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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, November 17, 2016  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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*Revised* **AGENDA**

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1. Call to Order: 4:00
  2. Members Excused
  3. Approval of the Agenda
  4. Approval of Minutes: BRA Minutes of October 27, 2016
  5. Citizens Comments (4 minutes each / Please state name and address)
  6. Consent Agenda – Invoices
    - a. **\$160.50** – Envirologic Related to Work Order #25 Metal Mechanics
    - b. **\$595.00** – Envirologic - Related to Work Order # 17 General Environmental
  7. Financial Reports
    - a. **Discussion:** Fund 247 and 643
  8. Discussion and/or Action Calendar
    - a. **Discussion/Action:** 2747 South 11<sup>th</sup> Street, Kalamazoo Hotel Group
      - i. Project Application
    - b. **Discussion/Action:** Site prioritization and current criteria from Part I Application
    - c. **Discussion/Action:** Metal Mechanics - request to use EPA Assessment Grant funds for Due Care Compliance report, Phase I update, and BEA total cost estimate \$6,000 – TIF reimbursable (already in approved Brownfield Plan) – additional \$300 for Grant Eligibility and ACRES
    - d. **Discussion/Action:** EPA Grant Invoices
      - i. **\$210.00** – QAPP Development – EPA Grant WO # 1
      - ii. **\$180.00** – Site Inventory – EPA Grant WO #2
      - iii. **\$360.00** – Programmatic/Outreach – EPA Grant WO # 3
    - e. **Discussion/Action:** MDEQ Loan/Grant 555 Eliza St.
      - i. **\$5,213.75** - Envirologic Invoice – **MDEQ Loan Work Order #21**
    - f. **Discussion/Action:** 232, LLC Second Addendum to Development Agreement
  9. Staff Report
    - a. BTR Park
    - b. Zeigler Motorsports
    - c. Jhamin, LLC/WL Molding
  10. Committees - times dates and places
    - a. Land Bank Report – Next Meeting December 8, 2016 – 8:30 a.m.
    - b. Project/Finance Committee – Thursday, December 8, 2016, 4:00 p.m.
-

- c. Executive Committee – Friday, December 9, 2016, **note – 9:15 a.m.**
- d. PR/Media Committee –

11. Other

- a. Chair Agostinelli – update on Attraction Projects

12. Board Member Comments

13. Adjournment

***Next Meeting: 3<sup>rd</sup> Thursday – December 15, 2016 at 4pm (room 207a, County Admin Bldg)***

PLEASE CALL 384-8112 OR EMAIL RAGROV@KALCOUNTY.COM  
IF YOU ARE UNABLE TO ATTEND THE MEETING

Meetings of the Kalamazoo County Brownfield Redevelopment Authority are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, political affiliation, sexual orientation, gender identity, or disability. The Kalamazoo County Brownfield Redevelopment Authority will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four (4) business days' notice to the Kalamazoo County BRA. Individuals with disabilities requiring auxiliary aids or services should contact the Kalamazoo County BRA by writing or calling:

Rachael Grover  
Resource Coordinator, Planning and Community Development  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007  
TELEPHONE: (269)384-8305



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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, October 27, 2016  
**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:** Julie Rogers, Thell Woods, Joe Agostinelli, Ken Peregon, Andy Wenzel, Travis Grimwood, Douglas Milburn

**Members Excused:** James Spurr, Christopher Carew, Habib Mandwee

**Kalamazoo Township:** Steve Leuty

**Staff:** Lotta Jarnefelt, Rachael Grover

**Consultant:** Jeff Hawkins

**Recording Secretary:** Zeña Vos and Rachael Grover

**Community:** 8

1. Chair Agostinelli called the meeting to Order at 4:03 p.m.
  2. Members Excused: James Spurr, Christopher Carew, Habib Mandwee
  3. Approval of the Agenda: **Peregon moved and Woods seconded the approval of the Agenda. Motion Carried.**
  4. Approval of Minutes: **Woods moved and Mandwee seconded the approval of September 22, 2016 minutes. Motion Carried.**
  5. Citizens Comments: Steve Leuty commented that Kalamazoo Township Representatives met with KCBRA Chair and Staff members. Mr. Leuty expressed that Kalamazoo Township is supportive of brownfield redevelopment efforts in the Township through the KCBRA.
  6. Consent Agenda – Invoices
    - a. **\$ 566.25** – Envirologic related to WO#25 - Metal Mechanics
    - b. **\$ 70.00** – Envirologic related to WO#17 General Environmental
    - c. **\$11,509.90** – Staff 3<sup>rd</sup> Quarter Administrative Expenses (July-August)

**Peregon moved and Woods seconded the approval of Consent Agenda. Motion Carried**
  7. Discussion and/or Action Calendar
    - a. **Discussion/Action:** Jhamin LLC – 8212 Shaver Rd, Portage – request for assessment – EPA Grant Project – not currently expected to move to Brownfield Plan stage
      - i. Project Application  
Nigam Trapathi, owner of Jhamin LLC and WL Molding, presented information about WL Molding and environmental issues at the property in Portage. WL Molding started in 1945. Jhamin, LLC purchased the property in June.
        - Suspected contamination at the site includes trichloroethylene, tetrachloroethylene, and PCB. Additional concerns are a compressor blow down area and a former dumping area that received waste oil at one time from previous operator years ago.
-

- Additionally, there are 2 vacant residences on the property. Proposing to do hazardous materials building survey including asbestos.

Currently there are 50 employees at this facility.

Hawkins stated that expansion in 2 to 3 years could potentially recover some eligible costs with TIF in a brownfield plan.

**Rogers moved and Woods seconded the approval of application for Jhamin LLC. Motion Carried.**

ii. ET Work Order 4 - \$24,625

Currently all of the funds in this Work Order are in EPA Hazardous substances grant category but it may be possible that some of the areas could qualify for Petroleum grant funds.

**Peregon moved and Wenzel seconded the approval Work Order #4 subject to approval of EPA to incur grant dollars on the project. Motion Carried.**

b. **Discussion/Action:** WMU BTR Park 2.0

i. Part I and Part II Application

Peregon will abstain in the conversation and any action. His firm is a contractor for this project.

Bob Miller from WMU provided an overview of the project, involving expansion of the WMU Business and Technology Research Park in Oshtemo Township. There are approximately 850 employees in the original park plus an additional 400 employees in the WMU College of Engineering & Sciences complex.

The U.S. Economic Development Administration (EDA) has awarded a \$2.1 million grant to fund up to 50% of the infrastructure for the project for the road and utilities. The balance of the infrastructure expenditure will be made up by the contribution by Oshtemo Township and the University.

There are some environmental issues on the property related to previous farming activity that will need remediation and a due care plan in place. Contamination includes arsenic, selenium, and mercury.

Agostinelli commented on the demand side for industrial sites – there is a severe shortage of buildable industrial sites in the area and Kalamazoo County is losing a lot of economic development due to this shortage.

Discussion ensued.

Further discussion with Oshtemo Township staff and elected officials is recommended.

**Tabled for future meeting.**

ii. EPA Grant Work Order - \$67,600

Hawkins described potential approach to assessing environmental issues at the site. Board discussed delaying decision regarding this amount of grant funds used for this project until more decisions are made based on community outreach and site prioritization.

**Tabled for future meeting.**

c. **Discussion/Action:** EPA Grant Presentation – Envirologic

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Hawkins gave presentation regarding next steps, prioritization, and community outreach approach for use of the EPA grant funds. Presentation slides will be sent to the Board.

- i. Work Order 1 – QAPP
- ii. Work Order 2 – Site Inventory and Prioritization
- iii. Work Order 3 – Outreach and Programmatic

**Rogers moved and Woods seconded the approval of 3 Grant Work Orders 1, 2, & 3 and splitting cost between the Petroleum Assessment grant and the Hazardous substance grant as discussed in the EPA Work Plan. Motion Carried.**

- d. **Discussion/Action:** Metal Mechanics - additional funds for Due Care Compliance report, Phase I update, and BEA – use of Grant funds are a possibility for these eligible costs. Total cost estimate is \$6,000 and is TIF reimbursable (already in approved Brownfield Plan) – additional \$300 for Grant Eligibility and ACRES related to the EPA grant.

More information provided at next meeting.

