Agenda
Brownfield Redevelopment Authority
Board of Directors

City of Kalamazoo

Thursday, January 19, 2023 7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Minutes from December 15, 2022

D. PUBLIC COMMENTS

E. DIRECTORS' COMMENTS

F. NEW BUSINESS

1. Public Hearing for an Act 381 Brownfield Plan for the Arcadia Lofts South redevelopment project located at 203 N. Rose Street

2. Adoption of a Resolution Approving the Implementation of an Act 381 Brownfield Plan for 203 N. Rose Street and Recommending Adoption by the City Commission

3. A Recommendation to Approve the Third Amendment to the Brownfield Plan Development Agreement between the BRA and River Caddis Development LLC for the Rivers Edge Project and authorize the chair to sign

4. Approval of a Contract Assignment and Final Contract Extension for Professional Services from Fishbeck Inc., formerly Envirologic Technologies, for Brownfield Technical Assistance

G. UNFINISHED BUSINESS

1. Approval of the Amended TIF Reimbursement Request in the amount of

$10,916,313.53 from Catalyst Development Co 12, LLC for brownfield-eligible activity expenses at 180 E Water Street.

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

1. Upcoming EDC/BRA Retreat (Tuesday, January 31, 7:30 - 10:30 am)

2. Invitation to the upcoming ground-breaking for 315 E. Frank Live Work Project

J. ADJOURNMENT

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, December 15, 2022
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007

MEMBERS PRESENT: Rachel Bair; Nathan Bolton; Sharon Ferraro; Kyle Gulau; Michael Gurnee; Kevan Hess; Lucas Middleton; Andrew Schipper; Torean Greeley

MEMBERS ABSENT: Qianna Decker; Jason Novotny

CITY COMMISSIONERS/CITY STAFF PRESENT: Clyde Robinson (City Attorney); Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); Logan Mulholland (Envirologic, Consultant); Jared Chambers (Business Specialist); Beth Cheeseman (Executive Administrative Assistant); David Stegink (Envirologic, Consultant)

Meeting was called to order at 7:58 AM by Director Hess.

MOTION TO EXCUSE ABSENT MEMBERS: Director Bair moved to excuse absent members; seconded by Director Schipper. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Director Middleton, moved the approval of the agenda as presented; seconded by Director Bolton. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Gurnee moved the approval of the minutes from the October 20, 2022 and November 17, 2022 meetings; seconded by Director Bair. Motion approved by voice vote unanimously.

CITIZEN COMMENTS

None.

DIRECTOR'S COMMENTS

None.

NEW BUSINESS

1. Approval of the TIF Reimbursement Request in the amount of $14,027,051.61 from Catalyst Development Co 12, LLC for brownfield-eligible activity expenses at 180 E Water Street.

(**ACTION**: Motion to approve the TIF Reimbursement Request in the amount of $14,027,051.61 from Catalyst Development Co 12, LLC for brownfield-eligible activity expenses at 180 E Water Street).

Ms. McCarthy said that Ms. Mulholland put together the memo in the packet and went through receipts for the request. The Developer submitted documentation for all eligible activities. Ms. McCarthy stated that the recommendation was for all of the eligible activities. However, the Developer recognized from the beginning that the project would not yield that amount of tax capture.

Ms. Mulholland explained that reimbursement is only projected to be approximately $3 million. When she went through the reimbursement request, she made some recommendations in order to be more consistent with the statute. The Developer initially requested the full cost of one elevator. Instead, they recommended a smaller percentage of each elevator. Ms. Mulholland worked with the contractor to get actual costs for sanitary connections. She said that resulted in a better interpretation of the statute. Ms. Mulholland said there was a slight difference in the property description between documents. Envirologic recommends a Brownfield Plan amendment to make them consistent.

Director Gurnee asked if any of the activities requested for reimbursement were conducted on properties not in the Brownfield Plan. Ms. Mulholland said the parking garage is the main cost (~$10 million) and is on the eligible property. Some costs are related to sanitary connections in the streets, and public ROW is not in the Brownfield Plan. Ms. Mulholland assured the Directors that there were enough eligible costs on the property in the Brownfield Plan to reimburse the Developer.

Ms. McCarthy suggested changing the motion to say it was conditional upon BRA adding ROWs to the local Brownfield Plan. Director Gurnee said he would be more comfortable with that because then they would be approving costs that are actually eligible in the Brownfield Plan.

Director Hess asked if that was something the Developer would add to their plan and then resubmit. Ms. McCarthy said it would come before this Board. She said it is one of the chapters of the large multi-chaptered Brownfield Plan. Ms. McCarthy said they have plans to review them and make amendments in the next few months. They would work with the Developer to have that on the list.

Director Ferraro made a motion to approve the TIF Reimbursement Request in the amount of $14,027,051.61 from Catalyst Development Co 12, LLC for brownfield-eligible activity expenses at 180 E Water Street conditional upon adding public right of ways; seconded by Director Middleton.

Director Gurnee asked if the conditional approvals are easy to track or if it makes more sense to wait. Ms. McCarthy prefers conditional approval. She thought it signaled to the Developer that there is a plan to reimburse them. She said she would leave that up to the attorney.

Director Hess asked if they should leave it vague or specify legal descriptions. Director Schipper asked if it would be easier to pull out costs for the parking garage and make an amendment at a later date. Ms. Mulholland added that while the parking garage is in the Brownfield Plan, the shape on the map is not existing today. She feels there would need to be an amendment regardless because it isn’t an accurate portrayal of the parcel today. That being said it is a correct legal description. Ms. Mulholland said it is not just the public ROW. There is an adjacent city-owned parcel that was connected, that had some site demolition and repaving of the parking area. Director Gurnee expressed concern about being really specific and then needing additional conditions later. Ms. McCarthy said they can bring this back in Motion to approve an amendment to FY 2023 Budget, as presented by staff, for Fund 243 - Brownfield Operations and approval of new $750 fee for brownfield plan amendments requested by developers he next couple months. In the future, she will make sure they only include what is eligible. She wants to make sure they are meeting contractual obligations. Next time she will make sure it is a cleaner request. They will bring a cleaned up packet for next month, and then they can approve it with no conditions.

Director Hess asked if that would affect timelines for the Developer or City. Ms. McCarthy responded that it wouldn’t, the payment would be made next July.

Attorney Robinson stated they can adjourn the matter to the January meeting.

Director Ferraro made a motion to postpone action on this motion until the January meeting; seconded by Director Gurnee.

Roll call vote was taken, and the motion passed.

2. Adoption of a Resolution approving the Administrative Amendment to the Rivers Edge Brownfield Plan.

(**ACTION**: Motion to adopt a Resolution approving the Administrative Amendment to the Rivers Edge Brownfield Plan).

Ms. McCarthy said that Mr. Eric Helzer from the development team was there to talk about the Administrative Amendment they've been working on for months. She said it was helping further delineate and describe how TIF that was approved by the Board in 2021 was going to be spent and broken out by eligible activity. The Developer asked that the $1 million EGLE Grant this project received be in addition to the $2.4 million in TIF that would go to the Developer.

Mr. Eric Helzer shared that costs had increased for the project, so they updated and realigned them. He said their changes show where dollars have shaken out. They eliminated some activities from the Brownfield Plan because of the grant. Because of additional costs, they have adjusted activities across all other categories. Mr. Helzer said it is representative of how the project will really unfold. He said they have submitted draft workplans to MEDC and to EGLE to start the process. This is what they are waiting for to make things line up with their work plan. Mr. Helzer said they also updated their forecast for start of construction (summer 2023) and start of capture. The duration is the same. They just wanted to better align the costs. Mr. Helzer commented that they have done this across the State and both MEDC and EGLE have accepted that.

Director Bolton made a motion to adopt a Resolution approving the Administrative Amendment to the Rivers Edge Brownfield Plan; seconded by Director Bair.

Roll call vote was taken, and the motion passed unanimously.

3. Approval of an amendment to the FY 2023 Budget for Fund 243 - Brownfield Operations and approval of new $750 fee for brownfield plan amendments requested by developers.

(**ACTION**: Motion to approve an amendment to FY 2023 Budget, as presented by staff, for Fund 243 - Brownfield Operations and approval of new $750 fee for brownfield plan amendments requested by developers).

Ms. McCarthy explained changes to the FY 2023 Budget that the Board had approved in the Fall. The revenue increases included future Brownfield Plans which will phase in an Administration Fee. That will continue to increase and be a line item in revenue moving forward. She commented that there is an existing fee for Brownfield Plans. In 2023 they would like to add a fee of $750 for Brownfield Plan amendments. Ms. McCarthy stated that Management Services gave updates to base benefits and salary costs. She shared that Brownfield is supported by a portion of four staff. She said the City's 2023 allocation came out resulting in an increase of $6,002. They broke out administrative costs for the River's Edge State grant. Ms. McCarthy informed the Board that they were removing the revenue line item where revenues and expenses had to balance. They don't have to balance. She said that projected expenses are higher than revenues, but they can use the fund balance to cover that cost if that happens.

Director Hess asked if they were running into a deficit for 2022. Ms. McCarthy said they didn't dip into any fund balance. Director Gulau asked if this fund balance was the LBRF. Ms. McCarthy said it would be operation funds.

Director Gulau asked how the $750 is different from the 10% Admin Fee. Ms. McCarthy said the 10% Admin Fee is for any and all things that operate a Brownfield Authority (capturing dollars, making payments, annual reporting to the State). BRA has been taking those fees after the developer is fully reimbursed. They will start taking those in line each year. Director Gulau commented that it is starting to seem expensive to have a Brownfield Plan. Ms. McCarthy said they felt that $750 for an amendment was the lowest they could charge. Director Gulau asked how many amendments are added to a plan. Ms. McCarthy thought projects that take longer often make more amendments. She clarified that the fee is a flat fee regardless of the size of the project.

Director Gurnee made a motion to approve an amendment to FY 2023 Budget, as presented by staff, for Fund 243 - Brownfield Operations and approval of new $750 fee for brownfield plan amendments requested by developers; seconded by Director Greeley.

Roll call vote was taken, and the motion passed unanimously.

OLD BUSINESS

Director Bolton mentioned Arcadia Brewery and that he saw there was a restaurant opening. He wondered if that would cause any negative or positive changes to what the BRA has with Arcadia. Ms. McCarthy confirmed there is still a Brownfield Plan in place. She thought there may be some changes in taxable value with the operation. They had a tax appeal granted to lower their tax rate. The tax rate may go up from operations, but she doesn't have a clear sense of that.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF UPDATES

- TIF Annual Report

Ms. McCarthy reviewed a summary of reporting that staff did with Envirologic's help this summer. She reported that it was recently accepted by MEDC. It showed all the Brownfield plans by chapter and Davis Creek Business Park. Ms. McCarthy reviewed the numbers showing growth, tax increment capture, reimbursement to developers, reimbursement to the BRA, Admin Fee, LBRF, and money sent back to the State. She said they will bring more information to the retreat.

Director Hess thanked everyone for their service. He thought it was great to see full agendas. He wished everyone a safe and happy holiday.

ADJOURNMENT: 8:17 a.m.

____

Beth Cheeseman
Recording Clerk

____

Chair Signature

____

Printed Name/Title

BRA Board of Directors Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Public Hearing for an Act 381 Brownfield Plan for the Arcadia Lofts South redevelopment project located at 203 N. Rose Street

SUMMARY:

The City Commission delegated authority to the BRA to hold public hearings on Act 381 Brownfield Plans. Fishbeck, on behalf of the BRA and Plazacorp, the project developer, drafted an Act 381 Brownfield Plan to allow for tax increment financing using both local and state school tax capture. The developer and staff presented the proposed project to the Downtown Economic Growth Authority (DEGA) in October 2022 to request BRA step in to capture TIF for the project. The DEGA board approved a resolution to forgo tax capture on the project for up to 15 years. The BRA is now holding a public hearing and will make a recommendation to the City Commission to adopt the plan. The plan included in this packet estimates up to 13 years of tax capture, including 5 years of capture to the local brownfield revolving fund.

