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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, January 21, 2016  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:00 pm

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***AGENDA Revised***

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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 December 17, 2015
5. Citizens Comments (4 minutes each / Please state name and address)
6. Oath of Office – New KCBRA member Douglas Milburn
7. Discussion/Action Calendar
  - a. **Discussion/Action:** RAI AZO, LLC Part I and Part II Application
8. Consent Agenda – Invoices
  - a. **\$ 1,824.00** – Varnum Invoice
  - b. **\$ 1,335.00** – Envirologic WO#22 – EPA BF Assessment Grant Application
  - c. **\$ 280.00** – Envirologic WO#17 – General Environmental Review
  - d. **\$ 8,814.50** – 4<sup>th</sup> Quarter Staff Administrative Expenses
9. Financial Reports
  - a. **Discussion:** Fund 247 for 2015
10. Discussion and/or Action Calendar
  - a. **Discussion/Action:** 555 E. Eliza Street
    - i. Quarterly Loan Report
    - ii. Quarterly Grant Report
    - iii. **\$ 5,528.42** – Invoice Envirologic WO#21 – Vapor Transmission Pilot study
  - b. **Discussion/Action:** Corner @ Drake
    - i. Draft letter to Gesmundo, LLC
  - c. **Discussion/Action:** Approval of Indirect Cost Allocation/Maximus Report - \$1,311.00
  - d. **Discussion:** Clawback/Reimbursement Agreement and Development Agreement update
11. Staff Report
  - a. Kalamazoo Mortgage update
  - b. 232 LLC updates
  - c. Blackbird Billiards Development Agreement
12. Committees - times dates and places
  - a. Land Bank Report – No meeting
  - b. Project/Finance Committee –verbal report, next meeting Thursday, February 11<sup>th</sup> , 4:00pm
  - c. Executive Committee – verbal report, next meeting Friday, February 12<sup>th</sup> , 8:30 am
  - d. PR/Media Committee –
13. Other
14. Board Member Comments
15. Adjournment

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

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

IF YOU ARE UNABLE TO ATTEND THE MEETING

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, December 17, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207a  
**TIME:** 4:20 pm (following Special EDC meeting)

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**MINUTES**

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**Present:** Joe Agostinelli, Ken Peregon, Thell Woods, Andy Wenzel, Travis Grimwood, Habib Mandwee, Douglas Milburn, Julie Rogers, Chris Carew, Tim Hudson

**Members Excused:** Jim Spurr

**Kalamazoo Township:** George Cochran

**Staff:** Rachael Grover, Lotta Jarnefelt

**Consultant:** Jeff Hawkins

**Recording Secretary:** Rachael Grover

**Community:** 1

1. Chair Agostinelli called the meeting to Order at 4:20 p.m.
2. Members Excused: Jim Spurr
3. Approval of the agenda: **Motion to approve agenda Woods, second from Wenzel. Motion carried.**
4. Approval of Minutes: BRA Minutes of November 19, 2015. **Mandwee moved and Carew seconded the approval of November 19, 2015 minutes. Motion carried.**
5. Citizens Comments: None
6. Oath of Office – Oath for new member Douglas Milburn tabled to next meeting when County Clerk Snow is available.
7. Consent Agenda – Invoices
  - a. **\$ 370.50** – Varnum Invoice
  - b. **\$ 3,185.00** – Envirologic WO#8 – Due Care for 9008 Portage Rd.
  - c. **\$ 1,655.00** – Envirologic WO#22 – EPA BF Assessment Grant Application
  - d. **\$ 280.00** – Envirologic WO#17 – General Environmental Review
  - e. **\$ 2,500.00** – Envirologic WO#23 – Blackbird Billiards Brownfield Plan

**Peregon motioned approval of Consent Agenda with additional \$.50 to \$370.50 for correct amount on Varnum Invoice. Woods seconded the motion. Motion carried.**

8. Financial Report
  - a. **Discussion:** Fund 247 Year-to-date  
Rogers asked staff to look into what the County will be using as reporting of Indirect charges/cost allocation going forward into 2016.  
Chair Agostinelli gave an update regarding the Costco Tax appeal. Agostinelli and staff spoke with Gesmundo, LLC regarding holding the unavailable funds in a separate account pending the decision from the Michigan Tax Tribunal. Staff is discussing the setup of this account with County Finance. Formal letter will be sent to Gesmundo, LLC.
9. Discussion and/or Action Calendar
  - a. **Discussion/Action:** TIR Reimbursement Checks
    - i. Midlink – Total Reimbursement Check \$162,758.94  
**Woods motioned to approve reimbursement check to Midlink, Wenzel seconded the motion. Motion carried.**
    - ii. General Mills – Total Reimbursement Check \$81,940.89  
**Peregon motioned to approve reimbursement check to General Mills, Mandwee seconded. Motion carried.**

- b. Discussion/Action: Brown Family Holdings Brownfield Plan
    - i. KRESA Refund Check - \$180.29  
**Hudson motioned to approve refund check to KRESA, second from Carew. Motion carried.**
    - ii. \$5,299.28 Transfer to LSRRF  
**Grimwood motioned to approve transfer of TIR capture to LSRRF account, second from Rogers. Motion carried.**
  - c. **Discussion/Action:** 555 E. Eliza St., Schoolcraft
    - i. \$7,269.32 – Invoice Envirollogic (from MDEQ Loan for WO#21)  
**Rogers motioned to approve payment to Envirollogic, second from Hudson. Motion carried.**
  - d. **Discussion/Action:** Amendment #1 to WO# 17 General Environmental Review consulting services for 2016 – additional \$5,000  
**Hudson motioned to approve Amendment #1 to WO#17 for \$5,000 for calendar year 2016 General Environmental Review, second from Mandwee. Motion carried.**
  - e. **Discussion/Action:** Development Agreement/Reimbursement Agreement discussions  
Agostinelli gave a review of the meeting that this work group had related to revising these agreements. Work group is planning to meet again to discuss draft agreements.
10. Staff Reports:
- a. Staff and Board members provided a summary of the workshops they attended at the National Brownfield Conference in Chicago in September.
  - b. Kalamazoo Mortgage, Oshtemo Township – MEDC will not support school tax capture at the site. Envirollogic will put together a draft analysis of numbers and plan length.
  - c. RAI Jets, City of Portage – need more information about eligible expenses – staff meeting with RAI Jets and their consultant end of December.
  - d. 232 LLC update – Phillips Environmental is working on draft of Act 381 Work Plan. Revised development agreement language will be included in Addendum #2 to Development Agreement.
11. Committees - times dates and places
- a. Land Bank Report – There will be an update regarding the Vicksburg Mill in January
  - b. Project/Finance Committee–verbal report, next meeting Thursday, January 14<sup>th</sup> , 4:00pm
  - c. Executive Committee – verbal report, next meeting Friday, January 8th , 8:30 am
  - d. PR/Media Committee – discussed submitting information for KCBRA successful Brownfield redevelopment to Brownfield Renewal Magazine.
12. Other
- Chair Agostinelli motioned to vacate the motion from the November 19, 2016 BRA meeting that authorized \$200.00 donation to Cancer research organization in memory of Zena’s daughter. Rogers seconded vacating the motion with notation directing staff to circulate the organization’s information so that members could contribute personally to Hope 4 Youth Cancer Foundation. Motion carried with a vote of 7 in favor and 1 opposed.**
13. Board Member Comments
- Rogers announced there will be a community-wide meet and greet to meet the new County Administrator Terrence Neuzil on January 13, 2016 from 5:30 to 7:00 at Niko’s Landing. Board discussed having a presentation to new County Administrator and County Board of Commissioners regarding benefits of Brownfield Redevelopment.
14. Adjournment at 5:39 p.m.

**Next Meeting: 3<sup>rd</sup> Thursday – January 21, 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



Phillips  
Environmental  
Consulting Services

**Sent via e-mail**

January 6, 2016

Ms. Lotta Jarnefelt  
Ms. Rachael Grover  
Kalamazoo County Department of Planning and Community Development  
201 West Kalamazoo Avenue  
Kalamazoo, Michigan 49007-3777

Re: Brownfield Redevelopment Authority Part I and Part II Project Application  
5825 and 5901 Willoughby Drive, Portage, Kalamazoo County, Michigan (“the  
Property”)

Dear Ms. Jarnefelt and Ms. Grover:

Pursuant to our discussions, attached please find the Part I and Part II Project Application prepared on behalf of RAI AZO, LLC, a prospective purchaser of the above referenced Property. Also attached are the signed Conditional Reimbursement Agreement and Potentially Eligible Activities Worksheet. The Application Fee is being sent under separate cover.

RAI AZO, LLC intends to purchase the Property for redevelopment as an airplane hangar to service flight operations of private businesses, including RAI Jets, LLC, Summit Polymers and Schupan and Sons. These operations will contribute to the economic vitality of Kalamazoo County and the redevelopment will put the Property back to a valuable use.

***Background***

Phase I and II Environmental Site Assessments (ESA) have been completed at the Property and are attached to a 2012 Baseline Environmental Assessment report prepared by Kieser and Associates, LLC on behalf of former prospective purchaser (previously provided). The purchase did not go through. The Phase II ESA indicated the presence of chlorinated hydrocarbons in the soil in the area of a former dry well. Based on these data, additional assessment activities were completed that included additional soil and groundwater sampling and a vapor intrusion pathway assessment. These are detailed in a March 3, 2015 letter report entitled Results of Phase II Site Assessment Activities. The information concluded that there is a potential for vapor intrusion. Based on those data, it is reasonable to proceed to presumptive mitigation. Since that time, cost estimates for presumptive mitigation measures have been obtained and preparation of a Response Activity Plan is underway. The Response Activity Plan will be submitted to the Michigan Department of Environmental Quality for review and approval as a Due Care measure.

***Planned Eligible Activities***

RAI AZO, LLC is submitting this application to the Kalamazoo County Brownfield Redevelopment Authority (the Authority) to use tax incremental financing (TIF) in accordance with a Brownfield Plan to cover the costs of eligible environmental activities. Phillips Environmental Consulting Services, Inc. will prepare the Brownfield Plan and an Act 381 Work Plan, if necessary, to allow school tax capture.

