Agenda
Brownfield Redevelopment Authority
Board of Directors

City of Kalamazoo

Thursday, April 18, 2024 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. Approval of minutes from the BRA meeting on March 21, 2024

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. NEW BUSINESS

1. Approval of a One-Year Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority and authorize the Chair to sign. (**ACTION**: Motion to Approve a One-Year Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority and authorize the Chair to sign.) - **Roll Call Vote**

2. Adoption of a Resolution authorizing and directing the board chair, or chair designer to sign an EGLE Brownfield Grant Application, upon invitation by EGLE, subject to any modifications to the Proposal not materially adverse to the Authority approved as to substance by the Authority's technical consultant and to legal form by the Authority's legal counsel.
(**ACTION**: Motion to adopt a Resolution authorizing and directing the board chair, or chair designee to sign an EGLE Brownfield Grant Application, upon invitation by EGLE, subject to any modifications to the Proposal not materially adverse to the Authority approved as to substance by the Authority's technical consultant and to legal form by the Authority's legal counsel.) -- **Roll Call Vote**

G. UNFINISHED BUSINESS

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

1. Quarter 1 Financial Status Report - Fund 242 (Local Brownfield Revolving Fund)

2. Quarter 1 Financial Status Report - Fund 243 (BRA Operations)

J. ADJOURNMENT

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, March 21, 2024
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007

MEMBERS PRESENT: Lucas Middleton; Kevan Hess; Michael Gurnee; Rachel Bair; Jason Novotny; Andrew Schipper; Kyle Gulau

MEMBERS ABSENT: Sharon Ferraro; Qianna Decker; Nathan Bolton; Torean Greeley

CITY COMMISSIONERS/CITY STAFF PRESENT: Jessica Wood (Attorney, Dickinson Wright); Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); David Steggink (Fishbeck, Consultant); Jared Chambers (Business Specialist); Antonio Mitchell (CPED Director); Chelsie Downs-Hubbarth (Community Investment Manager); Heidi Gartley (Brownfield Project Assistant)

Meeting was called to order at 7:59 AM by Chair Novotny.

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

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

APPROVAL OF MINUTES: Director Hess moved approval of minutes from the meeting of February 15, 2024 as presented; seconded by Director Gurnee. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

Director Schipper will abstain from items 2 and 3 due to AVB involvement with the project.

NEW BUSINESS

1. Update from Rivers Edge Development Project.

Jessica DeBone, representative of RiverCaddis, shared a presentation on the project. She summarized what has taken place since they last came to the board in November and the anticipated project timeline for March through June.

Director Hess asked if they closed in June, what would be their anticipated start date. Ms. DeBone said shortly after closing. She explained a lot of the items in the timeline are contingent on MSHDA.

Director Middleton asked when the current agreement expires. McCarthy shared the current agreement has May 31, 2024 as the required closing date.

Ms. DeBone shared that they are so close to closing. It is likely they will need an additional extension to cover the short amount of time while they wait on the AG's office and documents from MSHDA.

Director Gulau asked if the AMI mix has changed since November. DeBone said no.

Ms. McCarthy asked if getting the MSHDA commitment in April will give them clarity to know what the closing date would be, so the board can better understand what length of extension is needed.

Ms. DeBone shared through their conversations with MSHDA, they will likely know by mid-April if they can meet the June timeline.

Ms. McCarthy said it makes sense to bring something forward to the board again in May.

Director Gulau asked if the brownfield plan will need to be updated.

Ms. McCarthy shared they will want to look over all of the previous brownfield plan documents to determine if changes need to be made.

Ms. DeBone shared the project was previously approved for a PILOT and that they are re-pursuing one. Once that goes through, she said it is very likely the brownfield TIF will not be utilized.

Discussion item – no action taken.

2. Adoption of a Resolution Accepting the Third Amendment to the Purchase and Sale Agreement for 116 W Cedar Street and Authorize the Chair to Sign.

Ms. McCarthy shared a summary of the recommendation and request, as found in the packet.

Director Mitchell shared about the city's ownership of the lot and the parking lot.

Greg Dobson, representative of AVB, shared it has gotten more challenging to make the projects happen. He said the contributing factors are construction costs, as well as astronomical percentage increases and significant changes in interest rates that affect the proforma. Getting the numbers to work has become very hard. They are working really hard to find the right combination of things to make the first class project that they want to happen on this property.

