authority + Developer)</b>	<b>\$ 10,026.63</b>	<b>\$ 3,294.73</b>	<b>\$ 13,321.36</b>
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<b>PAYMENTS</b>	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
Summer 2014	\$ 617.89	\$ 601.54	\$ 1,219.43
Winter 2014		\$ 81.67	\$ 81.67
Summer 2015	\$ 504.96	\$ 561.90	\$ 1,066.86
Winter 2015 - to KCBRA 5/2015		\$ 81.67	\$ 81.67
<b>TOTAL PAYMENTS</b>	<b>\$ 1,122.85</b>	<b>\$ 1,326.78</b>	<b>\$ 2,449.63</b>



Brownfield Plan Summary Information			
Company Name	Costco Wholesale Corp.	Gesmundo, LLC	
Developer Name	Gesmundo, LLC	Gesmundo, LLC	
Address			
Parcel ID	3905-25-240-001	3905-25-240-009	
Parcel Name	Costco Parcel aka Parcel A	Developer Parcel aka Remainder Parcel	
Local Government Unit	Oshtemo Township	Oshtemo Township	
Date Brownfield Plan Approved	11/18/2014	11/18/2014	
Base Year	2014	2014	
Initial Taxable Value	\$ 427,874.87	\$ 1,256,507.76	\$ 1,684,382.63
Year Tax Capture Initiated	2015	2015	
Years Plan Anticipated	10	10	
Eligible Costs (estimated includes Developer and Authority Costs)			\$ 347,957
LSRRF Fund (estimated)			\$ 849,615
Current Taxable Value (2015)	\$ 4,317,700.00	\$ 772,558.00	\$ 5,090,258.00
Incremental Value	\$ 3,889,825.13	\$ (483,949.76)	\$ 3,405,875.37
Taxing Jurisdictions Captured (Summer)	County Operating	County Operating	
Taxing Jurisdictions Captured (Winter)	KRESA KVCC Library County Public Safety County Transit	KRESA KVCC Library County Public Safety County Transit	

Current Tax Bill Information			Total
Authority Expenses to date			\$ 16,750.01
Developer Expenses			
Interest			
Payments to Date			\$ -
Taxes Captured During Summer 2015	\$ 10,635.17	\$ -	\$ 10,635.17
Eligible Expenses Remaining KCBRA			\$ 6,114.84
Eligible Expenses Remaining Devel.			

Costco Parcel Brownfield Tax Capture

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Summer

10/13/2015

3905-25-240-001

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	County Operating					Total Amount to KCBRA
				2.7341					2.7341
2015	\$ 427,874.87	\$ 4,317,700.00	\$ 3,889,825.13	\$ 10,635.17					\$ 10,635.17

Winter

3905-25-240-001

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	KRESA	KVCC	Library - Kalamazoo	County Public Safety	County Transit	Total Amount to KCBRA
				6.0416	2.8135	3.9583	1.4491	0.40000	14.6625
2015	\$ 427,874.87	\$ 4,317,700.00	\$ 3,889,825.13	\$ 23,500.77	\$ 10,944.02	\$ 15,397.09	\$ 5,636.75	\$ 1,555.93	\$ 57,034.56

Developer Parcel (Remainder) Tax Capture

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Summer

10/13/2015

Parcel ID # 3905-25-240-009

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	County Operating					Total Amount to KCBRA
				2.7341					2.7341
2015	\$ 1,256,507.76	\$ 772,558.00	\$ (483,949.76)						\$ -

Winter

Parcel ID # 3905-25-240-009

Year	Initial Taxable Value	Current Taxable Value	Incremental Value	KRESA	KVCC	Library - Kalamazoo	County Public Safety	County Transit	Total Amount to KCBRA
				4.5416	2.8135	3.9583	1.4491	0.40000	13.1625
2015	\$ 1,256,507.76	\$ 772,558.00	\$ (483,949.76)						\$ -

**AUTHORITY EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
Phase II Environmental	\$ 1,471.25		\$ 1,471.25
BEA Due Care Plan	\$ 1,653.75		\$ 1,653.75
Brownfield Plan	\$ 1,165.00		\$ 1,165.00
Additional Brownfield Plan	\$ 875.00		\$ 875.00
Additional Brownfield Plan	\$ 605.00		\$ 605.00
Additional Brownfield Plan	\$ 202.50		\$ 202.50
Legal expenses		\$ 3,719.25	\$ 3,719.25
2014 KCBRA Administrative Expenses		\$ 7,058.26	\$ 7,058.26
			\$ -
<b>Total</b>	<b>\$ 5,972.50</b>	<b>\$ 10,777.51</b>	<b>\$ 16,750.01</b>

**DEVELOPER EXPENSES**

<u>Activity</u>	<u>State Capture Eligible</u>	<u>Local Capture</u>	<u>Total</u>
Phase I ESA	\$ 2,400.00		\$ 2,400.00
Demolition Permits	\$ 1,095.00		\$ 1,095.00
Asbestos Survey	\$ 36,700.00		\$ 36,700.00
Asbestos Abatement	\$ 50,439.50		\$ 50,439.50
Demolition	\$ 167,500.00		\$ 167,500.00
Demolition of obsolete Infrastructure	\$ 10,000.00		\$ 10,000.00
Rubble removal	\$ 63,072.26		\$ 63,072.26
			\$ -
<b>Total</b>	<b>\$ 331,206.76</b>		<b>\$ 331,206.76</b>