RAI AZO, LLC anticipates that eligible environmental activity costs will be approximately \$60,000, including preparation of a Baseline Environmental Assessment report, due care planning, implementation of the response activity, preparation of the Brownfield Plan (including an Act 381 Work Plan), and contingency costs. Site demolition and infrastructure improvements are estimated at \$29,000 (including contingency). These costs are outlined on the attached Potentially Eligible Activities Work Sheet. The plan will also include eligible interest expense, Authority administration costs, and funding to the Authority Local Site Remediation Revolving Fund (LSRRF).

Because the City of Portage is an eligible community (core community), there may be some additional Site Preparation and Infrastructure Improvement costs eligible for reimbursement using TIF in accordance with the Brownfield Plan. Exterior improvements planned for redevelopment of the Property for its proposed use are listed on the attached worksheet for our discussions. These include restoration and expansion of taxi ways, exterior building improvements, installation of an above ground storage tank fueling system, and fencing and replacement of security gates.

***Project Timing***

RAI AZO, LLC hopes to purchase the Property by April 1, 2016 and begin site improvements, including completion of the response activity (vapor intrusion mitigation). As such, we are hoping to bring this Application to the Authority for approval at its next meeting on January 21, 2016. If approved, we would plan to have the Brownfield Plan to the Authority for approval at its February 25, 2016 meeting. Thereafter, we would work with the Authority to obtain approval of the Plan by the City of Portage City Council (March 8, 2016 meeting) and present the Brownfield Plan to the Kalamazoo County Commission Committee of the Whole on March 15, 2016. If approved, we will assist the County in preparation of Notices for County submittal to all taxing jurisdictions and the required Notice of Hearing. This would position the Plan for review at a Public Hearing on April 5, 2016, and final approval by the Kalamazoo Board of Commission at its April 5, 2016 meeting.

We appreciate your assistance and review of the attached Application. If you have any questions, please do not hesitate to contact either Mr. David Riley of RAI AZO, LLC at (269) 625-6155 or me at (269) 624-4211.

Very truly yours,

**PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC.**

*Lisa K. J. Phillips*

Lisa K. J. Phillips, CGWP, CP  
Hydrogeologist/Project Manager

Enclosures: Part I and Part II Project Application  
Conditional Reimbursement Agreement  
Potentially Eligible Activities Worksheet  
Check Number 4874 (under separate cover)

Cc: Rebecca Bakeman, RAI AZO, LLC  
David Riley, RAI Jets, LLC



## PART I PROJECT APPLICATION

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

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

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

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

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

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

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

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

You should contact us at phone or fax or the following email – [lmjarn@kalcounty.com](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 type="checkbox"/>	
Other (specify)	<input type="text" value="LLC"/>	<input type="text" value="Sole Member LLC"/>

10 Describe nature and history of business:

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

**Proposed Project Site Information**

12 Address(es) (if known):

13 Tax IDs:

14 Present Owner(s):

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

16 Does applicant have land control: No  Yes

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

17 Any currently known environmental issues?

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

19 Is access to site permitted? No  Yes

20 Project Type:

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

21 Project Size:

Parcel Size (acres):	<input type="text" value="2.79 plus 0.63 acres (3.42 Acres total)"/>
Existing building area (sq ft):	<input type="text" value="29,800 sf"/>
New building area (sq ft):	<input type="text" value="n/a"/>

22 Project timeline (proposed or actual):



**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 (*Kalamazoo County accepts credit cards for payment*):

- 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="" type="checkbox"/>	Financial Commitments	<input checked="" type="checkbox"/>
Market Analysis	<input type="text" value="n/a"/>	Environmental Information/Reports	<input checked="" type="checkbox"/>
Architectural/Site Plans	<input type="text" value="n/a"/>		

**Project Team**

Bank/Financing:   
 Legal Counsel:   
 Environmental Consultant:   
 Architect:   
 Construction Management:   
 Other:

**Proposed Brownfield Funding Requested**

13 Total Investment Anticipated:	\$	766,500.00
Land:	\$	350,000.00
New Construction/Site Improvements:	\$	327,500.00
Eligible Brownfield Activities (Specify):	\$	89,000.00
Other (Specify below):	\$	-
<input type="text"/>		
Total Capital Investment:	\$	766,500.00

Funding Sources Requested:

Kalamazoo County Brownfield Redevelopment Authority		
Authority Grant/Loan Funding:		\$ -
Brownfield Plan and Act 381 Work Plan(s):		\$ 89,000.00
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:		\$ 89,000.00

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   
Yes

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

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

Signature		Date	22-Dec
Title	Director of Operations, RAI Jets LLC		
Direct office or cell number	269-625-6155		
Fax number	269-651-9164		
Email address	davidr@flyrai.com		

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@kalcounty.com](mailto:lmjarn@kalcounty.com)  
 Office Fax: 269-383-8920

## REIMBURSEMENT AGREEMENT

This Reimbursement Agreement is made as of [redacted] by and between  
RAI AZO, LLC [redacted] ("Applicant") and The Kalamazoo County Brownfield  
Redevelopment Authority (the "Authority").

The Applicant has applied to the Authority for funding for Brownfield Assessment and Planning (the "Funds"). The Applicant desires to use the Funds to pay for the costs of *"list of proposed eligible activities i.e. Phase I and II environmental site assessment, baseline environmental assessment, due care plan, creation of a Brownfield plan and similar and related costs"* (the "Costs") to be incurred in connection with the Applicant's proposed acquisition and development of the property and facility at

[redacted] 5825 Willoughby Dr., Portage, Michigan, currently owned by  
Kalamazoo Aviation History Museum [redacted] (the "Site"). If the Authority grants the application

of the Applicant for Funds, the Authority may incur Costs, or obligate itself to incur Costs, on behalf of the Applicant. To induce the Authority to act favorably on the Applicant's application and assure the Authority that the Applicant will reimburse the Authority for any Costs incurred by it if Applicant does not consummate acquisition and development of the Site within one year, the Applicant and Authority are hereby entering into this Reimbursement Agreement.

Accordingly, the Applicant and the Authority, in consideration of the foregoing premises and for other good and valuable consideration, hereby agree as follows, intending to be legally bound:

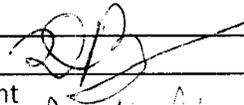
- 1 **Agreement to Reimburse Authority.** If the Authority incurs Costs on behalf of the Applicant with respect to the Site, and if the Applicant fails to consummate the purchase of the Site and commence development of the site within 12 months for any reason, the Applicant will reimburse the Authority for all such Costs incurred by the Authority.
- 2 **Reimbursement Procedure.** The Authority may request reimbursement of Costs at any time after the Authority determines in its reasonable judgment that it is entitled reimbursement pursuant to Section 1 above. Such request shall be in writing and shall be accompanied by receipts or other documentation reasonably sufficient to establish the veracity and amount of the Costs being requested for reimbursement. The Applicant shall reimburse the Authority within 30 days after receiving such a written request for reimbursement.
- 3 **Funding Guarantee.** The Authority does require posting of security to secure reimbursement to the Authority for Costs. The security could include, at a minimum, a personal guarantee of funds or property or assets as appropriate to assure the Authority that the Applicant will either follow through with the planned activity or reimburse the Authority its Costs.
- 4 **Effective Time; Termination.** This Agreement shall govern and become operative if and when the Applicant's application for Funds is approved and the Authority incurs Costs; the Agreement shall then continue in full force and effect until the earlier of (i) commencement of development by Applicant or (ii) reimbursement of all Costs by Applicant. If Applicant's application is not approved or the Authority does not incur any Costs with respect thereto, this Agreement shall be null, void and of no further effect.

5 **Miscellaneous.** This Agreement: shall be governed by the internal laws of the State of Michigan; may be signed in one or more counterparts, each of which shall be enforceable as an original; may only be amended by further written agreement of the Authority and the Applicant; is intended to be legally binding on the parties and their successors and assigns; and constitutes the entire understanding of the parties with respect to its subject matter.

In witness of their agreement to be legally bound by the terms of this Reimbursement Agreement, the Authority and the Applicant have set forth their signatures below by their duly authorized representatives.

Kalamazoo County Brownfield Redevelopment Authority

By:   
Its pursuant to resolution of the Authority dated:

Developer:  
By:   
Authorized Agent *David Riley*

Address of Developer

Name	RAI AZO, LLC
Street/Number	1 Airport Road
City, State, Zip	Sturgis, Michigan 49091
Phone	269-651-2821
Fax	269-651-9164
Email	ops@flyrai.com

