

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

**MEETING DATE:** Thursday, February 26, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** 4:00 pm

**AGENDA – Revised 2/25/15**

1. Call to Order - 4:00 pm
2. Members Excused
3. Approval of the Agenda
4. Approval of Minutes: BRA Minutes of January 22, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. Consent Agenda – Invoices
  - a. Varnum: \$57.00 Corner @ Drake Expense
  - b. Varnum: \$85.50 Corner @ Drake Expense
  - c. CMS Eliza St. - #0799 – \$3,177.75 – MDEQ Grant/Loan App., Air Sampling/BEA
  - d. Clausing - #00849 - \$3,321.50 – Phase I and II ESA, BEA, Due Care
  - e. General Env. Review – WO#17 - \$300.00
7. Financial Report and Administrative Expenses
  - a. **Discussion:** Fund 247 Year to date
  - b. **Discussion/Action:** BRA 2014 General Administrative Expenses
    - i. Percentage Allocation to TIF Sites
8. Discussion and/or Action Calendar
  - a. **Discussion/Action:** Corner @ Drake
    - i. Sign Update – Installation responsibility of Developer – timeline requested
  - b. **Discussion/Action:** 555 E. Eliza St.
    - i. MDEQ Grant/Loan Application
    - ii. Kalamazoo County Board Resolution
  - c. **Discussion/Action:** Clausing
    - i. Application Fee Waiver
  - d. **Discussion/Action:** 4460 Commercial Ave. Portage – ACCU-Mold
    - i. Application and Reimbursement signed; Fee paid
    - ii. Draft Development Agreement
    - iii. Brownfield Plan (not yet available)
  - e. **Discussion/Action:** Vicksburg Mill
    - i. Brownfield Plan in 2015 – Work Order needed?
  - f. **Discussion/Action:** Checker Motors
    - i. DEQ Site Assessment Grant Application and Cover letter
    - ii. Need to confirm site access
9. Staff Reports
  - a. Website updates
  - b. EPA Brownfield Conference – Chicago – Mandwee and Carew Candidates  
Make travel arrangements on your own; keep receipts for reimbursement
10. Committees - times dates and places
  - a. Land Bank Report–
  - b. Project/Finance Committee–verbal report, meeting schedule Thursday, March 12<sup>th</sup>, 4:00pm
  - c. Executive Committee – verbal report, meeting schedule Friday, March 13<sup>th</sup>, 8:30 am
  - d. PR/Media Committee –
11. Other
12. Board Member Comments
13. Adjournment

**Next Meeting: 4<sup>th</sup> Thursday – March 26, 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, January 22, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, 207a  
**TIME:** 4:45 pm (after the EDC Meeting)

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**MINUTES**

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**Present:** Julie Rogers, Ken Peregon, Thell Woods, Andy Wenzel, Joe Agostinelli, Anne Summerfield, Habib Mandwee, Christopher Carew, James Spurr

**Members Excused:** Tim Hudson, Travis Grimwood

**Kalamazoo Township:** George Cochran

**Staff:** Lotta Jarnefelt, Rachael Grover & Lee Adams

**Consultant:** David Stegink

**Recording Secretary:** Zeña Vos

**Community:** 2

1. Chair Agostinelli called the meeting to Order at 4:45 p.m.
  2. Members Excused: Tim Hudson, Travis Grimwood
  3. Approval of the Agenda: **Wenzel moved and Peregon seconded the approval of the agenda. Motion Carried.**
  4. Approval of Minutes: Correction on 7b – *The cap proposed for the BRA Admin costs for the Corner @ Drake Plan is maximum 10% of the annual TIR, except the first year, as presented in the development agreement.* **Rogers moved and Woods seconded the approval of December 18, 2014 minutes as corrected. Motion Carried.**
  5. Citizens Comments: None
  6. Financial Report and Administrative Expenses
    - a. **Discussion:** 2014 Year to date  
Jarnefelt briefly explained Fund 247 spreadsheet in the packet. She noted that as Work Order items are being approved, the balance will be running low. 2014 Administrative expenses will be reimbursed which will appear in 2015 budget. Need to keep awareness of expenditures/balance. She noted that a higher level of TIF is expected in 2015.
    - b. **Action:** Staff Administrative Expenses
      - i. 4<sup>th</sup> quarter staff expenses: Ms. Jarnefelt - \$2,704.71  
**Woods moved and Wenzel seconded the approval of 4<sup>th</sup> quarter staff expenses in the amount of \$2,704.71. Motion Carried.**
    - c. **Action:** County Cost Allocation Plan (Maximus Report): \$1,052.00  
Report included in the packet.  
**Wenzel moved and Summerfield second the approval of County Cost Allocation Plan in the amount of \$1,052.00. Motion Carried.**
    - d. **Action:** SMPC Invoice - \$2,110.54  
Expenses for SMPC/Lee Adams' hours and expenses, detailed invoice included in the packet.  
**Carew moved and Mandwee seconded the approval of SMPC Invoice in the amount of \$2,110.54. Motion Carried.**
-

Adams will still be involved in the final wrap up for 2014 budget through the end of February.

Contract for on call basis with Adams (SMPC) will be discussed at the committee meeting.

- e. **Action:** Envirologic Invoices and Budget Cost Summary
  - i. #00755: USEPA Brownfield Assessment Grant Application - \$3,000 (WO#13)
  - ii. #00757: Clausing Phase I and II, BEA, Due Care - \$6,678.21 (WO#16)
  - iii. #00759: General Environmental Review - \$546.25 (WO#9)
  - iv. #00760: General Mills - \$700.00 (WO#6)
  - v. #00761: 555 Eliza St./CMS - \$36,829.54 (\$6,133.13 for BF Plan part of WO#14, \$30,696.41 for Air sampling/Env. Assessment part of WO#15)

Stegink explained that air sampling in Eliza Street identified significant problems with air quality under the building. They need to characterize the extent of problem. 40+ samples were collected.

He noted that the project is still under budget within two WO's #14 & 15.

**Woods moved and Summerfield seconded the approval of item e, Envirologic Tech's invoices. Motion Carried.**

- f. **Discussion/Action:** BRA 2014 General Administrative Expenses
  - i. Percentage Allocation to TIF Sites  
Agostinelli explained that historically the KCBRA was able to apply general administrative expenses of the authority to all sites with a Brownfield Plan with rough estimate of how much time was spent on each site. Suggested instead allocating Administrative Expenses based on the size of each project.

Adams stated the information is open for FOIA but it's not noted in the law that the Allocation of Administrative expenses needs to be justified.

Spurr suggested that if law allows, include the allocation for Administrative Expenses in the application or other agreement documents.

Agostinelli suggests contacting neighboring Authorities on how they allocate Admin costs and discuss at the committee meetings.

## 7. Discussion and/or Action Calendar

- a. **Discussion/Action** - Corner @ Drake
    - i. Varnum Invoice: \$3,719.25  
**Carew moved and Peregon seconded the approval of Varnum invoice in the amount of \$3,719.25. Motion Carried.**
    - ii. Development Agreement signed  
Development Agreement is signed by both parties and fully executed.
    - iii. Sign conveyed to developer  
Signs given to AVB in December. Grover will follow up regarding installation of the sign.
  - b. **Discussion/Action** – 555 Eliza St.
    - i. Development Agreement – review and approval for signature  
**Woods moved and Wenzel seconded authorizing the Chair to execute the Development Agreement. Motion Carried.**
-

Jarnefelt received hard copies of the Brownfield Plan from Envirollogic Technologies. Copies will be sent to all involved parties (Village, developer, County Administration and KCBRA files).

- ii. Update - MEDC involvement  
Jarnefelt was in communication with MEDC. MEDC was interested in contacting the Schoolcraft Village regarding the project.

Stegink shared that Ron Smedley from MDEQ contacted MEDC. MDEQ Grant and loan only pays environmental related activities. It would still leave significant asbestos abatement and demolition costs. Need to hear from MEDC if site eligible for School TIF. Agostinelli will follow up with MEDC.

- iii. MDEQ loan and grant application - Work Order #18 - \$2,500  
**Summerfield moved and Mandwee seconded the approval of MDEQ loan and grant application and Work Order #18 in the amount of \$2,500.00 Motion Carried.**

c. **Discussion/Action** – Clausing

- i. Project Update  
Stegink stated that environmental data was received yesterday. Similar issues as Eliza Street with contamination. Jamie Clark remains interested in the project. Meeting with Clark next Wednesday.
- ii. Application fee  
Jarnefelt stated that previously in 2011, Jamie Clark did pay the \$1,500 application fee and spent nearly \$13,000 investigating the Clausing site. As agreed, Mr. Clark returned \$12,000 of the funds that KCBRA had spent on the project when seller backed off from the sales agreement.

**Summerfield moved and Rogers seconded to table the application fee discussion until next meeting. Motion Carried.**

d. **Discussion/Action** – Checker Motors Site

- i. MDEQ Site Specific Assessment grant application and Work Order #19 - \$4,000  
Agostinelli noted that John Byles is in contact with current owner and has the letter of intent being negotiated currently. Agostinelli is in communication with MDEQ regarding the need of grant/loan for the site?

Cochran shared that current owner is under order to clean up in 60 days

**Rogers moved and Summerfield seconded the MDEQ Site Specific Assessment grant application and Work Order #19 in the amount of \$4,000. Motion Carried.**

MDEQ representative noted that Site Assessment grant is part of the Brownfield Assessment Unit, they get Federal funding to assist sites.

e. **Discussion/Action** – 4460 Commercial Ave. Portage – ACCU Mold

- i. Application and Work Order #20 - \$7,500  
Stegink noted the WO is for Brownfield Plan and 381 Work Plan.  
**Rogers moved and Peregón seconded the approval of application and WO #20 for 4460 Commercial Ave. Portage – ACCU Mold contingent on receiving the application fee. Motion Carried.**



- f. **Discussion/Action** – Envirollogic Work Order #17
  - i. General Document Review and Consultation – \$3,500  
Stegink noted it is an open PO for consultation. In 2014 about \$2,500 was spent.  
**Peregon moved and Rogers seconded the approval of WO #17 in the amount of \$3,500.00. Motion Carried.**
- g. **Discussion/Action** – EPA Brownfield Conference in Chicago – Sept. 2-4, 2015
  - i. Early Registration by Feb. 1  
Jarnefelt stated the estimated cost is \$1,000 per person including registration, transportation, and 2 nights hotel – approximately \$4,000 total for 4 people.  
**Rogers moved and Summerfield seconded the approval of 2 staff and 2 Board members to attend the EPA Brownfield Conference in Chicago on Sept 2-4, 2015. Motion Carried.**

8. Staff Reports

- a. Website updates  
Grover updated Board member names. Old Guidance document replaced with updated policy. Adding Corner @ Drake and Eliza Street approved Brownfield Plans and Staff contact information soon.