- e. **Discussion/Action:** MDEQ Loan/Grant 555 Eliza St.
  - i. **\$23,711.00** – Envirollogic Invoice (\$20,553.75 Loan; \$3,157.50 Grant)  
Hawkins stated the bid spec has been submitted to MDEQ.  
Grover states the invoice has already been submitted to MDEQ for the end of year reporting and it was approved but the Authority needs to approve it for payment.  
**Wenzel moved and Woods seconded the approval of invoice payment in the amount of \$23,711.00. Motion Carried.**
  - ii. **\$350.86** – Administrative Staff time 4<sup>th</sup> Qtr. MDEQ Grant and Loan (already submitted to MDEQ for reimbursement for end-of-year reporting)  
**Rogers moved and Peregon seconded the approval of 4<sup>th</sup> Quarter Administrative Staff time in the amount of \$350.86. Motion Carried.**
  - iii. MDEQ 4<sup>th</sup> Quarter/End of State FY – Loan
  - iv. MDEQ 4<sup>th</sup> Quarter/End of State FY – Grant

- f. **Discussion/Action:** Kalamazoo West Professional Center, 2425 S. 11<sup>th</sup> Street Development Agreement

**Peregon moved and Woods seconded the approval for the Chair to execute the Development Agreement. Motion Carried.**

- g. **Discussion/Action:** State of Michigan Brownfield Redevelopment Fund Invoice - **\$104.00**  
3 mils of SET for 2015 9008 Portage Road (\$72.00) and 555 E. Eliza St. (\$32.00)

**Woods moved and Peregon seconded the approval of payment in the amount of \$104.00. Motion Carried.**

- h. **Discussion/Action:** Varnum Invoice - \$1,282.50

**Rogers moved and Wenzel seconded the approval of payment in the amount of \$1,282.50. Motion Carried.**

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- i. **Discussion/Action:** Staff Travel expenses
  - i. Grover MEDA/IEDC Basic Economic Development Course - **\$464.81**
  - ii. Grover General Mileage - **\$70.74**

**Rogers moved and Peregón seconded the approval of reimbursement to Grover in the total amount of \$535.55. Motion Carried.**

- j. **Discussion/Action:** 2017 Calendar

January meeting will be on the 3<sup>rd</sup> week. Meeting for December will be on 21<sup>st</sup>.

**Grimwood moved and Wenzel seconded the approval of 2017 Calendar. Motion Carried.**

## 8. Financial Reports

- a. **Discussion:** Fund 247 and 643

- b. **Discussion:** 2016 Budget Amendments

Grover stated adjustments are due to the County prior to November meeting Jarnefelt is asking the Board if they would allow staff to make the budget amendments. Grover stated Midlink revenue higher than expected and will need to adjust to account for increase in revenue and increase in the amount of payment that will need to be sent to Midlink.

## 9. Staff Report

- a. Potential new project Holiday Inn West Project Application – Functionally Obsolete Property  
Grover stated she received a Part 1 & Part II applications for the bowling alley to redevelop in to a conference center.
- b. Potential New Project in Vicksburg  
Application not yet received
- c. Project Updates – Vicksburg Mill  
Has a draft of the TIF table and met with the Land Bank and developer to discuss. The Land Bank did approve the use of escrow for emergency roof repairs.  
Brownfield Plan is expected to come in January or February 2017.

## 10. Committees - times dates and places

- a. Land Bank Report – Next Meeting December 8, 2016 – 8:30 a.m.  
Paper City gave an update to Land Bank about the Mill. Grover requesting that Paper City give similar update to the KCBRA Board.
- b. Project/Finance Committee – Thursday, November 10, 2016, 4:00 p.m.
- c. Executive Committee – Friday, November 11, 2016, 8:30 a.m.
- d. PR/Media Committee –

## 11. Other

Peregón and Woods Board terms ended October 31, 2016. The County Board reappointed Peregón and Jodi Milks.

On behalf of the KCBRA Board, Agostinelli thanked Woods for many years of service.

Jodi Milks is a Commercial Real Estates Broker in the Southwest Michigan area and will be joining the Board in November.

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12. Board Member Comments

13. Adjournment @ 6:26 p.m.

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Remit to:  
 2960 Interstate Parkway, Kalamazoo, MI 49048  
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority  
 Rachael Grover  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 101  
 Kalamazoo, MI 49007

Invoice number 02897  
 Date 11/14/2016  
 Project **160079 Metal Mechanics**

INVOICE: Through Oct 30, 2016

BROWNFIELD PLAN AND DATA REVIEW WORK ORDER #25

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant			
Robyn E. Logelin			
Professional Services	1.75	50.00	87.50
Project Scientist			
Therese M. Searles			
Professional Services	0.75	85.00	63.75
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
United Parcel Service	1.00	9.246	9.25
Phase subtotal			160.50
		Invoice total	<b>160.50</b>

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



Remit to:  
2960 Interstate Parkway, Kalamazoo, MI 49048  
P 269.342.1100 | F 269.342.4945 | W envirologic.com

Kalamazoo County Brownfield Redevelopment Authority  
Lotta Jarnefelt  
Department of Planning and Community Development  
201 West Kalamazoo Avenue, Room 101  
Kalamazoo, MI 49007

Invoice number 02898  
Date 11/14/2016  
Project **150063 General Environmental Review  
W.O. 17**