BACKGROUND:

The proposed project will facilitate the redevelopment of a .964-acre commercially developed piece of land. The new development involves renovating the existing commercial building into a mix of uses, consisting of commercial space on the first floor and converting the remaining four floors to residential. Additionally, the project includes the partial deconstruction/demolition of the roof of the property to add a three-story addition onto the western portion of the current structure. The development will include a total of 79 units upon completion.

This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to create approximately 25 new full-time equivalent positions paying an average wage of $20 per hour. The total capital investment for the project is expected to be $25,000,000. The project is intended to start construction in May of 2023 and be completed by February 2024.

Overall, this project is set to serve a public purpose to the City of Kalamazoo, expanding the tax base, adding jobs, investing significant capital into the community, and creating attainable housing, over 40% of the residential units will be leased at rates which are affordable to individuals making 80-120% of the area median income, based on MSHDA standards for Kalamazoo County in 2022. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource.”

RECOMMENDATION:

No action at this time.

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Adoption of a Resolution Approving the Implementation of an Act 381 Brownfield Plan for 203 N. Rose Street and Recommending Adoption by the City Commission

SUMMARY:

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by 9 Props, LLC, and the City of Kalamazoo. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities and costs approved in a subsequent Act 381 Work Plan.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be $780,875. Authority administrative costs are anticipated to be as much as $101,089. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as $437,282. The estimated cost of all eligible activities under this plan is summarized in Table 1 in the attached Brownfield Plan.

BACKGROUND:

This brownfield plan has been developed at the request of the developer to assist with brownfield costs related to the redevelopment of 203 N. Rose Street. The community development project is called Arcadia Lofts South, and is an adaptive re-use project that will rehabilitate an existing historic 3-story mixed-use building. The total investment is estimated to be just over $25 million. The development will include 79 apartments and approximately 6,000 square feet of commercial space. The project includes new construction of additional floors on the back portion of the building. Once complete, the building will include around 70,523 square feet for residential, 21,116 square feet of commercial and common area space, as well as outdoor amenities and courtyard and public improvements. The project will provide attainable workforce housing within the urban core. The project meets the minimum criteria for up to 10 years of reimbursement following the BRA's incentives policy.

RECOMMENDATION:

It is recommended the BRA adopt the Resolution approving the implementation of an Act 381 Brownfield Plan for 203 N. Rose Street and recommend adoption by the City Commission

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
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CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY

A RESOLUTION APPROVING THE IMPLEMENTATION OF AN ACT 381 BROWNFIELD PLAN FOR 203 N. ROSE STREET AND RECOMMENDING ADOPTION BY THE CITY COMMISSION

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority (“BRA”) held on January 19, 2023 at 7:30 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: ____

____

ABSENT: ____

The following resolution was offered by Member______________and seconded by Member______________.

RECITALS:

A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the “Authority”), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”).

B. Under Resolution No. 08-16, the City Commission delegated the public hearing process to the Authority regarding any future proposed Act 381 Brownfield Plan, including proposed Act 381 Brownfield Plan for 203 N. Rose Street.

C. A public hearing was held by the Authority on January 19, 2023, on the Brownfield Plan for 203 N. Rose Street, Kalamazoo; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within the Brownfield Plan, as required by Act 381.

D. Following the public hearing on the 203 N. Rose Street Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the Brownfield Plan constitutes a public purpose in that:

a. It meets all requirements of Section 13 of Act 381.

b. The proposed method of financing the costs of eligible activities of the 203 N. Rose Street Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.

c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and

d. The amount of captured taxable value estimated to result from the 203 N. Rose Street Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Act 381 Brownfield Plan for 203 N. Rose Street in Kalamazoo and recommends the City Commission adopt a resolution approving this Brownfield Plan.

AYES: ____

____

NAYS: ____

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the Brownfield Redevelopment Authority at a regular meeting held on January 19, 2023. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

____
Elizabeth Cheeseman
Recording Secretary

Act 381 Brownfield Plan

Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007

City of Kalamazoo Brownfield Redevelopment Authority

Project No. E220108
January 10, 2023

fishbeck
Engineers | Architects | Scientists | Constructors

2960 Interstate Parkway
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

Act 381 Brownfield Plan

Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007

Prepared For:
City of Kalamazoo Brownfield Redevelopment Authority
Kalamazoo, MI

January 10, 2023
Project No. E220108

Recommended for Approval by the Brownfield Redevelopment Authority on: ____________

Approved by the governing body of the local jurisdiction on: ____________

List of Figures

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List of Attachments

1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed project will facilitate the redevelopment of a .964-acre commercially developed piece of land. The new development involves renovating the existing commercial building into a mix of uses, consisting of commercial space on the first floor and converting the remaining four floors to residential. Additionally, the project includes the partial deconstruction/demolition of the roof of the property to add a three-story addition onto the western portion of the current structure. The development will include a total of 79 units upon completion.

This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to create approximately 25 new full-time equivalent positions paying an average wage of $20 per hour. The total capital investment for the project is expected to be $25,000,000. The project is intended to start construction in May of 2023 and be completed by February 2024.

Overall, this project is set to serve a public purpose to the City of Kalamazoo, expanding the tax base, adding jobs, investing significant capital into the community, and creating attainable housing, over 40% of the residential units will be leased at rates which are affordable to individuals making 80-120% of the area median income, based on MSHDA standards for Kalamazoo County in 2022. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource” (Attachment E).

1.2 Eligible Property Information

Basis of Eligibility

The property is located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource” (Attachment E).

Parcel ID 06-15-324-010
203 N Rose Street, Kalamazoo, Michigan, 49007
Approximately 0.964 acres

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by 19 Props, LLC, and the City of Kalamazoo. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities and costs approved in a subsequent Act 381 Work Plan.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be $780,875. Authority administrative costs are anticipated to be as much as $101,089. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as $437,282. The estimated cost of all eligible activities under this plan is summarized in Table 1.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

Eligible costs for reimbursement include Pre-Approved Activities: a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment ($7,500); a Baseline Environmental Assessment ($5,000); an Asbestos, Lead, and Mold Survey ($8,000), and a Pre-Demolition Survey ($10,000). The total pre-approved activities cost is $30,500. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

2.1.2 Environmental Insurance

The adjacent and contiguous property is considered a facility due to existing contamination. Builder's risk liability insurance is anticipated to mitigate environmental risks that may be associated with the subject property. The total cost of these activities is anticipated to be $2,000.

2.1.3 Lead and Asbestos Abatement

An Asbestos and Hazardous Building Materials Survey was completed on the project site and identified numerous asbestos-containing materials. The cost of abatement, disposal, and monitoring is anticipated to total $50,000.

2.1.4 Building Demolition

A portion of the existing building is anticipated to be demolished in order to add a residential loft. The anticipated cost of this partial deconstruction and demolition is $325,000. A portion of the basement and foundation will also be demolished due to the renovations and utility removal, which is anticipated to cost $10,000.

2.1.5 Public Infrastructure

It is anticipated that sidewalks and bike paths will be demolished on site and repaved for an estimated cost of $30,000.

2.1.6 Site Demolition

Site demolition is anticipated on the eligible property. This demolition will include the removal of sidewalks and bike paths ($20,000); other site demolition including but not limited to curbs, gutters, and other existing site concrete and associated backfill, compaction, and grading costs (estimated at $50,000); and associated disposal costs ($5,000). The soft costs associated with site demolition are estimated to cost $25,000. The total cost of these activities is anticipated to be $100,000.

2.1.7 Site Preparation

Site preparation activities are anticipated on the subject project area and include compaction and sub-base preparation ($33,000), staking ($7,000), temporary construction access ($10,000), and temporary erosion control ($500). The soft costs associated with site preparation are estimated to be $75,000. The total cost of these activities is anticipated to be $125,500.

2.1.8 Brownfield Plan/Work Plan Preparation

Preparation of the Brownfield Plan is estimated to cost $4,000, which will be incurred by the City of Kalamazoo, and development of the Act 381 Work Plan is estimated to cost $5,000 and will be incurred by the developer. $2,500 is also anticipated for the Work Plan and Brownfield Plan implementation, to be incurred by the developer. The total cost of these activities is anticipated to be $11,500.

2.1.9 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is anticipated at $96,375.

2.1.10 Authority Administration Cost

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as $101,089.

2.1.11 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. This capture is estimated to be as much as $437,282.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both school and non-school tax increment revenues. Other environmental activities include environmental insurance, as well as lead and asbestos abatement. These costs are anticipated to be reimbursed with local-only tax capture.

Non-Environmental Activities

Because the City of Kalamazoo is a Qualified Local Governmental Unit (“QLGU”), additional non-environmental costs (“Michigan Strategic Fund [“MSF”] Eligible Activities”) can be reimbursed through a Brownfield Plan. This plan will provide for reimbursement of eligible building demolition, public infrastructure, site demolition, site preparation, and development of the Brownfield Plan and Act 381 Work Plan costs. It is anticipated that an Act 381 Work Plan will be pursued, and upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense, at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to be as much as $101,089.

Contingencies

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is $96,375.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2022 taxable value, $1,323,470. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

Project activities will be initiated in 2023 with construction occurring into 2024. It is anticipated that the new construction will be completed in February 2024. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2024.

After the completion of the project, the projected taxable value is estimated at $3,150,000. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the City of Kalamazoo

Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the developer and the City of Kalamazoo Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement. No advances from the city are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2024. This plan will then remain in place for 15 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The property area subject to this plan consists of one parcel that is approximately 0.964 acres in size and is located at 203 N Rose Street in the City of Kalamazoo, Michigan. The parcel ID for the subject property is 06-15-324-010. A map showing eligible property dimensions is attached in Figure 1.

The legal description for the parcel is as follows:

> <u>Parcel ID #06-15-324-010:</u>
>
> PLAT OF TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; being Lots 5, 6, 7, 8 & the east 1/2 of vacated Church Street in Block 4 more particularly described as follows: Beginning at the southeast corner of Block 4, said point being the southeast corner of Lot 5; thence N 89deg 59min 41sec W 301.24ft along the south line of Block 4, also being the north line of West Water Street, and its extension to the center line of North Church Street, now vacated (Liber 1473 Page 378); thence N 00deg 09min 42sec E 139.39ft along said center line; thence N 89deg 59min 55sec E 301.12ft to the east line of Block 4, also being the west line of North Rose Street, at a point 139.43ft north from the southeast corner of Block 4; thence S 00deg 06min 42sec W 139.43ft along the east line of Block 4, also being the west line of North Rose Street, to the south line of Block 4, also being the south line of West Water Street, said point also being the southeast corner of Lot 5 and the place of beginning. Parcel contains approximately 41,987 square feet.