**Potentially Eligible Activities**

		Units	Quantity	\$/Unit	Total
<b>1.00</b>	<b><u>Baseline Environmental Assessment (BEA)</u></b>				
1.01	Phase I and II Environmental Site Assessments		0	\$0	\$1,000
1.02	Baseline Environmental Assessment		0	\$0	\$3,000
1.03	Due Care Plan/Section 7a Compliance Analysis		0	\$0	\$4,500
1.04	Associated Property Boundary Survey		0	\$0	\$0
	<b>Sub-Total</b>				\$8,500
	Contingency 15%				\$1,275
					<b>\$9,775</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>2.00</b>	<b><u>Due Care</u></b>				
2.01	Due Care Investigation and Assessments		0	\$0	\$0
2.02	Development of a Plan for Response Activities or Due Care Documentation		0	\$0	\$9,000
2.03	Response Activity(ies)		0	\$0	\$25,000
	<b>Sub-Total</b>				\$34,000
	Contingency 15%				\$5,100
					<b>\$39,100</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>3.00</b>	<b><u>Additional Response Activities</u></b>				
3.01	Evaluations and Investigations		0	\$0	\$0
3.02	Additional Implementation		0	\$0	\$0
	<b>Sub-Total</b>				\$0
	Contingency 15%				\$0
					<b>\$0</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>4.00</b>	<b><u>Building Demolition</u></b>				
4.01	Building Demolition/Deconstruction		0	\$0	\$0
4.02	Foundation and basement removals		0	\$0	\$0
4.03	Dewatering during foundation and basement removals		0	\$0	\$0
4.04	Sheeting/Shoring		0	\$0	\$0
4.05	Backfill		0	\$0	\$0
4.06	Compaction		0	\$0	\$0
4.07	Rough grading		0	\$0	\$0
	<b>Sub-Total</b>				\$0
	Contingency 15%				\$0
					<b>\$0</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>5.00</b>	<b><u>Site Demolition</u></b>				
5.01	Removal of abandoned utilities		0	\$0	\$0
5.02	Underground storage tank removal		0	\$0	\$0
5.03	Remove 32,000 sq. ft. of Parking lot		1	\$10,000	\$10,000
5.04	Roads		0	\$0	\$0
5.05	Curbs, gutter		0	\$0	\$0
5.06	Rail spurs		0	\$0	\$0
5.07	Sidewalks, bike paths		0	\$0	\$0
5.08	Other Site Demolition (Describe)		0	\$0	\$0
5.09	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		0	\$0	\$0
	<b>Sub-Total</b>				\$10,000
	Contingency 15%				\$1,500
					<b>\$11,500</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>6.00</b>	<b><u>Lead and Asbestos Abatement</u></b>				
6.01	Pre-Demolition Survey		0	\$0	\$0
6.02	Abatement including disposal and air monitoring		0	\$0	\$0
	<b>Sub-Total</b>				\$0
	Contingency 15%				\$0
					<b>\$0</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>7.00</b>	<b><u>Development of Work Plan</u></b>				
7.01	Development of Brownfield Plan		1	\$7,000	\$7,000
7.02	Development of Act 381 Work Plan		1	\$3,000	\$3,000
	<b>Sub-Total</b>				\$10,000
	Contingency 15%				\$1,500
					<b>\$11,500</b>
		<b>Units</b>	<b>Quantity</b>	<b>\$/Unit</b>	<b>Total</b>
<b>8.00</b>	<b><u>Relocation of Public Buildings</u></b>				
8.01	Relocation of public buildings for economic development		0	\$0	\$0
	<b>Sub-Total</b>				\$0
	Contingency 15%				\$0
					<b>\$0</b>

	Units	Quantity	\$/Unit	Total
<b>9.00 Environmental Insurance</b>				
9.01 Liability Insurance		0	\$0	\$0
<b>Sub-Total</b>				\$0
Contingency 15%				\$0
				<b>\$0</b>
	Units	Quantity	\$/Unit	Total
<b>10.00 Infrastructure Improvements (directly benefitting property)</b>				
10.01 Streets, roads		0	\$0	\$0
10.02 Sidewalks		0	\$0	\$0
10.03 Bike paths		0	\$0	\$0
10.04 Bridges		0	\$0	\$0
10.05 Lighting		0	\$0	\$0
10.06 Signage		0	\$0	\$0
10.07 Storm sewers/Drainage		0	\$0	\$0
10.08 Water mains		0	\$0	\$0
10.09 Curb and gutter		0	\$0	\$0
10.10 Sanitary sewer mains		0	\$0	\$0
10.11 Landscaping		1	\$15,000	\$15,000
10.12 Marinas		0	\$0	\$0
10.13 Boardwalks		0	\$0	\$0
10.14 Park/Seating areas		0	\$0	\$0
10.15 Public rail lines		0	\$0	\$0
10.16 Underground Parking Structure		0	\$0	\$0
10.17 Urban Storm Water Management Systems (Low Impact Design)		0	\$0	\$0
10.18 Soft Costs (Engineering, Design, Survey, Legal, other Professional)		0	\$0	\$0
<b>Sub-Total</b>				\$15,000
Contingency 15%				\$2,250
				<b>\$17,250</b>
	Units	Quantity	\$/Unit	Total
<b>11.00 Site Preparation</b>				
11.01 Staking		0	\$0	\$0
11.02 Geotechnical Engineering		0	\$0	\$0
11.03 Excavation for Unstable material		0	\$0	\$0
11.04 Foundation work to address special soil concerns		0	\$0	\$0
11.05 Fill		0	\$0	\$0
11.06 Dewatering		0	\$0	\$0
11.07 Land Balancing		0	\$0	\$0
11.08 Grading		0	\$0	\$0
11.09 Relocation of existing utilities		0	\$0	\$0
11.10 Compaction and sub-base preparation		0	\$0	\$0
11.11 Cut and fill operations		0	\$0	\$0
11.12 Temporary construction access and/or roads		0	\$0	\$0
11.13 Temporary facility		0	\$0	\$0
11.14 Temporary traffic control		0	\$0	\$0
11.15 Temporary erosion control		0	\$0	\$0
11.16 Temporary site control		0	\$0	\$0
11.17 Retaining walls in downtown areas		0	\$0	\$0
11.18 Temporary sheeting/shoring		0	\$0	\$0
11.19 Clearing and grubbing		0	\$0	\$0
11.20 Soft Costs (Engineering, Design, Survey, Legal, other Professional)		0	\$0	\$0
<b>Sub-Total</b>				\$0
Contingency 15%				\$0
				<b>\$0</b>
	Units	Quantity	\$/Unit	Total
<b>12.00 Quieting Title</b>				
12.01 Clearing or quieting title, selling or conveying property owned by Land Bank		0	\$0	\$0
12.02 Clearing or quieting title, selling or conveying property owned by Qualified LUG		0	\$0	\$0
<b>Sub-Total</b>				\$0
Contingency 15%				\$0
				<b>\$0</b>
<b>Total Contingency</b>				<b>\$11,625</b>
<b>Total Potential Brownfield Plan Eligible Costs</b>				<b>\$89,125</b>

**Additional Site Exterior Improvements:**

Replace 32,000 sq. ft. of bitumious pavement for parking lot	\$36,000
Preparation for AST Installation	\$15,000
AST System	\$122,000
Construct an additional taxi way	\$20,000
Cap Concrete Taxi way	\$20,000
Exterior painting	\$20,000
New gates and fencing (some to meet FAA requirements)	\$10,000
<b>Subtotal:</b>	<b>\$243,000</b>
Contingency 15%	\$36,450
<b>Total Exterior Site Improvements:</b>	<b>\$279,450</b>

**Table 1**  
**Summary of Eligible Activities and Costs**  
RAI AZO, LLC  
5825 and 5901 Willoughby Drive, Portage, MI

**DRAFT**

Activity	Estimated Costs
1. MDEQ Eligible Activities:	
a. Phase I and II Environmental Site Assessments	\$ 1,000
b. Baseline Environmental Assessment	\$ 3,000
c. Due Care Plan/Section 7a Compliance Analysis	\$ 4,500
d. Development of a Plan for Response Activities or Due Care Documentation	\$ 9,000
e. Response Activity(ies)	\$ 25,000
f. Brownfield Plan with Act 381 Work Plan	\$ 5,000
Subtotal:	\$ 47,500
c. Contingency (15%)	\$ 7,125
<b>MDEQ TOTAL:</b>	<b>\$ 54,625</b>
2. MSF Eligible Activities	
a. Brownfield Plan with Act 381 Work Plan	\$ 5,000
b. Demolition of Parking Lot	\$ 10,000
c. Landscaping	\$ 15,000
Subtotal:	\$ 30,000
d. Contingency (15%)	\$ 4,500
<b>MSF TOTAL:</b>	<b>\$ 34,500</b>
<b>GRAND TOTAL OF ELIGIBLE ACTIVITIES: \$ 89,125</b>	
<b>SUMMARY OF ELGIBLE COSTS:</b>	
Total to RAI AZO, LLC (Without Interest)	\$ 89,125
Interest to RAI AZO, LLC	\$ 16,547
Total to State Brownfield Redevelopment Fund (3 mils SET)	\$ 11,981
Total to KCoBRA Administrative/Operating Costs	\$ 5,000
Total to KCoBRA Local Site Remediation Revolving Fund	\$ 75,130
<b>TOTAL REIMBURSEMENT NEEDED FROM CAPTURED INCREMENT:</b>	<b>\$ 197,783</b>

City of Portage Tax Summary

DRAFT

	<b>2016 Number of Mils</b>
<b>Winter</b>	
District Library	1.5000
Public Safety	1.4491
Housing Fund	0.1000
	<hr/>
	3.0491
<b>Summer</b>	
City of Portage	10.9256
KVCC	2.8135
KRESA	6.0416
State Education Tax	6.0000
School Operating	18.0000
County Tax	4.6871
Transportation	0.4000
	<hr/>
	48.8678

- Notes: (1) The School Building/Debt Tax is not available for reimbursement. (5 Mils)  
(2) The Juvenile Home millage is not available for reimbursement (0.2528 Mils)  
(3) Only the non-debt portion of KRESA millage is eligible for reimbursement (0.3650 Mils debt portion)  
(4) Only half of the State Education Tax (3 Mils) is eligible for reimbursement.

Estimated Annual Total Mils with School Tax Capture is 48.9169  
Estimated Annual Total Mils without School Tax Capture is 27.9169

**Table 2**  
**Estimate of Total Captured Incremental Taxes**  
RAI AZO, LLC  
5825 and 5901 Willoughby Drive, Portage, Michigan

DRAFT

Year	Millages			Initial Taxable Value	Estimated Tax Revenue from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues			Incremental Taxable Value Available for Capture
	Estimated Annual School Millage	Estimated Annual Non-school Millage	Total Estimated Annual Millage				Estimated Future School Tax Revenues	Estimated Future Non-School Tax Revenues	Total Estimated Future Tax Revenues	
2016	21.0000	27.9169	48.9169	0	0.00	0	0.00	0.00	0.00	0
2017	21.0000	27.9169	48.9169	0	0.00	250,000	5,250.00	6,979.23	12,229.23	250,000
2018	21.0000	27.9169	48.9169	0	0.00	255,000	5,355.00	7,118.81	12,473.81	255,000
2019	21.0000	27.9169	48.9169	0	0.00	260,100	5,462.10	7,261.19	12,723.29	260,100
2020	21.0000	27.9169	48.9169	0	0.00	265,302	5,571.34	7,406.41	12,977.75	265,302
2021	21.0000	27.9169	48.9169	0	0.00	270,608	5,682.77	7,554.54	13,237.31	270,608
2022	21.0000	27.9169	48.9169	0	0.00	276,020	5,796.42	7,705.63	13,502.05	276,020
2023	21.0000	27.9169	48.9169	0	0.00	281,541	5,912.35	7,859.74	13,772.09	281,541
2024	21.0000	27.9169	48.9169	0	0.00	287,171	6,030.60	8,016.94	14,047.54	287,171
2025	21.0000	27.9169	48.9169	0	0.00	292,915	6,151.21	8,177.27	14,328.49	292,915
2026	21.0000	27.9169	48.9169	0	0.00	298,773	6,274.24	8,340.82	14,615.06	298,773
2027	21.0000	27.9169	48.9169	0	0.00	304,749	6,399.72	8,507.64	14,907.36	304,749
2028	21.0000	27.9169	48.9169	0	0.00	310,844	6,527.72	8,677.79	15,205.50	310,844
2029	21.0000	27.9169	48.9169	0	0.00	317,060	6,658.27	8,851.34	15,509.61	317,060
2030	21.0000	27.9169	48.9169	0	0.00	323,402	6,791.43	9,028.37	15,819.81	323,402