9. Committees - times dates and places

- a. Land Bank Report– Woods reported that the County has authorized a payment of \$250,000 to the Land Bank. Agostinelli mentioned that a conversation should be had regarding the KCBRA and the Land Bank working together on projects.
- b. Project/Finance Committee– no meeting in January, meeting schedule Thursday, Feb 12<sup>th</sup>, 4:00 pm
- c. Executive Committee – no meeting in January, meeting schedule Friday, Feb 13<sup>th</sup>, 8:30 am
- d. PR/Media Committee –

10. Other

11. Board Member Comments

Members discussed Catalyst University.

Also that it's exciting to have such a long and full agenda

12. Adjournment at 5:55 pm.

**Next Meeting: 4<sup>th</sup> Thursday – February 26, 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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Brownfield Redevelopment Authority Fund 2010				Revenues	Expenditures		REV-EXP	BAL-YR	BAL-CUMUL
BRA TOTAL 2010				129,618	3,876		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	606	-107,314		
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		
<b>BRA ACTUAL TOTAL 2014 AS OF 01-02-2015</b>				<b>108,771</b>	<b>185,899</b>	<b>606</b>	<b>-77,734</b>	<b>-77,734</b>	<b>63,456</b>
BRA Fund 247 for 2015				Revenues	Expenses	Encumbrances	REV-EXP		
County BRA (acct 247-000-)				1,500	1,450		50		
Midlink local TIR tax (acct 247-001-420.00)				18,652					
Midlink school TIR tax (acct 247-001-420.01)									
General Mills									
Brown Family/Beckan Ind. (acct 247-002-420.00)*									
9008 Portage Road local TIR (acct 247-003-420.00)									
9008 Portage Road school TIR (acct 247-003-420.01)									
Corner @ Drake									
LSRRF (acct 643-000-699.53)									
<b>BRA ACTUAL TOTAL 2015 AS OF 02-10-2015</b>				<b>20,152</b>	<b>1,450</b>	<b>0</b>	<b>18,702</b>	<b>18,702</b>	<b>82,157</b>
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)					3,473				
WO# 10 Corner@Drake (\$4,000 approved in WO#10)					28	Close out?			
WO#11 A ChemLink Ph I(\$6,000 approved in WO#11 A)					199	Close out?			
WO#15 CMS/E Eliza st Asbestos Survey					1,817	Bal rem WO#14 and #15			
WO#16 CMS-Clausing (amend WO appr 12/18/14)					3,322				
WO#17 - Gen Env. Consulting (will be PO encumbrance)					3,500				
WO#18 - CMS/E. Eliza MDEQ Grant appplication					2,500				
WO#19 - Checker Motors MDEQ SSA grant application					4,000				
WO#20 - 4460 Commercial Ave Portage BF/Act 381 plans					7,500				
EPA Brownfield Conference					3,300	700 for reg. fees			
<b>TOTAL</b>					<b>30,023</b>			<b>-30,023</b>	<b>52,134</b>

	Revenues	Expenditures		REV-EXP	
LSRRF (acct 643-000-699.53)	7,417			7,417	7,417

### **2013 KCBRA Administrative and Site Specific Expenses**

A	B	C	D	E	F
	Site	% of General BRA Admin Expenses	General BRA Admin Expenses for Site	Eligible Expenses specific to TIF Generating site	Total
1	Midlink/Gen Mills	75%	\$ 23,490.91	\$ 29,982.76	\$ 53,473.67
2	Brown Family (Beckan)	5%	\$ 1,566.06	\$ -	\$ 1,566.06
3	232 LLC	0%	\$ -	\$ -	\$ -
4	Kartar #6 (Schoolcraft)	5%	\$ 1,566.06	\$ 11,061.78	\$ 12,627.84
5	9008 Portage Road	10%	\$ 3,132.12	\$ 6,539.50	\$ 9,671.62
6	Vicksburg Mill	5%	\$ 1,566.06	\$ 7,000.00	\$ 8,566.06
7	J & L (2015 Lake St.)	0%	\$ -	\$ -	\$ -
	<b>Total</b>	<b>100%</b>	<b>\$ 31,321.21</b>	<b>\$ 54,584.04</b>	<b>\$ 85,905.25</b>

#### **2014 General Administrative Expenses**

Postage	\$ 3.05
Copy Charges	\$ 354.36
Marketing	\$ 684.41
Indirect	\$ 1,052.00
Travel	\$ 360.81
Training	\$ 400.00
BRA Staff Q1	\$ 2,745.41
BRA Staff Q2	\$ 3,600.72
BRA Staff Q3	\$ 4,515.91
BRA Staff Q4	\$ 2,704.71
Contractual W.E Upjohn	\$ 4,728.78
Legal Services Contract	\$ 2,294.25
Contractual Environmental	\$ 2,366.25
Contractual EPA Grant Prep	\$ 3,000.00
Non-Specific Site Reviews:	
Chem Link (Duncan) WO#11	\$ 2,751.75
Chem Link WO#11	\$ 3,049.54
Chem Link	\$ 655.95
<b>Total</b>	<b>\$ 35,267.90</b>

#### **2014 Summary of Gen Admin.**

General	\$ 2,854.63
Staff	\$ 18,295.53
Misc. Contracts	\$ 7,660.50
Non-TIF Sites	\$ 6,457.24
<b>Total</b>	<b>\$ 35,267.90</b>

**2014 KCBRA Administrative and Site Specific Expenses**

	Site	Option 1				Option 2					Option 3				O	P	Notes		
		A	B	C	D	E	F	G	H	I	J	K	L	M				N	
		% of General BRA Admin Expenses	General BRA Admin Expenses for Site	Eligible Expenses specific to TIF Generating site	Total General + Site Specific	Incremental Value	% of Total Captured Increment	Gen Admin. Expenses based on % Captured Increment	Eligible Expenses specific to TIF Generating site	Total General + Site Specific	TIR Available	% of Total TIR Available	Gen Admin. Expenses based on % of TIR	Eligible Expenses specific to TIF Generating site	Total General + Site Specific	Expected Reimb. To KCBRA in Plan 2014 or first year estimate	Estimated Annual KCBRA Reimb. in Plan		
1	Midlink	15%	\$ 5,290		\$ 5,290	\$ 2,403,755	18%	\$ 6,451		\$ 6,451	\$ 270,970	52%	\$ 18,329		\$ 18,329	\$ -		\$130,000 total to KCBRA incl. \$30,000 for loan mgmt; so far \$93,000 to KCBRA	
2	General Mills	20%	\$ 7,054	\$ 1,333	\$ 8,386	\$ 7,405,000	56%	\$ 19,873	\$ 1,333	\$ 21,206	\$ 187,621	36%	\$ 12,691	\$ 1,333	\$ 14,024	\$ 10,000	\$ 5,000	For 10 yrs; \$30,900 for first year elig. expenses	
3	Brown Family (Beckan)	5%	\$ 1,763		\$ 1,763	\$ 426,000	3%	\$ 1,143		\$ 1,143	\$ 10,677	2%	\$ 722		\$ 722			Plan Total to KCBRA of \$47,674 including \$15,000 for SVE system; so far KCBRA collected \$51,000	
4	9008 Portage Road	5%	\$ 1,763	\$ 3,487	\$ 5,251	\$ 51,146	0.4%	\$ 137	\$ 3,487	\$ 3,624	\$ 2,566	0.5%	\$ 174	\$ 3,487	\$ 3,661	\$ 1,324	\$ 1,324	8 yrs; \$250 after 8 yrs for 12 yrs	
5	Corner @ Drake	40%	\$ 14,107	\$ 9,692	\$ 23,799	\$ 2,739,562	21%	\$ 7,352	\$ 9,692	\$ 17,044	\$ 43,550	8%	\$ 2,946	\$ 9,692	\$ 12,638	\$ 14,000	\$ 10,000	For 10 years; 2019-2025 annual is less than 10% cap	
6	555 Eliza St.	5%	\$ 1,763	\$ 54,383	\$ 56,147	\$ 115,957	1%	\$ 311	\$ 54,383	\$ 54,695	\$ 5,994	1%	\$ 405	\$ 54,383	\$ 54,789	\$ 6,341	\$ 9,391	30 years	
7	Vicksburg Mill	10%	\$ 3,527		\$ 3,527		0%			\$ -		0%			\$ -				
8	232 LLC	0%			\$ -		0%			\$ -		0%			\$ -				
9	Kartar #6 (Schoolcraft)	0%			\$ -		0%			\$ -		0%			\$ -	\$ 2,169	\$ 5,000	Starts 2018; Start 2023 \$4339/yr for 18 years	
10	Clousing	0%	\$ -	\$ 6,678	\$ 6,678		0%		\$ 6,678	\$ 6,678		0%	\$ 6,678	\$ 6,678				No plan currently	
<b>Total</b>		<b>100%</b>	<b>\$ 35,268</b>	<b>\$ 75,573</b>	<b>\$ 110,841</b>	<b>\$ 13,141,420</b>	<b>100%</b>	<b>\$ 35,268</b>	<b>\$ 75,573</b>	<b>\$ 110,841</b>	<b>\$ 521,378</b>	<b>100%</b>	<b>\$ 35,268</b>	<b>\$ 75,573</b>	<b>\$ 110,841</b>	<b>\$ 33,834</b>	<b>\$ 30,715</b>		
			\$ 35,268													\$ 110,841			

	2013	2014	2015	Total
General Mills Project				
Total Eligible Expenses	\$ 29,982.76	\$ 1,332.60	\$ 700.00	\$ 32,015.36

\*First year

# VARNUM LLP

ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352  
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning  
and Community Development  
Attn: Mr. Lee A. Adams  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007

RE: GENERAL  
Matter Number: 338050  
Invoice Number: 938809  
Invoice Date: December 18, 2014

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
12/12/14	Review revised development agreement re Drake Road development. Correspond with Mr. Adams re same. Peter A. Schmidt	0.20	57.00
			\$57.00
TOTAL FEES FOR SERVICES			
TOTAL THIS INVOICE			\$57.00
PRIOR BALANCE AS OF December 18, 2014			3,719.25
			\$3,776.25
TOTAL PAYMENT DUE			=====