The property is located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource” (Attachment E). This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

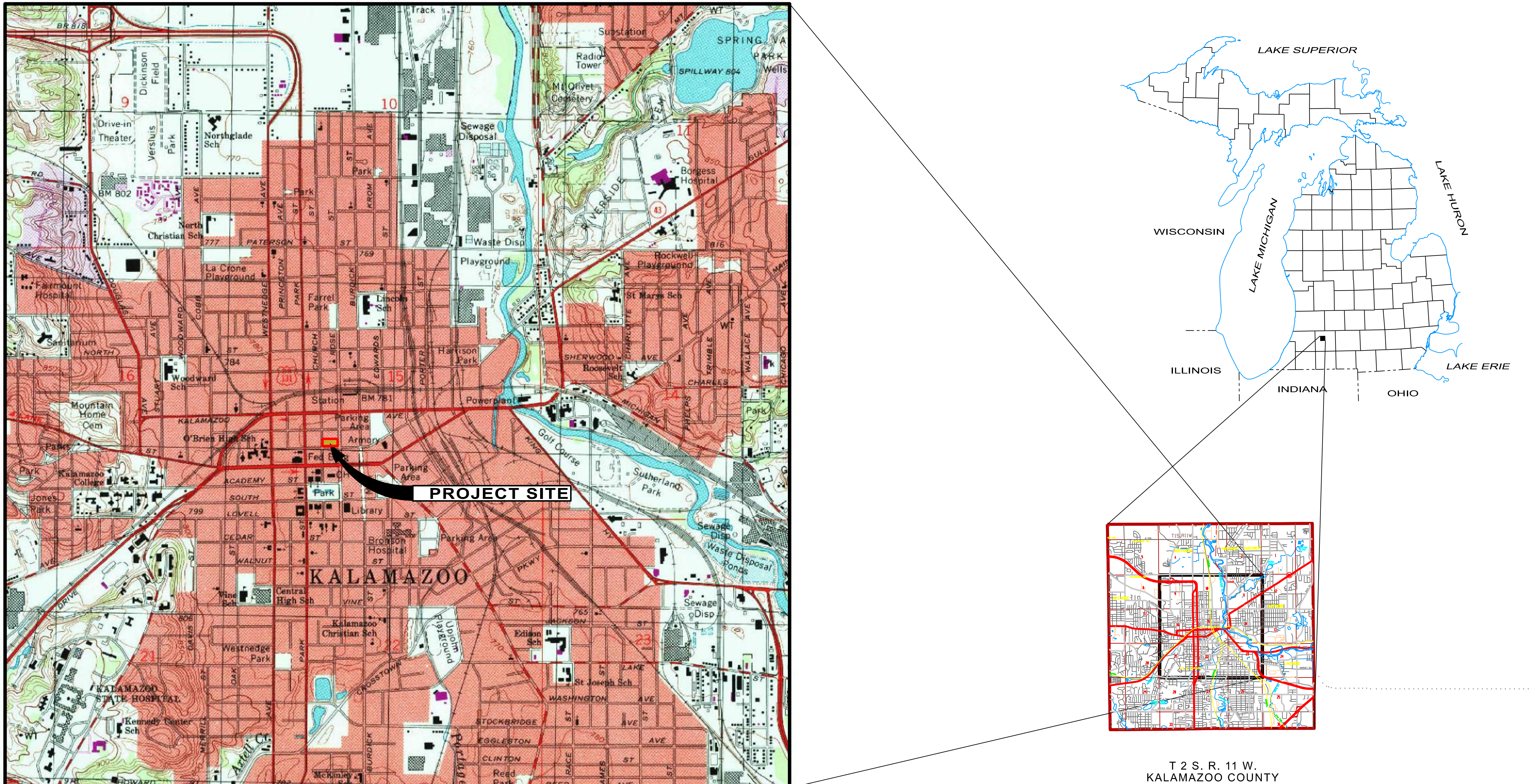
No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the mixed-use construction. The resulting project will increase housing and work opportunities and increase the tax base of the city.

Figure 1

Location Map



SOURCE: KALAMAZOO, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
MAPTECH© U.S. TERRAIN SERIES™ ®MAPTECH©, INC. 606-433-8500

T 2 S. R. 11 W.
KALAMAZOO COUNTY
KALAMAZOO, MICHIGAN

0 500 1000 2000 4000
SCALE 1" = 2000'

fishbeck

ARCADIA LOFTS BROWNFIELD PLAN

203 N ROSE ST
KALAMAZOO, MI 49007

LOCATION MAP

PROJECT NO. 220108

FIGURE No. 1

000000 AAAAAA File: AA.dgn Model: Location Map

Figure 2

Site Plan

N

SCALE 1" = 40'

0 10 20 40 80

NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

ARCADIA LOFTS BROWNFIELD PLAN

203 N ROSE ST
KALAMAZOO, MI 49007

SITE PLAN

fishbeck

PROJECT NO.
220108

FIGURE No.
2

000000 AAAAA File: Model:

Table 1

Summary of Eligible Activities

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	$30,500	2022
Phase I & II Environmental Site Assessment	$7,500	
Baseline Environmental Assessment	$5,000	
Asbestos, Lead, and Mold Surveys	$8,000	
Pre-Demolition Survey	$10,000	
EGLE Eligible Activities Subtotal	$30,500	
Contingency (0%)	$0	
Interest (0%)	$0	
EGLE Eligible Activities Total Costs	$30,500	

MSF Eligible Activities Costs and Schedule

MSF Eligible Activities	Cost	Completion Season/Year
Lead and Asbestos Abatement	**$50,000**	**2023–2024**
Abatement Including Disposal and Air Monitoring	$50,000	
Building Demolition	**$335,000**	**2023–2024**
Building Demolition/Deconstruction	$325,000	
Foundation and Basement Removals	$10,000	
Public Infrastructure	**$30,000**	**2023–2024**
Sidewalks, Bike Paths	$30,000	
Site Demolition	**$100,000**	**2023–2024**
Sidewalks, Bike Paths Removal	$20,000	
Other Site Demolition	$50,000	
Disposal, Recycling	$5,000	
Soft Costs	$25,000	
Site Preparation	**$125,500**	**2023–2024**
Compaction & Sub-base Preparation	$33,000	
Staking	$7,000	
Temporary Construction Access/Roads	$10,000	
Temporary Erosion Control	$500	
Soft Costs	$75,000	
Brownfield Plan/Act 381 Work Plan	**$11,500**	**2022–2024**
Brownfield Plan Preparation	$4,000	
Work Plan Preparation	$5,000	
Brownfield Plan and/or Work Plan Implementation	$2,500	
MSF Eligible Activities Subtotal	**$652,000**	
Contingency (15%)	**$96,075**	
Interest (0%)	**$0**	
MSF Eligible Activities Total Costs	**$748,075**	

Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost	Completion Season/Year
Environmental Insurance	$2,000	2023–2024
Authority Administration Fee (10%)	$101,089	
Local Only Eligible Activities Subtotal	$103,089	
Contingency (15%)	$300	
Interest (0%)	$0	
Local Only Eligible Activities Total Costs	$103,389	

Table 2

Total Captured Incremental Taxes Estimates

Table 2: Tax Increment Revenue Capture Estimates
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan
January 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
*Base Taxable Value		$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	$ 1,323,470	
Estimated New TV		$ 3,150,000	$ 3,181,500	$ 3,213,315	$ 3,245,448	$ 3,277,903	$ 3,310,682	$ 3,343,788	$ 3,377,226	$ 3,410,999	$ 3,445,109	$ 3,479,560	$ 3,514,355	$ 3,549,499	$ 3,584,994	$ 3,620,844	
Incremental Difference (New TV - Base TV)		**$ 1,826,530**	**$ 1,858,030**	**$ 1,889,845**	**$ 1,921,978**	**$ 1,954,433**	**$ 1,987,212**	**$ 2,020,318**	**$ 2,053,756**	**$ 2,087,529**	**$ 2,121,639**	**$ 2,156,090**	**$ 2,190,885**	**$ 2,226,029**	**$ 2,261,524**	**$ 2,297,374**	
School Capture	Millage Rate																
State Education Tax (SET)	6.0000	$ 10,959	$ 11,148	$ 11,339	$ 11,532	$ 11,727	$ 11,923	$ 12,122	$ 12,323	$ 12,525	$ 12,730	$ 12,937	$ 13,145	$ 13,356	$ 13,569	$ 13,784	$ 185,119
School Operating Tax	17.6757	$ 32,285	$ 32,842	$ 33,404	$ 33,972	$ 34,546	$ 35,125	$ 35,711	$ 36,302	$ 36,899	$ 37,501	$ 38,110	$ 38,725	$ 39,347	$ 39,974	$ 40,608	$ 545,351
School Total	**23.6757**	**$ 43,244**	**$ 43,990**	**$ 44,743**	**$ 45,504**	**$ 46,273**	**$ 47,049**	**$ 47,832**	**$ 48,624**	**$ 49,424**	**$ 50,231**	**$ 51,047**	**$ 51,871**	**$ 52,703**	**$ 53,543**	**$ 54,392**	**$ 730,470**
Local Capture	Millage Rate																
County Public Safety	1.4380	$ 2,627	$ 2,672	$ 2,718	$ 2,764	$ 2,810	$ 2,858	$ 2,905	$ 2,953	$ 3,002	$ 3,051	$ 3,100	$ 3,150	$ 3,201	$ 3,252	$ 3,304	$ 44,367
County 911	0.6459	$ 1,180	$ 1,200	$ 1,221	$ 1,241	$ 1,262	$ 1,284	$ 1,305	$ 1,327	$ 1,348	$ 1,370	$ 1,393	$ 1,415	$ 1,438	$ 1,461	$ 1,484	$ 19,928
County Housing	0.7453	$ 1,361	$ 1,385	$ 1,409	$ 1,432	$ 1,457	$ 1,481	$ 1,506	$ 1,531	$ 1,556	$ 1,581	$ 1,607	$ 1,633	$ 1,659	$ 1,686	$ 1,712	$ 22,995
County Seniors	0.3462	$ 632	$ 643	$ 654	$ 665	$ 677	$ 688	$ 699	$ 711	$ 723	$ 735	$ 746	$ 758	$ 771	$ 783	$ 795	$ 10,681
KRESA CTE	0.9903	$ 1,809	$ 1,840	$ 1,872	$ 1,903	$ 1,935	$ 1,968	$ 2,001	$ 2,034	$ 2,067	$ 2,101	$ 2,135	$ 2,170	$ 2,204	$ 2,240	$ 2,275	$ 30,554
KRESA Operating	3.0091	$ 5,496	$ 5,591	$ 5,687	$ 5,783	$ 5,881	$ 5,980	$ 6,079	$ 6,180	$ 6,282	$ 6,384	$ 6,488	$ 6,593	$ 6,698	$ 6,805	$ 6,913	$ 92,840
KRESA Enhancement	1.4918	$ 2,725	$ 2,772	$ 2,819	$ 2,867	$ 2,916	$ 2,965	$ 3,014	$ 3,064	$ 3,114	$ 3,165	$ 3,216	$ 3,268	$ 3,321	$ 3,374	$ 3,427	$ 46,027
KRESA Special Ed	1.4941	$ 2,729	$ 2,776	$ 2,824	$ 2,872	$ 2,920	$ 2,969	$ 3,019	$ 3,069	$ 3,119	$ 3,170	$ 3,221	$ 3,273	$ 3,326	$ 3,379	$ 3,433	$ 46,098
Kal Public Library	3.8999	$ 7,123	$ 7,246	$ 7,370	$ 7,496	$ 7,622	$ 7,750	$ 7,879	$ 8,009	$ 8,141	$ 8,274	$ 8,409	$ 8,544	$ 8,681	$ 8,820	$ 8,960	$ 120,324
City Operating	12.0000	$ 21,918	$ 22,296	$ 22,678	$ 23,064	$ 23,453	$ 23,847	$ 24,244	$ 24,645	$ 25,050	$ 25,460	$ 25,873	$ 26,291	$ 26,712	$ 27,138	$ 27,568	$ 370,238
City Solid Waste	1.8000	$ 3,288	$ 3,344	$ 3,402	$ 3,460	$ 3,518	$ 3,577	$ 3,637	$ 3,697	$ 3,758	$ 3,819	$ 3,881	$ 3,944	$ 4,007	$ 4,071	$ 4,135	$ 55,536
Cen Cnty Transit	0.8978	$ 1,640	$ 1,668	$ 1,697	$ 1,726	$ 1,755	$ 1,784	$ 1,814	$ 1,844	$ 1,874	$ 1,905	$ 1,936	$ 1,967	$ 1,999	$ 2,030	$ 2,063	$ 27,700
County Operating	4.6318	$ 8,460	$ 8,606	$ 8,753	$ 8,902	$ 9,053	$ 9,204	$ 9,358	$ 9,513	$ 9,669	$ 9,827	$ 9,987	$ 10,148	$ 10,311	$ 10,475	$ 10,641	$ 142,906
County Transit	0.3110	$ 568	$ 578	$ 588	$ 598	$ 608	$ 618	$ 628	$ 639	$ 649	$ 660	$ 671	$ 681	$ 692	$ 703	$ 714	$ 9,595
KVCC	2.7802	$ 5,078	$ 5,166	$ 5,254	$ 5,343	$ 5,434	$ 5,525	$ 5,617	$ 5,710	$ 5,804	$ 5,899	$ 5,994	$ 6,091	$ 6,189	$ 6,287	$ 6,387	$ 85,778
Kalamazoo DDA	1.9638	$ 3,587	$ 3,649	$ 3,711	$ 3,774	$ 3,838	$ 3,902	$ 3,968	$ 4,033	$ 4,099	$ 4,166	$ 4,234	$ 4,302	$ 4,371	$ 4,441	$ 4,512	$ 60,589
Local Total	**38.4452**	**$ 70,221**	**$ 71,432**	**$ 72,655**	**$ 73,891**	**$ 75,139**	**$ 76,399**	**$ 77,672**	**$ 78,957**	**$ 80,255**	**$ 81,567**	**$ 82,891**	**$ 84,229**	**$ 85,580**	**$ 86,945**	**$ 88,323**	**$ 1,186,156**
Non-Capturable Millages	Millage Rate																
County Debt	0.1613	$ 295	$ 300	$ 305	$ 310	$ 315	$ 321	$ 326	$ 331	$ 337	$ 342	$ 348	$ 353	$ 359	$ 365	$ 371	$ 4,977
School Debt	8.2000	$ 14,978	$ 15,236	$ 15,497	$ 15,760	$ 16,026	$ 16,295	$ 16,567	$ 16,841	$ 17,118	$ 17,397	$ 17,680	$ 17,965	$ 18,253	$ 18,544	$ 18,838	$ 252,996
Total Non-Capturable Taxes	**8.3613**	**$ 15,272**	**$ 15,536**	**$ 15,802**	**$ 16,070**	**$ 16,342**	**$ 16,616**	**$ 16,892**	**$ 17,172**	**$ 17,454**	**$ 17,740**	**$ 18,028**	**$ 18,319**	**$ 18,612**	**$ 18,909**	**$ 19,209**	**$ 257,973**
Total Tax Increment Revenue (TIR) Available for Capture		$ 113,466	$ 115,422	$ 117,399	$ 119,395	$ 121,411	$ 123,447	$ 125,504	$ 127,581	$ 129,679	$ 131,798	$ 133,938	$ 136,100	$ 138,283	$ 140,488	$ 142,715	$ 1,916,627