INVOICE: Through Oct 30, 2016

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

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	4.25	140.00	595.00
		Invoice total	<b>595.00</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 Project	W.O.	Site/Phase	Budget Estimates		Actual				
			Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Brownfield EA and Admin. 247-000-808.00							
150063	17	General Environmental Review	\$ 3,500.00	\$ 3,500.00	00848	2/19/2015	\$ 300.00	\$ 3,200.00	\$ 3,200.00
		Amendment #1 - Approved 12-17-15	\$ 5,000.00	\$ 5,000.00	01015	4/15/2015	\$ 140.00	\$ 3,060.00	\$ 3,060.00
					01112	5/20/2015	\$ 1,206.25	\$ 1,853.75	\$ 1,853.75
					01129	6/3/2015	\$ 161.25	\$ 1,692.50	\$ 1,692.50
					01321	7/15/2015	\$ 287.50	\$ 1,405.00	\$ 1,405.00
					01438	8/19/2015	\$ 175.00	\$ 1,230.00	\$ 1,230.00
					01473	9/8/2015	\$ 210.00	\$ 1,020.00	\$ 1,020.00
					01584	10/9/2015	\$ 140.00	\$ 880.00	\$ 880.00
					01704	11/11/2015	\$ 560.00	\$ 320.00	\$ 320.00
					01746	12/4/2015	\$ 280.00	\$ 40.00	\$ 40.00
					01903	1/12/2016	\$ 280.00	\$ 4,760.00	\$ 4,760.00
					02024	2/10/2016	\$ 235.00	\$ 4,525.00	\$ 4,525.00
					02068	3/7/2016	\$ 945.00	\$ 3,580.00	\$ 3,580.00
					02141	4/5/2006	\$ 700.00	\$ 2,880.00	\$ 2,880.00
					02297	5/13/2016	\$ 560.00	\$ 2,320.00	\$ 2,320.00
					02436	6/14/2016	\$ 140.00	\$ 2,180.00	\$ 2,180.00
					02582	8/8/2016	\$ 265.00	\$ 1,915.00	\$ 1,915.00
					02676	9/9/2016	\$ 70.00	\$ 1,845.00	\$ 1,845.00
					02771	10/7/2016	\$ 70.00	\$ 1,775.00	\$ 1,775.00
					02898*	11/14/2016	\$ 595.00	\$ 1,180.00	\$ 1,180.00
		Project Subtotal	\$ 8,500.00	\$ 8,500.00			Project Subtotal \$ 7,320.00		\$ 1,180.00
130129	1	Kartar #6, 306 N. Grand, Schoolcraft, MI							
		Project Complete	Project Subtotal	\$ 11,400.00	\$ 11,400.00			Project Subtotal \$ 11,061.78	\$ -
130307	2	Project Spartan - Midlink Business Park							
		Project Subtotal	\$ 32,400.00	\$ 32,400.00			Project Subtotal \$ 32,015.36		\$ -
130367	4	9008 Portage Road, Former Bud's Auto Service							
		A - Phase I ESA	\$ 2,300.00	\$ 2,300.00	29414	11/12/2013	\$ 6,209.06	7,290.94	
		B- BEA/Section 7a CA (Due Care Plan)	\$ 2,700.00	\$ 2,700.00	29630	1/16/2014	\$ 330.44	6,960.50	
		C- Brownfield Plan	\$ 2,500.00	\$ 2,500.00	00072	6/19/2014	\$ 351.25	6,609.25	
		Work Order 4a - Amendment for Due Care Activities	\$ 3,500.00	\$ 3,500.00	00123	7/10/2014	\$ 1,428.75	5,180.50	
	8	D - Act 381 Work Plan	\$ 2,500.00	\$ 2,500.00	00359	9/18/2014	\$ 1,497.13	3,683.37	
					00526	11/10/2014	\$ 210.00	3,473.37	
					01322	7/15/2015	\$ 263.75	3,209.62	
					01764	12/7/2015	\$ 3,185.00	24.62	
		Project Subtotal	\$ 13,500.00	\$ 13,500.00			Project Subtotal \$ 13,475.38		\$ 24.62
130368	5	2015 Lake Street, J&L Motor X-Press							
		Project Complete	Project Subtotal	\$ 12,000.00	\$ 12,000.00			Project Subtotal \$ 11,035.87	\$ -
130388	7	Former Fox River Paper Mill (Hov-Aire Parcel)							
		Project Complete	Project Subtotal	\$ 7,000.00	\$ 7,000.00			Project Subtotal \$ 7,000.00	\$ -
140154	10	The Corner @ Drake Development							
		Project Subtotal	\$ 6,500.00	\$ 6,500.00			Project Subtotal \$ 6,462.50		\$ -
140175	11	Chem Link Acquisition of Former Apollo Plastics							
		Project Complete	Project Subtotal	\$ 13,000.00	\$ 13,000.00			Project Subtotal \$ 6,457.24	\$ -
140520	13	US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00					
		Project Complete	Project Subtotal	\$ 3,000.00	\$ 3,000.00			Project Subtotal \$ 3,000.00	\$ -
140455	14	CMS, 555 E. Eliza Street, Schoolcraft, MI							
		Project Subtotal	\$ 58,700.00	\$ 58,700.00			Project Subtotal \$ 59,425.41		\$ -
140519	16	CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.							
		Project Subtotal	\$ 10,000.00	\$ 10,000.00			Project Subtotal \$ 9,999.71	\$ 0.29	\$ -
150025	19	Checker Motors Site	\$ 4,000.00	\$ 4,000.00	00903	3/11/2015	\$ 1,178.75	2821.25	
		Project Subtotal	\$ 4,000.00	\$ 4,000.00			Project Subtotal \$ 1,265.00		\$ -
150026	20	Accu Mold, 4460 Commercial Ave. Portage, MI	\$ 7,500.00	\$ 7,500.00	00902	3/11/2015	\$ 3,033.75	4466.25	
		Project Subtotal	\$ 7,500.00	\$ 7,500.00			Project Subtotal \$ 4,948.75		\$ -
	21	Eliza Street MDEQ Grant and Loan - refer to separate spreadsheet							
150386	22	FY16 US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00	01747	12/4/2015	\$ 1,655.00	\$ 1,345.00	\$ 1,345.00
					01904	1/12/2016	\$ 1,335.00	\$ 10.00	\$ 10.00
							Project Subtotal \$ 2,990.00		\$ 10.00
150391	23	Blackbird Billiards, LLC Brownfield Plan - 3912 Douglas, Ktwp*	\$ 2,500.00	\$ 2,500.00	01763	12/7/2015	\$ 2,500.00	\$ -	\$ -
							Project Subtotal \$ 2,500.00		\$ -
150390	24	Kalamazoo West Prof. Center, 2415 S. 11th St., Oshtemo Twp.	\$ 4,000.00	\$ 4,000.00	02298	5/13/2016	\$ 3,007.50	\$ 992.50	\$ 992.50
					02392	6/8/2016	\$ 262.50	\$ 262.50	
		Brownfield Plan -					Project Subtotal \$ 3,270.00	\$ 730.00	\$ 730.00
160079	25	Metal Mechanics	\$ 8,000.00	\$ 8,000.00	02142	4/5/2016	\$ 743.75	\$ 8,256.25	\$ 8,256.25
		Amendment #1	\$ 1,000.00	\$ 1,000.00	02437	6/14/2016	\$ 86.25	\$ 8,170.00	\$ 8,170.00
		Total Budget approved	\$ 9,000.00	\$ 9,000.00	02541	7/18/2016	\$ 1,570.00	\$ 6,600.00	\$ 6,600.00
					02627	8/11/2016	\$ 3,419.45	\$ 3,180.55	\$ 3,180.55
					02674	9/9/2016	\$ 1,932.50	\$ 1,248.05	\$ 1,248.05
					02780	10/7/2016	\$ 566.25	\$ 681.80	\$ 681.80
					02897*	11/14/2016	\$ 160.50	\$ 521.30	\$ 521.30
							Project Subtotal \$ 8,478.70		\$ 521.30
		Total Project Budgets	\$ 205,000.00	\$ 205,000.00			Total \$ 190,705.70		\$ 2,465.92

	Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
<b>Brownfield Redevelopment Authority Fund 2010</b>						
BRA TOTAL 2010	129,618	3,876		125,742	125,742	
<b>Brownfield Redevelopment Authority Fund 2011</b>						
BRA TOTAL 2011	104,807	81,131		23,676	23,676	149,418
<b>Brownfield Redevelopment Authority Fund 2012</b>						
BRA TOTAL 2012	103,091	61,190		41,901	41,901	191,319
<b>Brownfield Redevelopment Authority Fund 2013</b>						
BRA TOTAL 2013	112,768	162,897		-50,129	-50,129	141,190
<b>Brownfield Redevelopment Authority Fund 247-2014</b>						
<b>BRA ACTUAL TOTAL 2014 AS OF 01-02-2015</b>	108,771	185,899	0	-77,128	-77,128	64,062
<b>BRA Fund 247 for 2015</b>						
County BRA (acct 247-000-)	10,250	66,138		-55,887.66		
Midlink local TIR tax (acct 247-001-420.00)	72,647.81	60,511.55		12,136.26		
Midlink school TIR tax (acct 247-001-420.01)	108,763.26	108,763		0		
General Mills local TIR (acct 247-004-420.00)	34,618.94	20,346.49		14,272.45		
General Mills school TIR (acct 247-004-420.01)	93,609.76	61,594		32,015.36		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	13,463.93	10,958.76		2,505.17		
9008 Portage Road local TIR (acct 247-003-420.00)	679.61			680		
9008 Portage Road school TIR (acct 247-003-420.01)	577.09			577		
Corner @ Drake				0		
555 E. Eliza St. Local TIR (247-006-420.00)	220			220		
555 E. Eliza St. School TIR (247-006-420.01)	64			64		
<b>BRA ACTUAL TOTAL 2015 AS OF 2-08-2016</b>	334,895	328,312.12	0	6,583	6,582.81	70,645
<b>BRA Fund 247 for 2016</b>						
County BRA (acct 247-000-)	12,500	48,048.31		-35,548		
Midlink local TIR tax (acct 247-001-420.00)	207,455.60	64,632.46		142,823		
Midlink school TIR tax (acct 247-001-420.01)	127,553.83	980.40		126,573		
General Mills local TIR (acct 247-004-420.00)	61,352.38	9,037.73		52,315		
General Mills school TIR (acct 247-004-420.01)	91,718.08			91,718.08		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	13,107.23	6,479.70		6,628		
9008 Portage Road local TIR (acct 247-003-420.00)	679.69			680		
9008 Portage Road school TIR (acct 247-003-420.01)	573.52	72.00		502		
Corner @ Drake (247-005-420.00)	106,099.01	78,596.50		27,503		
555 E. Eliza St. Local TIR (247-006-420.00)	125.03			125		
555 E. Eliza St. School TIR (247-006-420.01)	192.63	32.00		161		
Blackbird Billiards						
<b>BRA ACTUAL TOTAL 2016 AS OF 10-12-2016</b>	621,357.00	207,879.10		413,478	413,477.90	484,122
<b>2016 Pending remaining of approved Work Orders</b>						
WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25				
WO#17 - Gen Env. Consulting, Amend. #1		1,775.00				
WO#19 - Checker Motors MDEQ SSA grant application		2,735	\$1179 + \$58 application			
WO#24 - Kalamazoo West Prof. BF Plan		730				
WO#25 - Metal Mechanics 400 S. 14th Street		681.8	Amend. #1 added \$1,000			
<b>2016 Pending TIF Payments to Developers &amp; other expenses</b>						
Eliza St. 2015 TIF Hold for MDEQ Loan?		602				
State BF Fund for Portage Road			Paid \$72 to MI BF Fund			
State BF fund for Eliza Street			Paid \$32 to MI BF fund			
Nov. payment to Midlink (to date) - School taxes		126,401	Eligible remaining school \$107,317			
Nov. payment to Midlink (to date) - local taxes		113,970				
Nov. payment to General Mills (to date) - school taxes		91,718	+ \$19,084 of Midlink school			
Nov. Payment to General Mills (to date) - Local taxes		34,815				
Transfer Brownf to LSRRF - November 2016		5,136				
<b>TOTAL</b>		378,588.66			-378,589	105,534
<b>Local Site Remediation Revolving Fund - Fund 643</b>						
LSRRF (acct 643-000-699.53) - From 2014	7,417			7,417		7,417
Transferred from Brown 7/6/2015	5,659			5,659		5,659
Transferred from Brown 12/31/2015	5,299			5,299		5,299
Transferred from Brown 8/2/2016	6,480			6,480		6,480
<b>Fund 643 TOTAL</b>						24,855

