

Agenda

Economic Development Corporation

Board of Directors



City of Kalamazoo

Thursday, November 20, 2025

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 EDC meeting on October 16, 2025

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. NEW BUSINESS

1. Economic Initiative Fund Loan Approval for Winstons, LLC (**Action: Motion to Reccommend the Approval of the Economic Initiative Fund Loan for Winstons, LLC to the City Commission**).
2. Recommendation to the City Clerk's Office of a 2-year approval of the 2 Adult Use Class C Grower Permits to Pure, LLC. (**Action: Motion to recommend to the City Clerk's Office a 2-year approval of the 2 Adult Use Class C Grower Permits to Pure, LLC**).

G. UNFINISHED BUSINESS

1. 2026 Social Equity Fund Budget (**Action: Motion to Approve the 2026 Social Equity Fund Budget**).
- 2.
3. 2026 Economic Development Corporation Updated Budget (**Action: Motion to Approve the 2026 Economic Development Corporation Budget**)

4. Updated Economic Development Corporation Bond Fee Schedule Approval **(Action: Motion to Approve the Updated Economic Development Corporation Bond Fee Schedule).**
5. Approval of a Resolution Recommending the Project Plan for the Friendship Village of Kalamazoo. **(Action: Approval of a resolution recommending the Project Plan for the Friendship Village of Kalamazoo project to the Kalamazoo City Commission.)**

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

J. ADJOURNMENT

**CITY OF KALAMAZOO
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
Thursday, October 16, 2025
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007**

MEMBERS PRESENT: Jason Novotny; Sharon Ferraro; Andrew Schipper; Michael Gurnee; Rachel Bair; Scott Petersen; Lucas Middleton

MEMBERS ABSENT: Alonzo Wilson; Eddie Warr; Kyle Gulau; T.J. Ward

CITY STAFF PRESENT: Jamie McCarthy (Development Manager); Heidi Waffle (Brownfield Project Assistant); Bobby Boyd (Economic Development Supervisor); *Jessica Wood (Attorney, Dickinson-Wright); Erin Hahn (Community Investment Administrative Assistant)
*Attorney Wood attended the meeting virtually.

Meeting was called to order at 7:51 AM by Chair Middleton.

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

APPROVAL OF AGENDA: Director Ferraro moved approval of the agenda; seconded by Director Gurnee. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Ferraro moved approval of the minutes from the meeting of September 18, 2025; seconded by Director Bair. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTORS' COMMENTS

None.

NEW BUSINESS

1. It is recommended that the EDC approve an Inducement Resolution for the Friendship Village of Kalamazoo Project and authorization to retain bond counsel (Miller Canfield, Paddock and Stone, P.L.C.) for preparation of related bond documents.

Steve Frank, representative of Miller Canfield, shared Friendship Village has submitted an application to the EDC for assistance in financing a new project on its continuing care retirement community in Kalamazoo. The proposed project includes an additional skilled nursing facility and additional independent living units which will be constructed as additions to the existing facility. He said the application contemplates that the project will be financed in large part through the issuance of tax exempt bonds, and it is requested that the EDC assist in that process as it had done with the last project. The

resolution in front of them is the first of five steps that they go through in terms of approvals. There will be three EDC meetings, including this one, and two with City Commission. He explained the purpose of today's meeting. If approved today, Mr. Frank shared the next step is for the borrower, Friendship Village, to develop a project plan that contains more in-depth project information, including financing, which will then be submitted to the EDC for approval at its next meeting. The City Commission will then conduct a public hearing on that project plan. If all of that is approved, they will be back to the EDC for a final meeting in December for adoption of a bond resolution, which formally authorizes the financing and execution of documents. They will have many more details at that time about the terms of the financing.

Mr. Frank shared that Friendship Village is contemplating that the bonds will be sold in a public offering.

Mr. Frank said the current estimated amount of the bond issue is about \$120 million. This amount includes construction costs, development costs, and then related financing costs. This number may come down as they move through the process.

Director Schipper asked about the timeline of the project.

Mr. Frank shared they have begun some construction activities already with interim financing. They are at the point where they are pretty much through their construction loan and they will be eager to get permanent construction financing.

Mr. Frank shared further details on the project, stating the skilled nursing facility will be 36 units (about 40 beds) and the new independent living facility will be 76 units. There will also be a new parking structure.

Chair Middleton asked about the fee amount for doing this bond with the EDC.

Attorney Wood shared they were looking at what was charged last time. She said they do not have to stick to that amount. Otherwise, she is not sure if the fee had been determined yet.

Director Gurnee moved approval of an Inducement Resolution for the Friendship Village of Kalamazoo Project and authorization to retain bond counsel (Miller Canfield, Paddock and Stone, P.L.C.) for preparation of related bond documents; seconded by Director Novotny. A roll call vote was taken, and the motion passed unanimously.

2. Approval of a recommendation to the City Clerk's Office of a two-year renewal of the Adult Use Retailer Permit to Green Bronco, LLC (dba Mint Cannabis), contingent on the Applicant correcting the delinquent 2025 summer taxes by October 31, 2025. If the Applicant fails to correct the deficiencies by October 31, 2025, then the recommendation is approval of a 90-day probationary renewal.

Mr. Boyd said staff met with the business yesterday and discussed the delinquent taxes with them.

Chair Middleton asked if the delinquent taxes were real property taxes.

Mr. Boyd said yes, they are real property taxes.

Director Novotny moved approval of a recommendation to the City Clerk's Office of a two-year renewal of the Adult Use Retailer Permit to Green Bronco, LLC (dba Mint Cannabis), contingent on the Applicant correcting the delinquent 2025 summer taxes by October 31, 2025. If the Applicant fails to correct the deficiencies by October 31, 2025, then the recommendation is approval of a 90-day probationary renewal; seconded by Director Ferraro.

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

UNFINISHED BUSINESS

1. Economic Development Corporation 2026 Budget

Mr. Boyd shared information on the budget, as found in the packet. He pointed out professional and contractual services that will be new, including Salesforce adaptations to better serve their business retention. Another thing they are doing is community retention and support. They will continue to support the community as it pertains to the Economic Development Strategy, including building neighborhood connections and helping them get activated. He said they are working on a PR strategy for business attraction and that they are trying to get on the wave of the upcoming event centers in the area. Jumping on that now instead of after construction is finished is imperative. He said it would be great for the EDC to be a part of creating more workforce development.