Footnotes:
2022 Summer and Winter Millage Rates

Table 3

Estimated Reimbursement Schedule

Table 3: Tax Increment Revenue Reimbursement Allocation
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan
January 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**38.1%**	$ 296,733		$ 296,733
Local	**61.9%**	$ 481,842	$ 2,300	$ 484,142
TOTAL				
MSF	96.1%	$ 748,075		$ 748,075
EGLE	3.9%	$ 30,500	$ 2,300	$ 32,800

Estimated Total Years of Plan:	13

Estimated Capture	
Administrative Fees	$ 101,089
State Brownfield Redevelopment Fund	$ 78,883
Local Brownfield Revolving Fund	$ 437,282

Year of Plan		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	TOTAL
Total State Incremental Revenue		$ 43,244	$ 43,990	$ 44,743	$ 45,504	$ 46,273	$ 47,049	$ 47,832	$ 48,624	$ 49,424	$ 50,231	$ 51,047	$ 51,871	$ 52,703	$ -	$ -	$ 622,535
State Brownfield Redevelopment Fund (50% of SET)		$ (5,480)	$ (5,574)	$ (5,670)	$ (5,766)	$ (5,863)	$ (5,962)	$ (6,061)	$ (6,161)	$ (6,263)	$ (6,365)	$ (6,468)	$ (6,573)	$ (6,678)	$ -	$ -	$ (78,883)
State TIR Available for Reimbursement		**$ 37,765**	**$ 38,416**	**$ 39,074**	**$ 39,738**	**$ 40,409**	**$ 41,087**	**$ 41,771**	**$ 42,463**	**$ 43,161**	**$ 43,866**	**$ 44,579**	**$ 45,298**	**$ 46,025**	**$ -**	**$ -**	**$ 543,653**
																	$ -
Total Local Incremental Revenue		$ 70,221	$ 71,432	$ 72,655	$ 73,891	$ 75,139	$ 76,399	$ 77,672	$ 78,957	$ 80,255	$ 81,567	$ 82,891	$ 84,229	$ 85,580	$ -	$ -	$ 1,010,889
BRA Administrative Fee (10%)		$ (7,022)	$ (7,143)	$ (7,266)	$ (7,389)	$ (7,514)	$ (7,640)	$ (7,767)	$ (7,896)	$ (8,026)	$ (8,157)	$ (8,289)	$ (8,423)	$ (8,558)	$ -	$ -	$ (101,089)
Local TIR Available for Reimbursement		**$ 63,199**	**$ 64,289**	**$ 65,390**	**$ 66,502**	**$ 67,625**	**$ 68,759**	**$ 69,904**	**$ 71,061**	**$ 72,230**	**$ 73,410**	**$ 74,602**	**$ 75,806**	**$ 77,022**	**$ -**	**$ -**	**$ 909,800**
																	$ -
Total State & Local TIR Available		**$ 100,964**	**$ 102,705**	**$ 104,464**	**$ 106,240**	**$ 108,034**	**$ 109,846**	**$ 111,676**	**$ 113,524**	**$ 115,391**	**$ 117,277**	**$ 119,181**	**$ 121,104**	**$ 123,047**	**$ -**	**$ -**	**$ 1,453,452**
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	***$ 780,875***	***$ 679,911***	***$ 577,206***	***$ 472,742***	***$ 366,502***	***$ 258,468***	***$ 148,622***	***$ 36,946***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 2,540,398***
MSF Non-Environmental Costs	*$ 748,075*	*$ 748,075*	*$ 651,055*	*$ 552,361*	*$ 451,977*	*$ 349,887*	*$ 246,073*	*$ 140,517*	*$ 33,203*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
State Tax Reimbursement	$ 285,109	$ 36,290	$ 36,916	$ 37,548	$ 38,186	$ 38,831	$ 39,482	$ 40,140	$ 17,716	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 285,109
Local Tax Reimbursement	$ 462,966	$ 60,731	$ 61,778	$ 62,836	$ 63,904	$ 64,983	$ 66,073	$ 67,174	$ 15,487	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 462,966
Total MSF Reimbursement Balance		*$ 651,055*	*$ 552,361*	*$ 451,977*	*$ 349,887*	*$ 246,073*	*$ 140,517*	*$ 33,203*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 748,075*
EGLE Environmental Costs	*$ 30,500*	*$ 30,500*	*$ 26,556*	*$ 22,545*	*$ 18,465*	*$ 14,315*	*$ 10,095*	*$ 5,805*	*$ 1,443*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
State Tax Reimbursement	$ 11,624	$ 1,475	$ 1,500	$ 1,526	$ 1,552	$ 1,578	$ 1,605	$ 1,632	$ 756	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,624
Local Tax Reimbursement	$ 18,876	$ 2,468	$ 2,511	$ 2,554	$ 2,597	$ 2,641	$ 2,686	$ 2,730	$ 687	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,876
Total EGLE Reimbursement Balance		*$ 26,556*	*$ 22,545*	*$ 18,465*	*$ 14,315*	*$ 10,095*	*$ 5,805*	*$ 1,443*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 30,500*
Local Only Costs	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Local Tax Reimbursement	$ 2,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,300
Total Local Only Reimbursement Balance		*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ 2,300*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 2,300*
Total Annual Developer Reimbursement		*$ 100,964*	*$ 102,705*	*$ 104,464*	*$ 106,240*	*$ 108,034*	*$ 109,846*	*$ 111,676*	*$ 36,946*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 780,875*
LOCAL BROWNFIELD REVOLVING FUN																	
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
State Tax Capture	*$ 11,624*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 11,624*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 11,624*
Local Tax Capture	*$ 780,875*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 52,587*	*$ 72,230*	*$ 73,410*	*$ 74,602*	*$ 75,806*	*$ 77,022*	*$ -*	*$ -*	*$ 425,658*
Total LBRF Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 64,211*	*$ 72,230*	*$ 73,410*	*$ 74,602*	*$ 75,806*	*$ 77,022*	$ -	$ -	*$ 437,282*

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Attachment A

Brownfield Plan Resolution(S)

RESOLUTION SUPPORTING THE ADOPTION OF A BROWNFIELD PLAN OF THE ARCADIA LOFTS, CITY OF KALAMAZOO, MICHIGAN BY THE CITY 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 City of Kalamazoo Brownfield Redevelopment Authority (BRA), held at 245 N Rose Street, MI 49007 on the ______ day of ______ 2023 at _____ AM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the City of Kalamazoo, 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"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of the City of Kalamazoo (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 3(4) and Section 13 of the Act, has reviewed, adopted, and recommended for approval by the City Commission of Kalamazoo, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Kalamazoo, relating to the development of property located at 203 N Rose Street, City of Kalamazoo, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the City of Kalamazoo BRA has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, as a result of the review of the Plan the City of Kalamazoo Board concurs with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support**. Pursuant to the authority vested in the City of Kalamazoo BRA, by the Act, the Plan is hereby supported in the form attached to this Resolution.

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.

STATE OF MICHIGAN)

)§

CITY OF KALAMAZOO)

I, the undersigned, the fully qualified and acting Clerk of the City of Kalamazoo, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Board at a regular meeting held on the _____ day of ______ 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _______ 2023.

Scott Borling

City of Kalamazoo Clerk

KALAMAZOO, MICHIGAN

RESOLUTION ADOPTING A BROWNFIELD PLAN
OF
THE ARCADIA LOFTS, CITY OF KALAMAZOO, MICHIGAN
BY THE CITY 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 the City of Kalamazoo, Michigan, held in City Commission Chambers, City Hall located at 241 W South Street, Kalamazoo, Michigan, on the ______ day of ________ 2023 at ____ PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the City of Kalamazoo, 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"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of the City of Kalamazoo (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, and recommended for approval by the Kalamazoo City Commissioners, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Kalamazoo, relating to the development of property located at 203 N Rose Street, Kalamazoo, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Kalamazoo City Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Kalamazoo City Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, the City of Kalamazoo Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the Kalamazoo City Commissioners have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Kalamazoo City Commissioners concur with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support**. Pursuant to the authority vested in the Kalamazoo City Commissioners, by the Act, the Plan is hereby supported in the form attached to this Resolution.
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.

STATE OF MICHIGAN)

)§

CITY OF KALAMAZOO)ss:

I, the undersigned, the fully qualified and acting Clerk of the City of Kalamazoo, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Kalamazoo City Commissioners at a regular meeting held on the _____ day of ______ 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _______ 2023.

Scott Borling

City of Kalamazoo Clerk

Attachment B

Development and/or Reimbursement Agreement

(Pending)

Attachment C

Notice to Taxing Jurisdictions

NOTICE TO ALL TAXING JURISDICTIONS

The City of Kalamazoo proposes to approve a Brownfield Plan for a property in the City of Kalamazoo, Kalamazoo, Michigan.

The City of Kalamazoo has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the "Act"). The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally impacted, functionally obsolete, or blighted properties. The Act permits the use of tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in a Brownfield Plan.

The Authority Board has reviewed and recommended the adoption of a Brownfield Plan related to the development of one parcel of property located at 203 N Rose Street, City of Kalamazoo, Michigan. The property is one commercially developed parcel that will be redeveloped as a mixed-use building with first-floor commercial and 74 residential units above. The project is estimated to be approximately a $25M investment and will create up to 30 jobs.

The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility" as defined in the Brownfield Redevelopment Financing Act (1996 PA 381).

This Brownfield Plan provides a means for the developer to recover their costs of eligible activities which primarily includes environmental assessment, asbestos abatement, partial building demolition, site demolition, and site preparation costs.

The plan will be considered for adoption at the ________________, 2023 meeting of the Kalamazoo City Commissioners held at ______ pm in the City Commission Chambers, at City Hall, 241 W South Street, 49007, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to Jamie McCarthy, mccarthyja@kalamazoocity.org, or at (269) 337-8789.

Dated: ____________, 2023

Attachment D

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

REGARDING THE ADOPTION OF A BROWNFIELD PLAN
OF
THE ARCADIA LOFTS, CITY OF KALAMAZOO
KALAMAZOO COUNTY, MICHIGAN

TO ALL INTERESTED PERSONS IN KALAMAZOO COUNTY

PLEASE TAKE NOTICE that the Kalamazoo City Commissioners will hold a Public Hearing on ________, the ___ day of _________ 2023, at approximately ______ pm, Eastern Daylight time held in the City Commission Chambers, City Hall, 241 W South Street, Kalamazoo, Michigan to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 203 N Rose Street, City of Kalamazoo, Kalamazoo, Michigan. The following legal parcels are included in the “eligible property”:

- Parcel ID # 06-15-324-010

The project consists of one commercially developed parcel of property in the City of Kalamazoo. The project will involve the redevelopment of the existing structure into a mix-use development with commercial space on the first floor, and 74 residential units above. Primary eligible activities include environmental assessment activities, asbestos abatement, partial building demolition, site demolition, and site preparation activities.