Mr. Curt Aardema, representative of AVB, shared he was before the board a couple months prior asking for the ability to do some testing on the site. He said the testing was conducted and it's part of the analysis they are trying to do now to understand the soils involved. They appreciate the support to do that.

Director Middleton asked what they found in that exploration.

Mr. Aardema shared they learned about the adjacent building to the north. He explained when working on an urban-type project like this, the adjacent buildings have an impact on how they design and construct new buildings. He said they found information regarding basement depth and type of construction.

Mr. Dobson shared the soil is very loose and not ideal for standard footings.

Mr. Aardema said there have been multiple occurrences of development on that site throughout its history.

Director Middleton moved adoption of a Resolution Accepting the Third Amendment to the Purchase and Sale Agreement for 116 W Cedar Street and Authorize the Chair to Sign; seconded by Director Gurnee.

A roll call vote was taken, and the motion passed unanimously. Director Schipper abstained.

3. Approval of an EGLE Brownfield Grant Proposal for up to $1,000,000 in Support of Brewsters Redevelopment Project and Authorize the Chair to Sign.

Ms. McCarthy reminded the board how the application process and steps work for an EGLE Brownfield Grant. The submission of this proposal would be a first step in the process.

Mr. Dobson shared background information about the project and its location.

Director Hess said he thinks this would really help surrounding commercial properties.

Mr. David Steggink, Fishbeck consultant, said there are a couple phases of excavation. They evaluated all of the data. Knowing there was a bunch of soil to remove, they evaluated if they could do enough cleanup to eliminate the need for vapor mitigation. Following EGLE guidance, it will need a six-foot clean buffer between the soil and the building. They will level the site and then test to determine what is needed. The soil removal, transport, and disposal is costly. There is about $840,000 worth of EGLE eligible activities that would otherwise be placed into a brownfield plan. The timelines are lined up quite well on this site with the EGLE processes.

Director Middleton said until recently it seems they had talked often about vapor mitigation systems and asked if this evaluation is based on a site-to-site basis or if there is an evolving understanding from EGLE in terms of if soil removal is more appropriate or preferable than vapor mitigation.

Mr. Steggink summarized the different categories of contaminated soils and the methods used to address them.

Director Gurnee asked if they have gotten information from EGLE about sampling they might need before, during, and after the development.

Mr. Steggink explained how they are working with EGLE on this.

Director Gurnee asked if the soil boring that was done at 35 ½ - 36 ½ feet is an accurate measurement.

Mr. Steggink explained soil boring was completed at that depth.

Mr. Doug Koop, EGLE Brownfield Coordinator, elaborated on the history of contamination at the project site.

Director Gurnee moved approval of an EGLE Brownfield Grant Proposal for up to $1,000,000 in Support of Brewsters Redevelopment Project and Authorize the Chair to Sign; seconded by Director Gulau.
A roll call vote was taken, and the motion passed unanimously. Director Schipper abstained.

*8:43 Director Novotny stepped out of the meeting and Director Middleton took over chair duties.

4. Adoption of a Resolution Accepting the First Amendment to the Right of First Refusal Agreement with Republic Services of Michigan Hauling, LLC and Authorize the Chair to Sign.

Ms. McCarthy noted updates to the Resolution presented. Item 1 Resolved is to be updated from “Purchaser” to “Owner.” The date will also be updated to reflect the board meeting date of March 21, 2024.

Ms. McCarthy shared information on the agreement and the properties included.

Director Mitchell further discussed the past agreement and the city’s role in the process.

Director Gulau asked if the BRA Board is prepared to buy that land. He also asked if it was the BRA, the EDC, or another entity that would be purchasing the property if it came to that point in the future.

Director Mitchell explained in the past it was the City that would put up the funding for purchase. It would likely follow that process and the BRA board would be involved with collaboration on the development. Right now the City wants to wait for nearby development in the area to complete their projects so they can set the tone for what type of development needs to happen in the location.

Director Gulau asked if hypothetically they purchased the property, would they be able to use revolving fund dollars to help clean up the site.

Director Mitchell explained that if revolving fund dollars were utilized with the City's purchase, it would require a city project to be developed. If using revolving fund dollars, the BRA would need to work with a third party developer.