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Peter A. Schmidt	285.00	.20	57.00
TOTALS		.20	57.00

247-000-808.11  
Litt

# VARNUM LLP

ATTORNEYS AT LAW

BRIDGEWATER PLACE • POST OFFICE BOX 352  
GRAND RAPIDS, MICHIGAN 49501-0352

EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

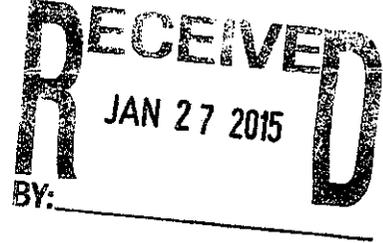
FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning  
and Community Development  
Attn: Mr. Lee A. Adams  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007

RE: GENERAL  
Matter Number: 338050  
Invoice Number: 940653  
Invoice Date: January 21, 2015



LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
12/16/14	Prepare revised Development Agreement re Gesmundo development. Correspond with Mr. Adams re same. Peter A. Schmidt	0.30	85.50
TOTAL FEES FOR SERVICES			<u>\$85.50</u>
TOTAL THIS INVOICE			\$85.50
PRIOR BALANCE AS OF January 21, 2015			3,776.25
TOTAL PAYMENT DUE			<u>\$3,861.75</u> =====

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Peter A. Schmidt	285.00	.30	85.50
TOTALS		.30	85.50

938809

ZSV





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 (1020)  
 Lotta Jarnefelt  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 101  
 Kalamazoo, MI 49007

Invoice number 00799  
 Date 02/09/2015  
 Project **140455 CMS, 555 Eliza St., Schoolcraft**

INVOICE: Through Jan 31, 2015

MDEQ GRANT AND LOAN APPLICATION WORK ORDER #18

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Robyn E. Logelin Professional Services	0.50	50.00	25.00
CAD Designer/Drafter Michelle A. Bell Professional Services	4.50	90.00	405.00
Senior Project Manager David A. Stegink Professional Services	7.00	115.00	805.00
Project Scientist Caitlin M. Andler Professional Services	1.50	85.00	127.50
Phase subtotal			1,362.50

BASELINE ENVIRONMENTAL ASSESSMENT

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Robyn E. Logelin Professional Services	2.75	50.00	137.50
Project Scientist Caitlin M. Andler Professional Services	0.75	85.00	63.75
Subcontractor			
Subcontractor United Parcel Service			9.00
Phase subtotal			210.25



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

Remit payment to:  
 Envirologic Technologies, Inc.  
 2960 Interstate Parkway  
 Kalamazoo, MI 49048

Kalamazoo County Brownfield Redevelopment Authority (1020)  
 Project **140455 CMS, 555 Eliza St., Schoolcraft**

Invoice number 00799  
 Date 02/09/2015

PHASE II ESA, ASBESTOS SURVEY, AIR SAMPLING

Professional Fees

	Hours	Rate	Billed Amount
Administrative Assistant Robyn E. Logelin Professional Services	1.00	50.00	50.00
CAD Designer/Drafter Michelle A. Bell Professional Services	4.00	90.00	360.00
Project Manager Paul D. French Professional Services	6.00	105.00	630.00
Senior Project Manager David A. Stegink Professional Services	3.25	115.00	373.75
Project Scientist Caitlin M. Andler Professional Services	2.25	85.00	191.25
Phase subtotal			<u>1,605.00</u>
		Invoice total	<u><u><b>3,177.75</b></u></u>

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



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 00849  
 Date 02/19/2015

Project **140519 Clausing, Pitcher Street  
 Kalamazoo W.O. 16**

INVOICE: Through Feb 19, 2015

PHASE I AND II ESA, BEA, DUE CARE

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager David A. Stegink Professional Services	5.75	115.00	661.25
Project Scientist Bradford J. Yocum Professional Services	31.00	85.00	2,635.00

Expense

	Units	Rate	Billed Amount
Field Supplies	0.50	33.00	16.50
Camera	0.25	35.00	8.75

Phase subtotal 3,321.50

Invoice total **3,321.50**

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



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 (1020)  
 Lotta Jarnefelt  
 Department of Planning and Community Development  
 201 West Kalamazoo Avenue, Room 101  
 Kalamazoo, MI 49007

Invoice number 00848  
 Date 02/19/2015  
 Project **150063 General Environmental Review  
 W.O. 17**

INVOICE: Through Feb 19, 2015

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

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	0.50	140.00	70.00
Senior Project Manager			
David A. Stegink			
Professional Services	2.00	115.00	230.00
Phase subtotal			300.00
		Invoice total	<b>300.00</b>

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



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Remediation and Redevelopment Division

# BROWNFIELD REDEVELOPMENT GRANT AND LOAN APPLICATION INSTRUCTIONS

RICK SNYDER, GOVERNOR  
DAN WYANT, DIRECTOR

This application may be used for brownfield redevelopment funding under the Department of Environmental Quality's (DEQ's) Brownfield Redevelopment Grant and Loan Program. Grants and loans are provided to communities under this program encourage reuse of brownfield properties for projects that will create jobs, and result in community investment. As the balance of state funds available for brownfield projects has decreased, the criteria for awarding grants have become more rigorous. **It is possible that a project that qualifies for funding may not be recommended for a grant if the applicant does not demonstrate that these criteria will be met.** Criteria are described below under Application Evaluation.

**Applicants are required to complete a project proposal prior to submitting an application.**

A DEQ grant/loan coordinator should be contacted prior to applying for a grant or loan to determine whether a project is eligible and likely to be recommended for funding. A map of the state showing the grant/loan coordinator assigned to each region is located [HERE](#) or you may call 517-284-5169 for assistance. Applicants will be notified immediately if further information is required before the DEQ makes a funding decision.

For selected projects, the DEQ may offer a grant and a low-interest loan, or a loan without a grant, unless the applicant can demonstrate compelling reasons to offer a grant only. Staff will work with applicants to ensure that funding levels are acceptable before the funding package is recommended for approval. Please contact the DEQ for current loan rates and terms.

Borrowers must commit their full faith and credit to certain loans.

For more information on the DEQ's Brownfield Redevelopment Grant and Loan Program, please see our web page, [HERE](#), call 517-284-5169, or contact us by e-mail at [westmorelandb@michigan.gov](mailto:westmorelandb@michigan.gov).

## **ELIGIBILITY AND FUNDING**

**Applicant:** The applicant may be a county, city, village or township, a Brownfield Redevelopment Authority, or other public body created by, or pursuant to, state law. The proposed project must be in the applicant's jurisdiction. The applicant or its governing body is required to have passed a financial audit within the past 24 months.

The application form asks for the names of two people. The **Applicant's Representative** is the person who is ultimately responsible for ensuring the applicant's compliance with the terms of the grant or loan. This person should be a person in authority who is directly affiliated with the applicant (such as a mayor or Brownfield Redevelopment Authority [BRA] director) and should

sign the certification at the end of this application form. This person will also be expected to sign the contract between the DEQ and the applicant.

The person who will be the **Project Contact** for the grant/loan project may be either the Applicant's Representative or another direct employee of the applicant (such as a city manager or planning or economic development staff). This person will typically be responsible for general project coordination, overseeing contractors hired to work on the grant/loan project, signing payment requests, and ensuring that the provisions of the grant/loan contracts are fulfilled. The applicant should not use a contractor for its Project Contact.

**Eligible uses of grant and loan funds:** Grants and loans can be used only for environmental response activities as defined by Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA):

- Interim response activities.
- Evaluation.
- Feasibility study.
- Preparation of a baseline environmental assessment (BEA).
- Due care planning and activities.
- Remedial action.
- Demolition, in some instances.
- Environmental Review Professional

Grant and loan funds may not be used to pay for office equipment or furnishings, including telephones and computers, taxes, replacement of equipment, drinking water replacement, operation and maintenance, legal fees, permit fees, or other fees unless expressly permitted in the grant or loan contract. Funds MAY be used for administration of the grant or loan either by the applicant or by a consultant. If administrative fees will be charged to the project, please be sure to include a budget in the Sources of Project Funding Table in the application form.

**Grant/loan administrative fees are limited to three (3) percent of the grant or loan award.**

When the response activities will be performed by the consulting firm used by the project developer, the DEQ expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis and must be requested in writing. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable. The environmental oversight professional is not limited to 3% of the grant or loan.

**Liability:** Liable parties may not be relieved of their responsibility for performing response activities under state and federal law, or permitted to benefit from the investment of public funds. Liable parties are defined in Part 201, Sections 20101 and 20126, and Part 213, Section 21323a of the NREPA. If the DEQ believes, based on available information, that there may be a liable party that could benefit from the proposed grant or loan, the DEQ may request information needed to make a liability determination from the applicant or other project participants as a condition of funding. If a financially-viable, potentially liable party exists, grant funds may be available for costs that are not the liable party's responsibility, but grants for costs that are the responsibility of a viable liable party are very low priority. Additionally, the DEQ is prohibited from making grants or loans to local governments or BRAs that are responsible for causing a release or threat of a release at the site proposed for grant or loan funding.

**Local Match:** Local match is not required for any Brownfield Redevelopment Grant. However, projects with local funds dedicated to eligible activities are a higher priority for funding. Unless the applicant can demonstrate that there are no local resources available, the applicant should expect to be asked to make a financial commitment to the project. Local financial commitments may be through a local brownfield revolving fund, tax increment financing through a BRA, a Brownfield Redevelopment Loan through the DEQ, or another source.

**Projects:** In order to qualify for a Brownfield Redevelopment Grant or Loan, the grant or loan must be used for appropriate environmental response activities for the site's future use, and result in economic benefit.

- Eligible economic outcomes can include the creation of new jobs (permanent part-time and full-time) within the next five years, investment of private funds, and/or an increased tax base. Construction and other temporary jobs are not considered in application evaluations.
- The environmental activities for which grant or loan funds are requested must be appropriate and necessary for the desired site reuse. The property must be a known or suspected *facility* (an area, place, or property where a hazardous substance in excess of the concentrations described in Part 201, Section 20120a(1)(a) or (17), of the NREPA, has been released, deposited, disposed of, or otherwise comes to be located). Grants and loans are contingent on the applicant's access to the property to conduct response activities.