The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “facility” as defined in the Brownfield Redevelopment Financing Act (1996 PA 381).

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at The City's Community Planning & Economic Development Offices. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Jamie McCarthy, mccarthyja@kalamazoocity.org, or at (269) 337-8789.

THIS NOTICE is given by order of the City of Kalamazoo, Michigan.

Scott Borling
City of Kalamazoo Clerk

Attachment E

Historic Designation

building still dominates Kalamazoo's downtown skyline.

Significance:
Period: 1900-
Areas of Significance: architecture, commerce

The Bank of Kalamazoo Building is notable as one of Kalamazoo's largest office buildings and a visual landmark in the downtown and as a fine Art Deco Structure designed by the Chicago firm of Weary and Alford, which specialized in banks and office buildings. Designed by the same firm responsible for Kalamazoo's fine Art Deco City Hall, the fifteen-story tall building was built for the Bank of Kalamazoo (formed in 1928 from a merger of the Kalamazoo National Bank and the Kalamazoo Trust and Savings Bank) on the eve of the Great Depression. Like so many others, this bank failed in 1933. In 1933 it was succeeded by the American National Bank, which still conducts its business here. The majority of the building is currently devoted to office space.

Bibliography:

Kalamazoo Gazette: 5-7-1930; 4-20-1975.

Geographical Data:
Acreage: Less than one acre
Quadrangle Name: Kalamazoo
Quadrangle Scale: 1:24000
UTM Reference: 16 616865 4682890

Verbal Boundary Description and Justification:

Original Plat part of lots 91-93; commencing on S line of E. Michigan Ave. 232.4 ft. E of E line Burdick St., S 100 ft., W 74 ft., N 100 ft., E 74 ft. to P.O.B. This is the entire lot on which the building stands.

Historic Name: Lawrence & Chapin Building (photo 88)
Common Name: Vermeulen's Furniture
Location: 201 N. Rose Street
Date of Construction: 1870-72
Architect: Lemuel Dwight Grosvenor
Builder: Bush and Patterson

Classification:
Category: building
Ownership: Vermeulen Furniture Co.
205 N. Rose St.
Kalamazoo, MI 49006

Public Acquisition: N/A
Status: occupied
Accessible: yes: restricted
Present Use: commercial

Description:
Condition: fair
Altered
Original site

The Lawrence & Chapin Building is a massive, Second Empire block with a dormered mansard roof with a central tower. A four-story, brick structure 68 feet in front width and 188 feet in depth, the building has round-headed windows and robust cornice brackets set in pairs above the capitals of the broad piers which subdivide the facade. Some of the structure's historic fabric has been altered: many of the windows have been boarded up, the first-floor exterior has been modernized, and the building's entire southern elevation has been obscured by a modern parking structure which extends over Water Street. Even with these modifications, however, the Lawrence & Chapin Building is the landmark structure of the Second Empire style in the Kalamazoo area.

Significance:
Period: 1800-1900
Areas of Significance: architecture, industry

The Lawrence & Chapin Building is significant as the one time main building of the Lawrence & Chapin iron works, one of Kalamazoo's largest, nineteenth-century industries, which manufactured plows and other agricultural implements, as well as steam engine and mill machinery. The building is also important as the landmark structure of the Second Empire style in the Kalamazoo area.

Iron manufacturing (at first using iron ore mined along the banks of the Kalamazoo River to the north of town) was Kalamazoo's first heavy industry and soon after the middle of the last century a factory building was built on this site. William S. Lawrence and Dr. L. C. Chapin had the present structure built between 1870 and 1872; the company became successful quickly. For three decades, the entire process of transforming raw materials into finished products was carried out in this building. But late in the nineteenth century iron was giving way to steel and Kalamazoo's position as a prominent manufacturer of iron goods in the region diminished. Chapin had since died and Lawrence lost his fortune and sold his home and this factory about the turn of the century. The building then housed, in succession, a mission, a skating rink, and an interurban railway station. For the last half century, it has been the home of the Vermeulen Furniture Company. This massive Second Empire block is without peer in the Kalamazoo area. The structure was designed by L. D. Grosvenor, a Kalamazoo (later Jackson), architect whose work is as yet little known but whose architectural talents were considerable, if we can judge them by the structures of his thus far identified in Jackson, Lansing, Jonesville, and Homer. The Lawrence & Chapin Building was built by Bush and Patterson, a Kalamazoo firm which built many of the city's finest structures, including the Ladies Library Association and Desenberg buildings.

Bibliography:

Topp, Darol W., A History of the Bog Iron Industry 1837-1862, Kalamazoo College History Seminar, #46, January, 1953 (an unpublished paper available at the Kalamazoo Public Library Local History Room).

Kalamazoo Gazette: 12-30-1870; 5-11-1881; 7-25-1931.

Kalamazoo Weekly Gazette, 9-3-1897, p. 11.

Geographical Data:
Acreage: Less than one acre
Quadrangle Name: Kalamazoo
Quadrangle Scale: 1:24000
UTM Reference: 16 616640 4683040

Verbal Boundary Description and Justification:

Original Plat; lots 5, 6, 7, 8; block 4. This is the property on which the building stands.

Historic Name: Old Fire House No. 4 (photo 89)
Common Name: Same
Location: 526 N. Burdick Street
Date of Construction: 1887
Architect: Martin W. Roberts
Builder: Alexander Robbins

Classification:
Category: building
Ownership: Johnson-Howard Co.
500 N. Edwards St.
Kalamazoo, MI 49006
Public Acquisition: N/A
Status: occupied
Accessible: no
Present Use: warehouse

Description:
Condition: fair
Altered
Original site

Fire House No. 4 is a two-story, brick, Late Victorian structure with corbelled- and panel-brick details and a pyramid-roof tower at one corner. The original two-bay structure was built in 1887; a third bay, similar in style, was added in 1901. Although the historic integrity of the structure has not been permanently damaged, the structure does suffer from poor maintenance and inappropriate modifications (the windows are boarded up and the brickwork has been painted).

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page 2 of 3

Multiple Resource Area
Thematic Group

Name Kalamazoo Multiple Resource Area
State Michigan

Nomination/Type of Review | Date/Signature

11. Bank of Kalamazoo Building — Substantive Review — DOE/OWNER OBJECTION — Determined Eligible
Keeper Eligible: Beth Grosvenor 5/27/83
Attest

12. Lawrence and Chapin Building — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

13. Old Fire House No. 4 — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

14. Prentice, Alonzo T., House — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

15. Cobb, James B., House — Substantive Review — DOE/OWNER OBJECTION — Determined Eligible
Keeper Eligible: Beth Grosvenor 5/27/83
Attest

16. Welsh, William L., Terrace — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

17. Appeldorn, Peter B., House — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

18. Roberts, Martin W., House — Substantive Review
Keeper Beth Grosvenor 5/27/83
Attest

19. Potter, Allen, Octagon House — Substantive Review — DOE/OWNER OBJECTION — Determined Eligible
Keeper Eligible: Beth Grosvenor 5/27/83
Attest

20. Shaffer, Enoch, House — Entered in the National Register
for Keeper Delores Byers 5/27/83
Attest

NATIONAL REGISTER OF HISTORIC PLACES — EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Lawrence and Chapin Building (Kalamazoo MRA)
Kalamazoo County
MICHIGAN

Working No. 4/13/83
Fed. Reg. Date: 2-7-84
Date Due: 5/19/83 – 5/28/83
Action: ___ ACCEPT 5/27/83
Entered in the National Register ___ RETURN ___
___ REJECT ___
Federal Agency: ___

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom./Criteria ___
Reviewer ___
Discipline ___
Date ___
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category | Ownership | Status | Present Use
Public Acquisition | Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

7. Description

Condition: ___ excellent ___ good ___ fair ___ deteriorated ___ ruins ___ unexposed
Check one: ___ unaltered ___ altered
Check one: ___ original site ___ moved date ___

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder Architect

Statement of Significance (in one paragraph)

- ____ summary paragraph
- ____ completeness
- ____ clarity
- ____ applicable criteria
- ____ justification of areas checked
- ____ relating significance to the resource
- ____ context
- ____ relationship of integrity to significance
- ____ justification of exception
- ____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property ____

Quadrangle name ____

UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

- ____ Maps
- ____ Photographs
- ____ Other

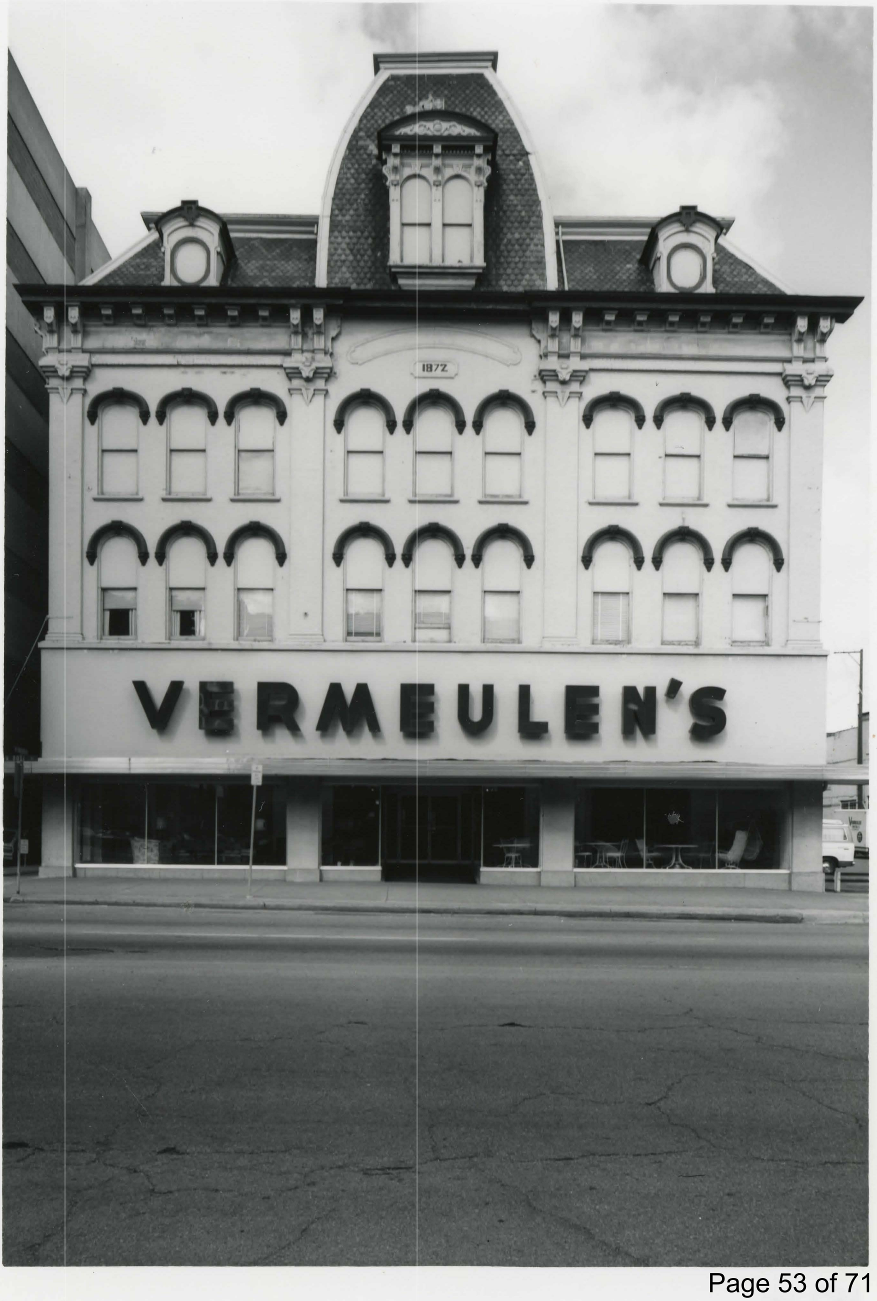
Questions concerning this nomination may be directed to ____

Signed ____ Date ____ Phone: 202 272-35(

Comments for any item may be continued on an attached sheet

PHOTO: LAWRENCE + CHAPIN BUILDING 88

83000862


1872
VERMEULEN'S

#61

Lawrence & Chapin Building
201 North Rose Street
Kalamazoo, Kalamazoo County, Michigan

Gary Cialdella April 1981
Neg.: Kalamazoo Historical Commission

Exterior from the east
Photo no. 88 of 105

88

 88

Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64000327

2-23-82

FEB 18 1982
MICHIGAN HISTORY DIVISION

VERMEULEN
FURNITURE COMPANY

205 NORTH ROSE STREET ● KALAMAZOO, MICHIGAN, 49006

February 17, 1982

Martha M. Bigelow, Director
Michigan History Div.
Michigan Dept. of State
Lansing, Mich. 48918
Attn: Kathryn Eckert

Dear Ms. Bigelow:

We received your letter of January 19th in regards to our building we own, which is the Lawrence Chapin Iron Works building, at 201 N. Rose St., Kalamazoo, Michigan.