Director Gulau shared that he was reflecting on the EDC legislation and stated that the EDC can legally buy and sell land. He said if the Brownfield cannot, than the EDC could technically take over that property and get it development ready, even if they do not know what the final use will be.

Director Mitchell shared that is correct, the EDC could step up and do that if they chose to. However, the City cannot.

Attorney Wood shared there are a lot of different entities authorized to engage in that kind of activity. She stated the City proper doesn't typically get involved.

Director Gulau commented on how the timeline of this amendment lines up with the approximate completion date of the Event Center project happening downtown. He said it would be proactive to try to have something happening in conjunction with this timeframe.

Director Hess asked if the BRA would be paying for their relocation acquisition and for the purchase of the property. Director Mitchell said yes.

Director Bair asked after they sign the amended Right of First Refusal, how will the process of finding a new site for Republic Services be prioritized moving forward. She asked if staff is moving into a more active phase of work on this.

Director Mitchell shared staff will be moving forward in the process and updating the board. He elaborated on the steps they will be taking to do so.

Director Hess commented that the city's landscape in that area is looking very different than it did when the original agreement was established. There is a large handful of projects that will be happening within a half mile.

Director Gulau moved adoption of a Resolution Accepting the First Amendment to the Right of First Refusal Agreement with Republic Services of Michigan Hauling, LLC and Authorize the Chair to Sign; seconded by Director Schipper.
A roll call vote was taken, and the motion passed unanimously.

5. Approval of a Month-to-Month Contract Extension with Fishbeck, Inc. for up to 6-Month Period and Authorize Staff to begin the RFP Process for a New Brownfield Consulting Contract.

Ms. McCarthy shared background information on the contract extension and RFP process, as found in the packet.

Director Gurnee moved approval of a Month-to-Month Contract Extension with Fishbeck, Inc. for up to 6-Month Period and Authorize Staff to begin the RFP Process for a New Brownfield Consulting Contract; seconded by Director Hess.
A roll call vote was taken, and the motion passed unanimously.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

Director Gulau shared about his recent experience making a GPT AI and training it on EDC legislation and brownfield plans.

STAFF REPORTS AND UPDATES

Ms. McCarthy shared they received a copy of the LOI with MEDC for the Arcadia Lofts project. It continues to move forward.

Ms. McCarthy shared about an EGLE Brownfield District meeting taking place in the Kalamazoo area during the week, which she had the opportunity to present at with county brownfield staff. The EGLE team toured multiple brownfield projects within the City of Kalamazoo.

Director Gurnee shared that many of the EGLE staff members were impressed by the successes the BRA Board and the City of Kalamazoo have had.

Director Middleton acknowledged staff's work in making the successes happen.

Ms. McCarthy thanked him for this acknowledgement but talked about how it is a good balance. She mentioned the policy work the board has been working on. She gave credit to other city staff members that have a role in bringing developers in and working with a diversity of developers and their diverse projects. She said it is all part of an ecosystem of development happening across our community.

Director Hess shared the work to create a rounded-out board, as well as staff continuity and environmental consultant continuity has been extremely important and allowed them to be very successful as a board.

ADJOURNMENT: The meeting was adjourned at 9:09 A.M. by Director Middleton.

_________________________	_________________________	_________________________
Heidi Gartley Recording Clerk	Chair Signature	Printed Name/Chair

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, BRA Staff Liaison

DATE: April 18, 2024

SUBJECT: Approval of a One-Year Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority.

RECOMMENDATION:

It is recommended the BRA approve the one-year contract extension with Dickinson-Wright.

BACKGROUND:

In 2023, the BRA and city staff used a competitive RFP process to solicit bids for outside legal services. The board scored competitive bids and interviewed the top two firms. Dickinson-Wright was selected as the top firm and awarded a one-year contract for legal services. Dickinson-Wright has provided outstanding services over the past 12 months, has been able to provide a broad array of legal specialties whenever requested, and offered very competitive rates.

FISCAL IMPACT:

This contract is funded through the approved budget item in Fund 243 for legal services, up to $120,000 for 2024.