Mr. Boyd continued that there will be upcoming huge construction projects. They have seen construction hurt businesses in surrounding parts of the county, so the City wants to avoid that. Staff is working with Southwest Michigan First to offer businesses an opportunity to put their products on a website and encourage local shopping. He shared more about the benefits of this website initiative and stated they want to put businesses in a position to be successful even as construction disruption occurs. Next month Clarence Lloyd, of Southwest Michigan First, will attend the meeting to share information on the effort.

Director Bair asked how will the businesses learn that the “Buy-Local” website is available to them.

Mr. Boyd shared they are going to do some marketing and partnering with a couple other entities to get the word out that it is available.

Director Bair asked if the other entities will be putting money into it as well.

Mr. Boyd said yes. It is a county-wide effort, so others have to put in money to be a part of it. The money that other municipalities have to put into it may vary.

Director Petersen asked with the Chambers’ involvement if they are requiring people on the website to be members of the Chamber as well.

Mr. Boyd said no, they are not.

**Director Ferraro moved approval of the EDC 2026 Budget; seconded by Director Gurnee.
A roll call vote was taken, and the motion passed unanimously.**

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

Mr. Boyd said as they build out the retention and attraction campaign, they will be bringing things to the board periodically to keep them abreast on what the efforts are.

ADJOURNMENT: Meeting was adjourned at 8:17 AM by Chair Middleton.

Signature

Printed Name/Chair

Heidi Waffle/Recording Clerk

INTER-OFFICE MEMO

To: The Economic Development Corporation Board of Directors

From: Erin Hahn, Business Specialist

Date: November 12, 2025

Re: Adult Use Class C Grower Permit (2) Renewal for Pure, LLC

The City Clerk's Office has requested that the Economic Development Corporation (EDC) Board of Directors evaluate the *Marihuana Facility Permit Renewal Application* submitted by: **Pure, LLC** for its facility at **825 E Crosstown Parkway**, and that the EDC Board provides a recommendation regarding the renewal of these permits. The City Operating Permits, issued on **January 1, 2025**, are scheduled to expire on **December 31, 2025**, and must be renewed before their expiration for the facility to continue operating. The applicant has submitted the required renewal application and the annual permit fee. Below is the ordinance language that describes the specific role and responsibilities of the EDC in this process:

§ 20B-12

C. In determining whether to grant a renewal of a permit, the members of the City's Economic Development Corporation board will evaluate the permit holder's compliance with the statements it provided with its initial application and submission with its request for renewal of the following information:

1. The Staffing plan for the business which describes the actual number of employees, including the number and type of jobs that the facility has created, and the amount and type of compensation (including benefits) paid for such jobs.
 - Pure, LLC has 16 full-time employees
 - 3 Gardeners earning \$35-50K annually
 - 4 Trimmers earning \$34-42K annually
 - 3 Packaging/Pre-Rolls earning \$34-50K annually
 - 5 Managers earning \$50-100K annually
 - 1 Metric earning 40K annually
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the business, results of efforts for community outreach and worker training programs.
 - Donates \$750 annually to the Elizabeth Upjohn Community Healing Center, helping to support families and individuals struggling with trauma, abuse, mental health disorders, etc.
 - Commits roughly 5% of all spending towards businesses and individuals that qualify as minority-owned, veteran-owned, or woman-owned.
 - Posts job openings on local bulletin boards, job websites, and within local employment groups to encourage local applicants. Extra points are given during the application process to applicants residing within the City of

Kalamazoo.

3. An explanation, with supporting factual data, of the efforts and success achieved by the social equity plan of the business to promote and encourage participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement, and the positive impact of the social equity plan on local residents.
 - Pure, LLC is a longstanding supporter of the Elizabeth Upjohn Community Healing Center, which supports families and individuals who struggle with addiction and other trauma.
 - Pure, LLC also donated a large quantity of gardening tools and supplies to Kalamazoo In Bloom, a local community gardening organization.
4. A statement that the business is not in default to the City for any property tax, special assessment, utility charges, fines, fees, or other financial obligations owed to the City.
 - Pure, LLC is in good standing with the City.
5. A statement that the hiring and public accommodation practices of the facility conform to the City's Nondiscrimination Ordinance provisions and documentation of the total number of employees broken out by managerial and operational employees, number of women, and number of minority employees and number of employees disproportionately impacted by marihuana prohibition and enforcement.
 - Pure LLC's hiring and public accommodation practices conform to the City's Nondiscrimination Ordinance provisions.
 - 5 employees are in managerial positions; 2 are women and 2 are minorities
 - 11 employees are in operational positions; 6 are women and 5 are minorities
6. A statement, with supporting documentation, providing answers to the following questions:
 - a. How many City residents do you currently employ?
 - 4 City residents are currently employed at Pure, LLC.
 - b. How many current employees reside in Census Tracts 1 (Eastside); 9, 10 (Edison), and/or 2.02,3 (Northside)?
 - 2 employees reside in the Northside neighborhood.
 - c. What is your plan to employ residents of the identified census tracts?
 - Pure, LLC plans to advertise new job openings in the identified census tracts on local bulletin boards, and make note of any potential applicants who's address is located in one of the identified census tracts.
 - d. How many of your employees have prior marihuana convictions (excepting a conviction for delivery or distribution to a minor)?
 - None
 - e. What is your plan for employees with a prior marihuana conviction to move up within your business and/or the marihuana industry?
 - All employees are offered equal opportunities. Pure, LLC does not discriminate based on someone's previous marihuana convictions unless the conviction involves distribution to a minor. All employees are

provided with the adequate tools and training necessary to succeed and move up within the company.

7. Proof that the marihuana business has received recognition and maintains the status as a Silver Level Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency.
 - Pure, LLC maintains a Gold Level Social Equity All-Star status with the Michigan Cannabis Regulatory Agency.

Please see the attached Marihuana Renewal Application Checklist, completed by City staff to verify if all ordinance requirements have been met.