MDEQ Loan - 555 Eliza Street - 247-900		Revenue	Expenses				
95	Receipt from MDEQ	150,000					
97	MDEQ Loan Contractual (247-900-808.00) - Nov. 2015 invoice		1,832.50				
98	Dec. 2015 Envirologic Invoice		7,269.32				
99	Dec. 2015 Envirologic Invoice 01877		5,528.42				
	<b>End of 2015 total</b>					<b>14,630.24</b>	
101	March 1 Envirologic Invoice 01948		363.75				
102	April 1 Envirologic Invoice 02091		1,140.00				
103	May 6 ET Invoice 02212		810.00				
104	May 13 Invoice 02313		5,831.25				
105	June 9 Invoice 02398		3,800.00				
106	July 14 Invoice 02515		1,046.25				
	Sept. invoice 02673		810.65				
	Sept. Invoice 02756		20,553.75				
109	<b>2016 total to date</b>					<b>34,355.65</b>	
110	<b>Total all Invoices</b>		<b>48,985.89</b>		<b>Remaining Balance of Loan</b>		<b>101,014.11</b>

MDEQ Interest earned on Loan		
113	1st Qtr State Fiscal Year - end of 12/31/15	\$ 33.26
114	2nd Qtr State Fiscal Year - end of 3/31/16	\$ 50.07
115	3rd Qtr State Fiscal Year - end of 6/30/16	\$ 43.20
116	4th Qtr State Fiscal Year - end of 9/30/16	\$ 42.83
117	<b>Total 1st State FY of MDEQ Loan</b>	<b>\$ 169.36</b>

120 MDEQ Grant - 555 Eliza Street 247-901

Total Grant available		\$ 200,000.00				
122	Reimbursement Qtr 3 - Admin for State FY Q1 and Q2	\$ 568.82				
123	Reimb. Qtr 4 <i>Pending</i> - Administration	\$ 730.96				
124	Qtr. 4 Envirologic Invoice 2673 - <i>Pending</i>	\$ 285.00				
125	Qtr. 5 Envirologic Invoice 2756 - <i>Pending</i>	\$ 3,157.50				
126						
127						
128	<b>Total grant requested for reimbursement</b>	<b>\$ 4,742.28</b>				
129	<b>Total Grant remaining</b>					<b>\$ 195,257.72</b>

2016 KCBRA Active Budget Sheet

11/14/2016

Expenses				
	2016 Budget		2016 YTD	
	Adjustment	2016 Budgeted	Estimated	2015 Actual
<b>GRAND TOTAL all 247 Fund</b>	<b>\$ 251,700.00</b>	<b>\$ 376,900.00</b>	<b>\$ 667,145.47</b>	<b>\$ 390,606.21</b>

Revenues				
	2016 Budget		2016 YTD	
	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
<b>GRAND TOTAL all 247 Fund</b>	<b>\$ 251,700.00</b>	<b>\$ 376,900.00</b>	<b>\$ 696,671.00</b>	<b>\$ 396,976.63</b>

247-000 - General Account				
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual
Postage		\$ 100.00	\$ 44.54	\$ 33.48
Copy Charges		\$ 500.00	\$ 386.51	\$ 491.26
Contractual Services	\$ (15,000.00)	\$ 50,000.00	\$ 15,184.95	\$ 22,737.20
Site Study		\$ 10,000.00		\$ -
Contractual Other (Staff+legal)	\$ 15,000.00	\$ 29,000.00	\$ 41,261.87	\$ 38,355.99
Communication Expense		\$ 200.00	\$ 40.00	\$ 100.00
Travel		\$ 400.00	\$ 162.11	\$ 90.28
Marketing program		\$ 1,000.00		\$ 174.80
Employee Training		\$ 1,500.00	\$ 1,238.19	\$ 2,843.65
Miscellaneous		\$ 450.00	\$ 74.99	\$ -
Indirect Costs		\$ 2,000.00	\$ 1,647.00	\$ 1,311.00
<b>Total</b>	<b>\$ -</b>	<b>\$ 95,150.00</b>	<b>\$ 60,040.16</b>	<b>\$ 66,137.66</b>

Revenues	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual
Previous Fund trfr	\$ (39,800.00)	\$ 44,000.00		
Service Fees	\$ 5,000.00	\$ 7,500.00	\$ 12,500.00	\$ 10,250.00
3 Applications				
TIR Collection				
Midlink			\$ 28,677.00	\$ 12,136.26
Brown			\$ 1,492.00	\$ 2,505.17
Portage Rd			\$ 142.00	\$ 1,256.70
General Mills			\$ 17,500.00	\$ 46,287.81
Corner@Drake			\$ 27,503.00	
232 LLC				
<b>Total</b>	<b>\$ (34,800.00)</b>	<b>\$ 51,500.00</b>	<b>\$ 87,814.00</b>	<b>\$ 72,435.94</b>

247-001 Midlink Account				
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual
Local TIR Payments	\$ 144,000.00	\$ 35,000.00	\$ 178,602.46	\$ 60,511.55
School TIR Payments	\$ 29,000.00	\$ 80,000.00	\$ 108,297.40	\$ 108,763.26
Local TIR to BRA			\$ 28,677.00	\$ 12,136.26
<b>Total</b>	<b>\$ 173,000.00</b>	<b>\$ 115,000.00</b>	<b>\$ 315,576.86</b>	<b>\$ 181,411.07</b>

Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
Local TIR	\$ 158,000.00	\$ 50,000.00	\$ 207,455.60	\$ 72,647.81
School TIR	\$ 48,000.00	\$ 80,000.00	\$ 127,553.83	\$ 108,763.26
<b>Total</b>	<b>\$ 206,000.00</b>	<b>\$ 130,000.00</b>	<b>\$ 335,009.43</b>	<b>\$ 181,411.07</b>

247-002 Brown Family Holdings Account				
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual
To LSRRF	200	\$ 11,400.00	\$ 11,536.22	\$ 10,958.76
TIR to BRA			\$ 1,492.00	\$ 2,505.17
				\$ 180.29
<b>Total</b>	<b>200</b>	<b>\$ 11,400.00</b>	<b>\$ 13,028.22</b>	<b>\$ 13,644.22</b>

Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
Local TIR		\$ 13,000.00	\$ 13,107.23	\$ 13,644.22
School TIR		\$ -	\$ -	
<b>Total</b>	<b>0</b>	<b>\$ 13,000.00</b>	<b>\$ 13,107.23</b>	<b>\$ 13,644.22</b>

247-003 9008 Portage Rd Account									
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual	Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
Local TIR Payments					Local TIR		\$ 700.00	\$ 679.69	\$ 679.61
School Tax Payments					School TIR		\$ 700.00	\$ 573.52	\$ 577.09
TIR to BRA			\$ 142.00	\$ 1,184.56					
State Brownfield Redev.		\$ 150.00	\$ 72.00						
<b>Total</b>		<b>\$ 150.00</b>	<b>\$ 214.00</b>	<b>\$ 1,184.56</b>			<b>\$ 1,400.00</b>	<b>\$ 1,253.21</b>	<b>\$ 1,256.70</b>

247-004 General Mills Account									
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual	Revenues	Adjustment	2016 Proposed	2016 YTD	2015 Actual
Local TIR Payments to dev.	\$17,000.00	\$27,000.00	\$43,852.73	\$20,346.49	Local TIR	\$17,000.00	\$45,000.00	\$61,352.38	\$34,618.94
School TIR Payments to dev.	\$46,000.00	\$65,000.00	\$110,802.00	\$61,594.40	School TIR	\$27,000.00	\$65,000.00	\$91,718.08	\$93,609.76
TIR to BRA			\$17,500.00	\$46,287.81					
<b>Total</b>	<b>\$63,000.00</b>	<b>\$92,000.00</b>	<b>\$172,154.73</b>	<b>\$128,228.70</b>	<b>Total</b>	<b>\$44,000.00</b>	<b>\$110,000.00</b>	<b>\$153,070.46</b>	<b>\$128,228.70</b>