**Application Evaluation:** Because limited grant funds remain in the Brownfield Redevelopment Grant and Loan Program, applications are being carefully reviewed and prioritized. **In order to be competitive, proposed projects need to demonstrate significant return on the DEQ's investment of grant or loan dollars.** The following criteria will increase the project's priority when the DEQ makes a recommendation that includes a grant. Applications that do not meet any of these criteria may be offered loans without any grant funding.

- The applicant can demonstrate a significant local commitment to funding the project. An applicant that is able but unwilling to accept a loan, finance a portion of the response activity costs through tax increment financing, or is not contributing to the redevelopment in other ways, will be required to explain why.
- Project financing and a purchase agreement are in place. This provides greater assurance that the project will move forward without significant delays and meet statutory requirements for jobs, private investment, and/or increased tax base. Grant dollars are unlikely to be committed in the absence of project financing and a purchase agreement.
- The applicant can demonstrate that other statewide objectives, such as placemaking; pollution prevention; green roofs or parking lots; nonpoint source pollution controls; "green" building or Leadership in Energy and Environmental Design (LEED) building concepts; placemaking; open space preservation; outdoor recreation that is accessible to people with disabilities; growth management; walkable communities concepts; traditional downtown redevelopment; and so on have been or will be incorporated into redevelopment plans.
- The project is in a targeted area such as a Renaissance Zone, Michigan Main Street, or Core Community. A list of Core Communities can be found [HERE](#).

- The applicant can demonstrate that no other funds are available to pay for all or part of the needed response activities. For example, the project site may be in a Renaissance Zone where there are no taxes available for capture to repay a loan. There may be an excess of inexpensive greenspace available for redevelopment in the community making brownfield redevelopment difficult without significant subsidization.
- The applicant will use “green cleanup” or “green remediation” techniques promoted by the U.S. Environmental Protection Agency (U.S. EPA). A green cleanup is one in which all environmental effects (such as energy use and waste generation) of the remedial action are considered, and options are incorporated to maximize the net environmental benefits of a grant or loan. Further information can be found [HERE](#).

**Timing:** There is no deadline for submitting an application. Applicants will be notified promptly if an application is incomplete.

The DEQ application process, from the time of receipt to funding approval, takes about three months. Grant administrative staff will maintain regular contact with applicants during the review process. Applicants will be notified when their applications are approved and will receive regular status reports in the interim.

### **AFTER A GRANT OR LOAN IS AWARDED**

Before grant- or loan-funded work can begin, the recipient will be required to:

- Sign a grant or loan contract. Costs incurred prior to signing a contract will not be reimbursed.
- Submit qualifications of the recipient’s preferred environmental or other contractor to the DEQ for approval.
- Provide a work plan describing the specific tasks to be completed, the cost, and the schedule for performing the tasks to the DEQ for approval. The DEQ will review the work plan and request changes or provide approval within 30 days. All expenditures must be approved in advance, in writing, by the DEQ, or the costs may not be reimbursed.

After funding is awarded, the DEQ’s grant/loan coordinator may request a meeting with the project participants to view the project site and to discuss procedures under the Brownfield Redevelopment Grant and Loan Program.

Grant funding will be available on a reimbursement basis (costs must be incurred AND paid by the grant recipient before the expenses will be paid by the DEQ). Grantees and borrowers are required to submit progress reports and invoices with verification of all expenditures each calendar quarter. If progress reports are not submitted quarterly, the DEQ may withhold payment of invoices or take other actions, including canceling the grant or loan. Ten percent of the grant will be retained from the final invoice(s) pending the DEQ’s final review of the project.

Loan checks will be issued after a work plan and budget are approved by the DEQ.



[www.Michigan.gov/DEQ](http://www.Michigan.gov/DEQ)

Remediation and Redevelopment Division

# BROWNFIELD REDEVELOPMENT GRANT AND LOAN APPLICATION

RICK SNYDER, GOVERNOR  
DAN WYANT, DIRECTOR

Authority: Parts 195, 196, and 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Applicant and Project Information			
Name of the project	CMS 555 E. Eliza Street Schoolcraft, Michigan	Amount of funding requested	\$150,000 loan \$200,000 grant
Applicant name and address	Kalamazoo County Brownfield Redevelopment Authority	Applicant's Federal Identification Number	
Applicant representative's name, title, phone, and email address	Ms. Lotta Jarnefelt Director 269-384-8305 lmjarn@kalcounty.com	Applicant project contact's name, title, phone, and email address	Ms. Rachel Grover, Resource Coordinator 269-384-8305 ragrov@kalcounty.com
State House of Representatives district number where project site is located	61	State Senate district number where the project site is located	20
Permanent jobs created	5-6	Private investment	\$900,000
Proposed new use	Industrial, warehousing, and logistics	Known contaminants	Trichloroethylene, Perchloroethylene, arsenic, and chromium
Did the applicant cause or contribute to contamination that is known or may be discovered at the project site?	To the best of my knowledge, the applicant: Did not cause or contribute to contamination <input checked="" type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/>		
Did the developer cause or contribute to contamination that is known or may be discovered at the project site?	To the best of my knowledge, the developer: Did not cause or contribute to contamination <input checked="" type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/>		

Environmental Outcomes			
Project address, or location and legal description if no street address	555 East Eliza Street Schoolcraft, MI	Size of the property	10.89 acres
Is the property a facility under Part 201 or a site under Part 213?	Property is a facility under Part 201	When was the property was acquired?	12-19-2014
Is the current owner also the operator of the property? If the operator and the owner are not the same, please indicate when the current operator began to use the property	No A tenant (All Green Lawn Care) has leased a portion of the property since about 2005. In the future, the owner's operating business entity (Central Manufacturing Services) will operate on the property.	List current and historical uses of the property, with dates if known	Arco Industries 1971-1998 (Rubber Products Manufacturing) ELC Leasing Company 1998-2014 (Warehousing and Rental Income property) Clark Logistics Group VII, LLC 2014-present
If the property was acquired after June 5, 1995, was a BEA completed by the current owner?	Yes	How was the property acquired? For example, voluntary purchase, inheritance, condemnation, or tax reversion	Voluntary Purchase
The requested funds are needed for the following eligible activities:			
<input checked="" type="checkbox"/> Phase I/Phase II Investigation <input checked="" type="checkbox"/> Vapor Mitigation <input type="checkbox"/> Baseline Environmental Assessment <input type="checkbox"/> Other Environmental Response Actions <input type="checkbox"/> Due Care Planning <input type="checkbox"/> Interim Response Action <input checked="" type="checkbox"/> Implementation of a Due Care Response <input type="checkbox"/> Demolition Activity			

1. Describe the known or suspected environmental condition of the property, including whether contamination is confirmed or suspected and the presence of any underground storage tanks.
  - o The property is listed by the MDEQ as a site of contamination under Part 201 of the Natural Resources and Environmental Protection Act (NREPA). Specifically,

tetrachloroethylene (PCE), arsenic, and chromium levels have been identified in soil above residential cleanup criteria, and PCE and trichloroethylene (TCE) levels have been detected in groundwater above residential cleanup criteria. These contaminants have been detected on both parcels and groundwater beneath both parcels has been shown to be impacted. Both parcels are identified as a “facility” as defined in Part 201 of NREPA.

- There are no known underground storage tanks remaining onsite.
  - Trichloroethylene has been identified in subslab soil gas samples collected from various locations throughout the building. Levels are present above non-residential screening levels and represent a potentially unacceptable exposure to occupants/users of the property.
  - The metals identified on site are in shallow soil in an area where future construction will occur for concrete paved parking and drive areas.
2. Describe the response activities that are believed to be necessary for redevelopment and reuse of the property. Include an estimated cost for each item in the Sources of Project Funding Table on page 5.
- Investigate source areas of volatile organic compounds on site to evaluate magnitude of soil gas contamination and aid in the design of sub-slab depressurization system(s) or other controls.
  - Conduct sub-slab depressurization pilot study
  - Design and install a sub-slab depressurization system
  - Prepare Documentation of Due Care Compliance
  - Management of soil excavated for construction of a concrete paved parking and drive area. Likely to involve utilization of soil on site as a berm and covering with clean fill to prevent exposure to soils exceeding direct contact criteria.
  - Removal of abandoned hazardous materials. Many drums and smaller containers have been left at the site, many in an unsecure manner.
  - Asbestos Abatement
  - Demolition activities (interior demolition, roof removal for replacement, other demolitions)
3. If grant or loan funds are requested for building demolition, describe the condition of the building. Does it present a health or safety threat? Does the structure impede the proposed response activities?
- N/A- funds are not being requested for building demolition.
4. Will nonpoint source pollution controls be used on the site? Please describe.
- There will not be nonpoint source pollution controls used.
5. Provide an approximate schedule for conducting response activities and implementing the proposed or projected economic development. Include any deadlines or factors affecting implementation of the project, such as other grants or developer deadlines.

It is anticipated that the redevelopment renovations associated with the building will begin in early Spring 2015 – as soon as weather permits. The initial phases of building renovations will include restoration of electrical systems, lighting systems, heating systems, fire protection systems, security systems, etc. Roof replacement also needs to occur immediately to secure the building from the elements. Floor repairs are also needed in areas where utility trenches are

no longer needed. These initial activities are projected to take 3-6 months to complete. Concurrently, specific renovations designed for tenant uses will be constructed. These may include interior partitioning walls, storage racks, crane installations, improved loading docks, and other improvements. Concurrent with these activities asbestos abatement and interior demolition activities will take place as needed to support the renovations. New construction of the concrete pads for parking and drive will occur in late 2015 or early 2016.

As the building improvements are being made, it would be prudent to coordinate construction of the sub-slab depressurization system or other controls at the same time. This minimizes disruption to renovations and prevents duplication of costs.