The applicant has no outstanding financial obligations to the City, and there have been no complaints to the City Manager regarding compliance with the City's anti-discrimination ordinance. The facility has passed its City Fire & Zoning inspections. The applicant has met all the requirements for renewal.

RECOMMENDATION

Staff recommends that the EDC Board recommend to the City Clerk's Office a 2-year approval of the 2 Adult Use Class C Grower Permits to Pure, LLC.

ATTACHMENTS

Renewal Application, (Staffing Plan), (Community Benefits Statement), and (Social Equity Plan) from the applicant.

Adult Use & Medical Safety Compliance, Marihuana Renewal Application Checklist for:

Pure, LLC

825 E Crosstown Parkway

Type: Adult Use Class C Grower (2 Permits)

	Date Received	Received By	Comments	
Renewal Application Received	10/22/2025	Erin Hahn		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection - 815 W Michigan	11/6/2025	Pete Eldridge	Yes	
Fire Inspection - 815 W Michigan	11/6/2025	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In	11/13/2025	Erin Hahn		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting	8/13/2025	11/20/2025		
	Full-Time	Part-Time	Comments	
Jobs Created	16	1		
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	No		Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Yes	Gold	Erin Hahn	

All Items Complete Yes

MARIHUANA BUSINESS PERMIT RENEWAL APPLICATION

Pursuant to Chapter 20B of the Kalamazoo City Code

**City of Kalamazoo
Office of the City Clerk
241 West South Street
Kalamazoo, MI 49007**

(Please Print)

BUSINESS INFORMATION (The entity that is licensed by the state and that holds a City MMF permit)

Official Business Name Pure, LLC

Business Address 825 E. Crosstown Parkway

City Kalamazoo **State** MI **Zip Code** 49001 **Business Phone** 616-862-3255

Business E-mail heather.palcowski@gmail.com **Business Website**

TYPE OF PERMIT BEING RENEWED

Medical

Grower:

Class A (500 plants)

Class B (1,000 plants)

Class C (1,500 plants) No. of Class C Permits _____

Processor

Safety Compliance

Provisioning Center

Secure Transporter

Adult Use

Grower:

Class A (100 plants)

Class B (500 plants)

Class C (2,000 plants) No. of Class C Permits 2

Excess Grower

Processor

Safety Compliance

Microbusiness

Retailer

Secure Transporter

Designated Consumption Lounge

FACILITY INFORMATION

Property Address 825 E. Crosstown Pkwy., Kalamazoo, MI 49001

Real Property Parcel Number 06-23-238-017

Advertised Facility Name Pure, LLC

Manager - Full Name Jayson Vanderlaan

CONTACT INFORMATION [the primary point(s) of contact for this application]

Name Heather Palcowski

Address 11760 Grand River Dr. SE

City Lowell

State MI

Zip Code 49331

Phone 616-862-3255

E-mail heather.palcowski@gmail.com

Name Jayson Vanderlaan

Address 2418 14th St.

City Shelbyville

State MI

Zip Code 49344

Phone 616-201-6991

E-mail jayson.vanderlaan@hurricanehydroponics.com

ATTACHMENTS

Please attach the following as separate documents to this application:

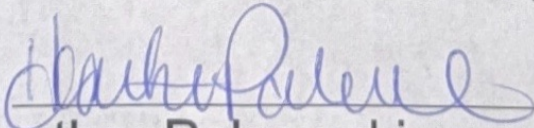
1. The attached Staffing Plan worksheet and any additional pages that provide a description of the actual number of employees, including the number and type of jobs that the licensed facility has created, and the amount and type of compensation (including benefits) paid for such jobs; and
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the facility; the results of community outreach efforts; and worker training programs.
3. A social equity plan that: (a) promotes and encourages participation in the marihuana industry by local residents who have been disproportionately impacted by marihuana prohibition and enforcement; and (b) positively impacts local residents.
4. Documentation that indicates your business qualifies as a Silver Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency. **A marihuana business must meet this qualification to be eligible for permit renewal with the City of Kalamazoo.**

The City's Economic Development Corporation will use the information provided in these documents to evaluate the permit holder's compliance with the statements it provided with its initial application (specifically the representations made in Attachment G – Staffing Plan and Attachment H – Community Benefits Statement).

Please complete the following certifications:

- The permitted facility is not in default to the City for any property tax, special assessment, utility charges, fines, fees or other financial obligation owed to the City.
- The hiring and public accommodation practices of the permitted facility conforms to the City's anti-discrimination ordinance provisions.
- I consent to an inspection of the permitted premises as required by ordinance to ensure the premises and its systems are in compliance with the requirements of Chapter 20B of the Kalamazoo City Code.
- I understand that renewal of a City Operating Permit is contingent on the renewal of the State Operating License for this facility.

I hereby certify under the penalty of perjury that the statements made in this application, including all attachments thereto, are true. I further certify that I am an officer, director, or managerial employee of the applicant or a person who holds a direct or indirect ownership interest in the applicant.

Applicant Signature:  Date: 10/15/2025
Name (printed): Heather Palcowski Position: Member

STAFFING PLAN

Summary

Please indicate the number of employees who work at the licensed facility:

Full-time employees (32+ hours per week) 13 Part-time employees (< 32 hours per week) 2

Position Types and Compensation

Please provide a description of the types of jobs the licensed facility has created, along with the amount of compensation and benefits paid for such jobs:

Position Title: Gardener Annual Average Compensation \$ 35-50k

How many people are employed in this position at the licensed facility? 3-4

Are health insurance benefits available for employees in this position? Yes No

If yes, please indicate the employer contribution to health insurance costs: All Partial None

Position Title: Trimmer Annual Average Compensation \$ 34-42k

How many people are employed in this position at the licensed facility? 4-5

Are health insurance benefits available for employees in this position? Yes No

If yes, please indicate the employer contribution to health insurance costs: All Partial None

Position Title: Packaging/Pre-rolls Annual Average Compensation \$ 34-50k

How many people are employed in this position at the licensed facility? 3-4

Are health insurance benefits available for employees in this position? Yes No

If yes, please indicate the employer contribution to health insurance costs: All Partial None

Position Title: Management Annual Average Compensation \$ 50-100K

How many people are employed in this position at the licensed facility? 5

Are health insurance benefits available for employees in this position? Yes No

If yes, please indicate the employer contribution to health insurance costs: All Partial None

Position Title: Metrc Annual Average Compensation \$ 40K

How many people are employed in this position at the licensed facility? 2

Are health insurance benefits available for employees in this position? Yes No

If yes, please indicate the employer contribution to health insurance costs: All Partial None

Please provide information on any benefits other than health insurance that are offered to all employees:

Paid sick days/vacation days after 1 year/paid holidays

Attach additional pages as necessary.