**Table 3**  
**Estimate of Taxable Value and Incremental Tax Revenue by Year for Each Taxing Jurisdiction**  
RAI AZO, LLC  
5825 and 5901 Willoughby Drive, Portage, Michigan

DRAFT

Taxing Jurisdiction									School Tax Increment		Total School Taxes Available for Capture	Total Non-school Taxes Available for Capture	TOTAL INCREMENTAL TAXES AVAILABLE FOR CAPTURE	
	District Library	Public Safety	Housing Fund	City of Portage	KVCC	KRESA	County Tax	Transportation	State Education Tax	Portage Public Schools Operation				
Operating Mills (2016)	1.5000	1.4491	0.1000	10.9256	2.8135	6.0416	4.6871	0.4000	3.0000	18.0000	21.0000	27.9169	48.9169	
Year	Taxable Value Available for Capture													
2016	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	250,000	375.00	362.28	25.00	2,731.40	703.38	1,510.40	1,171.78	100.00	750.00	4,500.00	5,250.00	6,979.23	12,229.23
2018	255,000	382.50	369.52	25.50	2,786.03	717.44	1,540.61	1,195.21	102.00	765.00	4,590.00	5,355.00	7,118.81	12,473.81
2019	260,100	390.15	376.91	26.01	2,841.75	731.79	1,571.42	1,219.11	104.04	780.30	4,681.80	5,462.10	7,261.19	12,723.29
2020	265,302	397.95	384.45	26.53	2,898.58	746.43	1,602.85	1,243.50	106.12	795.91	4,775.44	5,571.34	7,406.41	12,977.75
2021	270,608	405.91	392.14	27.06	2,956.56	761.36	1,634.91	1,268.37	108.24	811.82	4,870.94	5,682.77	7,554.54	13,237.31
2022	276,020	414.03	399.98	27.60	3,015.69	776.58	1,667.60	1,293.73	110.41	828.06	4,968.36	5,796.42	7,705.63	13,502.05
2023	281,541	422.31	407.98	28.15	3,076.00	792.11	1,700.96	1,319.61	112.62	844.62	5,067.73	5,912.35	7,859.74	13,772.09
2024	287,171	430.76	416.14	28.72	3,137.52	807.96	1,734.97	1,346.00	114.87	861.51	5,169.09	6,030.60	8,016.94	14,047.54
2025	292,915	439.37	424.46	29.29	3,200.27	824.12	1,769.67	1,372.92	117.17	878.74	5,272.47	6,151.21	8,177.27	14,328.49
2026	298,773	448.16	432.95	0.00	3,264.28	840.60	1,805.07	1,400.38	119.51	896.32	5,377.92	6,274.24	8,310.94	14,615.06
2027	304,749	457.12	441.61	30.47	3,329.56	857.41	1,841.17	1,428.39	121.90	914.25	5,485.47	6,399.72	8,507.64	14,907.36
2028	310,844	466.27	450.44	31.08	3,396.15	874.56	1,877.99	1,456.95	124.34	932.53	5,595.18	6,527.72	8,677.79	15,205.50
2029	317,060	475.59	459.45	31.71	3,464.08	892.05	1,915.55	1,486.09	126.82	951.18	5,707.09	6,658.27	8,851.34	15,509.61
2030	323,402	485.10	468.64	32.34	3,533.36	909.89	1,953.86	1,515.82	129.36	970.20	5,821.23	6,791.43	9,028.37	15,819.81
<b>Total Captured Taxes</b>	<b>5,990.23</b>	<b>5,786.96</b>	<b>369.47</b>	<b>43,631.21</b>	<b>11,235.67</b>	<b>24,127.04</b>	<b>18,717.86</b>	<b>1,597.39</b>	<b>11,980.45</b>	<b>71,882.72</b>	<b>83,863.18</b>	<b>111,455.83</b>	<b>195,348.88</b>	

Notes:

- (1) The School Building/Debt Tax (5 Mills) is not available for reimbursement.
- (2) The Juvenile Home millage is not available for reimbursement (0.2528 Mills)
- (3) Only the non-debt portion of the KRESA millage is eligible for reimbursement (0.3650 Mills debt portion)
- (4) Only half of the State Education Tax (3 Mills) is eligible for reimbursement.

**Table 4**  
**Reimbursement Schedule With Interest**  
RAI AZO, LLC  
5825 and 5901 Willoughby Drive, Portage, Michigan

DRAFT

Year	Estimated Incremental Taxes Captured (From Table 3)				Reimbursement to KCoBRA (Administrative - Non School Tax Only)			Reimbursement to Developer/RAI AZO, LLC <sup>4</sup>				LSRRF Capture <sup>1</sup>			Interest Calculations (3%)		
	Annual			Cumulative	Annual		Cumulative	Annual			Cumulative	Annual		Cumulative	Remaining Principal	Interest Payment	Principal Payment
	School	Non-School	Total		School	Non-School		School	Non-school	Total		School	Non-school				
2016	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	89,125.00	2,673.75	-
2017	5250.00	6,979.23	12,229.23	12,229.23	-	348.96	348.96	5250.00	6,630.26	11,880.26	11,880.26	-	-	-	91,798.75	2,753.96	9,126.30
2018	5355.00	7,118.81	12,473.81	24,703.03	-	711.88	1,060.84	5355.00	6,406.93	11,761.93	23,642.19	-	-	-	82,672.45	2,480.17	9,281.76
2019	5462.10	7,261.19	12,723.29	37,426.32	-	726.12	1,786.96	5462.10	6,535.07	11,997.17	35,639.36	-	-	-	73,390.69	2,201.72	9,795.45
2020	5571.34	7,406.41	12,977.75	50,404.07	-	740.64	2,527.60	5571.34	6,665.77	12,237.11	47,876.47	-	-	-	63,595.25	1,907.86	10,329.25
2021	5682.77	7,554.54	13,237.31	63,641.38	-	755.45	3,283.06	5682.77	6,799.08	12,481.85	60,358.32	-	-	-	53,265.99	1,597.98	10,883.87
2022	5796.42	7,705.63	13,502.05	77,143.43	-	770.56	4,053.62	5796.42	6,935.07	12,731.49	73,089.81	-	-	-	42,382.12	1,271.46	11,460.03
2023	5912.35	7,859.74	13,772.09	90,915.52	-	785.97	4,839.59	5912.35	7,073.77	12,986.12	86,075.93	-	-	-	30,922.10	927.66	12,058.46
2024	6030.60	8,016.94	14,047.54	104,963.06	-	160.41	5,000.00	6030.60	7,856.53	13,887.13	99,963.06	-	-	-	18,863.64	565.91	13,321.22
2025	6151.21	8,177.27	14,328.49	119,291.55	-	-	-	2450.74	3,257.95	5,708.69	105,671.75	3,700.47	4,919.32	8,619.79	5,542.42	166.27	5,542.42
2026	6274.24	8,310.94	14,615.06	133,906.60	-	-	-	-	-	-	-	6,274.24	8,310.94	14,585.18			
2027	6399.72	8,507.64	14,907.36	148,813.96	-	-	-	-	-	-	-	6,399.72	8,507.64	14,907.36			
2028	6527.72	8,677.79	15,205.50	164,019.46	-	-	-	-	-	-	-	6,527.72	8,677.79	30,112.86			
2029	6658.27	8,851.34	15,509.61	179,529.08	-	-	-	-	-	-	-	6,658.27	8,851.34	45,622.48			
2030	6791.43	9,028.37	15,819.81	195,348.88	-	-	-	-	-	-	-	2,705.81	3,597.04	51,925.33			
						<b>5,000.00</b>		47,511.33	58,160.43	<b>105,671.75</b>	105,671.75	32,266.23	42,864.08	<b>75,130.31</b>		16,546.75	91,798.75