We would be very happy to have the building listed in the Michigan Historic Registry, under the name of: VERMEULEN FURNITURE COMPANY, Harold J. Vermeulen and Leslie N. Vermeulen.

If there is any other information you need, we would be willing to answer your questions.

I have contacted Mr. Perzyck in Kalamazoo and he will probably attend the meeting in Lansing on February 24th as I will be out of town at that time.

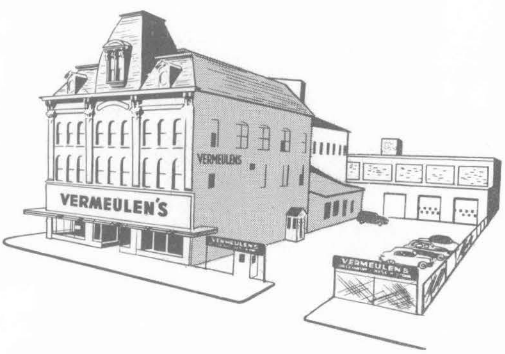
Very truly yours,

VERMEULEN FURNITURE CO.

L N Vermeulen

L. N. Vermeulen

LNV/cr



Our free parking lot saves you time

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Recommendation to Approve the Third Amendment to the Brownfield Plan Development Agreement between the BRA and River Caddis Development LLC for the Rivers Edge Project and authorize the chair to sign

SUMMARY:

In August 2022, the BRA accepted a Brownfield Redevelopment Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for a residential mixed-use project at 508 Harrison and 660 Gull Road. The grant will support BRA and the Developer with up to $1,000,000 in funding for environmental brownfield activities on the site. The Developer requested, and the BRA amended, the Brownfield Plan in December 2022. The amendment reallocated TIF funding in the original plan that is now covered by the grant. The remaining TIF in the Brownfield Plan will assist with cost increases and additional specialized foundations that were not anticipated under the original plan.

Attorney Rich Cherry assisted with the Third Amendment to the Brownfield Plan Development Agreement ("Agreement") included in the packet. This agreement clarifies that EGLE grant funding will be available to the Developer in addition to the original TIF committed under the Brownfield Plan (up to $2,445,347).

BACKGROUND:

The Rivers Edge redevelopment project will revitalize over 9 acres of vacant land along the Kalamazoo River in the Northside Neighborhood. The future development will construct two 4-story apartment buildings with a total of 222 units, a resident community center and leasing facility, and a third building with four units of live-work commercial and residential space. The project has secured financing through the Michigan State Housing Development Authority and approximately half of the units will be offered at affordable rents of 60% Area Median Income (AMI).

RECOMMENDATION:

It is recommended the BRA approve the Third Amendment to the Brownfield Plan Development Agreement between the BRA and River Caddis Development, LLC and authorize the chair to sign.

THIRD AMENDMENT TO THE BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the "Agreement"), is entered into on January ___, 2023 between the **CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 241 W. South St., Room 101, Kalamazoo, Michigan 49007 (the "Authority"), and **RIVER CADDIS DEVELOPMENT, LLC**, a Michigan limited liability company, whose address is 1038 Trowbridge Road, East Lansing, Michigan 48823 (together with its permitted assigns, "Developer").

RECITALS

A. The Authority and Developer executed a Brownfield Plan Development Agreement and First and Second Amendment to the Brownfield Plan Development Agreement (together, the "Agreement") on January 11, 2021, October 27, 2021 and May 24, 2022, respectively, for the redevelopment of 508 Harrison and 660 Gull Road (the "Property").

B. Besides the financial assistance the Authority is providing Developer as detailed in the Agreement, the Authority was awarded the Michigan Department of Environment, Great Lakes and Energy ("EGLE") grant under EGLE's Brownfield Redevelopment Loan/Grant program ("EGLE Grant") in the amount of One Million Dollars.

C. This EGLE Grant is committed to EGLE-approved activities at the Property.

D. Per the EGLE grant agreement, the Authority must administer the EGLE Grant in accordance with the contract's terms and conditions.

Therefore, in consideration of the above recitals, which the parties acknowledge are true and correct, the Agreement is amended by the following provisions:

SUBPARAGRAPH 8.3 RESTATED IN ITS ENTIRETY AS FOLLOWS:

8.3 Michigan Department of Environment, Great Lakes, and Energy (EGLE) Grant

Developer was awarded an EGLE Grant under EGLE's Brownfield Redevelopment program. Except for reasons stated in subparagraphs 8.4 and 13, the Authority shall reduce neither: (a) the amount of years of capture of Tax Increment Revenue, nor (b) the amount of Tax Increment Revenues reimbursements made to the Developer, solely due to Developer receiving EGLE Grant disbursements.

[SIGNATURES ON FOLLOWING PAGE]

EXCEPT FOR THIS THIRD AMENDMENT, all other paragraphs and provisions of the Agreement and Amendments shall remain in full force and effect.

Dated: January _____, 2023

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

By: ________________________________

Kevan Hess

Its: Chair

Dated: January 1/17/2023, 2023

RIVER CADDIS DEVELOPMENT LLC

By: DocuSigned by: Kevin McGraw
72855C93B3C24F3...

Kevin McGraw

Title: President

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Approval of a Contract Assignment and Final Contract Extension for Professional Services from Fishbeck Inc., formerly Envirologic Technologies, for Brownfield Technical Assistance

SUMMARY:

In 2021, the BRA used a competitive procurement process to select a consulting firm to provide brownfield professional services. The local consulting firm, Envirologic Technologies ("Envirologic") was selected by a review committee and approved by the BRA Board. The BRA purchasing policy and original contract allowed for up to two annual extensions, for a total of three years of services under this competitive process. The current year contract will expire in April 2023 and the board needs to take action to extend for a final year. After 2023, the board will be required to go through the competitive procurement process again and can re-evaluate their professional service needs at that time.

Envirologic Technologies ("Envirologic") has served as brownfield technical consultant for almost two years and has provided exceptional service. Effective January 1, 2023 Envirologic was purchased by Fishbeck, Inc. headquartered in Grand Rapids, Michigan. The firm has a local office located in Kalamazoo and offers the same and expanded services within the brownfield redevelopment sector, as well as architectural, engineering, and environmental services. The key personnel from Envirologic who have been working with the BRA will continue to work as Fishbeck employees. For this reason, the BRA can choose to assign the existing contract to Fishbeck for the remainder of the current contract and any future extensions.

BACKGROUND:

In 2022, Envirologic provided professional services to the BRA under a $75,000 contract that expires in April 2023. During this contract, Envirologic has provided exceptional services and has assisted staff in completing the following work:

- Brownfield Plans and amendments for various projects, including 315 E Frank, Rivers Edge, Scattered Site Infill Housing, and Arcadia Lofts

- Met directly with local developers to evaluate brownfield incentives and eligible activities for proposed projects, for example Counting to One Ministries, Urban Folk Art Exploratory, Kalamazoo Attainable Homes Project, and Playgrown's Cultural Stewardship Initiative.
- Technical review comments for grant proposals and applications (e.g., Rivers Edge, 315 E Frank, and 530 S Rose)
- Evaluation and input on layering incentives with different corridor improvement authorities and districts
- TIF tracking and reporting assistance, including an overhaul to our internal tracking system

About 42% of the contract has been expended to date over an 8-month period. The contract has approximately $43,581 remaining for the last four months before it expires. The rates for key personnel range from $110-150/hours. The entire purchase order would be assigned to Fishbeck upon BRA and City Manager authorization.

The new contract extension would allow Fishbeck to provide services to the BRA for a 12-month period beginning May 2023. The BRA approved $175,000 in the 2023 budget to cover all outside contractual services, of which we anticipate $50,000 will go toward brownfield technical services for this contract.

RECOMMENDATION:

It is recommended the BRA approve the assignment of the existing contract with Envirologic to Fishbeck, Inc. and allow for a final 1-year extension starting May 2023.

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Approval of the Amended TIF Reimbursement Request in the amount of $10,916,313.53 from Catalyst Development Co 12, LLC for brownfield-eligible activity expenses at 180 E Water Street

SUMMARY:

During the December 2022 BRA Board of Directors meeting, the board voted to move this item forward to the January 2023 regular meeting. The purpose was to give staff and developer, Catalyst Development Co 12, LLC time to revise the TIF reimbursement request. The amended request included in this packet excludes costs that were located on property not described in the local brownfield plan. However, these costs were approved by the Michigan Economic Development Corporation in the Act 381 Work Plan. Staff plan to revise the local brownfield plan to match the property boundary approved in the Act 381 Work Plan and bring forward these remaining costs for BRA approval after this change has been made.

BACKGROUND:

Envirologic provides a description of eligible activities in the attached memorandum. This explanation breaks out parking ramp costs, which are included on property approved in the local brownfield plan, from activities on property only included in the work plan approved by the state. The total request at this time is for $10,916,313.53. This amount is within the limit set in the brownfield plan and development agreement.

RECOMMENDATION:

It is recommended the BRA approve the amended TIF Reimbursement Request in the amount of $10,916,313.53 from Catalyst Development Co 12, LLC for the completed project at 180 E. Water Street.

MEMORANDUM

TO: Jamie McCarthy, City of Kalamazoo

FROM: Logan Mulholland, Brownfield Project Analyst, Envirologic
David Stegink, Manager of Redevelopment Services, Envirologic

DATE: December 21, 2022

SUBJECT: Review of Reimbursement Request #1, Catalyst Development Co. 12, LLC

Envirologic Technologies, Inc. (Envirologic) was requested to review a Reimbursement Request pertaining to The Catalyst Development Co 12 development at 180 E Water Street, included in the City Brownfield Plan.

This Chapter of the Brownfield Plan anticipated available tax increment revenues as early as the 2021 taxes and requires initiation of tax increment revenue capture no later than July 2, 2023. The Brownfield Plan allows for the capture of up to $14,500,000. The most recent Development Agreement dated July 18, 2018, and amended on August 16, 2018, allows for the capture of up to $14,500,000 or 25 years of tax increment. The Development Agreement was amended to include an EGLE grant in relation to environmental response activities, up to $182,000.

The developer requested reimbursement of $14,012,399.61 in eligible costs. This amount is within the limits of the Brownfield Plan and Development Agreement. All costs were incurred after the adoption of the Brownfield Plan (2018).

Envirologic finds that all the requested reimbursements are eligible costs included in the Brownfield Plan and Work Plan; however, a few discrepancies were discovered in the eligible property description that affects the eligibility of activities requested for reimbursement. The Work Plan is written to include the public right-of-way and the city-owned parcels adjacent to the development; however, the Brownfield Plan does not include either. Various activities were conducted in the public right-of-way and the city-owned parcels including (but not limited to) sidewalks, snowmelt system, landscaping, curb and gutter, site demolition, and site preparation. It has been determined that a Brownfield Plan amendment will be conducted in early 2023 to update the eligible property description. The current request recommended for approval includes $10,916,313.53 of eligible integrated parking structure costs based on the current Brownfield Plan eligible property description.