ECONOMIC BENEFITS

Please fill out the information below relating to Economic Benefits to the City and the job creation for local residents achieved by the business, results of efforts for community Outreach and worker training programs

ECONOMIC BENEFITS		
Economic Benefit	Description	Amount
Pure has committed up to 1% of net profits will be given back to the community for the support and development of local non-profit organization.	Pure, LLC donates \$750 annually to Elizabeth Upjohn Community Healing Center. Pure, LLC plans to look into other local non-profit opportunities in the future.	up to 1% of net profits
Pure commits roughly 5% of all spending towards businesses and individuals that qualify as minority owned, veteran owned, or women owned businesses.	Pure utilizes the following diverse suppliers: Tanjay, Inc. (veteran owned), Complete Landscaping Solutions (Hispanic owned), Lifecycles (black owned), Click First (Women Owned), Midwest Air Filters (veteran owned), Hurricane Hydroponics (veteran owned)	roughly 5% of all spending
Pure donates a minimum of \$750 annually to Elizabeth Upjohn Community Healing Center.	Elizabeth Upjohn Community Healing Center supports families and individuals struggling with addiction, abuse, mental health disorders, etc.	\$750

JOB CREATION FOR LOCAL RESIDENTS		
Initiative/Description	Date(s)	Outcomes
Pure, LLC intends to prioritize hiring City of Kzoo residents over applicants from outside the city. Residents of Kalamazoo will receive extra points during the application Process	Ongoing practice anytime new hires are needed	Creates opportunity and employment for Kalamazoo residents.
Pure, LLC will post job openings on local bulletin boards, job websites, and within local employment groups to encourage local applicants.	Ongoing practice anytime new hires are needed.	Creates opportunity and employment for Kalamazoo residents.

COMMUNITY OUTREACH		
Initiative/Description	Date(s)	Outcomes
Pure, LLC's monetary donations to Elizabeth Upjohn Community Healing Center supports families and individuals struggling with trauma, abuse, mental health disorders, etc.	The donation is made around October or November of each year.	Elizabeth Upjohn Community Healing Center is able to provide more support to people struggling with various traumas including addiction.
By spending roughly 5% of all spending on diverse suppliers, Pure is giving opportunities back to historically discriminated groups of people.	Throughout the year.	Recognizing and supporting diverse and historically discriminated groups of people.

WORKER TRAINING PROGRAMS		
Initiative/Description	Date(s)	Outcomes
Pure is always trying new processes and ways of doing tasks to become more efficient , so employee training is always ongoing.	ongoing	Efficient and knowledgeable employees.

SOCIAL EQUITY

Please fill out the information below relating to Social Equity with an explanation, with supporting factual data, of the efforts and success achieved by the social equity plan of the business to promote and encourage participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement, and the positive impact of the social equity plan on local residents;

SOCIAL EQUITY PLAN INITIATIVE		
Initiative/Description	Date(s)	Outcomes
Pure, LLC donates a minimum of \$750 annually to Elizabeth Upjohn Community Healing Center, which supports families and individuals who struggle with addiction and other trauma.	The donation is made around October or November every year.	provides support to people and families who struggle with addiction etc.

EMPLOYEE DEMOGRAPHIC INFORMATION

Total Number of Employees:	15	
Employees in Managerial Positions	Total Employees	5
	Number of Women	2
	Number of Minorities	2
Employees in Operational Positions:	Total Employees	10
	Number of Women	6
	Number of Minorities	5

How many City Residents do you currently employ?	Total Employees	4
How many residents do you currently employ from these Census Tracts?	Census Tract 1 (Eastside Neighborhood)	0
	Census Tracts 9 and/or 10 (Edison Neighborhood)	0
	Census Tracts 2.02, and/or 3 (Northside Neighborhood)	2

1. What is your plan to employ residents of the identified Census Tracts?

We plan to advertise new job openings in those areas on local bulletin boards etc. We will also make note of any potential applicants who's address is located in one of the identified census tracts.

Attach additional pages as necessary.

2. How many of your employees have prior marihuana convictions or expungements (excepting a conviction for delivery or distribution to a minor)?

Number of employees with marihuana convictions _____

3. What is your plan for employees with a prior marihuana conviction to move up within your business and/or the marihuana industry?

We plan to offer fair opportunities to all employees. We will not discriminate based on someone's previous marijuana convictions unless the conviction involves distribution to a minor. We plan to give all employees the adequate tools and training necessary to succeed and move up within the company.

Attach additional pages as necessary.

4. Please attach proof that the marihuana business has received recognition and maintains the status as a Silver Level Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency.

PURE, LLC

SOCIAL EQUITY PLAN

Community Healing Center Elizabeth Upjohn Providing Hope, Health and Healing

Pure, LLC engages in charitable giving by donating a minimum of Seven Hundred and Fifty dollars (\$750.00) annually to:

Community Healing Center Elizabeth Upjohn
Administrative office
2615 Stadium Drive
Kalamazoo, Michigan

Contact: Ms. Allysa Crittenden
Director of Development
269-910-0254

(the following information was provided from their website, with permission)

Mission Statement

We strive to strengthen our communities by helping children, families, and adults heal from the trauma of abuse, addiction, and behavioral and mental health disorders. We believe that reaching out to our community with prevention, intervention and treatment services, is an effective, efficient way to deliver care, information, and support to those in need.

Our History

Community Healing Centers has a long, rich history in Southwest Michigan. In 2004, the former Guidance Clinic and the former MAPS merged. In the summer of 2005, we held celebrations to announce our new umbrella name: The Community Healing Centers. This merger accomplished several key goals, including strengthening services to children and families, and expanding capacity to provide services for individuals with Mental Health and Substance Use Disorders. Since becoming Community Healing Centers, we've served over 50,000 people, meeting the Mental Health and Addiction and Recovery needs of children, individuals and families here in Southwest Michigan. We pride ourselves in offering a range of programming that embraces children, youth and

adults, extending opportunities for support through home visits, schools and community locations.