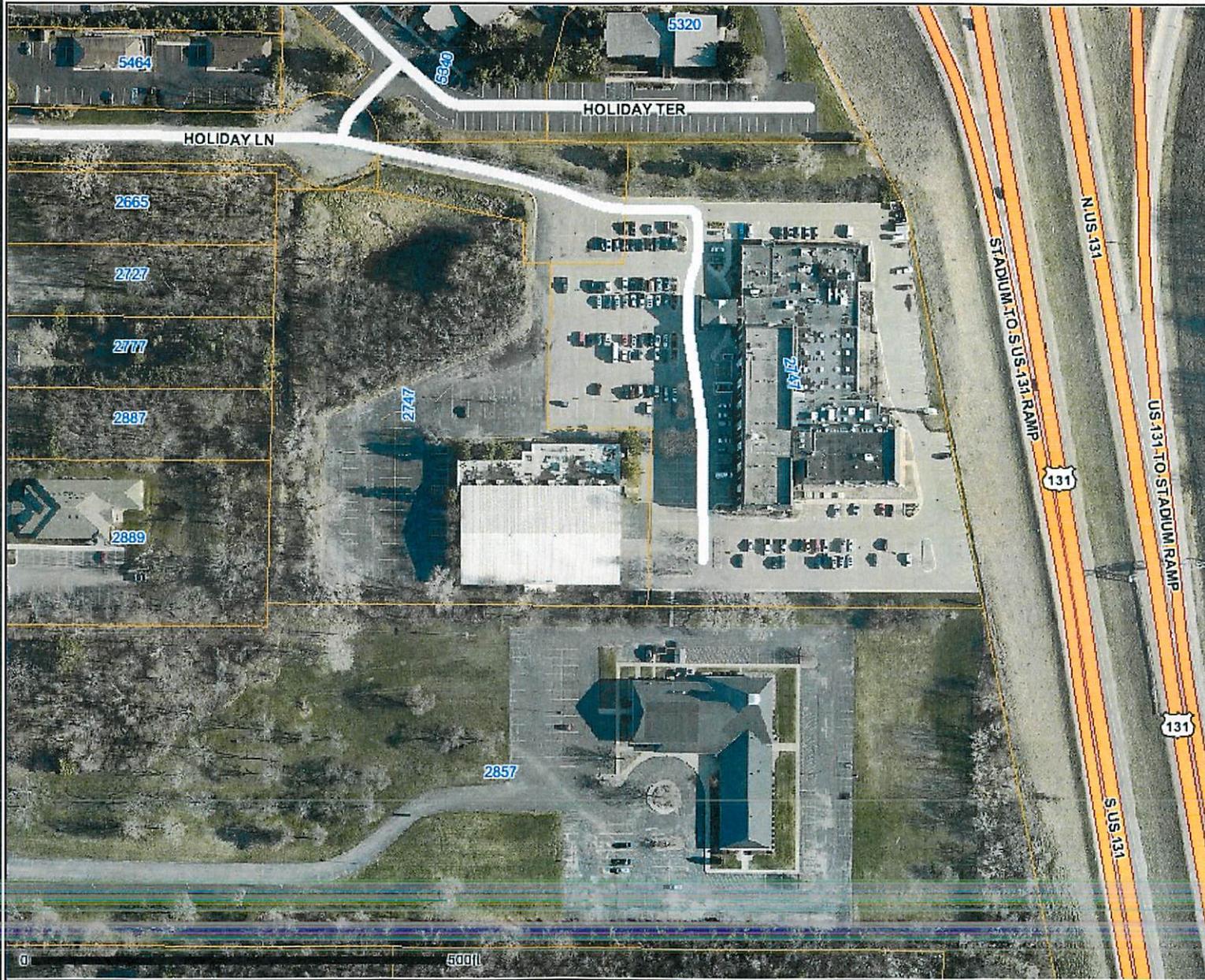
247-005 Corner @ Drake Account									
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual	Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
TIR Payments to dev.	\$18,400.00	\$60,200.00	\$78,596.50		Local TIR	\$40,000.00	\$67,000.00	\$106,099.01	
TIR to BRA			\$27,503.00		School TIR				
<b>Total</b>	<b>\$18,400.00</b>	<b>\$60,200.00</b>	<b>\$106,099.50</b>		<b>Total</b>	<b>\$40,000.00</b>	<b>\$67,000.00</b>	<b>\$106,099.01</b>	

247-006 555 E. Eliza Street Account									
Expenses	Adjustment	2016 Budgeted	2016 est YTD	2015 Actual	Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
TIR Payments to Developer	\$ (3,000.00)	\$3,000.00			Local TIR	-\$3,800.00	\$4,000.00	\$125.03	
TIR payment to State BF fund	\$ 100.00		\$32.00		School TIR	\$300.00		\$192.63	
TIR to BRA									
<b>Total</b>	<b>\$ (2,900.00)</b>	<b>\$3,000.00</b>	<b>\$32.00</b>		<b>Total</b>	<b>-\$3,500.00</b>	<b>\$4,000.00</b>	<b>\$317.66</b>	

247-007									
Expenses	Adjustment	2016 Budgeted	2016 YTD	2015 Actual	Revenues	Adjustment	2016 Budgeted	2016 YTD	2015 Actual
TIR Payments to Developer					Local TIR				
TIR to BRA					School TIR				
<b>Total</b>			<b>\$0.00</b>		<b>Total</b>				

Total KCBRA admin + elig. Costs \$ 75,314.00

# 2747 S. 11th Street



- 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: 10/13/2016

## Kalamazoo County Equalization Department

### PROPERTY SUMMARY DETAILS

Data is ONLY updated annually. **Last updated June 15, 2016.**  
 For current information contact **local assessor** - Refer to [List of Assessors](#) page  
 Tax information contact **Treasurer (269-384-8124)**  
 Recorded documents contact **Register of Deeds (269-383-8970)**

[Search Results](#)
[Printable View](#)

#### Property Summary

<b>Parcel:</b>	05-25-405-112	<b>Property Class:</b>	201 - Commercial
<b>Gov. Unit:</b>	05 - OSHTEMO TWP	<b>Previous Class:</b>	201 - Commercial
		<b>School:</b>	39010 - Kalamazoo Public
<b>Property Address:</b>	2747 S 11TH ST KALAMAZOO, MI 49009		
<b>Owner's Name:</b>	THREE KINGS REALTY LLC		
<b>Owners Mailing Address:</b>	100 WEST BIG BEAVER STE 385 TROY, MI 48084		

#### Physical Property Characteristics

<b>2016 S.E.V.:</b>	246,900	<b>Taxable:</b>	207,070
<b>2015 S.E.V.:</b>	206,900	<b>Taxable:</b>	206,451
<b>PRE:</b>	0%	<b>Acreage:</b>	4.18

**Legal Description:** SEC 25-2-12 COM C1/4 POST TH S 0DEG11MIN56SC W ALG N&S1/4 LI 799.95 FT TO EXT W OF SLY LI HOLIDAY TERRACE TH N 89DEG24MIN01SC E THEREON 501.35 FT TH S 0DEG08MIN57SC W 27 FT FOR PL BEG TH CONT S 0DEG08MIN57SC W 503.45 FT TO S LI NW1/4 SE1/4 TH N 89DEG21MIN58SC E THEREON 454.51 FT TH N 0DEG08MIN57SC E 214.26 FT TH S 89DEG21MIN58SC W 124 FT TH N 0DEG08MIN57SC E 199 FT TH S 89DEG24MIN01SC W 33.5 FT TH N 0DEG08MIN57SC E 50 FT TH N 79DEG42MIN01SC W 179.8 FT TH N 0DEG08MIN57SC E 4.42 FT TH N 89DEG51MIN03SC W 120 FT TO BEG \* \*\*1-87 1986 SPLIT FROM 25-405-111

Data is ONLY updated annually. **Last updated June 15, 2016.**  
 For current information contact **local assessor** - Refer to [List of Assessors](#) page  
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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**  
**PART I PROJECT APPLICATION**

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

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

Should the applicant be encouraged to complete and submit a Part II Application, an application fee will be required according to the following Fee Schedule:

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

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

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

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

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

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

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

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

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

# KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

## PART I PROJECT APPLICATION

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

1 Date of Application:

### Business Information

2 Name of Applicant:

3 Business Address:

4 Business Telephone Number:

5 Contact Person(s) & Title:

6 Contact Person(s) Telephone Number:

7 Contact Person(s) Fax Number:

8 Contact Person(s) Email Address:

9 Entity Type:

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

10 Describe nature and history of business:

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

### Proposed Project Site Information

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No  Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No  Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):	<input type="text"/>
Existing building area (sq ft):	<input type="text" value="24000 sf"/>
New building area (sq ft):	<input type="text" value="24000 sf"/>

22 Project timeline (proposed or actual):

Start date:

Completion Date:

23

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

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

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

**Tax Base Information**

24 Total Investment Anticipated:

If available, please attach a detailed projection of project costs and proposed funding sources.

Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

25 Eligible activities for which potential funding may be sought:

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

26 Current State Equalized Value:

27 Estimated State Equalized Value after Project Completion:

28 Full Time Equivalent (FTE) Employees:

FTE Jobs Retained:

FTE Jobs Created:

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

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

Signature	<input type="text" value="Nauman Choudhry"/>	Date	<input type="text" value="10/17/2016"/>
Title	<input type="text" value="General Manager"/>		
Direct office or cell number	<input type="text" value="269-873-8040 (Cell)"/>		
Fax number	<input type="text" value="269-375-9417"/>		
Email address	<input type="text" value="nchoudhry@holidayinnkz.com"/>		

If you have questions regarding the application, please contact:

Kalamazoo County Government  
 Lotta Jarnefelt, Director Email: [lmjarn@kalcounty.com](mailto: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**  
**PART II PROJECT APPLICATION**

Kalamazoo County, through its Brownfield Redevelopment Authority (Authority), is able to potentially provide various types of financial support on redevelopment projects throughout Kalamazoo County. This Part II Application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Kalamazoo County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration will include local unit of government support, evaluating potential for re-investment, job creation, availability and condition of infrastructure, environmental issues at the site and other benefits to the community. All Grant funded approved activities will be conducted by the County's authorized environmental consultant.

The Part II Application is submitted to the Authority upon invitation subject to an approved Part I Application. The Part II Application requires that an application fee be submitted with the completed Part II Application according to the following Fee Schedule:

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

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

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

Both the application (and the Conditional Reimbursement Agreement) can be found on the KCBRA website:  
<http://www.kalcounty.com/directory/boards/brownfield.htm>

A complete Part II Application can be submitted with the application fee to the address and contact noted below.

Department of Planning & Community Development  
201 West Kalamazoo Avenue  
Kalamazoo, Michigan 49007-3777  
Phone: 269-384-8112  
Fax: 269-383-8920  
Lotta Jarnefelt, Director

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**  
**PART II PROJECT APPLICATION**

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

1 Date of Application:

**Business Information**

2 Name of Applicant:   
 3 Business Address:   
 4 Business Telephone Number:   
 5 Contact Person(s) & Title:   
 6 Contact Person(s) Telephone Number:   
 7 Contact Person(s) Fax Number:   
 8 Contact Person(s) Email Address:

**Proposed Project Site Information**

9 Address(es) (if known):   
 10 Tax IDs:   
 11 Project timeline (proposed or actual):  
 Start date:  Completion Date:

12

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

Business Plan	<input checked="checked" type="checkbox" value="X"/>	Financial Commitments	<input checked="checked" type="checkbox" value="X"/>
Market Analysis	<input checked="checked" type="checkbox" value="X"/>	Environmental Information/Reports	<input type="text" value="0"/>
Architectural/Site Plans	<input checked="checked" type="checkbox" value="X"/>		

**Project Team**

Bank/Financing:

Legal Counsel:

Environmental Consultant:

Architect:

Construction Management:

Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:

Land:	<input type="text" value=""/>
New Construction/Site Improvements:	<input type="text" value=""/>
Eligible Brownfield Activities (Specify): Demoliti	<input type="text" value="\$183,154"/>
Other (Specify below):	<input type="text" value=""/>
<input type="text" value=""/>	
Total Capital Investment:	<input type="text" value="\$ 183,154.00"/>

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority

Authority Grant/Loan Funding:

Brownfield Plan and Act 381 Work Plan(s):

Other Funding:


Michigan Department of Environmental Quality

Brownfield Redevelopment Grant:

Brownfield Redevelopment Loan:

Brownfield Assessment:


Michigan Economic Development Corporation

Community Revitalization Program Loan and/or Grant:

Business Development Program Loan and/or Grant:


Total Brownfield Funding Requested:

\$		-
----	--	---

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.

14 Do you intend on or anticipate appealing the property taxes for this project site?

No	<input type="checkbox"/>
Yes	<input type="checkbox"/>

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	Nauman Choudhry	Date	10/17/2016
	Title	General Manager	
	Direct office or cell number	269-873-8040	
	Fax number	269-375-9417	
	Email address	<a href="mailto:nchoudhry@holidayinnkz.com">nchoudhry@holidayinnkz.com</a>	

If you have questions regarding the application, please contact:

Kalamazoo County Government  
Lotta Jarnefelt, Director  
Department of Planning and Community Development  
201 W. Kalamazoo Avenue, Room 101  
Kalamazoo, MI 49007

Office Phone: 269-384-8112  
Email: [lmjarn@kalcountry.com](mailto:lmjarn@kalcountry.com)  
Office Fax: 269-383-8920



## Department of Planning & Community Development

201 West Kalamazoo Avenue · Kalamazoo, Michigan 49007-3777

Phone: (269) 384-8112 · Fax: (269) 383-8920

Lotta Jarnefelt, Director

### Memorandum

To: Potential Applicants for Brownfield Funding

Kalamazoo County, through its Brownfield Redevelopment Authority (Authority), is able to potentially provide various types of financial support on redevelopment projects throughout Kalamazoo County. The types of financial support include:

- Tax increment financing;
- Authority grants and loans (subject to availability);
- Access to State and Federal grants and loans (subject to availability);

Certain funding may be used for eligible activities on eligible sites including the following:

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Baseline Environmental Assessments
- Due Care Plans
- Hazardous Materials Building Surveys (asbestos and lead)
- Clean-up Planning
- Additional Response Activities
- Demolition
- Lead and Asbestos Abatement
- Site Preparation (City of Kalamazoo, City of Portage)
- Infrastructure Improvements (City of Kalamazoo, City of Portage)

Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project and the funding needed. Criteria for project consideration will include local unit of government support, evaluating potential for re-investment, job creation, availability and condition of infrastructure, environmental issues at the site and other benefits to the community. All grant funded approved activities will be conducted by the County's authorized environmental consultant.

Interested parties are encouraged to contact the Authority staff to discuss the potential project, the applicability of the program and to understand the application process. There is a two part application with the Part I Application providing details of the project including business information, proposed project site and details, tax-base information, timing requirements, etc. A general discussion with the Authority staff and the applicant will ensue. Based on the merits of the project, Authority staff will recommend completion of a Part II Application and/or review by the Authority's Committees. **There is no fee for a Part I Application.**

Should the Applicant be encouraged to complete and submit a Part II Application, an application fee will be required according to the following Fee Schedule:

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

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

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

Both the application (and the Conditional Reimbursement Agreement) can be found on the KCBRA web page – <http://www.kalcounty.com/directory/boards/brownfield.htm>

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

**Please provide general information about your project in a cover letter to the Kalamazoo County Brownfield Redevelopment Authority, in care of Lotta Jarnefelt at the address above. The Proposed Part I Project Application must be complete and submitted with your cover letter.**

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

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

Again, if you have any questions, comments or concerns, please do not hesitate to contact us. Kalamazoo County appreciates your interest in the redevelopment of our community.

Best regards,

*Lotta Jarnefelt*

Lotta Jarnefelt, Director  
Planning and Community Development Department

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## MEMORANDUM

TO: **RACHAEL GROVER, RESOURCE COORDINATOR, KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

FROM: **JEFF HAWKINS**

SUBJECT: **FY16 EPA BROWNFIELD ASSESSMENT GRANT UPDATES**

DATE: **11/17/2016**

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This memorandum serves to provide information regarding updates for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for activities and services rendered on various projects related to the EPA Brownfield Assessment Grants.

**1. Quality Assurance Project Plan (QAPP)**  
**Project No: 160355 -W.O. 1**

**Update:**

The required QAPP call with EPA was held on October 14, 2016. The KCBRA approved W.O. 1 for Envirollogic to begin work on this task at the October 27, 2016 KCBRA meeting. Envirollogic is in the process of drafting the document for submittal to EPA for review.

**2. Site Inventory and Prioritization**  
**Project No: 160360 – W.O. 2**

**Update:**

The KCBRA approved W.O. 2 for Envirollogic to begin work on this task at the October 27, 2016 KCBRA meeting. To-date, Envirollogic has completed a draft Site Inventory Timeline with a fairly aggressive schedule of meetings to complete the Inventory and Prioritization process. This process will begin in the first quarter of 2017 and conclude at the beginning of the second quarter of 2017. Envirollogic has begun the process of updating the inventory list from the State's databases including Part 201, 213 and BEA sites. We have categorized the sites by local unit of government. Additionally, we have pulled out sites that have no specific address or are part of a known operating facility, i.e. "Pfizer". The sites that have been pulled out are placed in a separate database for future reference if needed. The lists have been made available to the KCBRA committees.

**3. Community Outreach and Programmatic**  
**Project No: 160361 - W.O. 3**

**Update:**

The KCBRA approved W.O. 3 for Envirollogic to begin work on this task at the October 27, 2016 KCBRA meeting. To-date, Envirollogic has prepared a draft Community Outreach Timeline that identifies the various activities anticipated to be conducted over the term of the grants. Additionally, several outreach marketing pieces have been drafted for review by the KCBRA including a Grant Dashboard, List of Acronyms, a Tri-fold Brochure, and a one-page flyer for developers and realtors. It is anticipated that outreach activities and events will begin to be scheduled in the first quarter of 2017.