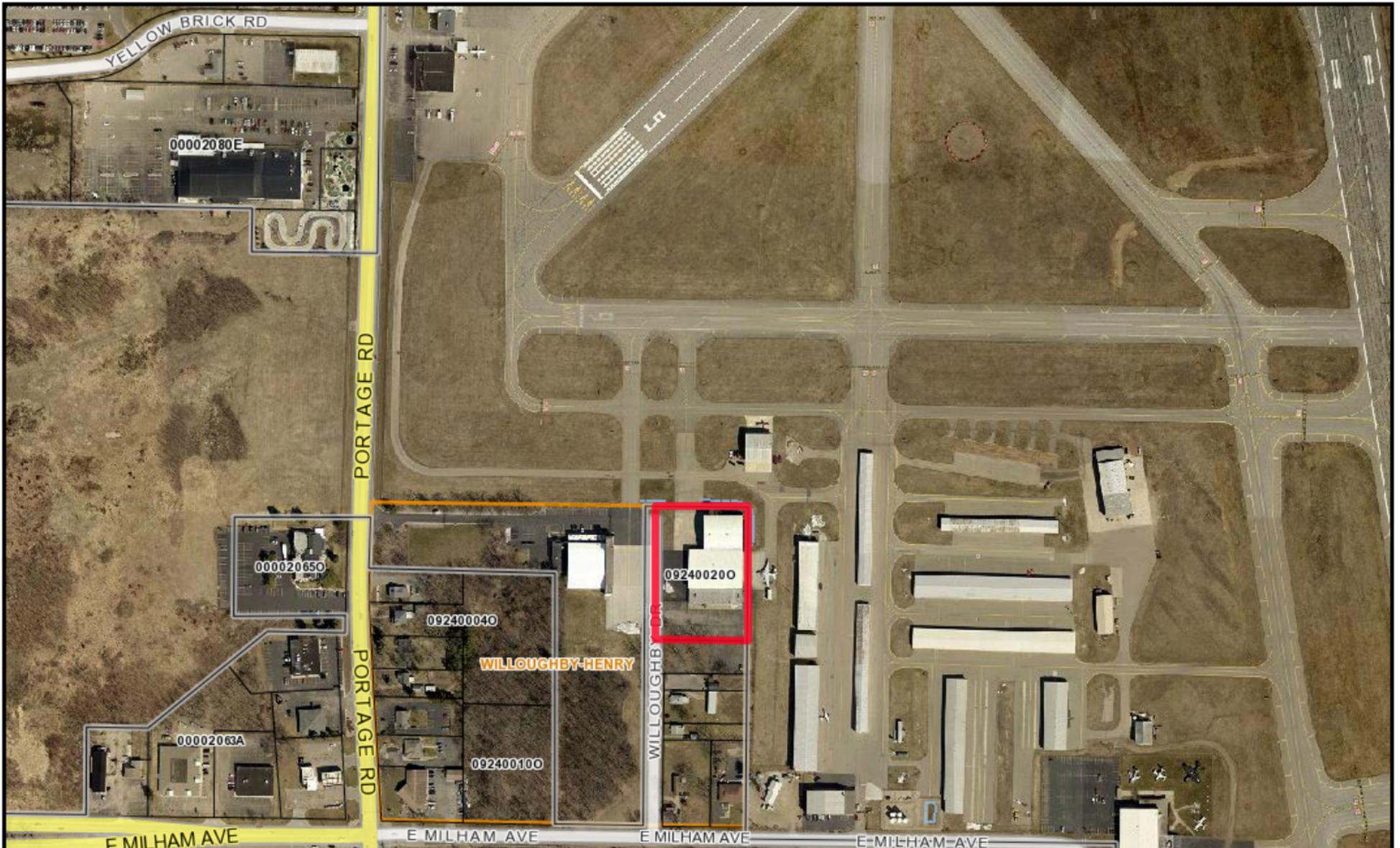
**TOTAL REIMBURSEMENT FOR TAX INCREMENT<sup>3</sup>:**

**\$ 197,783.06**

<sup>1</sup> The first and last years of capture each represent a portion of a year, for a total of five years.

<sup>2</sup> Total includes Principal plus first month's interest of **\$2,673.75**

<sup>3</sup> Includes 3 Mills SET to State Brownfield Redevelopment Fund - estimated at **\$11,981**



**City of Portage Map Document**



web mapping by  
Amalgam LLC



1:5800

**Map Publication:**

Wed Dec 9 2015 01:28:33 PM

**Disclaimer:**

This map does not represent a survey or legal document and is provided on an "as is" basis. City of Portage expresses no warranty for the information displayed on this map document.

# VARNUM LLP

ATTORNEYS AT LAW

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

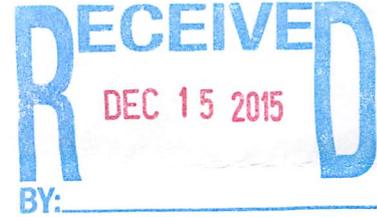
EIN 38-1294924 • TELEPHONE 616 / 336-6000 • FAX 616 / 336-7000

FRED SCHUBKEGEL

FLSCHUBKEGEL@VARNUMLAW.COM

DIRECT DIAL 269/553-3514

Kalamazoo County Department of Planning  
and Community Development  
Attn: Ms. Rachael Grover  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007



RE: GENERAL  
Matter Number: 338050  
Invoice Number: 961946  
Invoice Date: December 9, 2015

LEGAL SERVICES RENDERED:

<u>Date</u>	<u>Description/Services Rendered By</u>	<u>Hours</u>	<u>Amount</u>
11/05/15	Office conference re property tax appeal and impact of same on payment of tax increment revenues to developers. Susan M. Wyngaarden	0.40	114.00
11/05/15	Review and analyze Gesmundo Development Agreement re Costco property tax appeal. Res Costco tax appeal re same. Peter A. Schmidt	1.00	285.00
11/09/15	Review Costco Michigan Tax Tribunal appeal documents re assessment value. Peter A. Schmidt	0.50	142.50
11/10/15	Internal work session on Costco property tax appeal issues. (NO CHARGE - CLIENT COURTESY.) Fred Schubkegel	0.00	0.00
11/10/15	Review Brownfield Plan, Development Agreement and property tax documents re Costco property tax assessment appeal. Peter A. Schmidt	2.30	655.50

December 9, 2015  
Invoice No. 961946  
Matter No. 338050  
Page 2

11/11/15	Prepare for and participate in conference call with Ms. Grover and Mr. Agostinelli re holdback of taxes during Costco tax appeal. Peter A. Schmidt	0.60	171.00
11/12/15	Internal work session on advice summary re. Costco tax appeal and related strategy. Fred Schubkegel	0.60	171.00
11/12/15	Review brownfield documents and prepare analysis re Costco tax appeal and transmit to Ms. Grover. Peter A. Schmidt	1.00	285.00

TOTAL FEES FOR SERVICES	\$1,824.00
TOTAL THIS INVOICE	\$1,824.00
PRIOR BALANCE AS OF December 9, 2015	370.50
TOTAL PAYMENT DUE	\$2,194.50

<u>Time Summary</u>	<u>Avg. Rate</u>	<u>Hours</u>	<u>Amount</u>
Fred Schubkegel	285.00	.60	171.00
Susan M. Wyngaarden	285.00	.40	114.00
Peter A. Schmidt	285.00	5.40	1,539.00
TOTALS		6.40	1,824.00

**VARNUM**  
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: Ms. Rachael Grover  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49007

RE: GENERAL  
Matter Number: 338050  
Invoice Number: 961946  
Invoice Date: December 9, 2015

R E M I T T A N C E C O P Y

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Services	1,824.00
<b>TOTAL THIS INVOICE</b>	<b>\$1,824.00</b>
Prior Balance as of 12/09/15	370.50
<b>TOTAL DUE</b>	<b>\$2,194.50</b>
	=====

TERMS: Payment of each of our invoices is due promptly upon receipt.

Please make check payable to Varnum LLP and return this page with your payment.

All services are subject to the Services and Billing memorandum, which can be found at [www.varnumlaw.com/service-and-billing](http://www.varnumlaw.com/service-and-billing).



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 01904  
 Date 01/12/2016  
 Project **150386 FY16 USEPA BF Assessment Grant Application - W.O. 22**

INVOICE: Through Jan 01, 2016

USEPA BF ASSESSMENT GRANT APPLICATION

Professional Fees

	Hours	Rate	Billed Amount
Marketing Manager			
Pamela L. Jackson			
Professional Services	5.50	90.00	495.00
Principal			
Jeffrey C. Hawkins			
Professional Services	6.00	140.00	840.00
Phase subtotal			1,335.00
		Invoice total	<b>1,335.00</b>

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



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

Invoice number 01903  
Date 01/12/2016  
Project **150063 General Environmental Review  
W.O. 17**

INVOICE: Through Jan 01, 2016

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

	Hours	Rate	Billed Amount
Principal			
Jeffrey C. Hawkins			
Professional Services	2.00	140.00	280.00
		Invoice total	<b>280.00</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		Budget Estimates		Actual					
Project	W.O.	Site/Phase	Total	County Funding	Invoice #	Invoice Date	Invoice Amount	Task Budget Remaining	Total Budget Remaining
		Brownfield EA and Admin. 247-000-808.00							
150063	17	General Environmental Review	\$ 3,500.00	\$ 3,500.00	00848	2/19/2015	\$ 300.00	\$ 3,200.00	\$ 3,200.00
		Amendment #1 - Approved 12-17-15	\$ 5,000.00	\$ 5,000.00	01015	4/15/2015	\$ 140.00	\$ 3,060.00	\$ 3,060.00
					01112	5/20/2015	\$ 1,206.25	\$ 1,853.75	\$ 1,853.75
					01129	6/3/2015	\$ 161.25	\$ 1,692.50	\$ 1,692.50
					01321	7/15/2015	\$ 287.50	\$ 1,405.00	\$ 1,405.00
					01438	8/19/2015	\$ 175.00	\$ 1,230.00	\$ 1,230.00
					01473	9/8/2015	\$ 210.00	\$ 1,020.00	\$ 1,020.00
					01584	10/9/2015	\$ 140.00	\$ 880.00	\$ 880.00
					01704	11/11/2015	\$ 560.00	\$ 320.00	\$ 320.00
					01746	12/4/2015	\$ 280.00	\$ 40.00	\$ 40.00
					01903*	1/12/2016	\$ 280.00	\$ 4,760.00	\$ 4,760.00
		Project Subtotal	\$ 8,500.00	\$ 8,500.00		Project Subtotal	\$ 3,740.00		\$ 4,760.00
130129	1	Kartar #6, 306 N. Grand, Schoolcraft, MI							
		Project Complete	\$ 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	\$ 12,000.00	\$ 12,000.00		Project Subtotal	\$ 11,035.87		\$ -
130388	7	Former Fox River Paper Mill (Hov-Aire Parcel)							
		Project Complete	\$ 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	\$ 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	\$ 3,000.00	\$ 3,000.00		Project Subtotal	\$ 3,000.00	\$ -	\$ -
140455	14	CMS, 555 E. Eliza Street, Schoolcraft, MI							
		Project Subtotal	\$ 58,700.00	\$ 58,700.00		Project Subtotal	\$ 59,425.41		\$ -
140519	16	CMS, 1819/2019 N. Pitcher Street, Kalamazoo Twp.							
		Project Subtotal	\$ 10,000.00	\$ 10,000.00		Project Subtotal	\$ 9,999.71	\$ 0.29	\$ -
150025	19	Checker Motors Site	\$ 4,000.00	\$ 4,000.00	00903	3/11/2015	\$ 1,178.75	2821.25	
		Project Subtotal	\$ 4,000.00	\$ 4,000.00		Project Subtotal	\$ 1,265.00		\$ -
150026	20	Accu Mold, 4460 Commercial Ave. Portage, MI	\$ 7,500.00	\$ 7,500.00	00902	3/11/2015	\$ 3,033.75	4466.25	
		Project Subtotal	\$ 7,500.00	\$ 7,500.00		Project Subtotal	\$ 4,948.75		\$ -
21		Eliza Street MDEQ Grant and Loan - refer to separate spreadsheet							
150386	22	FY16 US EPA Brownfield Assessment Grant Application	\$ 3,000.00	\$ 3,000.00	01747	12/4/2015	\$ 1,655.00	\$ 1,345.00	\$ 1,345.00
					01904*	1/12/2016	\$ 1,335.00	\$ 10.00	\$ 10.00
						Project Subtotal	\$ 2,990.00		\$ 10.00
150391	23	Blackbird Billiards, LLC Brownfield Plan - 3912 Douglas, Ktwp*	\$ 2,500.00	\$ 2,500.00	01763	12/7/2015	\$ 2,500.00	\$ -	\$ -
						Project Subtotal	\$ 2,500.00		\$ -
150390	24	Kalamazoo West Prof. Center, 2415 S. 11th St., Oshtemo Twp.	\$ 4,000.00	\$ 4,000.00				\$ 4,000.00	\$ 4,000.00
		Brownfield Plan - On hold.							
		Total Project Budgets	\$ 197,000.00	\$ 197,000.00		Total	\$ 175,377.00		\$ 8,794.62