Based on these considerations, the following schedule of activities is proposed based on the presumption that grant and loan activities will be initiated no later than June 1:

- Months 1 (June 2015) Work Plans, Bids, etc.
- Months 2-4 (July – Sept 2015) Investigation, Pilot Study, System design
- Inventory Hazardous Materials and Bid Removal
- Initiate Asbestos Abatement (as needed)
- Months 4-7 (Sept – Dec 2015) Vapor Control System Installation
- Hazardous Material Removals
- Additional Asbestos Abatements (as needed)
- Demolition Activities
- Months 4-10 (Sept 2015 – March 2016) Soil Management for New Construction
- Prepare Documentation of Due Care Compliance
- Month 12 Reevaluate schedule and/or Grant/Loan Closeout

## Economic Outcomes

Is a developer committed to the project? Name of developer, if any	Clark Logistics Group VII, LLC has purchased the property as of December 2014.	Projected number of <u>permanent jobs</u> created by the new development (do not include construction or other temporary jobs)	Full-time: 5-6  Part-time:  These forecasted jobs include only those expected to be created by owner's direct activities. Additional job creation from tenants expanding operations onto the site is anticipated but cannot be estimated at this time.
Proposed new development or development type	Industrial, warehousing, and logistics	Projected amount of <u>private investment</u> created by the new development	\$900,000
Current State Equalized Value (SEV)	\$ 97,143.00	Projected SEV	\$ 213,100.00

1. Describe the redevelopment or potential for redevelopment and how it will result in new jobs, investment of private funds in improving or reusing the property, and/or an increase in the community's tax base.

CMS intends to rehabilitate the building for manufacturing tenants. The initial private investment into the building is expected to be approximately \$900,000. CMS will likely add 5-6 permanent jobs in the next 2 years at this location. The site will be leased to local and regional manufacturers experiencing growth who need additional manufacturing and warehouse space. The number of additional new jobs from these manufacturers has not been determined. There will be tax increment created from the project – estimated at about \$10,000 per year in state and local tax increment revenues.

2. Describe the status of the developer's financing for the project.

Clark Logistics Group and CMS have an established line of credit to fund project activities on a cash basis.

3. Indicate whether there is a purchase agreement or a development agreement, and the terms of the agreement, especially in regard to release of grant or loan dollars for the project.

The Purchase Agreement has been executed and completed with transfer of the property to Clark Logistics Group VII LLC occurring on December 19, 2014. A development agreement has been drafted by the Kalamazoo County Brownfield Redevelopment Authority for consideration by Clark Logistics Group/CMS. The development agreement details expectation of the developer and provides a method of reimbursement to the Authority for costs incurred should the project fail to move forward. This would include costs incurred through the MDEQ Loan and those expended by the Authority with other funding sources.

4. If a developer is committed to the project, provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations.

Central Manufacturing Services (CMS) is a long standing logistics firm in Southwestern Michigan and Northern Indiana. CMS has experienced significant growth over the past 10 years – adding dozens of new employees and properties to the company's assets. CMS is integrally involved with numerous manufacturers in the area providing space for business expansions, just-in-time management of supplies and raw product, just-in-time delivery of finished product to their customers, storage space, document control, controlled environment storage and other support services. CMS has been part of several brownfield redevelopment projects including the transformation of the Former Essex Wire site in Three Rivers (St. Joseph County). CMS and Clark Logistics Group's participation in the project involves, at a minimum, to complete the described project, provide site access, guarantees to the Brownfield Redevelopment Authority for costs incurred, comply with ordinances, allow for promotional signage of the Authority on the property, and make reasonable efforts to hire locally. CMS has no bankruptcies, and no civil or criminal enforcement actions related to environmental violations.

5. Are there any known legal, access, or title issues, liable party actions, or liens or easements on the property that could affect the proposed economic development?
  - a. No.

## Community Outcomes

Is existing infrastructure used?	Yes, water, electric, and transportation routes.	Are Smart Growth, green building, or placemaking concepts used?	The building will be upgraded to meet future needs.
Current zoning of the property	Industrial	Projected zoning	Industrial

1. Describe how the proposed development fits into the community's development plans, and how it will affect the community as a whole and the area immediately surrounding the project site. Will the project result in any social or community benefits? Is the community in which the project is located economically disadvantaged or depressed?

The Village of Schoolcraft is excited for the redevelopment of this property and has pledged their support. The property is in an industrial zone within the Village and this future use is consistent with land use plans adopted by the Village. Because the property is currently underutilized, CMS's plans to restore the building's functionality and make full use of the site preserves the use of existing infrastructure and keeps this property from becoming a blighted and abandoned structure. The existing owner was financially unable to make any investment into the property and was in default of a loan on the property. Deferred maintenance activities have allowed the property to deteriorate to a condition where very few parties would be interested in its use. Thus, the acquisition and investment into this property is highly desired by the community. CMS's rehabilitation of the property will support regional and local manufacturers who are expanding and require additional manufacturing space. The Village of Schoolcraft has economic factors similar to the State's. Local unemployment in November 2014 (the most recent local data available) was 4.1% compared to the County State 5.7%. For the census tract, Median Household Income is \$50,139 compared to the State average of \$48,471.

2. Describe the neighborhood around the property. Are there other viable commercial businesses nearby? Is there a large amount of vacant, developable land in the community and/or the neighborhood, or is the supply of developable land relatively low? Is the demand for property in the community and/or neighborhood high? If the site is in or within walking distance of a traditional downtown or a Michigan Main Street please describe how the development will enhance the neighborhood.

The property is situated in the southern portion of the Village of Schoolcraft. The property is in an established industrial zone with industrial properties to the south, southwest and east of the site. Residential neighborhoods are located to the north and west of the site. The supply of developable land in the Village is relatively low and this project will make available for development 6.5 acres of industrial zoned land. The Village lacks any defined space for future industrial development and this 6.5 acre parcel of land that is part of the project site may be available for such future development.

The site is within 3 blocks of the Village's traditional downtown. Redevelopment of this property will improve the façade and curbside view of the property which will eliminate a source of blight in the neighborhood.

3. If applicable, describe how the project demonstrates the principles of site reuse, greenspace preservation, smart growth, reduction of storm water runoff, walkability, outdoor recreation that is accessible to people with disabilities, placemaking, LEED building standards, green roofs or parking, green remediation, or other sustainable development concepts, and how it will protect human health and the environment.

The project involves the re-use of existing buildings and infrastructure. The placement of a new roof and window systems in the building greatly improves the energy efficiency of the building systems. The response activities planned with the grant and loan will result in control of a human exposure pathway allowing for the building to be used in a manner that is protective of human health and the environment.

## Local Commitment

Describe the local government's financial commitment to the project. Is the applicant willing to accept a grant and loan, or loan funding only? Include any federal, state (other than the proposed grant), or local incentives offered to the developer as part of the project. If the local government is unable to make a financial commitment to the project, explain why. Include amounts in the Sources of Project Funding table below.

- ❖ The Village of Schoolcraft and Kalamazoo County have passed resolutions to support and adopt a Brownfield Plan for the property committing the tax increment on this property over the next 30 years to this redevelopment. At this time, the Brownfield Plan is anticipated to provide over \$292,000 in tax increment revenues for the support of this project.
- ❖ The Kalamazoo County Brownfield Redevelopment Authority has committed approximately \$60,000 in funds to support the assessment and due diligence activities to support this redevelopment.
- ❖ The applicant (the Brownfield Redevelopment Authority) is willing to accept a loan for response activities to the extent debt can be supported from the tax increment realized at the property.

## Sources of Project Funding

List sources, uses, and amount of all funds committed to or anticipated for the economic development implementation project.

In the BRA Funds column, please list any dollars committed by the BRA that will NOT be used to repay a Brownfield Redevelopment Loan.

In the OTHER column, include federal dollars, other state grants, future sale proceeds, liable party contributions, etc.

<b>USES OF FUNDS</b>	<b>Brownfield Grant or Loan</b>	<b>Local Funds (public)</b>	<b>Developer Funds (private)</b>	<b>BRA Funds (non-brownfield loan)</b>	<b>Other (list sources)</b>	<b>Total</b>
Investigation	\$85,000	\$	\$	\$54,700	\$	\$139,700
Baseline Environmental Assessment	\$	\$	\$	\$1,500	\$	\$1,500
Due Care	\$5,000	\$	\$	\$	\$	\$5,000
Other Environmental Response Actions	\$235,000	\$	\$2,500	\$	\$	\$237,500
Demolition	\$	\$	\$250,000	\$	\$	\$250,000
Grant Administration (no more than 3% of the grant/loan award)	\$10,000	\$	\$	\$	\$	\$10,000
Environmental Oversight Professional	\$15,000	\$	\$	\$	\$	\$15,000
Contingency (up to 15% of grant/loan amount)	\$	\$	\$	\$	\$	\$
Non-environmental costs, such as infrastructure, construction, equipment	\$0	\$	\$700,000	\$	\$	\$700,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$</b>	<b>\$952,500</b>	<b>\$56,200</b>	<b>\$</b>	<b>\$1,358,700</b>

## Attachments

Please attach the following to the completed funding application:

1. A resolution adopted by the applicant's governing body, verifying that the project will be undertaken if funding is awarded, and that the development is consistent with local development and redevelopment plans and zoning ordinances. Resolutions must indicate whether the applicant is willing to accept a loan, an amount up to which the applicant is willing to borrow, and the governing body must commit to repayment of the loan. If the applicant is a BRA, the resolution must be from the county or city under which the BRA was formed. A resolution committing the applicant's full faith and credit may be required, depending on the funding source. Please contact your grant/loan coordinator to determine whether this will be required.
2. A map or maps showing the location of the project area, site boundaries, buildings (please identify buildings or portions of buildings to be demolished), areas to be capped if known, proposed greenspace, new construction, and other site features or improvements.
3. High quality, publishable digital photos of the site. **Please provide these electronically in jpg format.**

# Certification

The undersigned, as the representative of the applicant, certifies that the applicant will comply with all applicable state and federal statutes and regulations, including those associated with the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, its administrative rules, and those statutes related to civil rights, equal opportunity, labor standards, environmental protection, and historic preservation.

The undersigned, as the representative of the applicant, certifies that the property(ies) at which grant or loan funds will be used are within the jurisdiction of the applicant.

The undersigned, as the representative of the applicant, certifies that within the last 24 months, the applicant has not had a grant from the Department of Environmental Quality (DEQ) revoked or terminated, and has not been determined by the DEQ to be unable to manage a grant.

The undersigned, as the representative of the applicant, certifies that a source of funding for ongoing maintenance and operation of the proposed project, if required, has been identified.

The undersigned, as the representative of the applicant, verifies that the applicant passed its most recent audit and acknowledges that the DEQ may review the auditor's conclusions posted on the Michigan Department of Treasury web site.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

\_\_\_\_\_  
Typed name of Applicant's Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Please submit **two complete printed copies of the application and one electronic copy**. Completed applications should be sent to:

Department of Environmental Quality  
Brownfield Redevelopment Grant and Loan Unit  
Remediation and Redevelopment Division  
P.O. Box 30426  
Lansing, Michigan 48909-7926

Send electronic copies by e-mail to [westmorelandb@michigan.gov](mailto:westmorelandb@michigan.gov).