Outreach inquiries have occurred by KCBRA staff with several projects including the Holiday Inn West project, Metal Mechanics and the Cole Krum project in Vicksburg. Envirollogic has reviewed the application of the Holiday Inn West Project and provided a brief TIF analysis for a potential Brownfield Plan. Envirollogic and Rachael Gover met with the potential buyers of the Cole Krum site and discussed the potential availability of Brownfield tools for the project.

**4. Jhamin, LLC – 8212 Shaver Rd., Portage, MI**  
**Project No: 160362 W.O. 4**

**Update:**

The KCBRA approved W.O. 4 for Envirologic to begin work on this task at the October 27, 2016 KCBRA meeting. Envirologic submitted Eligibility Demonstrations to EPA and MDEQ on November 3, 2016. The KCBRA received an approved Eligibility Demonstration from MDEQ on November 9, 2016. Envirologic has not received a response from EPA to-date and will be following up with EPA. Upon receipt of the approvals, Envirologic will prepare Sampling and Analysis Plans and Health and Safety Plans to conduct the proposed field activities.

**5. WMU BTR Park 2.0 – West Side of S. Drake Rd (between Parkview and Stadium Rd), Oshtemo, MI  
Project No: 160371 W.O. 5**

**Update:**

A work order to conduct assessment activities at the site was tabled at the October 27, 2016 KCBRA meeting. Further review will occur at the KCBRA Committee meetings. Envirologic has not conducted further activities on this site.

**Kalamazoo County Brownfield Redevelopment Authority  
2016 EPA Assessment Grants**

**Budget and Invoice Summary**

Number		Budget Estimates			Actual						
Project	W.O.	Site/Phase	Total	Haz. Sub.	Petroleum	Invoice Amount	Haz. Sub.	Remaining	Petroleum	Remaining	Project
		<b>Initial Grant Award</b>	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	Haz	\$ -	Pet.	<b>Completed</b>
County		<b>Personnel</b>	8,000.00	4,000.00	4,000.00	-	-	4,000.00	-	4,000.00	
County		<b>Travel</b>	6,000.00	3,000.00	3,000.00	-	-	3,000.00	-	\$ 3,000.00	
County		<b>Supplies</b>	2,000.00	1,000.00	1,000.00	-	-	\$ 1,000.00	-	\$ 1,000.00	
County		<b>Other</b>	2,000.00	1,000.00	1,000.00	-	-	\$ 1,000.00	-	\$ 1,000.00	
		<b>County Subtotal</b>	\$ 18,000.00	\$ 9,000.00	\$ 9,000.00	<b>County Subtotal</b>	\$ -	\$ -	\$ 9,000.00	\$ -	\$ 9,000.00
		<b>Contractual - Envirologic Technologies, Inc.</b>	\$ 382,000.00	\$ 191,000.00	\$ 191,000.00						
160355	1	<b>QAPP</b>	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 210.00	\$ 105.00	\$ 2,395.00	\$ 105.00	\$ 2,395.00	
160360	2	<b>Site Inventory and Prioritization</b>	4,000.00	2,000.00	2,000.00	180.00	90.00	1,910.00	90.00	1,910.00	
160361	3	<b>Outreach and Programmatic</b>	5,000.00	2,500.00	2,500.00	360.00	180.00	2,320.00	180.00	2,320.00	
160362	4	<b>Jhamin LLC - WL Molding Co</b>	24,625.00	19,000.00	5,625.00	-	-	19,000.00	-	5,625.00	
160371	5	<b>WMU BTR 2.0</b>	\$ 67,600.00	\$ 67,600.00		\$ -	\$ -	\$ 67,600.00	\$ -	\$ -	
		<b>Envirologic Subtotal</b>	\$ 106,225.00	\$ 93,600.00	\$ 12,625.00	<b>Envirologic Subtotal</b>	\$ 750.00	\$ 375.00	\$ 93,225.00	\$ 375.00	\$ 12,250.00
		<b>Budgeted Contractual Grant Funds Remaining</b>	\$ 275,775.00	\$ 97,400.00	\$ 178,375.00						
		<b>Budgets Returned from Under Budget Projects</b>		\$ -	\$ -						
		<b>Subtotal Under Budget Projects</b>		\$ -	\$ -						
		<b>Available Contractual Budget Remaining</b>		\$ 97,400.00	\$ 178,375.00						



**Kalamazoo County Brownfield Redevelopment Authority**  
**2016 EPA Assessment Grant Budget and Invoice Summary**  
**Project 160360**  
**Site Inventory and Prioritization**  
**Work Orders #2**

	A	B	C	D	E	G	H	I	J	K	L
1											
2			<b>Budget Estimates</b>			<b>Actual</b>					
3	<b>Project #</b>	<b>Site/Phase</b>	<b>Total</b>	<b>Hazardous Substance</b>	<b>Petroleum</b>	<b>Invoice #</b>	<b>Date</b>	<b>Invoice Amount</b>	<b>Hazardous Substance</b>	<b>Petroleum</b>	<b>Notes</b>
4	160360	Site Inventory and Prioritization									
5		Work Order #2	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00	02900	11/14/2016	\$ 180.00	\$ 90.00	\$ 90.00	
6											
7											
8											
9											
10											
11											
12											
13		<b>Project Total</b>	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00		<b>Project Total</b>	\$ 180.00	\$ 90.00	\$ 90.00	
14											
15											
16							<b>Budget Remaining</b>	<b>\$ 3,820.00</b>	<b>\$ 1,910.00</b>	<b>\$ 1,910.00</b>	



**Kalamazoo County Brownfield Redevelopment Authority  
EPA Assessment Grant Budget and Invoice Summary  
Project 160362  
Jhamin, LLC - WL Molding Site, Portage, MI  
Work Order #4**

	A	B	C	D	E	G	H	I	J	K	L
1											
2			<b>Budget Estimates</b>					<b>Actual</b>			
3	<b>Project #</b>	<b>Site/Phase</b>	<b>Total</b>	<b>Hazardous Substance</b>	<b>Petroleum</b>	<b>Invoice #</b>	<b>Date</b>	<b>Invoice Amount</b>	<b>Hazardous Substance</b>	<b>Petroleum</b>	<b>Notes</b>
4	160362	Jhamin, LLC - WL Molding Site, Portage, MI									
5		Work Order #4									
6											
7		Indoor Air Monitoring/Revision of DDCC	\$ 13,000.00	\$ 13,000.00	\$ -						
8											
9							<b>Subtotal</b>	\$ -	\$ -	\$ -	
10											
11		Soil Sampling Activities	4,125.00		4,125.00						
12											
13							<b>Subtotal</b>	\$ -	\$ -	\$ -	
14											
15		Former Dump Area	\$ 1,500.00		\$ 1,500.00						
16											
17							<b>Subtotal</b>	\$ -	\$ -	\$ -	
18											
19		Asbestos and Hazardous Building Materials	\$ 6,000.00	\$ 6,000.00	\$ -						
20											
21							<b>Subtotal</b>	\$ -	\$ -	\$ -	
22											
23											
24		<b>Project Total</b>	\$ 24,625.00	\$ 19,000.00	\$ 5,625.00		<b>Project Total</b>	\$ -	\$ -	\$ -	
25											
26											
27							<b>Budget Remaining</b>	\$ 24,625.00	\$ 19,000.00	\$ 5,625.00	
28											
29		<b>There are no invoices for this month's meeting for consideration.</b>									





Remit to:  
2960 Interstate Parkway, Kalamazoo, MI 49048  
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority  
Rachael Grover  
Department of Planning and Community Development  
201 West Kalamazoo Avenue, Room 101  
Kalamazoo, MI 49007

Invoice number 02899  
Date 11/14/2016  
Project **160355 Kalamazoo County BRA - QAPP**

INVOICE: Through Oct 30, 2016

QAPP DEVELOPMENT - W/O 1  
Professional Fees

	Hours	Rate	Billed Amount
Principal			
David B. Warwick			
Professional Services	1.50	140.00	210.00
		Invoice total	<b>210.00</b>

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



Remit to:  
2960 Interstate Parkway, Kalamazoo, MI 49048  
P 269.342.1100 | F 269.342.4945 | W envirologic.com

Kalamazoo County Brownfield Redevelopment Authority  
Rachael Grover  
Department of Planning and Community Development  
201 West Kalamazoo Avenue, Room 101  
Kalamazoo, MI 49007

Invoice number 02900  
Date 11/14/2016

Project **160360 Kalamazoo County BRA - Site Inventory**

INVOICE: Through Oct 30, 2016

SITE INVENTORY - W/O 2

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager Pamela L. Jackson Professional Services	2.00	90.00	180.00
		Invoice total	<b>180.00</b>

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



Remit to:  
2960 Interstate Parkway, Kalamazoo, MI 49048  
P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority  
Rachael Grover  
Department of Planning and Community Development  
201 West Kalamazoo Avenue, Room 101  
Kalamazoo, MI 49007