**Department of Planning & Community Development**

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

**INTER-OFFICE INVOICE**

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

**Invoice**

Invoice No.	BRA-4-2015
-------------	------------

<b>DATE</b>	<b>DUE DATE</b>
01/19/16	--

DATE	DESCRIPTION	Cost	Qty	AMOUNT
01/19/16	2015 BRA administration hours County Pay Periods 20-26, 09/19/2015 - 12/25/2015 BRA General (247-000-808.11 Contractual Other) Rachael Grover (281 hours) Fringe Benefits 36.5% Lotta Jarnefelt (21 hours) Fringe Benefits 36.5%	5,608.76 2,047.20 848.75 309.79	1 1 1 1	5,608.76 2,047.20 848.75 309.79
	Revised 1-19-2016 to include last pay period for 2015			
THANK YOU! ☺		<b>TOTAL ---&gt;</b>		<b>\$ 8,814.50</b>

	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>						
County BRA (acct 247-000-) PO 9853	4,250	110,958		-106,708		
Midlink local TIR tax (acct 247-001-420.00)	34,638	11,147		23,491		
Midlink school TIR tax (acct 247-001-420.01)	56,377	56,377		0		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	12,286	7,417	* trsfr to LSRRF	4,870		
9008 Portage Road local TIR (acct 247-003-420.00)	602	0		602		
9008 Portage Road school TIR (acct 247-003-420.01)	618	0		618		
<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	53,864		-43,614		
Midlink local TIR tax (acct 247-001-420.00)	72,647.81	60,512		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		14,272		
General Mills school TIR (acct 247-004-420.01)	93,609.76	61,594		32,015		
Brown Family/Beckan Ind. (acct 247-002-420.00)*	13,644.22	5,659		7,984.74		
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					
555 E. Eliza St. School TIR (247-006-420.01)	64					
<b>BRA ACTUAL TOTAL 2015 AS OF 1-06-2016</b>	335,075	310,739.34	0	24,336	24,336	88,398
<b>2015 Pending remaining of approved Work Orders</b>						
WO#6 GenMills (\$32,400 approved in WO#2 & 6)		0	700 in 2015			
WO#8 Portage (\$10,000+3500 appr 6-26 in WO#4 & 8)		25				
WO# 10 Corner@Drake (\$500 additional approved as Am. # 2)		0				
WO#15 CMS/E Eliza st Asbestos Survey		0	Bal rem WO#14 and #15			
WO#16 CMS-Clausing (amend WO appr 12/18/14)		0				
WO#17 - Gen Env. Consulting, Ammend. #1		5,040				
WO#18 - CMS/E. Eliza MDEQ Grant application		0				
WO#19 - Checker Motors MDEQ SSA grant application		2,735	\$1179 + \$58 application			
WO#20 - 4460 Commercial Ave Portage BF/Act 381 plans			\$4949 for BF Plan			
WO#22 EPA Assessment Grant Proposal		1,345				
WO#23 Brownfield Plan Blackbird Billiards		0				
EPA Brownfield Conference/Training		0.00	\$700 reg. fees; \$165 MEDA			
<b>2015 Pending TIF Payments to Developers &amp; other expenses</b>						
Midlink as of 10/5 - Local Tax		0.00				
Midlink as of 10/5 - School Tax		0.00				
General Mills as of 10/5 - Local Tax		0.00				
General Mills as of 10/5 - School tax		0.00				
Brown Family Holdings transfer to LSRRF 11/2015		5,299.28				
Brown Family Return to KRESA		180.29				
Kalamazoo Mortgage BF Plan (estimated)		4,000				
Eliza St. Hold for MDEQ Loan?		285				
4th quarter administrative expenses		8,815				
Varnum		1,824				
<b>TOTAL</b>		29,547			-29,547	58,850
<b>MDEQ Loan - 555 Eliza Street</b>						
Receipt from MDEQ	150,000					
MDEQ Loan Contractual (247-900-808.00) - Nov. 2015 invoice		1832.5				
Dec. 2015 Envirologic Invoice		7269.32				
<b>Total Remaining Balance of Loan</b>						140,898
<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
<b>Fund 643 TOTAL</b>						13,076



## BROWNFIELD REDEVELOPMENT PROGRAM QUARTERLY REPORT AND PAYMENT REQUEST

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

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

### EXPENDITURES

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

Invoice Number	Invoice Date	Vendor	Task No.	Amount	Proof of Payment (list check number or other reference)
<i>01644</i>	<i>Nov 5, 2015</i>	<i>Envirologic Technologies</i>	<i>2 - Loan</i>	<i>\$1,832.50</i>	<i>473810</i>
<i>01762</i>	<i>Dec 7, 2015</i>	<i>Envirologic Technologies</i>	<i>3 - Loan</i>	<i>\$7,269.32</i>	<i>475119</i>
<b>TOTAL:</b>				<b><i>\$9,101.82</i></b>	

### PROGRESS REPORT

TASK (refer to approved work plan)	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>Task 2 - Due Care and Site Investigation</i>	<i>\$70,000.00</i>	<i>\$8,655.57</i>		<i>Vapor Transmissivity Testing - completed tests for draw down. Communication with owner regarding access, site limitations and requirements for risers, mounts, blowers, electrical</i>
<i>Task 3 Environmental Response</i>	<i>\$75,000.00</i>	<i>\$446.25</i>		<i>Hazardous Materials Removal - verified inventory, consolidated materials</i>
<b>TOTALS:</b>	<b><i>\$145,000.00</i></b>	<b><i>\$9,101.82</i></b>		

Describe proposed activity next quarter including proposed date to complete

*Activities to be completed by the end of Quarter 2 (March 31, 2016):*

*Task 2 - Sub-Slab Depressurization System Design: Layout of extraction points, risers and vents; calculate blower size(s); determine necessity for emissions controls; consult with MDEQ; begin preparation of specifications for bids of various components/services for installation.*

*Task 3 - Hazardous Materials Removal: Inventory materials, request bids from transportation and disposal firms, acquire Generator ID and file Site Identification Form; schedule removal.*

**Brownfield Redevelopment Quarterly Report and Payment Request**

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

Grant Amount:	\$150,000.00
Previously Billed Amount:	\$0.00
This Request:	\$9,101.82
Remaining Grant Balance:	\$140,898.18

**SIGNATURE SECTION**

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

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

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

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

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

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

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



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 2960 Interstate Parkway  
 Kalamazoo, MI 49048

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

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

INVOICE: Through Oct 31, 2015

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

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

REMOVAL OF HAZARDOUS MATERIALS - MDEQ LOAN

Professional Fees

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

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

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

Invoice number 01762  
Date 12/07/2015

Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Nov 29, 2015

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Hours	Rate	Billed Amount
Principal			
David B. Warwick			
Professional Services	0.75	140.00	105.00
Project Manager			
Paul D. French			
Professional Services	40.50	95.00	3,847.50
Senior Project Manager			
David A. Stegink			
Professional Services	0.25	105.00	26.25
Project Scientist			
Robert L. Webster			
Professional Services	25.00	80.00	2,000.00

Expense

	Units	Rate	Billed Amount
Concrete	0.25	12.00	3.00
Field Supplies	2.00	35.00	70.00
Field Truck	2.00	75.00	150.00
Helium Chamber Leak Detector Kit	0.25	150.00	37.50
Vapor Pin/Point	2.00	75.00	150.00
Jackhammer/saw/hammer drill	2.00	45.00	90.00
Mileage	99.00	0.48	47.52
Miscellaneous Expense	1.00	90.904	90.90
<i>Poly tubing</i>			
Oxy/LEL Meter	0.50	35.00	17.50
PID	0.50	75.00	37.50
Silicon Tubing	4.00	5.00	20.00



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 Kalamazoo, MI 49048

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

Invoice number 01762  
 Date 12/07/2015

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Subcontractor

	Units	Rate	Billed Amount
Subcontractor			
Diamond	1.00	235.40	235.40
Phase subtotal			6,928.07

REMOVAL OF HAZARDOUS MATERIALS - MDEQ LOAN

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
David A. Stegink			
Professional Services	3.25	105.00	341.25
		Invoice total	<b>7,269.32</b>

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

**Rachael A. Grover**

---

**Subject:** FW: Quarterly Report Reminder - 1st Quarter Fiscal Year 2016

**From:** Greg Vlietstra  
**Sent:** Thursday, January 14, 2016 4:04 PM  
**To:** Ron Smedley  
**Cc:** Rachael A. Grover; Lotta M. Jarnefelt  
**Subject:** RE: Quarterly Report Reminder - 1st Quarter Fiscal Year 2016

Good afternoon Mr. Smedley,

Thank you for your assistance when I called earlier this morning regarding interest earned for Project #450484-72 (CMS 555 Eliza Street Schoolcraft) for the quarterly period of October 1, 2015 through December 31, 2015. As discussed, the \$150,000 loan monies we received in early November were inadvertently combined in our interest-bearing General Fund bank account with other county monies. Unfortunately, it is difficult to calculate the exact amount of interest when such monies are not segregated.