<b>Total Eligible Expenses (Authority + Developer)</b>	<b>\$ 337,179.26</b>	<b>\$ 10,777.51</b>	<b>\$ 347,956.77</b>
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<b>PAYMENTS</b>	<b>State Tax</b>	<b>Local Tax</b>	<b>Total</b>
<b>TOTAL PAYMENTS</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>



### General Policies

- Noise levels must be maintained at an acceptable level
- All items rented from outside vendors must be removed at the conclusion of the event. Equipment or items (i.e. tents, chairs, etc.) that need to be removed after the event require special arrangements with the Land Bank and must be made 2 weeks in advance of the event
- The Land Bank is not responsible for lost or stolen property, equipment or rental items from outside vendors
- Parking is to be limited to the lot spaces available. If additional parking is required, it must be arranged in advance with the Land Bank. No parking on grass areas unless otherwise arranged.
- Smoking and drug use is strictly prohibited on Riverview Launch grounds.
- If weather necessitates event cancellation, the Land Bank will retain the 20% deposit, but will refund the remaining rental fee.
- Event set-up and tear down need to be planned within the allotted rental time. If additional set up time is needed before the day of the event, it must be approved and coordinated with Land Bank staff.
- The Land Bank reserves the right to cancel any event whose activities interfere with the safety and security of the grounds, and/or tenants and guests.
- Lessee is responsible for set-up and cleanup of the facility. All tables and chairs need to be cleared and garbage needs to be placed in the dumpster at the north side of the parking lot. Additional custodial services required for work not done satisfactorily will be paid by lessee. With advance notice to the Land Bank clean-up can be contracted for an extra fee.
- Price per hour for barn and ground does not cover restroom facilities. Restroom facilities may be accessed for an additional fee of \$50.

### Food and Alcohol Policies

- The sale of alcoholic beverages on Riverview grounds is strictly prohibited. Beer and wine consumption is currently not allowed.
- Only caterers with ServSafe certification will be allowed to provide services
- Lessee is responsible for informing the caterer that the caterer is responsible for cleanup of food and service areas after use including but not limited to sinks, dishes, counters, table tops, and floor. Trash should be bagged and placed in the dumpster at the end of the event.
- Caterers may use RvL refrigerator and oven for warming and cooling
- Prior approval is needed for the use of grills or other appliances that produce a flame. The use of Sterno for warming is acceptable.

Non-Exclusive Use

- Events conducted during business hours must not interfere with the regular business of Riverview Launch tenants. The HUB is a shared tenant space, so tenants may need access for restrooms and light kitchen use during business hours.
- Scheduled meal times in the HUB should be arranged in advance with the Land Bank.
- Tenants agree to respect your event and to the greatest degree possible, not interrupt your event.

Damage Deposit

Events with over 50 people attending will pay a refundable damage deposit of \$200. After the event is concluded, the deposit will be refunded if the following conditions are met:

- The Land Bank reserves the right to cancel any event whose activities interfere with the safety and security of the grounds, and/or tenants and guests.
- No changes have been made to the grounds, buildings, furniture, or equipment
- The space is arranged in the same configuration/position it was found in
- The space is free of debris, trash, and damage to property
- Any equipment or rental items have been returned in good condition to the Land Bank, and no other damage is noted

Note: All decorations must be temporary (no nails), not cause property damage, and should be removed at the conclusion of the event.

If damages are noted by Land Bank staff after the event is concluded, it will be documented, the damage deposit will **not** be refunded, and the renter will be invoiced for repair costs.

**By signing below, all terms of this form are understood and agreed** and that, a) The Kalamazoo County Land Bank Authority, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees, and volunteers shall be included as Additional Insured parties; and, b) By naming the these parties as additional insured, coverage afforded is considered primary and any other insurance the Kalamazoo County Land Bank Authority may have in effect shall be considered secondary; and, c) Tenant agrees to indemnify, defend, and hold harmless Kalamazoo County, the Kalamazoo County Land Bank Authority, their respective Board of Commissioners and Board Directors, and their administrators, agents, and employees from any and all liability and/or claims for property damage and/or bodily injury to anyone or anything that arises from or is caused by actions or omissions taken out of, or is in any way connected or associated with this Event.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DRAFT PUBLIC NOTICE**

**OF**

**BROWNFIELD REDEVELOPMENT AUTHORITY (BRA) and  
ECONOMIC DEVELOPMENT CORPORATION (EDC)**

The Kalamazoo County Brownfield Redevelopment Authority (BRA) conducts regular meetings on the fourth Thursday of each month at 4:00 p.m. The meetings are held in Room 207 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Avenue, Kalamazoo.

The Economic Development Corporation (EDC) meets following the BRA meetings four times a year.

The BRA and EDC will meet on the following dates in 2016:

Proposed: January 21, 2016	EDC 1 <sup>st</sup> quarter meeting
February 25, 2016	
March 24, 2016	
April 28, 2016	EDC 2 <sup>nd</sup> quarter meeting & annual meetings
May 26, 2016	
June 23, 2016	
July 28, 2016	EDC 3 <sup>rd</sup> quarter meeting
August 25, 2016	
September 22, 2016	
October 27, 2016	EDC 4 <sup>th</sup> quarter meeting
November 17, 2016	<i>(Note: 3rd Thursday)</i>
December 15, 2016	<i>(Note: 3rd Thursday)</i>