The costs incurred and sought for reimbursement are within the estimates of eligible costs identified in the Plan, with the following exception:

- **Activity 5.16, Elevator:** The total eligible costs recommended for reimbursement is $194,931 instead of the $168,274 originally requested. After reviewing the Act 381 guidance, which states, "*Parking structures that contain shared elements (e.g., elevators) with a building may request approval for the costs that are specific to the parking structure only*," it has been determined that a portion of all 3 elevators is eligible for reimbursement. The parking garage is on floors 2–4 of the 6 floors. Elevator 3 is always open to the public; no key card is required (except for the residential floors 5 and 6). Therefore, 50% of the cost is considered eligible. Elevators 1 and 2 are open to the public during business hours, and to all residents via keycard. It has been determined that 25% of this cost is eligible since they are not always open to the public but still serve the parking garage. A total of $194,931 was determined to be eligible for reimbursement.

#3 $168,274 x (50%) =	$84,137.00
#1 $253,351 x (25%) =	$63,337.75
#2 $189,825 x (25%) =	$47,456.25
Total =	**$194,931.0**

Envirologic finds that documentation of the reimbursement request included invoices with dates and descriptions of the eligible activity and lien waivers or other forms of proof of payment. While lien waivers are favored, the other form of demonstrating payments included copies of checks.

Based on our review, Envirologic finds a total of $10,916,313.53 to be eligible for reimbursement, based on the current Brownfield Plan eligible property description. A second request for the remaining $3,110,738.08 is anticipated following the Brownfield Plan amendment.

A spreadsheet detailing the revised reimbursement request #1 is attached, along with the original submittal.

If you have any questions or concerns, please contact our office at (269) 342-1100.

ATTACHMENT 1

REVISED REIMBURSEMENT REQUEST

PROJECT TITLE: Catalyst Development Co 12
PROJECT ADDRESS: 180 E Water St, Kalamazoo MI 49007
PREPARED BY: Veronica VanAntwerp, CPA
DATE PREPARED: 8/19/2022
CONTINGENCY: 8 % *(not to exceed 15%)*

envirologic
environmental consulting + services

Brownfield Plan/Act 381 Work Plan Approved Estimated Costs

		Category Total	Total
1.00	**Baseline Environmental Assessment (BEA) - Statutorily Approved**		
1.01	Phase I and II Environmental Site Assessments		$0
1.02	Baseline Environmental Assessment	$50,000	$50,000
1.03	Asbestos, Lead and Mold Surveys	$0	$0
1.04	Pre-Demolition Survey	$0	$0
	Sub-Total	$50,000	$50,000
	Contingency (0)%	$0	$0
		$50,000	**$50,000**

		Total	Category Total
5.00	**Public Infrastructure Improvements**		
5.02	Sidewalks		$1,010,402
	Paving	$40,012	
	Colored Concrete	$70,470	
	Snowmelt System	$764,550	
	Benches, Tables & Trash Receptables	$53,960	
	Bike Racks	$5,250	
	Fencing	$51,160	
	Gates	$25,000	
5.06	Signage		$49,675
	Signage, including Parking Structure & Monument	$49,675	
5.09	Curb and gutter		$76,523
	Curb & Gutter, Integral Curb	$27,290	
	Flexible Pavings & Paving Specialties	$49,233	
5.11	Landscaping		$100,927
	Sod	$4,765	
	Trees, Shrubs, Perennials, Plant Mix & Decorative Stone	$76,162	
	Irrigation	$20,000	
5.16	**Vertical, Underground or Integrated Parking Structure**		**$11,689,064**
	Structural Concrete	**$5,947,223**	
	Structural Concrete		
	Concrete Staining	**$390,726**	
	Joint Sealants & Filler, Sealants, Covers	**$24,643**	
	Expansion Joint	**$199,500**	
	Traffic Coating	**$252,040**	
	Water Repellant	**$46,763**	
	Brick	**$564,060**	
	Intermediate Bollards	**$40,000**	
	Handrails - Floor and Wall Mounted	**$250,750**	
	Terracotta Panels, including exterior walls	**$326,289**	
	Powder Coated Steel Screens, Louvers, Rockwool Insulation	**$1,204,104**	
	EIFS	**$248,000**	
	Parking Entry Gate System	**$250,000**	
	Elevator	**$540,000**	
	Lighting, Electrical	**$378,632**	
	Fire Alarm & Fire Protection	**$492,022**	
	Fire Alarm & Fire Protection		
	Waterproofing	$178,750	
	Excavation	$50,000	
	Sanitary/Storm Plumbing, Plumbing insulation	$305,562	
5.21	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		$7,500
	Materials Testing (Parking Ramp)	$7,500	
	Less: DDA Reimbursed Costs	($1,000,000)	($1,000,000)
	Sub-Total	$11,934,091	$11,934,091
	Contingency (8)%	$941,011	$941,011
		$12,875,102	**$12,875,102**

		Category Total	Total
8.00	**Site Demolition**		
8.03	Parking lots		$120,548
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.	$120,548	
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.		
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.		
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.		
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.		
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.		
8.09	Disposal, Recycling		$350
	Dumpster	$350	
	Sub-Total	$120,898	$120,898
	Contingency (8)%	$9,533	$9,533
		$130,431	**$130,431**

		Category Total	Total
9.00	**Site Preparation**		
9.10	Grading		$293,173
	Mass grading and land balancing	$293,173	
	Mass grading and land balancing		
9.15	Staking	$12,000	$12,000
9.16	Temporary Construction Access and/or Roads		$67,500
	Temporary Parking Lot	$10,000	
	Relocate Parking Booth	$50,000	
	Relocate Emergency Siren	$7,500	
9.22	Specific and Unique Activities		$888,414
	Special Foundation: Mobilization	$43,000	
	Special Foundation: Test Pile - Compression	$24,600	
	Special Foundation: Test Pile - Tension	$2,367	
	Special Foundation: Auger Cast Piles (18")	$797,597	
	Special Foundation: Layout and As-builts	$15,850	
	SESC	$5,000	
9.23	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		$50,000
	Geotechnical Engineering	$50,000	
	Sub-Total	$1,311,087	$1,311,087
	Contingency (8)%	$103,380	$103,380
		$1,414,467	**$1,414,467**

		Category Total	Total
10.00	**Development of Work Plan**		
10.01	Development of Brownfield Plan		$30,000
10.02	Development of Act 381 Work Plan		$0
10.03	Work Plan and/or Brownfield Plan Implementation		$0
	Sub-Total	$0	$30,000
		$0	**$30,000**
	Total Potential Brownfield Plan Eligible Costs		**$14,500,000**

Development Agreement allows for capture up to $ 14,500,000
MEDC approved work plan for school capture up to $ 1,398,177

Actual Costs Incurred

Category Total	Invoiced Amt	Invoice #	Contractor	Reference	Note:	Local Only	Local and School	Proof of Payment	Page #
	$0.00								
							X		
	$0.00								

Category Total	Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:	Local Only	Local and School	Proof of Payment	Page #
$1,029,004.97								X		
	$33,826.41	Project 16-077 App#15	*A.W. Colema*	Van Laan	Q	See Note #6			Lien	116
	$59,575.81	Project 16-077 App#15	*Lakeshore H*	Van Laan	Q	See Note #6			Lien	116
	$893,652.00	Project 16-077 App #35	*Reliable Disp*	RW LaPine	S	Snowmelt system: labor and material			Lien	134
	$24,490.00	Project 16-077 App #7	CSM Group	Twin Lakes	D	Includes 2 external bike racks; See Note #4			Partial Lien	17
	$6,460.75	Project 16-077 App#31	CSM Group	Hall Builders	N	See Note #7			Lien	100
						Final project did not use fencing				
	$11,000.00	Project 1607701-019 App #28	CSM Group	OIK	O	Dumpster Gates, Owned by the City and on the City owned lots			Lien	108
$80,084.70								X		
	$80,084.70	77515	CSM Group	Valley City	I	See Note #5			Partial Lien	52
$84,062.41								X		
	$30,462.41	Project 16-077 App#15	CSM Group	Van Laan	Q				Lien	116
	$53,600.00	CD12 App #2	CSM Group	J. Allen	H				Lien	47
$102,190.00								X		
	$4,335.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4			Partial Lien	17
	$82,055.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4			Partial Lien	17
	$15,800.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4			Partial Lien	17
$10,916,313.53								**X**		
	$4,826,559.00	**9073**	**CSM Group**	**Grand River Construction**	**W**	**See Note #1 for 45% allocation**			**Lien**	244
	$1,060,860.00	**Project 160701-009 App #18**	**CSM Group**	**Grand River Construction**	**V**	**Second contract for structural concrete; See Note #1 and Note #2**			**Lien**	239
	$330,322.37	**Project 16-077 App#15**	**CSM Group**	**Van Laan**	**Q**	**See Note #6**			**Lien**	116
	$24,850.00	**Project 207253 App#26**	**CSM Group**	**RAM**	**J**	**See Note #2 for 70% allocation of 2nd - 4th floor**			**Lien**	79
	$127,000.00	**Project 207253 App#26**	**CSM Group**	**RAM**	**J**	**Expansion joints were specifically for the parking garage**			**Lien**	80
	$123,690.00	**Project 207253 App#26**	**CSM Group**	**RAM**	**J**	**See Note #2 for 70% allocation of 2nd - 4th floor**			**Lien**	80
	$53,900.00	**Project 207253 App#26**	**CSM Group**	**RAM**	**J**	**Sealer/water repellant was specifically for the parking garage**			**Lien**	81
	$528,080.00	**Project 16-077 App#20**	**CSM Group**	**Bracy Jahr**	**C**	**See Note #10**			**Lien**	12
	$55,000.00	**Project 1607701-019 App #28**	**CSM Group**	**OIK**	**O**	**Bollards**			**Lien**	107
	$290,000.00	**Project 1607701-019 App #28**	**CSM Group**	**OIK**	**O**	**Stair 1 & 3 used for parking garage**			**Lien**	107
	$758,858.95	**Project #18126 App#32**	**CSM Group**	**Architectural Glass & Metals**	**T**	**See Note #8**			**Partial Lien**	146
	$1,304,986.91	**Project #18126 App#32**	**CSM Group**	**Architectural Glass & Metals**	**T**	**See Note #8**			**Partial Lien**	147
	$244,900.00	**120130-1R**	**CSM Group**	**Bouma Corporation**	**U**	**See Note #9; Exterior insulation finishing system**			**Partial Lien**	204
	$248,123.00	**CD12KZOO App#6**	**CSM Group**	**Traffic and Safety**	**F**				**Lien**	38
	$194,931.00	**CVK657486027**	**CSM Group**	**Otis Elevator**	**E**	**Elevator Car #3 is for public use (50%), Elevator 1 & 2 during business hours (25%). Calculation is based on the parking garage on floors 2-4 out of 6.**			**Lien**	32
	$417,999.60	**Project 1607701-025 App #38**	**CSM Group**	**Moore Electrical Service**	**R**	**See Note #1 for 45% allocation**			**Lien**	122
	$83,252.70	**Project 1607701-025 App #38**	**CSM Group**	**Moore Electrical Service**	**R**	**See Note #1 for 45% allocation**			**Lien**	122
	$243,000.00	9669314	CSM Group	Total Fire Protection	G				Lien	42
$397,995.00										
	$106,500.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Snowmelt			Lien	91
	$49,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Storm Work			Lien	91
	$63,895.00	CD12 UG Billing App#12	CSM Group	Lounsbury	K	Sanitary Work - Does not include the service lines. The remaining value of the sanitary is for the all the work necessary to close the road, remove the existing road way, dig down (these were deep mains), set the trench boxes, dig down further, install the doghouses, back fill, remove trench boxes, backfill, gravel, concrete base under asphalt, and placement of new asphalt.			Lien	86
	$178,600.00	CD12 UG Billing App#12	CSM Group	Lounsbury	K	Storm Sewer Work			Lien	86
$7,138.00								X		
	$7,138.00	89852	CSM Group	SME	P	See CSM confirmation - Note #3			Confirmation from CSM Group	112
						No DDA reimbursements				
	$12,616,788.61									

Category Total	Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:	Local Only	Local and School	Proof of Payment
$116,000.00								X	
	$35,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Alley Demo & Hauling			Lien	91
	$52,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Parking Lot Demo			Lien	91
	$12,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Site Demo			Lien	96
	$4,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Dust Control			Lien	96
	$10,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Asphalt Removal			Lien	96
	$3,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Concrete Removal			Lien	96
	$0.00								
	$0.00								
	$116,000.00								