Community Healing Center Elizabeth Upjohn, is a 501C3 not for profit organization that pride themselves in providing care to anyone in Western and Southern Michigan, regardless of availability of insurance or ability to pay. CHC located in Kalamazoo, Michigan routinely treats patients from Battle Creek, to St. Joseph and as far north as Allegan and Grand Rapids. CHC works with men and women, even women that are pregnant that suffer from addiction. CHC's has a history of great success, 75% for the residence and non-residence graduate from the program never to return for treatment.

The Gilmore facility is an intense in-house detox center, that holds 30 private rooms for patients to detox safely while being monitored by trained staff members. Once the patient has safely detoxed, and returned to home, work or school, they are then referred to the out-patient center located on Stadium Drive. Ninety (90%) of residence adhere to a CHC aftercare Plan, with an 85% success rate. CHC understands that drug addiction is generally a result of past trauma, as drugs and alcohol are used as "coping mechanism" to deal with life's stresses. CHC have licensed social workers, psychologist, and psychologist to provide emotional care, and therapy to give each patient the tools they need to face the world and whatever stress it may hold.

When asked what CHC offers, the staff replied, "Whatever it takes for our patients to become strong and healthy, and return to living a fulfilled life"

Some of the areas of care include:

- Assistance with Temporary housing;
- Help with finding employment
- Working with the court systems
- Counseling includes help for:
 - Substance abuse
 - Grief & loss
 - Domestic violence
 - Sexual assault
 - Cognitive behavior
 - Anger issues
 - PTSD

CHC provide a religious and an non-religious approach to treating patients that suffer from addiction.

As a 501C3, CHC relies on the community and donations to fund their operation. Pure, LLC is very pleased to develop a relationship with Community Healing Center Elizabeth Upjohn and contribute to providing a means of healing for those adversely effected of drugs.

Pure, LLC

CORPORATE SPEND PLAN DOCUMENT FOR DIVERSE SUPPLIERS

August 23, 2023

Pure, LLC
825 E Crosstown Parkway
Kalamazoo, MI 49001

This document outlines areas of our corporate spending that Pure, LLC dedicates to businesses and individuals from diverse backgrounds who meet the criteria for the SCA's Social Equity All Star Program.

Pure commits roughly 5% of all spending towards businesses and individuals that qualify as minority owned, veteran owned or women owned businesses including but not limited to:

Tanjay, inc. - Veteran Owned

Complete Landscaping Solutions - Hispanic Owned

Lifecycles - Black owned

Click First - Woman owned

Midwest Air Filters - Disabled Veteran Owned

Hurricane Hydroponics - Veteran Owned

Community Benefits Plan

Pure LLC (“Pure”) is a member of the City of Kalamazoo and its surrounding communities, and, as such, it strives to be a productive member within these communities. The presence of its facility, and the security systems planned for the facility and surrounding area, will help to reduce crime, increase commerce, and have a positive impact in the community. It has plans to develop and implement community outreach programs. Such programs and events will include food and clothing drives for local food banks, churches, and others.

Staffing

Pure intends to prioritize hiring City of Kalamazoo residents over applicants from outside the city. Applicants who are residents of the City of Kalamazoo will receive additional points during Pure’s hiring screening criteria.

Volunteerism Plan

Pure has plans to develop and implement community outreach programs. Such programs may include monetary donations or community service.

Fiscal Charity

Pure believes that actions speak louder than words. Pure has committed that up to 1% of net profits will be given back to the community for the support and development of local non-profit organizations.

In addition, Pure, LLC commits roughly 5% of all spending towards businesses and individuals that qualify as minority owned, veteran owned or women owned businesses including but not limited to:

Tanjay, Inc. – Veteran Owned

Complete Landscaping Solutions – Hispanic Owned

Lifecycles – Black Owned

Click First – Woman Owned

Midwest Air Filters – Disabled Veteran Owned

Hurricane Hydroponics – Veteran Owned

Further, Pure engages in charitable giving by donating a minimum of seven hundred fifty dollars (\$750.00) annually to the Elizabeth Upjohn Community Healing Center. This organization helps children, adults and families heal from the trauma of abuse, addiction, and behavioral and mental health disorders.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

February 20, 2025

Pure, LLC
934 N Hudson
Lowell, MI 49331

The Cannabis Regulatory Agency's social equity team reviewed your renewal form for the Social Equity All-Star Program and is pleased to announce that your 2024 status will continue to remain in effect for 2025. The following license numbers will be displayed on our website under the gold level. The following license numbers were provided on your form:

- AU-P-000489
- AU-G-C-000266
- AU-G-C-000605

If your entity wishes to advance to a higher tier in 2025, you may still do so by submitting the [Social Equity All-Star Program Amendment Form](#) with a copy of the amended plan(s) to be posted on the website. Published plans can easily be updated at any time by emailing this form to the social equity team.

If there are any questions regarding this acceptance letter, please contact the social equity team via email at CRA-SocialEquity@Michigan.gov.

Thank you,

Social Equity Representative
Cannabis Regulatory Agency
www.michigan.gov/CRA

Economic Development Corportaiion (EDC)

Proposed 2026 Budget for Fund 244-728

Revenues	2026 Projected	2026 Notes
Application Fee Revenue	\$3,000.00	EIF loan administrative and 1% loan fee - \$500 admin fee per application plus 1% of loan fee.
Total Revenue	\$3,000.00	

Expenses	2026 Projected	2026 Notes
Personnel and fringe benefits	\$29,134.00	
Office Supplies and Forms	\$250.00	
Postage	\$50.00	
Professional and Contractual Services	\$23,000.00	Salesforce support agreement and Community BRE and support meetings
Legal Services	\$30,000.00	
Other Operational	\$3,000.00	Split car cost between BRA/EDC
Memberships & Subscriptions	\$3,000.00	Group MEDA membership and IEDC memberships for board/staff
Professional Development	\$7,000.00	Professional development for board/staff
Administrative Fees	\$9,155.00	Based on management services projection for 2026
Advertising	\$25,000.00	City-focused public relations strategy , SWMI FIRST buy local first business website \$10k a year.
TOTAL	\$129,589.00	