Please accept this e-mail as a good-faith estimate of interest earned for the period as \$33.26.

I apologize that a segregated account was not created at the time when funds were received in November. I am in the process of opening a non-interest bearing account with PNC. Rachael and Lotta from our Planning Department (copied) will show proof of the new non-interest bearing account with the next quarterly report.

Thank you,  
Greg Vlietstra  
Deputy Treasurer  
Kalamazoo County

**From:** Rachael A. Grover  
**Sent:** Thursday, January 14, 2016 9:43 AM  
**To:** Greg Vlietstra  
**Cc:** Lotta M. Jarnefelt  
**Subject:** FW: Quarterly Report Reminder - 1st Quarter Fiscal Year 2016

Hello Greg,

This is the information from the MDEQ contact that lists the documents we need to attach to our Quarterly progress report – see third paragraph – “as statement documenting interest earned”. It is also in our attached Loan Contract with MDEQ on page 9, Section XXIX (F).

This is in the 247 account for the Kalamazoo County Brownfield Redevelopment Authority - \$150,000 MDEQ Loan. \$9,101.82 of this loan was spent in December.

Let me know what else you might need.

Thank you for your help with this!

**Rachael Grover**  
Resource Coordinator  
Department of Planning & Community Development  
Kalamazoo County Government

**From:** Westmoreland, Barbara (DEQ)  
**Sent:** Wednesday, January 13, 2016 2:35 PM  
**Subject:** Quarterly Report Reminder - 1st Quarter Fiscal Year 2016

**End of Quarter covering October 1, 2015- December 31, 2015.**

You are receiving this email because you or your organization is affiliated with a DEQ Brownfield Redevelopment Grant or Loan. This is a reminder that quarterly reports for all projects and payment requests for grant projects for the 1st quarter of FY 16 are due to your grant coordinator by 1/29/2015.

Please remember when filling out quarterly report forms to include what activities were completed and grant / loan costs that were incurred during this past quarter, and what items are planned for next quarter. If seeking grant reimbursements, the expenditure totals on the quarterly report should match up with the amount requested for reimbursement. **Quarterly reports are required even if there was no work done during the quarter.**

Loan projects should include invoices for work done during quarter, a quarterly progress report and a statement documenting interest earned during the quarter on DEQ loan dollars.

The payment request/quarterly report form is attached for your use. Please provide a signed electronic or hard copy of the quarterly report to your grant coordinator.

If you have any questions please contact your brownfield redevelopment coordinator or myself.

Thank you.

Barb Westmoreland  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division



### BROWNFIELD REDEVELOPMENT PROGRAM QUARTERLY REPORT AND PAYMENT REQUEST

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

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

#### EXPENDITURES

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

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

#### PROGRESS REPORT

TASK (refer to approved work plan)	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
				<i>See Loan Quarter 1 Report for activity related to this site</i>
<b>TOTALS:</b>				

Describe proposed activity next quarter including proposed date to complete

*Activity for next quarter at this site is expected to be funded through Loan dollars and will be reported on the Loan Quarter 2 (FY 2016) Report. Please see Quarter 1 Report for \$150,000 Loan for 555 E. Eliza Street, Schoolcraft, Michigan*

**Brownfield Redevelopment Quarterly Report and Payment Request**

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

Grant Amount:	<i>\$200,000.00</i>
Previously Billed Amount:	<i>\$0.00</i>
This Request:	
Remaining Grant Balance:	<i>\$200,000.00</i>

**SIGNATURE SECTION**

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

*[Signature]*

Signature	Date
<i>Joe Agostinelli</i>	<i>Chairperson</i>

Printed Name	Title
--------------	-------

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

<p><b>U.S. Mail:</b> Brownfield Redevelopment Program Unit Remediation and Redevelopment Division, DEQ P.O. Box 30426 Lansing, MI 48909</p>	<p><b>Courier:</b> Brownfield Redevelopment Program Unit Remediation and Redevelopment Division, DEQ Constitution Hall, 5th Floor South Tower 525 West Allegan Street Lansing, MI 48933</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Note: In order for the submittal to be considered complete and in compliance with the contract:

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

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

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



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

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

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

Invoice number 01877  
 Date 01/11/2016  
 Project **150366 555 E. Eliza Street, Work Order #21**

INVOICE: Through Jan 01, 2016

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Professional Fees

	Date	Hours	Rate	Billed Amount
<b>CAD Designer/Drafter</b>				
Michelle A. Bell				
Professional Services				
	12/10/2015	2.00	90.00	180.00
	12/11/2015	0.50	90.00	45.00
	<b>Subtotal</b>	<b>2.50</b>		<b>225.00</b>
<b>Project Manager</b>				
Paul D. French				
Professional Services				
	11/30/2015	3.00	95.00	285.00
	12/07/2015	2.50	95.00	237.50
	12/08/2015	8.75	95.00	831.25
	12/09/2015	4.75	95.00	451.25
	12/10/2015	3.00	95.00	285.00
	12/17/2015	2.00	95.00	190.00
	12/22/2015	0.25	95.00	23.75
	12/23/2015	1.75	95.00	166.25
	<b>Subtotal</b>	<b>26.00</b>		<b>2,470.00</b>
<b>Project Scientist</b>				
Caitlin M. Andler				
Professional Services				
	12/09/2015	4.00	80.00	320.00
Derrick A. Lingle				
Professional Services				
	12/08/2015	8.75	80.00	700.00
<b>Expense</b>				
		<b>Units</b>	<b>Rate</b>	<b>Billed Amount</b>
<b>Field Supplies</b>				
	12/01/2015	2.00	35.00	70.00



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 2960 Interstate Parkway  
 Kalamazoo, MI 49048

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

Invoice number 01877  
 Date 01/11/2016

VAPOR TRANSMISSION PILOT STUDY - MDEQ LOAN

Expense

	Units	Rate	Billed Amount
Field Supplies			
12/08/2015	2.00	35.00	70.00
Subtotal			140.00
Field Truck			
11/19/2015	2.00	75.00	150.00
12/08/2015	2.00	75.00	150.00
Subtotal			300.00
Miscellaneous Expense			
12/31/2015	1.00	192.819	192.82
<i>Materials for Sub-Slab Depressurization</i>			
Micromanometer (Digital)			
12/01/2015	2.00	35.00	70.00
12/08/2015	2.00	35.00	70.00
Subtotal			140.00
Subcontractor			
	Units	Rate	Billed Amount
Subcontractor			
Fibertec Environmental Services	1.00	545.60	545.60
KAR Laboratories. Inc.	1.00	495.00	495.00
Subtotal			1,040.60
Phase subtotal			5,528.42
			<u>5,528.42</u>
		Invoice total	<u><u>5,528.42</u></u>

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

**KAR**Laboratories, Inc.

12-28-15  
51

INVOICE

4425 Manchester Road  
Kalamazoo, MI 49001  
Phone 269 381-9666  
Fax 269 381-9698  
www.karlabs.com

Envirologic Technologies, Inc.  
2960 Interstate Parkway  
Kalamazoo, MI 49048

Project No.: 512327  
Date Activated: 12/09/15  
Date Reported: 12/22/15  
PO#:

Attn: Mr. Paul French

Project Desc.: Analysis of five air samples from KCBRA (ETI #150366).

Quan	Item	Each	Total
4	EPA 8260 Plus	150.00	600.00
		Less 25% discount	(150.00)
		TOTAL DUE \$	450.00

Please indicate Project No. 512327 on check stub or voucher.

I.D. #38-2476290  
A FINANCE CHARGE OF 1 1/2% PER MONTH (18% PER YEAR)  
WILL BE ADDED TO BALANCES AFTER 1/22/16  
ORIGINAL INVOICES ARE SENT TO ACCTS. PAYABLE.

APPROVED BY \_\_\_\_\_  
 CLIENT CODE \_\_\_\_\_  
 PROJECT NO \_\_\_\_\_  
 ACTIVITY CODE \_\_\_\_\_

12-11-15  
bdf

# Invoice

**Fibertec** 1914 Holloway Drive  
environmental Holt, MI 48842  
services (517) 699-0345

DATE	INVOICE #
12/11/2015	INV70823-01

BILL TO:
Envirologic Technologies Attn: Accounts Payable 2960 Interstate Parkway Kalamazoo, MI 49048-9600

Project Location: CMS (150366)

Customer's Project #: 150366

Customer's PO #:

Customer Contact: Mr. Paul French

Submittal Date: 11/24/2015

Chain of Custody #: 135109

Terms	Lab Report #
Net 30	70823

ITEM	QUANTITY	TURNAROUND	DESCRIPTION	RATE	AMOUNT
002to15	2	Normal	TO-15 using summa canister or bottle vac Sales Tax	248.00 6.00%	496.00 0.00

APPROVED BY PDF

CLIENT CODE \_\_\_\_\_

PROJECT NO \_\_\_\_\_

ACTIVITY CODE Pilot study

Fibertec applies a 4% surcharge for credit card transactions.