Please call 517-284-5169 with any questions.

**KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION APPROVING ACCEPTANCE OF  
A BROWNFIELD REDEVELOPMENT GRANT AND LOAN  
BY THE COUNTY OF KALAMAZOO  
PURSUANT TO AND IN ACCORDANCE WITH  
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS  
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the \_\_\_\_ day of \_\_\_\_\_, 2015 at 7 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Kalamazoo County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, Kalamazoo County Board of Commissioners, at its regularly scheduled meeting of December 16, 2014 adopted a Brownfield Plan (the "Plan") for the industrial property located at 555 E. Eliza Street in the Village of Schoolcraft, Michigan, (the "Site"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996,

WHEREAS, the Plan allows the Authority to capture tax increment revenues generated from the property through redevelopment activities,

WHEREAS, the Michigan Department of Environmental Quality (the "MDEQ") has reviewed a project proposal submitted by the Authority and communicated its interest in supporting the project by inviting the Authority to formally submit an Application for a Brownfield Redevelopment Grant and Loan,

WHEREAS, the Authority has reviewed a Brownfield Redevelopment Grant and Loan Application relating to the redevelopment project on the industrial property located at 555 E. Eliza Street in the Village of Schoolcraft, Michigan, (the "Site") requesting \$200,000 in grant

funds and \$150,000 in loan funds, and the Authority has determined that it is financially able and willing to accept a loan up to \$150,000 secured primarily with the future tax increment revenues that will be captured through the Plan,

WHEREAS, the Site has been recently acquired by Clark Logistics Group VII LLC, a limited liability corporation established by Central Manufacturing Services, Inc., a Michigan Limited Liability Corporation, whose address is 612 4<sup>th</sup> Street, Three Rivers, MI 49093 (the “Developer”).

WHEREAS, the Developer intends to redevelop the obsolete industrial building located at the Property. The approximately 100,000 square foot building is partially occupied by two tenants but is in severe disrepair. The majority of the building will need major repairs before occupation could occur. The Developer intends to make significant upgrades to the electrical system and roof before marketing the space to local manufacturers. Furthermore, the Property has a history of industrial use that has resulted in environmental contamination; a rubber type material manufacturer occupied the building and discharged hazardous wastewater on site. To bring the building to a usable state, the developer anticipates investing \$800,000-\$900,000 in the property (the “Project”). Additional costs will be needed to address environmental contamination concerns, which will be completed if funded through the Grant and Loan,

WHEREAS, the project is consistent with local development plans and zoning ordinances, and

WHEREAS, the Authority has entered into a Reimbursement Agreement with the Developer requiring that the Developer use its best efforts to conduct the activities described in the Plan and renovate the existing building and construct the described project. The Agreement also provides for reimbursement by the Developer to the Authority for incurred costs should the Developer default on the Agreement,

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. **Acceptance of Loan and Grant Funds.** The Kalamazoo County Board of Commissioners hereby accepts and is committed to repay a loan up to \$150,000 to be issued to and managed by the Authority.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

**RESOLUTION DECLARED ADOPTED.**

DRAFT

STATE OF MICHIGAN )  
COUNTY OF KALAMAZOO ) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this \_\_\_\_ day of \_\_\_\_, 2015.

\_\_\_\_\_  
Timothy A. Snow, Kalamazoo County Clerk

DRAFT

February 24, 2015

Mr. Joseph Walczak  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Superfund Section  
P.O. Box 30426  
Lansing, MI 48909

*Re: Request for Site Specific Brownfield Assessment, Former Checker Motors Site, 1810 and 2016 North Pitcher Street , Kalamazoo, Michigan.*

Dear Mr. Walczak:

On behalf of the Kalamazoo County Brownfield Redevelopment Authority, Envirollogic Technologies, Inc. has prepared the attached Application for a Site Specific Brownfield Assessment at the above referenced site. The Kalamazoo County Brownfield Redevelopment Authority has identified the former Checker Motors site as a redevelopment priority. It is a large site that has deteriorated significantly over the past decade. Local Economic Development agencies are working with a prospective purchaser and developer of the property. The Kalamazoo County Brownfield Redevelopment Authority wishes to support the acquisition and redevelopment of the property and is requesting the Site Specific Brownfield Assessment to begin the due diligence process.

We have completed assessment activities in the general area and with this application have provided you copies of Sanborn Fire Insurance Maps that may help you design the assessment activities.

When you are ready to schedule field activities, you will need to contact the County Brownfield Redevelopment Authority. We will connect you with legal counsel for the prospective purchaser so that we can determine the status of the Purchase Agreement and/or Access Agreement that will permit parties access to the property.



Mr. Joseph Walczak  
February 24, 2015  
Page 2 of 2

As always, we greatly appreciate the Michigan Department of Environmental Quality's participation in local redevelopment efforts. If you have any questions or concerns regarding the attached application, please do not hesitate to contact Lotta Jarnefelt or Rachael Grover with the Kalamazoo County Brownfield Redevelopment Authority.

Sincerely,

**ENVIROLOGIC TECHNOLOGIES, INC.**



David A. Stegink  
Associate Vice President



Caitlin Andler  
Environmental Scientist – Soil Scientist

DAS:das

Attachment





## Application Form for a Site Specific Brownfield Assessment from the Michigan Department of Environmental Quality

The Michigan Department of Environmental Quality (MDEQ) conducts Site Specific Assessments (SSAs) at brownfield properties at no cost to communities through a 128(a) grant from the United States Environmental Protection Agency (U.S. EPA).<sup>1</sup>

For consideration in the program, this form must be completed by the requestor, to the best of their knowledge, and sent to the MDEQ Brownfield Assessment Program Manager along with a letter requesting the assessment. The request letter should include pertinent information as to why the request is being made for the property and the potential public benefit that will result from redevelopment of the property. The information requested is necessary for the MDEQ staff to prioritize your project and to obtain information required to determine project eligibility. Incomplete applications will cause delays in processing and potentially cause a property to be disqualified from the program.

If your project qualifies, the MDEQ may request a kickoff meeting with you to define work expectations, sampling needs and timelines.

If you have any questions, please contact Joseph Walczak, Brownfield Assessment Program Manager at 517-284-5167 or [walczaki@michigan.gov](mailto:walczaki@michigan.gov).

Please submit the application and request letter by email to: [walczaki@michigan.gov](mailto:walczaki@michigan.gov)

Or by mail to:

Joseph Walczak  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Superfund Section  
P.O. Box 30426  
Lansing, MI 48909

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<sup>1</sup> SSAs are available through a task in the MDEQ's 128(a) Brownfield grant made possible by the federal Small Business Liability Relief and Brownfields Revitalization Act amendments to the Comprehensive Environmental Response Compensation and Liabilities Act (CERCLA).

**SECTION 1 – APPLICANT INFORMATION:**

- 1. Provide the applicant and contact information.  
Applicant: Kalamazoo County Brownfield Redevelopment Authority  
Address: 201 West Kalamazoo Avenue, Kalamazoo, MI 49007  
  
Contact Person: Rachael Grover, Title: Resource Coordinator  
Address: 201 West Kalamazoo Avenue, Kalamazoo, MI 49007  
Telephone Number: 269-384-8305  
E-mail Address: ragrov@kalcounty.com
  
- 2. Provide the name of the project property for this application.  
Project property name: Checkers Motors (former)

**SECTION 2 – ELIGIBILITY:**

- 3. Does the property meet the definition of “brownfield site” as described in the federal Small Business Liability Relief and Brownfields Revitalization Act (Section 211(a)(39)(A) of the Public Law 107-118 (H.R. 2869))? If the property does not meet this definition, it is not an eligible property for an SSA.  
  
Yes        The property is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.  
  
No        STOP.
  
- 4. Does the property meet any of the following seven potential exclusions? If you check Yes to any of these exclusions, the property potentially may not be eligible for an SSA.  
  
Yes    No  
        The property is a site listed or proposed for listing on the U.S. EPA’s National Priorities List (NPL), a portion of an NPL site, or associated with an NPL site.  
        The property is subject to a planned or ongoing removal action under CERCLA.  
        The property is subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued or entered into by parties under CERCLA, the Solid Waste Disposal Act, the Federal Water Pollution Control Act, the Toxic Substances Control Act, or the Safe Drinking Water Act.  
        The property is subject to the jurisdiction, custody or control of the United States government.  
        The property is subject to corrective action under the Solid Waste Disposal Act and a corrective action permit or order has been issued or modified to require the implementation of corrective measures.  
        The property is a land disposal unit where a closure notification under subtitle C of the Solid Waste Disposal Act has been submitted and closure requirements have been specified in a closure plan or permit.  
        A portion of the property has had a release of polychlorinated biphenyls and the release is subject to remediation under the Toxic Substances Control Act.

5. Is the applicant a potentially responsible party that has caused or contributed to the contamination of the property to be assessed? If so, property potentially may not be eligible for an SSA.

Yes  Explain: \_\_\_\_\_

No

6. Is the property an orphan property (any property for which there is no person liable for cleanup or remediation costs under 42 USC § 9607 who has the ability to pay those costs).

Yes  Explain: Consultation with MDEQ District Office confirmed property is an orphan site.

No  Explain: \_\_\_\_\_

7. Does the applicant have or can it obtain access to 100% of the property to be assessed by MDEQ personnel?

Yes  Explain: Access will be obtained via Purchase Agreement

No  Explain: \_\_\_\_\_

8. Has the applicant received in the past, is it currently receiving, or has it applied for federal brownfield assessment/cleanup funding for this property?

Applied  Year Applied: \_\_\_\_\_

If you received funding, for what year: \_\_\_\_\_ Amount Funded: \$ \_\_\_\_\_

Project Status: \_\_\_\_\_

Have not Applied:

### SECTION 3 – PROPERTY DESCRIPTION

9. Provide the property name and any aliases or historic names.

Former Checker Motors

10. Provide the street address of the property.

2016 North Pitcher Street, Kalamazoo, MI (Kalamazoo Township)

1810 North Pitcher Street, Kalamazoo, MI (City of Kalamazoo)

and/or other property location information such as parcel number.