EDC Board of Directors Staff Report

City of Kalamazoo

TO: The Economic Development Corporation Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by:

DATE: November 20, 2025

SUBJECT: Buy Local Greater Kalamazoo Presentation by Clarence Lloyd

SUMMARY:

BACKGROUND:

RECOMMENDATION:

Economic Development Corpotaion (EDC)

Proposed 2026 Budget for Fund 244-728

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TOTAL	\$129,589.00	

**CITY OF KALAMAZOO
ECONOMIC DEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING A REVISED ECONOMIC DEVELOPMENT
AUTHORITY BOND FEE SCHEDULE**

Board member _____, supported by Board member _____, moved for the adoption of the following resolution:

WHEREAS, the City of Kalamazoo Economic Development Corporation (the “EDC”), pursuant to the provisions of Act 338 of 1974, as amended (the “Act”) seeks to provide resources to alleviate and prevent conditions of employment by assisting and retaining local industrial and commercial enterprises and encouraging the location and expansion of industrial and commercial enterprises; and

WHEREAS, the Act authorizes the EDC to borrow money and issue its revenue bonds or revenue notes to finance or refinance part or all of project costs and the costs necessary or incidental to the borrowing of money and issuing of bonds or notes for in order to accomplish the public purposes set forth in the Act; and

WHEREAS, to that end, the EDC acts as Issuer to qualified applicants undertaking authorized projects, and that role takes time and resources warranting the recoupment of certain fees and costs; and

WHEREAS, the EDC Bond Fee Schedule had not been reviewed, updated or amended since 2007; and

WHEREAS, the EDC has reviewed and now desires to approve a revised and updated EDC Bond Fee Schedule.


NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That the EDC hereby approves the updated, revised EDC Bond Fee Schedule, in substantially the form attached.
2. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Board members _____
NAYS: Board members _____
ABSTAIN: Board members _____
ABSENT: Board members _____

RESOLUTION DECLARED ADOPTED.

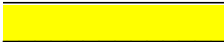
Dated: November 20, 2025

, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Economic Development Corporation, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Economic Development Corporation at a meeting held on November 20, 2025, 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: November 20, 2025

, Secretary

4910-8733-9899 v1 [105917-1]



City of Kalamazoo Economic Development Corporation (EDC)

Bond Fee Schedule – Effective November 20, 2025

The City of Kalamazoo has established the following updated fee schedule for EDC-issued bonds and related financing projects. Application fees shall be paid by applicant/borrower when application is submitted. All other fees provided for in this schedule shall be paid by the applicant/borrower upon bond closing. All fees payable to the Economic Development Corporation of the City of Kalamazoo.

All Projects – Application Fee

\$1,000.00 (Non-refundable)

EDC Legal Fees

City EDC Attorney Fee: \$3,500.00 (Non-refundable) (whether provided by City Attorney's office or outside counsel)

Covers legal document review, preparation, and coordination with bond counsel and City departments.

EDC Bond Issuance Fee

0.25% ($\frac{1}{4}$ of 1%) of the Bond Issue Amount, capped at \$40,000

Minimum: \$2,500

Supports EDC administrative and oversight functions. Does not include publication fees or fees paid to bond counsel, bond trustee, applicant's counsel, or other financing participants.

Payment Instructions

Make checks payable to:

- "The Economic Development Corporation of the City of Kalamazoo" – for all application, EDC legal, and bond issuance fees

If Mailed, send to:

Kalamazoo City Treasurer
241 W. South Street
Kalamazoo, MI 49007

THE ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF KALAMAZOO
(the “Corporation”)

LIFECARE, INC., d/b/a FRIENDSHIP VILLAGE
(the “Applicant”)

PROJECT PLAN*

* This Project Plan was prepared pursuant to and in accordance with the Economic Development Corporations Act, P.A. 338 of Michigan Public Acts of 1974, as amended (“Act”); it compiles and organizes the requisite information according to the specifications of Section 8(4) of the Act.

A. SECTION 8 (4) (a) Requires:

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE PROJECT DISTRICT AREA AND SHALL DESIGNATE THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROJECT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES AND SHALL INCLUDE A LEGAL DESCRIPTION OF THE PROJECT AREA.

1. Location and extent of existing streets and other public facilities within the Project District Area:

The Project is located within the City of Kalamazoo. The Project District Area is bordered on the west by North Drake Road and on the north by Beech Avenue and Persianwood Drive.

2. Designation of the location, character, and extent of the categories of public and private land uses presently existing within the Project Area:

Project Area is currently being used by Applicant as a senior continuing care retirement community with 230 independent living units, 54 assisted living units, 23 memory care units, 57 skilled nursing units.

3. Designation of the location, character, and extent of the categories of public and private land uses proposed for the Project Area:

Applicant proposes to acquire, construct, furnish and equip a new skilled nursing building to replace the existing facility and a new independent living building with underground parking, to renovate and equip certain existing facilities, and to undertake various site improvements including, but not limited to, landscaping and walking paths.

4. See Exhibit A for a legal description of the Project Area.

B. SECTION 8 (4) (b) Requires:

A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

1. Description of existing improvements in the Project Area:

Project Area is currently being used by Applicant as a senior continuing care retirement community with 230 independent living units, 54 assisted living units, 23 memory care units, 57 skilled nursing units.

2. Description of anticipated repairs and alterations:

Acquisition, construction, furnishing and equipping of a new skilled nursing building to replace the existing facility and a new independent living building with underground parking. Renovate and equip certain existing facilities. Undertake various site improvements including, but not limited to, landscaping and walking paths.

3. Estimate of time required for completion of above:

Construction of the skilled nursing building is expected to commence in July of 2026 and is expected to be completed in July, 2027. The construction of the independent living building commenced in September of 2025 and is expected to be completed in June, 2027. The initial construction of the independent living building was financed through bank debt that will be refinanced with the proposed bonds.

Renovation and equipping of existing facilities and site improvements are expected to commence in 2026 and continue over the next three years.