<b>Total</b>	\$496.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$496.00



2960 Interstate Parkway | Kalamazoo, MI 49048  
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### Equipment and Materials Charge Sheet

<b>Client</b>	Clark - Eliza Street
<b>Project #</b>	150366
<b>Phase</b>	<del>Hazardous Materials Disposal</del>
<b>Dates</b>	November 19, 20, 2015
<b>Location</b>	SSD Pilot Test
<b>Submitted</b>	PDF

Equipment		
Days	Locating Equipment	\$\$
	GPS (Trimble)	150.00
	Survey Equipment	45.00
	<b>Meters</b>	
	Dissolved Oxygen Meter - YSI Optical	75.00
	Helium Chamber Leak Detector Kit	150.00
	Low Flow Cell, multi-meter (incl. pump)	175.00
	Oxy/LEL Meter	35.00
	pH/Cond	35.00
	PID	75.00
	Digital Micromanometer	
	<b>Miscellaneous</b>	
	Camera	35.00
	Generator	50.00
	Jackhammer/saw/hammer drill	45.00
	Laptop Computer	100.00
	Magnetic locator	65.00
2	Micro Manometer (Digital)	35.00
	<b>Pumps</b>	
	Peristaltic Pump	35.00
	Spill Buddy Product	85.00
	Submersible pump	75.00
	Vacuum Pump	25.00
	<b>Vehicles &amp; Trailer(s)</b>	
	Field Truck	75.00
	Vehicle - SUV	35.00
	Tool Trailer	100.00
	Mileage	0.48
	<b>Miscellaneous Equipment</b>	
	Describe:	

Materials - Supplies		
Units	Clean-up Supplies	\$\$
	Oil absorbent cloth	1.50
	Oil absorbent small boom	15.00
	<b>Safety Supplies</b>	
	Safety - HEPA CTG Filter	22.00
	Safety - HEPA org, vp, ctg Filter	22.00
	Safety - Tyvex Suit	10.00
	Safety Saranex Suit	22.00
	Safety - Poly Suit	10.00
	<b>Sampling (soil, water, vapor)</b>	
	Bailer, disposable	15.00
	Barrels	40.00
	DI/Distilled Water	7.50
	Oil in soil test kit	10.00
	Filter, high capacity	20.00
2	Field Supplies	35.00
	Ice	0.00
	Physical Jars	1.50
	Polyethelene 3/8" x 1/4" ID	0.34
	Silicon Tubing	5.00
	Vapor Pin/Point	75.00
	Vinyl Tubing (Well Development)	0.34
	<b>Well Repair</b>	
	Above Ground Pro Cover	155.00
	Asphalt Patch	15.00
	Bentonite (grout, hole plug, crumbles)	12.00
	Concrete	12.00
	6" Flush Pro Cover	75.00
	8" Flush Pro Cover	85.00
	Locks	20.00
	<b>Miscellaneous Expense</b>	0.00

CLARK - 150366



# envirologic

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## Equipment and Materials Charge Sheet

<b>Client</b>	Clark - Eliza Street
<b>Project #</b>	150366
<b>Phase</b>	<del>Hazardous Materials Disposal</del>
<b>Dates</b>	December 8 & 9, 2015
<b>Location</b>	SSD Pilot Test
<b>Submitted By</b>	PDF

### Equipment

Days	Locating Equipment	\$\$
	GPS (Trimble)	150.00
	Survey Equipment	45.00
	<b>Meters</b>	
	Dissolved Oxygen Meter - YSI Optical	75.00
	Helium Chamber Leak Detector Kit	150.00
	Low Flow Cell, multi-meter (incl. pump)	175.00
	Oxy/LEL Meter	35.00
	pH/Cond	35.00
	PID	75.00
	Digital Micromanometer	
	<b>Miscellaneous</b>	
	Camera	35.00
	Generator	50.00
	Jackhammer/saw/hammer drill	45.00
	Laptop Computer	100.00
	Magnetic locator	65.00
2	Micro Manometer (Digital)	35.00
	<b>Pumps</b>	
	Peristaltic Pump	35.00
	Spill Buddy Product	85.00
	Submersible pump	75.00
	Vacuum Pump	25.00
	<b>Vehicles &amp; Trailer(s)</b>	
2	Field Truck	75.00
	Vehicle - SUV	35.00
	Tool Trailer	100.00
56	Mileage	0.48
	<b>Miscellaneous Equipment</b>	
	Describe:	

### Materials - Supplies

Units	Clean-up Supplies	\$\$
	Oil absorbent cloth	1.50
	Oil absorbent small boom	15.00
	<b>Safety Supplies</b>	
	Safety - HEPA CTG Filter	22.00
	Safety - HEPA org, vp, ctg Filter	22.00
	Safety - Tyvex Suit	10.00
	Safety Saranex Suit	22.00
	Safety - Poly Suit	10.00
	<b>Sampling (soil, water, vapor)</b>	
	Bailer, disposable	15.00
	Barrels	40.00
	DI/Distilled Water	7.50
	Oil in soil test kit	10.00
	Filter, high capacity	20.00
2	Field Supplies	35.00
	Ice	0.00
	Physical Jars	1.50
	Polyethelene 3/8" x 1/4" ID	0.34
	Silicon Tubing	5.00
	Vapor Pin/Point	75.00
	Vinyl Tubing (Well Development)	0.34
	<b>Well Repair</b>	
	Above Ground Pro Cover	155.00
	Asphalt Patch	15.00
	Bentonite (grout, hole plug, crumbles)	12.00
	Concrete	12.00
	6" Flush Pro Cover	75.00
	8" Flush Pro Cover	85.00
	Locks	20.00
	<b>Miscellaneous Expense</b>	0.00



P. FRENCH (...3500)

Posted Activity

Since Last Statement

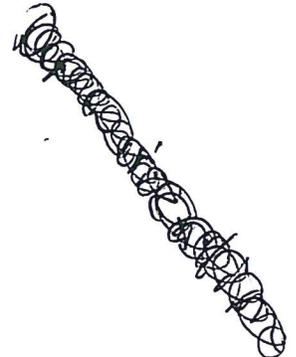
	<u>Trans Date</u>	<u>Post Date</u>	<u>Type</u>	<u>Description</u>	<u>Expense Category</u>	<u>Amount</u>
<input type="checkbox"/>	11/20/2015	11/23/2015	Sale	THE HOME DEPOT 2728	Home Repair	\$50.40 5080 ✓
<input type="checkbox"/>	11/20/2015	11/22/2015	Sale	WAL-MART #5280	Miscellaneous	\$11.93 5080 ✓
<input type="checkbox"/>	11/19/2015	11/22/2015	Sale	THE HOME DEPOT 2728	Home Repair	\$28.78 5080 ✓
<input type="checkbox"/>	11/16/2015	11/18/2015	Sale	SPRINKLE CITGO Q39	Auto Related	\$43.76 5090 ✓
<input type="checkbox"/>	11/16/2015	11/17/2015	Sale	PENZOIL OIL CHANGE	Miscellaneous	\$84.78 6870 ✓
<input type="checkbox"/>	11/14/2015	11/16/2015	Sale	LOWES #01110*	Home Repair	\$18.87 5080 ✓
<input type="checkbox"/>	11/10/2015	11/12/2015	Sale	INFILTEC	Legal & Professional	\$458.75 5070 ✓
<input type="checkbox"/>	11/06/2015	11/09/2015	Sale	SEARS ROEBUCK 1110	Miscellaneous	\$80.94 5080 ✓
<input type="checkbox"/>	11/06/2015	11/09/2015	Sale	THE HOME DEPOT 2728	Home Repair	\$106.02 5080 ✓
<input type="checkbox"/>	11/06/2015	11/08/2015	Sale	TEXAS CORNERS ACE	Home Repair	\$12.16 5080 ✓

B. 11/16

150366  
SSD Pilot Test

✓  
936.37

Misc: Materials for Sub-slab Depressurization  
Pilot Test



**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>						
	Initial Meetings, Project Planning			\$0.00	\$5,000.00	1
					\$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>						
	Initial Meetings, Project Planning	1644	\$1,727.50	\$0.00	\$70,000.00	1
		1762	\$6,928.07		\$1,727.50	
		1877	\$5,528.42		\$6,928.07	
					\$5,528.42	
					\$0.00	
	<b>TOTAL/REMAINING</b>		<b>\$14,183.99</b>		<b>\$55,816.01</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
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
	<b>TOTAL/REMAINING</b>		<b>\$0.00</b>	<b>\$175,000.00</b>		
<u>Removal of Hazardous Materials (Task 3)</u>						
	Initial Meeting, Project Planning	1644	\$105.00	\$0.00	\$25,000.00	1
		1762	\$341.25		\$105.00	
					\$341.25	
					\$0.00	
					\$0.00	
					\$0.00	
	<b>TOTAL/REMAINING</b>		<b>\$446.25</b>		<b>\$24,553.75</b>	
<u>Management of Contaminated Soil (Task 3)</u>						
				\$0.00	\$50,000.00	1
					\$0.00	
					\$0.00	
					\$0.00	
					\$0.00	

**Kalamazoo County, MI**  
**Indirect Cost Allocation Plan**  
**Based On The Year Ended December 31, 2014**  
**Allocated Costs By Department**

Detail

Central Service Departments	Browfield Redevel	Emerg Prep Bio	Swift & Sure	Homeland Sec. Gt.	Haz Mat Team	ROD Automation	Local Corr.Off.
Building Depreciation	0	0	0	0	0	0	0
Equipment Depreciation	0	0	0	0	0	0	0
Insurance	0	89	6	711	0	55	0
Insurance - Property	0	0	0	0	0	0	0
Termination Payoff	0	1,003	0	116	0	549	0
Finance Department	1,154	5,172	4,637	3,222	924	7,694	1,825
Building & Grounds	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0
Security	0	0	0	0	0	0	0
County Administration Dept	0	657	47	0	0	408	0
Information Systems	0	2,233	0	0	0	10,050	0
Legal Services Department	0	336	24	0	0	209	0
Human Resources	0	881	63	0	0	548	0
Treasurer	157	296	262	127	128	3,885	232
Health & Comm. Serv.	0	11,461	0	0	0	0	0
Nazareth Facility	0	3,625	0	0	0	0	0
CSA,MCHD,HPDP	0	7,301	0	0	0	0	0
<b>Total Allocated</b>	<b>1,311</b>	<b>33,054</b>	<b>5,039</b>	<b>4,176</b>	<b>1,052</b>	<b>23,398</b>	<b>2,057</b>
Roll Forward	0	0	0	0	0	0	0
<b>Cost With Roll Forward</b>	<b>1,311</b>	<b>33,054</b>	<b>5,039</b>	<b>4,176</b>	<b>1,052</b>	<b>23,398</b>	<b>2,057</b>
Adjustments	0	0	0	0	0	0	0
<b>Proposed Costs</b>	<b>1,311</b>	<b>33,054</b>	<b>5,039</b>	<b>4,176</b>	<b>1,052</b>	<b>23,398</b>	<b>2,057</b>