06-10-205-010 (Kalamazoo Township) and 06-10-408-001 (City of Kalamazoo)

11. Provide the property geographical coordinates (latitude and longitude in either degrees/minutes/seconds or degrees.decimal degrees) and the point of measurement (center of property, entrance drive, etc.).

**Degrees-Minutes-Seconds**

Latitude: 42°18'52.60"N

**Decimal Degrees**

or Latitude: \_\_\_\_\_°N

Longitude: -85°34'40.95 "W                      Longitude: \_\_\_\_\_ °W

Measurement point (location): center of property

12. Define the size of the property to be assessed: 65.8 acres

13. Provide the current property owner and contact information.

Current Property Owner: Jones Trading LLC

Type of ownership: Government       Public Agency       Private

Address: 31150 Northwestern HWY STE 100, Farmington, MI 48334

Telephone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Contact Person: Jack Donaldson, Title: \_\_\_\_\_

Address: 5000 Stecker Street, Dearborn, MI 48126

Telephone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

14. How did the current owner acquire the property?

Tax Reversion       Donation       Purchase       Other

Jones Trading acquired the property on 02/08/2010 from Checker Motors Corporation.

Date of acquisition: February 8, 2010

If purchased, list purchase price and comparison to estimated fair market value price.

Purchase Price: \$ \_\_\_\_\_      Fair Market Value Price: \$114,100 (Current SEV of Kalamazoo Twp Parcel; \$95,300 Assessed Value of City of Kalamazoo Parcel)

15. Describe the historical and current uses of the property (if known).

Historical: From 1929 to 1982, the property was operated by Checker Motors Company for the manufacturing of taxis/cars. There may have been automotive manufactures prior to 1929. After 1982, Checker Motors continued to produce automotive parts until their bankruptcy in 2009. Some of the buildings have been demolished, while others are in disrepair.

Current: vacant

16. Describe any potential hazards at the property, including any information from environmental, asbestos, or lead surveys that have been conducted (if known).

Safety hazards include partially demolished buildings, scattered debris.

17. Please provide a map or photograph (electronic or hard copy) clearly delineating the boundaries of the property or portion of the property to be assessed in one of the following formats:

- A. A shapefile (ArcView – ESRI) or Drawing Exchange Format file (dxf format – AutoCAD) in a known coordinate system (denote system).

- B. A scanned image or hard copy boundary map with boundary dimensions showing the boundary displayed on top of an aerial photo or a USGS 7.5 minute topographic map.
- C. An image which contains a clearly delineated site boundary displayed on a plat map.

#### SECTION 4 – PROJECT DETAILS:

18. Does this site have a confirmed end user?  
Yes  Explain: \_\_\_\_\_  
No  Explain: There is no purchase agreement in place, so there is still uncertainty regarding the end use.
19. Specify the proposed future use of the property.  
Unknown specific use. However, future development would be anticipated to be primarily in the southern half of the property.
20. Information gathered during the Site Specific Assessment will be used for:  
(Check all that apply.)
- Baseline Environmental Assessment and/or All Appropriate Inquiry (for release of liability from the MDEQ and the U.S. EPA, respectively).
- Redevelopment assessment and remedial clean-up decisions during redevelopment.
- Field screening for properties subject to other regulatory programs (RCRA, solid waste, etc.) to be used to determine eligibility or to prepare for the voluntary cleanup actions.
- Other (explain): \_\_\_\_\_
21. Have resources been expended on any assessment/redevelopment work at this property to spur property redevelopment. Include private investment and local, state and/or federal grants and loans?  
Yes  Explain: \_\_\_\_\_  
No  Explain: \_\_\_\_\_
22. When do site assessment activities need to be performed? Spring 2015

#### SECTION 5 – ADDITIONAL PROPERTY INFORMATION:

23. Has a Phase I Environmental Site Assessment been completed?  
Yes  If yes, please submit a copy with this application.  
No
24. Has a Phase II Environmental Site Assessment been completed?  
Yes  If yes, please submit a copy with this application.  
No

25. List and describe any known Recognized Environmental Conditions, areas of contamination, and contaminants of concern at the property.

\*Information was gathered from limited review of partial Sanborn maps for the property:

There were painting operations, plating operations, a storage tank building, boiler room building, coal silo, enameling room, transformer house and varnishing operations (all related to automobile manufacturing).



# Kalamazoo County, MI Parcel Report

Maps and documents made available to the public by the County are not legally recorded maps nor surveys and are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various township, village, city, county, state and federal sources. The source data may contain errors. Additionally, maps and documents prepared by the GIS from multiple sources, even if derived from data that is error free, may not be reliable due to differences in the databases or computer programs of the source materials. The County has attempted to include more specific clarifications or advisories on the specific documents or maps however, none of the maps or documents should be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact (269) 384-8112. The State, County, Townships, Cities and Villages shall not be liable for any damages or claims that arise out of the user's access to, or use of the maps, documents and data provided. The preceding disclaimer is provided pursuant to Michigan Public Act #462, the Enhanced Access to Public Records ACT, and the user of this map acknowledges that the State, County, Townships, Cities and Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State, County, Townships, Cities and 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.

*Report Date: 1/30/2015  
Property Data current as of: August 2014*



**Parcel ID:** 06-10-205-010  
**Property Address:** 2016 N PITCHER ST  
**Parcel Acreage:** 52.6838110061

**Owner:** JONES TRADING LLC  
**Owner2:**  
**Owner Address:** 31150 NORTHWESTERN HWY STE  
FARMINGTON, MI 48334

**School District:** 39010  
**Property Code:** 301

**Taxable Value:** 114,100  
**Assessed Value:** 114,100

**Voting Precinct:** 2  
**2012 Commissioner District:** 4



## Kalamazoo, MI Parcels Information Report

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.

*Report Date: 2/16/2015*

**Parcel ID:** 06-10-408-001

**Property Address:** 1810 N PITCHER ST  
KALAMAZOO, MI 49007

**Estimated Acreage:** 13.122

**Land Class:** 302

**School District:** 39010

**Taxpayer:** JONES TRADING, LLC

**Taxpayer (care of):**

**Taxpayer Address:** 31150 NORTHWESTERN HWY STE  
FARMINGTON HILLS, MI 48334

**Taxable Value:** 95300

**Assessed Value:** 95300

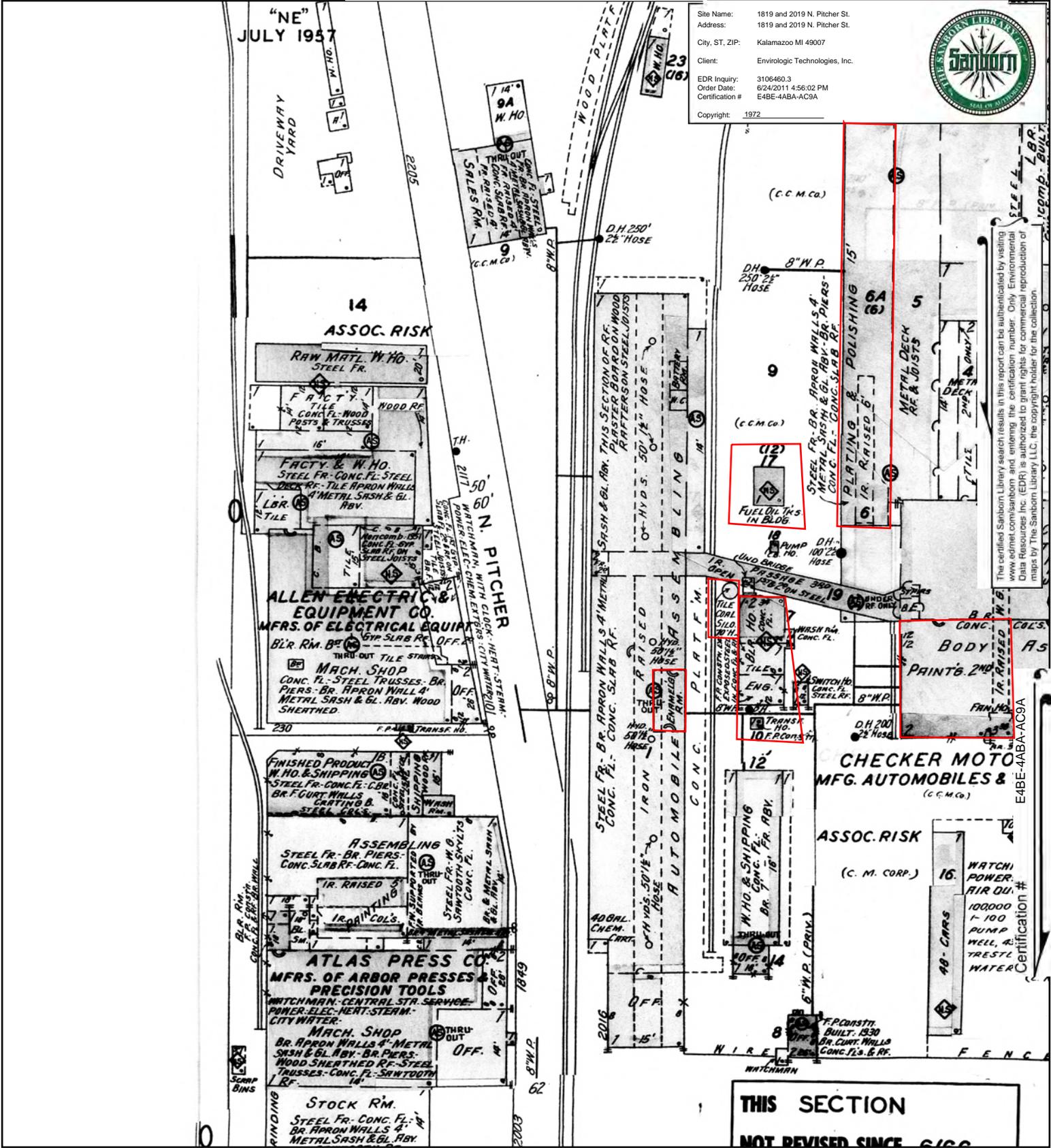
**Homestead Pct:** 0

**Legal Description:** "3120 Section 10-2-11 Com on ELY li Pitcher Street at its intersection with the E&W 1/4 li Sect 10-2-11; th SLY alg sd ELY li 145ft for p.o.b.; th cont SLY alg sd ELY li 717.73ft to a pt 140ft NLY of ctr li Lucille Street, now vacated; th ELY paralle l to sd ctr li of vacated street 173ft; th SLY parallel to ELY li Pitcher Street 40ft; th ELY parallel to ctr li sd vacated street & 100ft NLY thereof 467.12ft to WLY r-o-w li of Penn Central RR--Formerly LS&MS RR - th NLY thereon 901.24ft to sd E&W 1/4 li; th WLY alg sd 1/4 li 578.9ft to a pt 75ft ELY of ELY li of Pitcher Street; th SLY parallel to sd Street li 145ft; th WLY 75ft to p.o.b. IFT 8879096"