C. SECTION 8 (4) (c) Requires:

THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE PROJECT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

1. Location of repairs, alterations and improvements:

1400 North Drake Road, 1402 North Drake Road, 4300 Beech Street.

2. Description of extent and character of repairs, alterations, and improvements:

Acquisition, construction, furnishing and equipping of a new skilled nursing building to replace the existing facility and a new independent living building with underground parking. Renovate and equip certain existing facilities. Undertake various site improvements including, but not limited to, landscaping and walking paths.

3. Estimate of time required for completion:

24 months

4. Estimated cost of improvements:

Site Improvements	\$8,637,777
Renovations	5,011,850
Construction	61,384,406
Furniture and Equipment	<u>1,503,262</u>
TOTAL	\$76,537,295

The cost of improvements in excess of the proceeds of the bonds to be issued by the Corporation will be paid by the Applicant.

D. SECTION 8 (4) (d) Requires:

A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Site Improvements -	24 months
Renovation/Equipping -	24 months
Construction -	24 months
Total -	24 months

E. SECTION 8 (4) (e) Requires:

A DESCRIPTION OF THE PARTS OF THE PROJECT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

Following completion of the Project, a portion of the Project Area of approximately 12 acres will be available for future development. However, at this time, there are no specific development plans for the vacant land.

F. SECTION 8 (4) (f) Requires:

A DESCRIPTION OF ANY PORTIONS OF THE PROJECT AREA WHICH THE CORPORATION DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

None. The Corporation will enter into a Loan Agreement for the bonds with the Applicant pursuant to which the Applicant will construct the Project.

G. SECTION 8 (4) (g) Requires:

A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

1. A description of desired zoning changes: None
2. A description of desired changes in streets, street levels, intersections and utilities: None

H. SECTION 8 (4) (h) Requires:

A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PROJECT, INCLUDING, EXCEPT AS PROVIDED IN SECTION 6a OF THE ACT, A STATEMENT BY A PERSON DESCRIBED IN SECTION J OF THIS PROJECT PLAN INDICATING THE PAYMENT TO ALL PERSONS PERFORMING WORK ON THE CONSTRUCTION PROJECT OF THE PREVAILING WAGE AND FRINGE BENEFIT RATES FOR THE SAME OR SIMILAR WORK IN THE LOCALITY IN WHICH THE WORK IS TO BE PERFORMED, AND A STATEMENT OF THE ABILITY OF THE CORPORATION TO ARRANGE THE FINANCING. (THE PREVAILING WAGE AND FRINGE BENEFIT RATES SHALL BE DETERMINED PURSUANT TO ACT NO. 166 OF THE PUBLIC ACTS OF 1965, AS AMENDED, BEING SECTIONS 408.551 TO 408.558 OF THE MICHIGAN COMPILED LAWS. A CORPORATION MAY CONCLUSIVELY RELY UPON THE STATEMENT REQUIRED UNDER THIS SUBSECTION AS TO COMPLIANCE WITH THE PAYMENT OF PREVAILING WAGE AND FRINGE BENEFIT RATES AND ANY CONTRACTS, BONDS OR NOTES OF ANY CORPORATION ENTERED INTO OR ISSUED UPON RELIANCE ON ANY SAID STATEMENT SHALL NOT BE SUBSEQUENTLY VOIDED BY REASON OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SUBSECTION.)

1. Certification relating to prevailing wage and fringe benefit rates.

Not applicable.

2. Statement of the ability of the Corporation to arrange the financing. See Exhibit B attached hereto for financing detail.

I. SECTION 8 (4) (i) Requires:

A LIST OF PERSONS WHO WILL MANAGE OR BE ASSOCIATED WITH THE MANAGEMENT OF THE PROJECT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF APPROVAL OF THE PROJECT PLAN.

Tim Cain, Executive Director

J. SECTION 8 (4) (j) Requires:

DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM THE PROJECT IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE CORPORATION.

The Corporation will loan bond proceeds to the Applicant to finance the construction of the Project. The Project is being undertaken for the benefit of the Applicant.

K. SECTION 8 (4) (k) Requires:

IF THERE IS NOT AN EXPRESS OR IMPLIED AGREEMENT BETWEEN THE CORPORATION AND PERSONS, NATURAL OR CORPORATE, THAT THE PROJECT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS, THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF THE PROJECT UPON ITS COMPLETION.

The Corporation will enter into a Loan Agreement for the bonds with the Applicant pursuant to which the Applicant will construct the Project.

L. SECTION 8 (4) (l) Requires:

ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE PROJECT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE CORPORATION, A PROJECT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

There are approximately 390 residents residing in the Project Area. No residents will be displaced as a result of the Project.

M. SECTION 8 (4) (m) Requires:

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE PROJECT IN NEW HOUSING IN THE PROJECT AREA.

Not applicable.

N. SECTION 8 (4) (n) Requires:

PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE PROJECT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARD AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 to 4655.

Not applicable.

O. SECTION 8 (4) (o) Requires:

A PLAN FOR COMPLIANCE WITH ACT NO. 227, OF THE PUBLIC ACTS OF 1972, BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS (RELOCATION ASSISTANCE ACT).

Not applicable.

P. SECTION 8 (4) (p) Requires:

OTHER MATERIAL AS THE CORPORATION, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

1. At the time of the preparation of this Plan and its consideration by the Corporation, the Applicant does not intend to operate nor will it operate the Project in a manner which will have the effect of transferring employment of more than 20 full-time persons from a Michigan municipality to the City of Kalamazoo without having first obtained a resolution of consent to the loss of such employment from the governing body of each municipality from which employment is to be transferred. It is anticipated by the Applicant that the Project will: [check appropriate line]

a. Retain 342* jobs
 b. Create 15** jobs

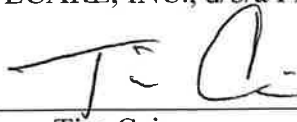
*191 full time; 151 part time.

**In addition, project will create construction jobs ranging from 10 to 100 workers during the course of the project

2. The Applicant has neither entered into binding commitments nor expended funds in connection with the Project to be repaid with the proceeds of bonds to be issued by the Corporation prior to January 26, 2024, being the date of the adoption of the Applicant's reimbursement resolution.

I certify that the foregoing Project Plan is complete, accurate and contains no misstatements of fact.