Purchasing Division
241 West South Street
Kalamazoo, MI 49007-4796
Phone: 269.337.8020
Fax: 269.337.8500
www.kalamazoocity.org

NOTICE TO PROCEED

April 11, 2023

Dickinson Wright
Jessica L. Wood, Member
200 Ottawa Ave., Ste. 100
Grand Rapids, MI 49503

Sent via email: jwood@dickinson-wright.com

PROJECT NAME: Legal Consulting Services for BRA and EDC
BID REFERENCE NO: 91874-001.0

This is to advise you that the item required by the contract award letter for the subject project was received and approved. This is your official **NOTICE TO PROCEED** with the performance of the project. The purchase order for the contract is attached. Please reference this purchase order number on invoices related to this project.

If you have any questions, please call this office.

Sincerely,

Michelle Emig
Purchasing Division Manager

Attachment – Purchase Order

c: Paul Thuringer, Economic Development Supervisor
Evaluation Committee Members

BID FORM FOR CONTRACT EXTENSION AWARD

The undersigned agrees to provide Legal Consulting Services for BRA and EDC for the City of Kalamazoo in conjunction with a contract extension to the original contract. The term of the contract extension shall begin on or about April 1, 2024, and expire on or about March 31, 2025, depending on date of approval. The contract provides for changes in requirements and price adjustments based on the City's needs and changes in cost for the contactor. All other terms, requirements, and conditions of the original contract, including any addendums, are hereby continued in force and effect during the term of this contract extension.

The undersigned having become thoroughly familiar with the original contract documents and any modifications incorporated herein agrees to provide Legal Consulting Services for BRA and EDC to the City of Kalamazoo for the following unit prices as stated below:

LEGAL CONSULTING SERVICES FOR BRA AND EDC:

BILLING RATES	**APRIL 1, 2024 – MARCH 31, 2025**
Member/Partner Attorney	$ 240.00 /hr
Associate Attorney	$ 240.00 /hr

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have the authority to submit this bid which will become a binding contract if accepted by the City of Kalamazoo. I hereby state that I have not communicated with nor otherwise colluded with any other bidder, nor have I made any agreement with nor offered/accepted anything of value to/from an official or employee of the City of Kalamazoo that would tend to destroy or hinder free competition.

The firm's identification information provided will be used by the City for purchase orders, payment and other contractual purposes. If the contractual relationship is with, or the payment made to, another firm please provide a complete explanation on your letterhead and attach to your bid. Please provide for accounts payable purposes:

Tax Identification Number (Federal ID): 38-136433

Remittance Address: 200 Ottawa Ave, Suite 900, Grand Rapids, MI 49503

Financial Contact Name: Jessica Wood Financial Contact Phone Number: 616-336-1054

Financial Contact Email Address: Jwood@dickinson-wright.com

I hereby state that I have read, understand and agree to be bound by all terms of the original contract and this bid for contract extension.

SIGNED: Jessica Ann Wood NAME: Jessica L. Wood
(Type or Print)

TITLE: Member DATE: April 15, 2024

FIRM NAME: Dickinson Wright PLLC
(if any)

ADDRESS: 200 Ottawa Ave, Ste 900, Grand Rapids, MI 49503
(Street address) (City) (State) (Zip)

PHONE: 616-336-1054 FAX: 844-670-6009

EMAIL ADDRESS: Jwood@dickinson-wright.com

AWARD (FOR CITY USE ONLY)

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, BRA Staff Liaison

DATE: April 18, 2024

SUBJECT: Adoption of a Resolution authorizing and directing the board chair, or chair designee to sign an EGLE Brownfield Grant Application, upon invitation by EGLE, subject to any modifications to the Proposal not materially adverse to the Authority approved as to substance by the Authority's technical consultant and to legal form by the Authority's legal counsel.

RECOMMENDATION:

It is recommended the BRA adopt the resolution authorizing the Board Chair to sign an EGLE Brownfield Grant Application for the Brewster Hotel Project.

BACKGROUND:

At the March 21, 2024 Board of Directors meeting, the Developer gave a presentation on the redevelopment project at 5135 and 5147 Portage Road. The new hotel project will redevelop a contaminated property at the southern gateway to the City that has sat vacant for many years due to site complexities from historic leaking underground storage tanks from a former gasoline filing station. The Authority agreed to submit an EGLE Brownfield Grant proposal for the project to support up to $1 million in cost to cover contaminated soil removal and disposal, demolition, and potentially a vapor intrusion mitigation system.