Category Total	Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:	Local Only	Local and School	Proof of Payment
$314,301.00								X	
	$239,801.00	Project 16-077 App #7	CSM Group	Lounsbury	M	$1.666 Grading, Remaining was Auger Cast Spoils and Pile Caps Exc			Lien	96
	$74,500.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	21AA and Topsoil			Lien	91
$0.00			CSM Group	Driesenga		No support available, included in CSM confirmation but did not include for reimbursement			
$91,548.00								X	
	$27,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Temp Drives			Lien	96
	$64,548.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Parking Lot Removal			Lien	96
	$0.00		CSM Group	West Shore Services		Paid by CSM, did not include for reimbursement			
$888,414.00								X	
	$43,000.00	Project 1703 App #2	CSM Group	Hardman	B				Lien	7
	$20,000.00	Project 1703 App #2	CSM Group	Hardman	B				Lien	7
	$0.00								
	$804,829.00	Project 1607701-008 App #7	CSM Group	Hardman	A				Lien	3
	$15,585.00	Project 1607701-008 App #7	CSM Group	Hardman	A				Lien	3
	$5,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Soil Erosion and Sedimentation Control			Lien	96
								X	
			SME			No support for 2018 payments available, did not include for reimbursement			
	$0.00								
	$1,294,263.00								

Category Total	Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:	Local Only	Local and School	Proof of Payment	Page #
	$0.00							X		
	$0.00									
$14,027,051.61	**$14,027,051.61**									

$10,916,313.53 Current Request #1
$3,110,738.08 Future Request Pending BF Amendment

ATTACHMENT 2

ORIGINAL REIMBURSEMENT REQUEST

PROJECT TITLE: Catalyst Development Co 12
PROJECT ADDRESS: 180 E Water St, Kalamazoo MI 49007
PREPARED BY: Veronica VanAntwerp, CPA
DATE PREPARED: 8/19/2022
CONTINGENCY: 8 % *(not to exceed 15%)*

envirologic
environmental consulting + services

	Brownfield Plan/Act 381 Work Plan Approved Estimated Costs			Actual Costs Incurred						
		Total	Category Total	Category Total	Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:
5.00	**Public Infrastructure Improvements**									
5.02	Sidewalks		$1,010,402	$1,029,004.97						
	Paving	$40,012			$33,826.41	Project 16-077 App#15	CSM Group	Van Laan	Q	See Note #6
	Colored Concrete	$70,470			$59,575.81	Project 16-077 App#15	CSM Group	Van Laan	Q	See Note #6
	Snowmelt System	$764,550			$893,652.00	Project 16-077 App #35	CSM Group	RW LaPine	S	
	Benches, Tables & Trash Receptables	$53,960			$24,490.00	Project 16-077 App #7	CSM Group	Twin Lakes	D	Includes 2 external bike racks; See Note #4
	Bike Racks	$5,250			$6,460.75	Project 16-077 App#31	CSM Group	Hall Builders	N	See Note #7
	Fencing	$51,160								Final project did not use fencing
	Gates	$25,000			$11,000.00	Project 1607701-019 App #28	CSM Group	OIK	O	
5.06	Signage		$49,675	$80,084.70						
	Signage, including Parking Structure & Monument	$49,675			$80,084.70	77515	CSM Group	Valley City	I	See Note #5
5.09	Curb and gutter		$76,523	$84,062.41						
	Curb & Gutter, Integral Curb	$27,290			$30,462.41	Project 16-077 App#15	CSM Group	Van Laan	Q	
	Flexible Pavings & Paving Specialties	$49,233			$53,600.00	CD12 App #2	CSM Group	J. Allen	H	
5.11	Landscaping		$100,927	$102,190.00						
	Sod	$4,765			$4,335.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4
	Trees, Shrubs, Perennials, Plant Mix & Decorative Stone	$76,162			$82,055.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4
	Irrigation	$20,000			$15,800.00	Project 16-077 App #8	CSM Group	Twin Lakes	D	See Note #4
5.16	Vertical, Underground or Integrated Parking Structure		$11,689,064	$11,299,656.53						
	Structural Concrete	$5,947,223			$4,826,559.00	9073	CSM Group	Grand River Construction	W	See Note #1 for 45% allocation
	Structural Concrete				$1,060,860.00	Project 160701-009 App #18	CSM Group	Grand River Construction	V	Second contract for structural concrete; See Note #1 and Note #2
	Concrete Staining	$390,726			$330,322.37	Project 16-077 App#15	CSM Group	Van Laan	Q	See Note #6
	Joint Sealants & Filler, Sealants, Covers	$24,643			$24,850.00	Project 207253 App#26	CSM Group	RAM	J	See Note #2 for 70% allocation of 2nd - 4th floor
	Expansion Joint	$199,500			$127,000.00	Project 207253 App#26	CSM Group	RAM	J	Expansion joints were specifically for the parking garage
	Traffic Coating	$252,040			$123,690.00	Project 207253 App#26	CSM Group	RAM	J	See Note #2 for 70% allocation of 2nd - 4th floor
	Water Repellant	$46,763			$53,900.00	Project 207253 App#26	CSM Group	RAM	J	Sealer/water repellant was specifically for the parking garage
	Brick	$564,060			$528,080.00	Project 16-077 App#20	CSM Group	Bracy Jahr	C	See Note #10
	Intermediate Bollards	$40,000			$55,000.00	Project 1607701-019 App #28	CSM Group	OIK	O	
	Handrails - Floor and Wall Mounted	$250,750			$290,000.00	Project 1607701-019 App #28	CSM Group	OIK	O	Stair 1 & 3 used for parking garage
	Terracotta Panels, including exterior walls	$326,289			$758,858.95	Project #18126 App#32	CSM Group	Architectural Glass & Metals	T	See Note #8
	Powder Coated Steel Screens, Louvers, Rockwool Insulation	$1,204,104			$1,304,986.91	Project #18126 App#32	CSM Group	Architectural Glass & Metals	T	See Note #8
	EIFS	$248,000			$244,900.00	120130-1R	CSM Group	Bouma Corporation	U	See Note #9
	Parking Entry Gate System	$250,000			$248,123.00	CD12KZOO App#6	CSM Group	Traffic and Safety	F	
	Elevator	$540,000			$168,274.00	CVK657486027	CSM Group	Otis Elevator	E	Elevator Car #3 is for public use
	Lighting, Electrical	$378,632			$417,999.60	Project 1607701-025 App #38	CSM Group	Moore Electrical Service	R	See Note #1 for 45% allocation
	Fire Alarm & Fire Protection	$492,022			$83,252.70	Project 1607701-025 App #38	CSM Group	Moore Electrical Service	R	See Note #1 for 45% allocation
	Fire Alarm & Fire Protection				$243,000.00	9669314	CSM Group	Total Fire Protection	G	
	Waterproofing	$178,750								
	Excavation	$50,000			$106,500.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	
	Sanitary/Storm Plumbing, Plumbing insulation	$305,562			$49,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Storm Work
					$75,900.00	CD12 UG Billing App#12	CSM Group	Lounsbury	K	Sanitary Work
					$178,600.00	CD12 UG Billing App#12	CSM Group	Lounsbury	K	Storm Sewer Work
5.21	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		$7,500	$7,138.00						
	Materials Testing (Parking Ramp)	$7,500			$7,138.00	89852	CSM Group	SME	P	See CSM confirmation - Note #3
	Less: DDA Reimbursed Costs	($1,000,000)	($1,000,000)							No DDA reimbursements
	Sub-Total	$11,934,091	$11,934,091							
	Contingency (X)%	$941,011	$941,011							
		$12,875,102	$12,875,102		$12,602,136.61					
		Category Total	Total		Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:
8.00	**Site Demolition**									
8.03	Parking lots		$120,548	$116,000.00						
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.	$120,548			$35,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Alley Demo & Hauling
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.				$52,000.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	Parking Lot Demo
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.				$12,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Site Demo
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.				$4,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Dust Control
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.				$10,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Asphalt Removal
	Removal of existing parking lot paving, curbs, gutters, utilities, lighting, etc.				$3,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Concrete Removal
8.09	Disposal, Recycling		$350							
	Dumpster	$350			$0.00					
	Sub-Total	$120,898	$120,898							
	Contingency (X)%	$9,533	$9,533		$0.00					
		$130,431	$130,431		$116,000.00					
		Category Total	Total		Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:
9.00	**Site Preparation**									
9.10	Grading		$293,173	$314,301.00						
	Mass grading and land balancing	$293,173			$239,801.00	Project 16-077 App #7	CSM Group	Lounsbury	M	
	Mass grading and land balancing				$74,500.00	CD12 Exterior Sitework App # 10	CSM Group	Lounsbury	L	
9.15	Staking	$12,000	$12,000	$0.00			CSM Group	Driesenga		No support available, included in CSM confirmation but did not include for reimbursement
9.16	Temporary Construction Access and/or Roads		$67,500	$91,548.00						
	Temporary Parking Lot	$10,000			$27,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	
	Relocate Parking Booth	$50,000			$64,548.00	Project 16-077 App #7	CSM Group	Lounsbury	M	Parking Lot Removal
	Relocate Emergency Siren	$7,500			$0.00		CSM Group	West Shore Services		Paid by CSM, did not include for reimbursement
9.22	Specific and Unique Activities		$888,414	$888,414.00						
	Special Foundation: Mobilization	$43,000			$43,000.00	Project 1703 App #2	CSM Group	Hardman	B	
	Special Foundation: Test Pile - Compression	$24,600			$20,000.00	Project 1703 App #2	CSM Group	Hardman	B	
	Special Foundation: Test Pile - Tension	$2,367			$0.00					
	Special Foundation: Auger Cast Piles (18")	$797,597			$804,829.00	Project 1607701-008 App #7	CSM Group	Hardman	A	
	Special Foundation: Layout and As-builts	$15,850			$15,585.00	Project 1607701-008 App #7	CSM Group	Hardman	A	
	SESC	$5,000			$5,000.00	Project 16-077 App #7	CSM Group	Lounsbury	M	
9.23	Soft Costs (Engineering, Design, Survey, Legal, other Professional)		$50,000							
	Geotechnical Engineering	$50,000					SME			No support for 2018 payments available, did not include for reimbursement
	Sub-Total	$1,311,087	$1,311,087							
	Contingency (X)%	$103,380	$103,380		$0.00					
		$1,414,467	$1,414,467		$1,294,263.00					
		Category Total	Total		Invoiced Amt	Invoice #	Contractor	Sub-Contractor	Reference	Note:
10.00	**Development of Work Plan**									
10.01	Development of Brownfield Plan		$30,000							
10.02	Development of Act 381 Work Plan		$0							
10.03	Work Plan and/or Brownfield Plan Implementation		$0							
	Sub-Total	$0	$30,000							
		$0	$30,000		$0.00					
	Total Potential Brownfield Plan Eligible Costs		$14,450,000	$14,012,399.61	$14,012,399.61					

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Upcoming EDC/BRA Retreat (Tuesday, January 31, 7:30 - 10:30 am)

SUMMARY:

The EDC/BRA Board of Directors has been discussing a board retreat for this winter. The tentative date is Tuesday, January 31 from 7:30 - 10:30 AM, location TBD. The agenda will focus on previewing the economic development, cannabis, and brownfield initiatives and policies slated for development in 2023. The majority of the agenda will be a focused discussion on City housing strategy and priority-setting for the BRA's Local Brownfield Revolving Fund.

BACKGROUND:

RECOMMENDATION:

It is recommended the board move forward with holding a retreat on January 31 if a large majority can attend. Alternatively, the retreat could be postponed to the last week in February to ensure all members can participate.

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
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BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: January 19, 2023

SUBJECT: Invitation to upcoming ground-breaking

SUMMARY:

Mr. Jamauri Bogan, along with the general contractor AVB will be hosting a ground-breaking event at the site of their redevelopment project at 315 E. Frank Street. The event will take place on Friday, February 3, 2023 at 4:01 PM. Additional information will be emailed to the board of directors.

BACKGROUND:

RECOMMENDATION:

No action needed at this time.

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