Invoice number 02901  
Date 11/14/2016

Project **160361 Kalamazoo County BRA -  
Outreach / Programmatic**

INVOICE: Through Oct 30, 2016

OUTREACH / PROGRAMMATIC - W/O 3

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager Pamela L. Jackson Professional Services	4.00	90.00	360.00
		Invoice total	<b>360.00</b>

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



Remit to:  
 2960 Interstate Parkway, Kalamazoo, MI 49048  
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority  
 Rachael Grover  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 101  
 Kalamazoo, MI 49007

Invoice number 02881  
 Date 11/11/2016  
 Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Oct 30, 2016

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
Administrative Assistant Robyn E. Logelin Professional Services	10/19/2016	1.50	45.00	67.50
CAD Designer/Drafter Michelle A. Bell Professional Services	10/18/2016	3.50	90.00	315.00
Project Manager Paul D. French Professional Services	10/05/2016	1.25	95.00	118.75
	10/07/2016	1.00	95.00	95.00
	10/18/2016	6.50	95.00	617.50
	10/19/2016	6.50	95.00	617.50
	10/20/2016	2.50	95.00	237.50
	10/21/2016	6.00	95.00	570.00
	10/24/2016	1.25	95.00	118.75
	10/25/2016	1.00	95.00	95.00
	10/26/2016	5.25	95.00	498.75
	10/27/2016	2.75	95.00	261.25
	10/28/2016	6.25	95.00	593.75
	10/30/2016	4.25	95.00	403.75
	<b>Subtotal</b>	<b>44.50</b>		<b>4,227.50</b>
Senior Project Manager David A. Stegink Professional Services	10/03/2016	0.75	105.00	78.75
	10/05/2016	0.50	105.00	52.50
	10/14/2016	0.50	105.00	52.50



Remit to:  
 2960 Interstate Parkway, Kalamazoo, MI 49048  
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Kalamazoo County Brownfield Redevelopment Authority  
 Project 150366 555 E. Eliza Street, Work Order #21

Invoice number 02881  
 Date 11/11/2016

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Project Manager				
				183.75
David G. Bohan Professional Services				
	10/02/2016	2.00	105.00	210.00
Phase subtotal				5,003.75

MANAGEMENT OF CONTAMINATED SOIL - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Project Manager				
David A. Stegink Professional Services				
	10/20/2016	0.50	105.00	52.50
	10/21/2016	1.50	105.00	157.50
Subtotal		2.00		210.00
Phase subtotal				210.00
			Invoice total	<b>5,213.75</b>

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

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

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs		MDEQ Task Budget - Grant	MDEQ Task Budget - Loan	Work Plan #	
	<u>Documentation of Due Care Compliance (Task 1)</u>				\$0.00	\$5,000.00	1	Diverted from Work Plan Budget (verify with MDEQ)
	Initial Meetings, Project Planning					\$0.00		
						\$0.00		
						\$0.00		
						\$0.00		
	<b>TOTAL/REMAINING</b>		<b>\$0.00</b>			<b>\$5,000.00</b>		
	<u>Vapor Transmission Pilot Study (Task 2)</u>				\$0.00	\$70,000.00	1	Site Investigation and Due Care Activities
	Initial Meetings, Project Plan	1644	\$1,727.50	Q1		\$1,727.50		
		1762	\$6,928.07	Q1		\$6,928.07		
		1877	\$5,528.42	Q2		\$5,528.42		
		1948	\$285.00	Q2		\$285.00		
		2091	\$1,140.00	Q2		\$1,140.00		
		2313	\$5,031.25	Q3		\$5,031.25		
		2398	\$3,272.50	Q3		\$3,272.50		
		2515	\$926.25	Q3		\$926.25		
		2673	\$598.75	Q4		\$598.75		
		2756	\$5,625.00	Q4		\$5,625.00		
		2881	\$5,003.75	Q1		\$5,003.75		
	<b>TOTAL/REMAINING</b>		<b>\$36,066.49</b>			<b>\$33,933.51</b>		
	<u>Sub-Slab Depressurization System Installation (First \$25,000 is Task 2 - Site Investigation; Remainder Task 3)</u>				\$175,000.00	\$0.00	1	Site Investigation and Due Care Activities (\$25,000) and Environmental Response Activities (\$150,000)
		2673	\$285.00	Q4	\$285.00			
		2756	\$3,157.50	Q4	\$3,157.50			
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
	<b>TOTAL/REMAINING</b>		<b>\$3,442.50</b>		<b>\$171,557.50</b>			

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

MDEQ Grant and Loan 555 E. Eliza Street, Schoolcraft	Invoice Activity	Invoice #	Actual Costs		MDEQ Task Budget - Grant	MDEQ Task Budget - Loan	Work Plan #	
Removal of Hazardous Materials (Task 3)					\$0.00	\$25,000.00	1	Environmental Response Activity
	Initial Meeting, Project Planni	1644	\$105.00	Q1		\$105.00		
		1762	\$341.25	Q1		\$341.25		
		1948	\$78.75	Q2		\$78.75		
		2212	\$810.00	Q3*		\$810.00		
		2313	\$800.00	Q3		\$800.00		
		2398	\$527.50	Q3		\$527.50		
		2398 credit	(\$55.00)			(\$55.00)		\$55 site ID fee not eligible for reimbursement
		2515	\$120.00	Q3		\$120.00		
		2673	\$266.90	Q4		\$266.90		
		2756	\$14,928.75	Q4		\$14,928.75		
	<b>TOTAL/REMAINING</b>		<b>\$17,923.15</b>			<b>\$7,076.85</b>		
Management of Contaminated Soil (Task 3)					\$0.00	\$50,000.00	1	Environmental Response Activity
		2881	\$210.00	Q1		\$210.00		
						\$0.00		
						\$0.00		
						\$0.00		
						\$0.00		
						\$0.00		
	<b>TOTAL/REMAINING</b>		<b>\$210.00</b>			<b>\$49,790.00</b>		
Oversight					\$15,000.00	\$0.00	1	Oversight
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
					\$0.00			
	<b>TOTAL/REMAINING</b>		<b>\$0.00</b>		<b>\$15,000.00</b>			
Grant Administration (County)					\$10,000.00		1	Grant Administration
		BRA-4-2015	\$217.96	Q2	\$217.96			
		BRA-1-2016	\$350.86	Q3	\$350.86			
		<b>BRA-2-2016</b>	<b>\$380.10</b>	<b>Q4</b>	\$380.10			
		<b>BRA-3GR-2016</b>	<b>\$350.86</b>	<b>Q4</b>	\$350.86			
					\$0.00			
					\$0.00			
	<b>TOTAL/REMAINING</b>		<b>\$1,299.78</b>		<b>\$8,700.22</b>			
<b>TOTAL ALL REMAINING GRANT AND LOAN</b>					<b>\$195,257.72</b>	<b>\$95,800.36</b>		

## SECOND ADDENDUM

This “Second Addendum” is in addition to the First Addendum and attached to and made a part of the 232 LLC Development Plan Agreement executed between the parties on February 16, 2012 (the “Development Agreement”) and as amended on April 23, 2015.

1. Property Tax Appeal: Addition of 6.6 and 6.7 to Section 6 of the Development Plan Agreement.

**6.6 Property Tax Appeal:** In the event the developer, or any other owner of real estate on the Property, files an appeal with the local taxing authority and/or the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority will remit Tax Increment Financing Reimbursement Payments based upon the lowest taxable value being sought pursuant to the appeal.
- b. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated.
- c. Once any tax appeals are adjudicated, the Authority will either return the funds to the local unit in compliance with any tax appeal rulings, or will make payments pursuant to Section 6 of this agreement.

**6.7 Reduction of Property Assessments:** If the Authority

- i.) incurs Costs on behalf of the Developer with respect to the Project, Site or Application and
- ii.) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

2. Project Extension: Section 8.1 of the Development Agreement and Item 2 of First Addendum is amended to allow for extension of the completion of the project as follows:

The redevelopment will be conducted in compliance with all applicable federal, state and local laws, rules and regulations, including building and zoning codes at a total investment estimated at \$850,000. Subject to matters beyond the reasonable control of Developer (e.g., matters of force majeure, acts of God, labor and material interruption or delay, and receipt of necessary governmental approvals) construction shall be substantially completed to the point that a temporary occupancy permit may be issued on or before December 31, 2016.

3. The remainder of the Development Agreement is affirmed.

IN WITNESS WHEREOF, this Second Addendum has been executed as of \_\_\_\_\_, 2016.

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_

*Kristen Zycki*  
*Angela Robert*

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

232, LLC

By *Janet Oddy*

Title *member*

Date *1/8/16*