EGLE is planning to vet the proposal at an upcoming meeting on April 25. If the project receives positive reception, it will be invited to submit a full project application that will require an additional review and approval step through the EGLE Administrative Board in Lansing. To avoid delays in the approval process, staff is requesting approval ahead of the next regular BRA board meeting on May 16, 2024 to allow the Board Chair to sign and submit this application.

FISCAL IMPACT:

There is no direct fiscal impact anticipated from this application.

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

RESOLUTION AUTHORIZING AND DIRECTING BOARD CHAIR TO SIGN AN EGLE BROWNFIELD GRANT APPLICATION FOR BREWSTER HOTEL PROJECT

Boardmember ______________, supported by Boardmember ______________, moved the adoption of the following resolution:

WHEREAS:

1. Portage Road, LLC ("Developer") has proposed a project located at 5135 and 5147 Portage Road, Kalamazoo, Michigan to redevelop a former gasoline filing station and vacant restaurant site into a 93-room, 4-story hotel with a total private investment of $23,862,664; and

2. The new development will require Developer to incur cost up to $1 million for brownfield-eligible activities to address vapor intrusion pathways due to soil and groundwater contamination on the site resulting from a leaking underground storage tank from a former owner/operator of the property; and

3. On March 21, 2024, the Authority voted in favor of submitting a Brownfield Grant Proposal to the Michigan Department of Environment, Great Lakes, and Environment ("EGLE") for up to $1 million in funding to support brownfield-eligible activities.

RESOLVED:

1. That the Board Chair of the Authority or his or her designee is hereby authorized and directed to sign an EGLE Brownfield Grant Application, upon invitation by EGLE, subject to any modifications to the Proposal not materially adverse to the Authority approved as to substance by the Authority's technical consultant and to legal form by the Authority's legal counsel.

YEAS: Boardmembers ____

NAYS: Boardmembers ____

ABSTAIN: Boardmembers ____

ABSENT: Boardmembers ____

RESOLUTION DECLARED ADOPTED.

Dated: April 18, 2024

____

_______________, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on April 18, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: April 18, 2024

____

________________, Secretary

Local Brownfield Revolving Fund (Fund 242)

Period: 1/1/2024 - 3/31/2024

	Revenues	2024 Approved Budget	Quarter 1 Revenues	Year to Date Revenues	Prct Received
242-735-00.000-405.000	Local Tax Capture	$ 143,300.00	$ 229,657.41	$ 229,657.41	160%
242-735-00.000-665.001	Interest on Investments	$ 105,000.00	$ -	$ -	-
	Total Revenue	**$ 248,300.00**	**$ 229,657.41**	**$ 229,657.41**	

	Expenses	2024 Approved Budget	Quarter 1 Expenses	Year to Date Expenses	Year to Date Encumbrances
242-735-00.000-801.000	Professional and Contractual Services	$ 246,650.00	$ -	$ -	$ -
242-735-00.000-960.000	Contributions to Government	$ 49,330.00	$ -	$ -	$ -
242-735-00.000-967.005	Reimbursement to Developers	$ 73,995.00	$ -	$ -	$ -
242-735-00.000-967.006	Infrastructure	$ 12,325.00	$ -	$ -	$ -
	Total Expenses	**$ 382,300.00**	**$ -**	**$ -**	**$ -**
	Revenue over (under) expenditures	$ 229,657.41			

Brownfield Redevelopment Authority Operations Fund (Fund 243)

Period: 1/1/2024 - 3/31/2024

	Revenues	2024 Approved Budget	Quarter 1 Revenues	Year to Date Revenues	Prct Received
243-735-00.000-405.000	Local Tax Capture	$ 3,075,470.00	$ 2,658,923.83	$ 2,658,923.83	86%
243-735-00.000-642.002	Sale of Properties Held for Resale	$ 300,000.00	$ 34,192.50	$ 34,192.50	11%
243-735-00.000-665.001	Interest on Investments	$ 25,500.00	$ -	$ -	0%
243-735-00.000-665.002	Interest - Loans	$ 2,000.00	$ -	$ -	0%
243-735-00.000-680.000	Other Revenues	$ 20,000.00	$ -	$ -	0%
243-735-00.000-680.001	Loan Principal Payment	$ 34,176.00	$ -	$ -	0%
243-735-10.221-567.000	State Grants - Administration	-	$ 348.47	$ 348.47	0%
	Total Revenue	**$ 3,457,146.00**	**$ 2,693,464.80**	**$ 2,693,116.33**	