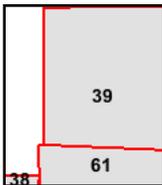
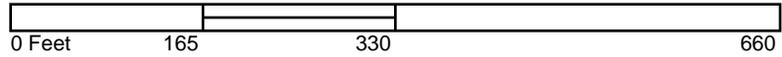
# 1972 Certified Sanborn Map

Site Name: 1819 and 2019 N. Pitcher St.  
 Address: 1819 and 2019 N. Pitcher St.  
 City, ST, ZIP: Kalamazoo MI 49007  
 Client: Envirotic Technologies, Inc.  
 EDR Inquiry: 3106460.3  
 Order Date: 6/24/2011 4:56:02 PM  
 Certification #: E4BE-4ABA-AC9A  
 Copyright: 1972



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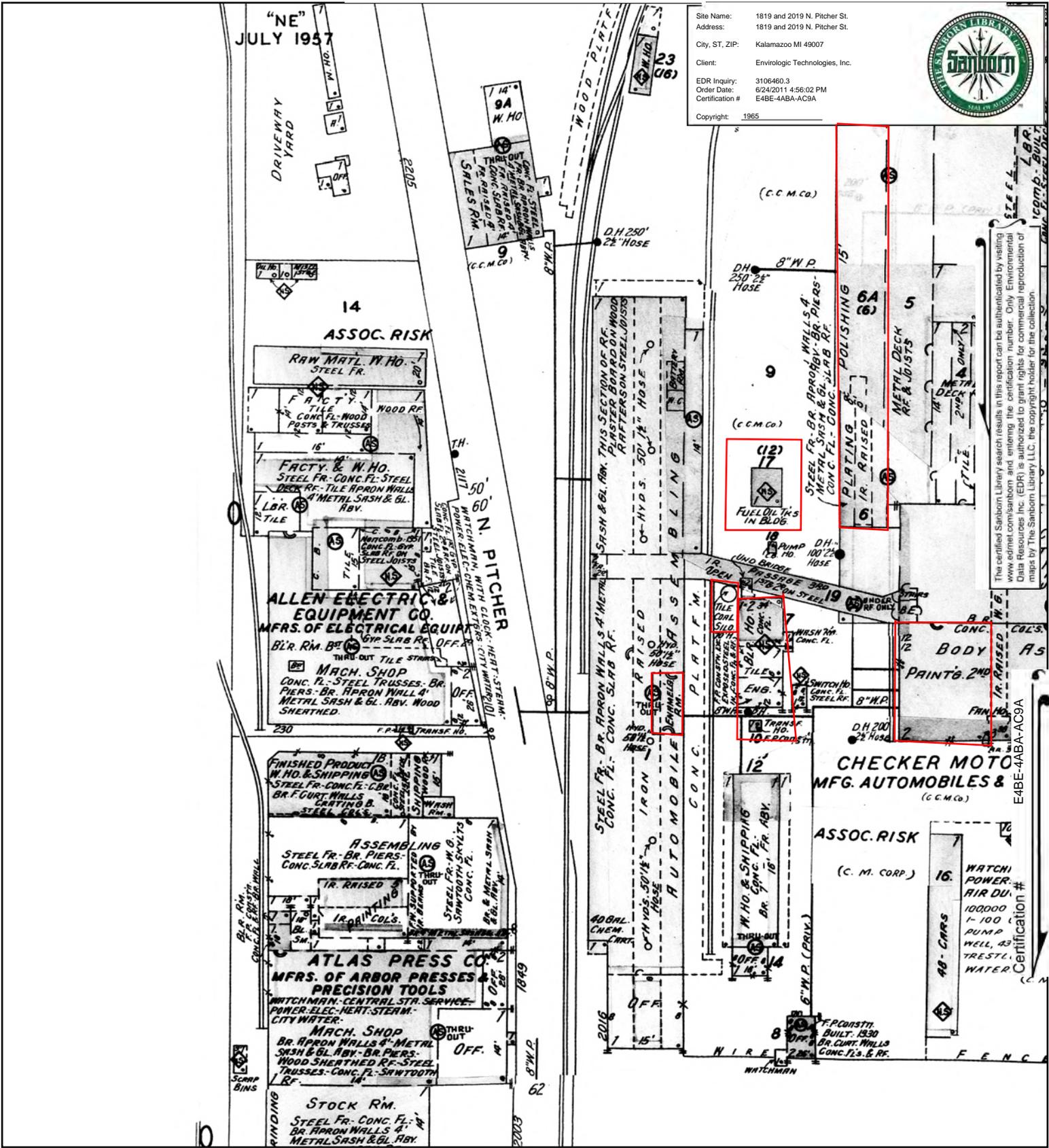
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 39  
 Volume 1, Sheet 61



# 1965 Certified Sanborn Map

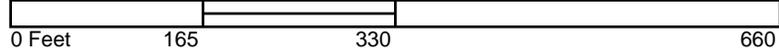


Site Name: 1819 and 2019 N. Pitcher St.  
 Address: 1819 and 2019 N. Pitcher St.  
 City, ST, ZIP: Kalamazoo MI 49007  
 Client: Envirotic Technologies, Inc.  
 EDR Inquiry: 3106460.3  
 Order Date: 6/24/2011 4:56:02 PM  
 Certification #: E4BE-4ABA-AC9A  
 Copyright: 1965



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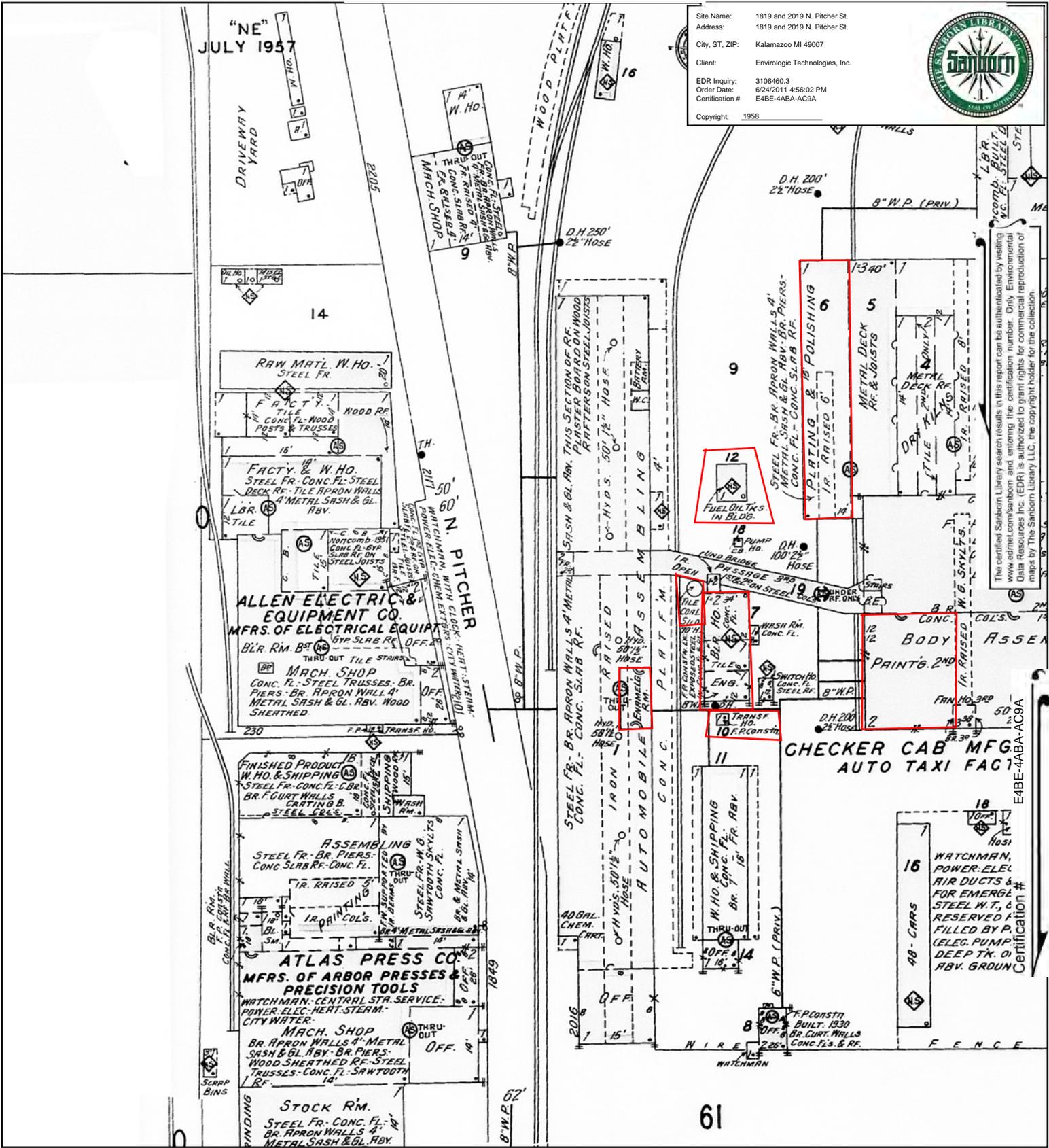
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 61  
 Volume 1, Sheet 39



# 1958 Certified Sanborn Map

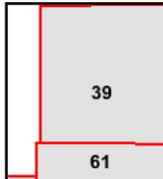
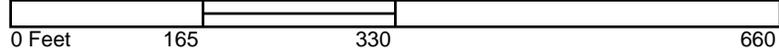


Site Name: 1819 and 2019 N. Pitcher St.  
 Address: 1819 and 2019 N. Pitcher St.  
 City, ST, ZIP: Kalamazoo MI 49007  
 Client: Envirotlogic Technologies, Inc.  
 EDR Inquiry: 3106460.3  
 Order Date: 6/24/2011 4:56:02 PM  
 Certification #: E4BE-4ABA-AC9A  
 Copyright: 1958



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This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 61  
 Volume 1, Sheet 39