	Expenses	2024 Approved Budget	Quarter 1 Expenses	Year to Date Expenses	Year to Date Encumbrances
243-735-00.000-702.001	Base Pay - Full and Part Time	$ 102,977.00	$ 19,901.35	$ 19,901.35	$ -
243-735-00.000-710.001	Employer Social Security	$ 7,878.00	$ 1,599.56	$ 1,599.56	$ -
243-735-00.000-711.001	Health Benefit Allocation	$ 23,619.00	$ 1,708.02	$ 1,708.02	$ -
243-735-00.000-711.010	Dental Insurance	$ 1,742.00	$ -	$ -	$ -
243-735-00.000-711.011	Group Life Insurance	$ 441.00	$ 81.54	$ 81.54	$ -
243-735-00.000-711.012	Fringe Benefit Allocation	$ 2,112.00	$ 301.47	$ 301.47	$ -
243-735-00.000-711.020	Workers Compensation	$ 639.00	$ 255.08	$ 255.08	$ -
243-735-00.000-711.051	Defined Retiree Health Contribution	$ 1,545.00	$ 298.51	$ 298.51	$ -
243-735-00.000-711.050	Deferred Compensation	$ 5,070.00	$ 366.62	$ 366.62	$ -
	Total Human Resources	**$ 146,023.00**	**$ 24,512.15**	**$ 24,512.15**	**$ -**
	Administrative Costs				
243-735-00.000-727.001	Office Supplies and Forms	$ 3,000.00	$ -	$ -	$ 275.06
243-735-00.000-729.000	Operating Supplies	$ 12,000.00	$ 254.11	$ 254.11	$ -
244-728-00.000-830.001	Recording Fees	$ 600.00	$ -	$ -	$ -
244-728-00.000-880.000	Legal Notices	$ 1,500.00	$ -	$ -	$ -
244-728-00.000-810.003	Memberships and Subscriptions	$ 2,500.00	$ -	$ -	$ -
243-735-00.000-830.001	Administrative Fees	$ 15,096.00	$ 3,774.00	$ 3,774.00	$ -
	Total Administrative	**$ 34,696.00**	**$ 4,028.11**	**$ 4,028.11**	**$ 275.06**
	TIF Reimbursement Expenses				
243-735-00.000-967.005	TIF Reimbursement to Developers	$ 2,615,900.00	$ -	$ -	$ -
243-735-00.000-960.369	Contribution to Building Auth Debt Svc	$ 97,000.00	$ -	$ -	$ -
	Total Professional Development and Memberships	**$ 2,712,900.00**	**$ -**	**$ -**	**$ -**
	Contractual Services				
243-735-00.000-804.001	Environmental Studies/Remediation	$ 150,000.00	$ -	$ -	$ -
243-735-00.000-801.000	Professional and Contractual Services	$ 70,000.00	$ 14,108.95	$ 14,108.95	$ 57,318.25
243-735-00.00-930.001	Grounds Maintenance	$ 90,000.00	$ 18,738.25	$ 18,738.25	$ 53,261.75
243-735-00.000-802.001	Legal Services	$ 120,000.00	$ -	$ -	$ 28,306.40
	Total Contracted Services	**$ 310,000.00**	**$ 32,847.20**	**$ 32,847.20**	**$ 138,886.40**
	Projects and Development Sites				
243-735-01.000-920.001	Electricity	$ 4,900.00	$ 1,077.75	$ 1,077.75	$ -
243-735-00.000-801.000	Professional and Contractual Services - Panelyte	$ 37,500.00	$ 1,475.00	$ 1,475.00	$ 36,025.00
243-735-10.00-702.001	Human Resources Total - EGLE Grant Admin	$ -	$ 664.86	$ 664.86	$ -
243-735-10.222-801.000	MEDQ Lot 9 Redevelopment	$ -	$ 18,200.00	$ 18,200.00	$ -
	Total Projects and Devel Sites	**$ 42,400.00**	**$ 21,417.61**	**$ 21,417.61**	**$ 36,025.00**
	Total Expenses	**$ 3,203,619.00**	**$ 82,805.07**	**$ 61,387.46**	**$ 139,161.46**
	Revenue over (under) expenditures	$ 2,610,659.73			