LIFECARE, INC., d/b/a FRIENDSHIP VILLAGE

By  _____
Tim Cain
Its Executive Director

Date: November 12, 2025

EXHIBIT "A"

A legal description of the Project Area, being the real property on which the Project is located:

The real property located in the City of Kalamazoo, County of Kalamazoo, State of Michigan and legally described as follows:

A parcel of land situated in the Southwest fractional quarter of Section 7 and in the Northwest fractional quarter of Section 18, Town 2 South, Range 11 West, City of Kalamazoo, County of Kalamazoo, Michigan, being more particularly described as follows:

Commencing at the West quarter corner of Section 7, Town 2 South, Range 11 West; thence South 00 degrees 21 minutes 42 seconds West 1,092.68 feet (measured at 1,092.21 feet) along the West line of the Southwest fractional quarter of said Section 7 to the North line of the South 218.7 feet of the Northwest fractional quarter of said Southwest fractional quarter; thence South 89 degrees 25 minutes 20 seconds East 486.00 feet along said North line parallel with the South line of said Northwest fractional quarter of the Southwest fractional quarter to the Place of Beginning; thence South 01 degrees 33 minutes 54 seconds West 105.00 feet; thence South 88 degrees 26 minutes 06 seconds East 193.95 feet; thence South 01 degrees 33 minutes 54 seconds West 163.95 feet; thence South 46 degrees 55 minutes 22 seconds West 250.90 feet; thence South 37 degrees 34 minutes 38 seconds East 46.61 feet; thence South 02 degrees 25 minutes 45 seconds East 46.51 feet to the South line of the North 309.83 feet of the Southwest fractional quarter of said Southwest fractional quarter; thence North 89 degrees 25 minutes 20 seconds West 290.00 feet along said South line parallel with the North line of said Southwest fractional quarter of the Southwest fractional quarter to a point South 89 degrees 25 minutes 20 seconds East 233.00 feet from said West line of the Southwest fractional quarter; thence South 00 degrees 21 minutes 42 seconds West 33.00 feet parallel with said West line; thence North 89 degrees 25 minutes 20 seconds West 233.00 feet parallel with said South line to said West line; thence South 00 degrees 21 minutes 42 seconds West 671.06 feet along said West line to a point North 00 degrees 21 minutes 42 seconds East 297.00 feet from the Southwest corner of said Section 7; thence South 89 degrees 22 minutes 29 seconds East 733.34 feet (measured at 732.97 feet) parallel with the South line of said Southwest fractional quarter; thence South 00 degrees 21 minutes 42 seconds West 297.00 feet parallel with said West line to said South line of the Southwest fractional quarter; thence South 89 degrees 22 minutes 29 seconds East 536.68 feet (measured at 537.64 feet) along said South line to the Northeast corner of "Green Acres No. 1" Plat as recorded in Liber 21 of Plats, Page 48, Kalamazoo County Records; thence South 00 degrees 24 minutes 56 seconds West 197.87 feet (measured at 197.94 feet) along the East line of said plat to the South line of Croyden Avenue as extended Westerly from "Stewart Downs No. 6" Plat as recorded in Liber 38 of Plats, Page 32, Kalamazoo County Records; thence South 89 degrees 22 minutes 19 seconds East 201.08 feet (measured at 202.54 feet) along said Westerly extension to a point Westerly 264.00 feet from the Northeast corner of Lot 194 of said "Stewart Downs No 6"; thence North 00 degrees 17 minutes 51 seconds East 66.0 feet parallel with the West line of said Lot 194 to the Westerly extension of the North line of said Croyden Avenue; thence South 89 degrees 22 minutes 19 seconds East 264.00 feet along said Westerly extension to the West line of Stafford Street; thence North 0 degrees 17 minutes 51 seconds East 131.94

feet along said West line to said South line of the Southwest fractional quarter of Section 7; thence South 89 degrees 22 minutes 29 seconds East 198.00 feet along said South line to the West line of "Stewart Downs No. 4" as recorded in Liber 29 of Plats, Page 39, Kalamazoo County Records; thence North 00 degrees 04 minutes 52 seconds East 1,312.50 feet (measured at 1,312.55 feet) along said West line of "Stewart Downs No. 4" to the North line of the Southeast quarter of said Southwest fractional quarter; thence North 89 degrees 25 minutes 20 seconds West 665.61 feet (measured at 665.79 feet) along said North line to the East line of the West fractional half of said Southwest fractional quarter; thence North 00 degrees 00 minutes 32 seconds East 218.71 feet along said East line to said North line of the South 218.7 feet; thence North 89 degrees 25 minutes 20 seconds West 775.56 feet (measured at 775.18 feet) along said North line to the Place of Beginning. The West 50.0 feet being subject to highway easement; Except Therefrom: Commencing at the Southwest corner of Section 7, Town 2 South, Range 11 West; thence North 00 degrees 21 minutes 42 seconds East, 876.35 feet along the West line of the Southwest fractional quarter of said section to the Place of Beginning; thence continuing North 00 degrees 21 minutes 42 seconds East 66.10 feet along said West line; thence North 87 degrees 17 minutes 01 seconds East 198.23 feet; thence Northeasterly 122.00 feet along the arc of a curve to the left having a radius of 175.00 feet and a chord of North 67 degrees 18 minutes 44 seconds East 119.54 feet to the South line of the North 309.83 feet of the Southwest fractional quarter of said Southwest fractional quarter of Section 7; thence South 89 degrees 25 minutes 20 seconds East 95.57 feet along said South line; thence South 46 degrees 53 minutes 46 seconds West 67.76 feet; thence Southwesterly 169.88 feet along the arc of a curve to the right having a radius of 241.00 feet and a chord of South 67 degrees 05 minutes 23 seconds West 166.38 feet; thence South 87 degrees 17 minutes 01 seconds West 201.77 feet to the Place of Beginning.

Also commencing at the West 1/4 post of Section 7, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan; thence South 89 degrees 27 minutes 30 seconds East along the East and West 1/4 line of said Section 7, 1,257.11 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence South 00 degrees 07 minutes 15 seconds West along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 7, 589.00 feet for the place of beginning of the land hereinafter described; thence South 89 degrees 24 minutes 30 seconds East, 353.0 feet; thence South 00 degrees 07 minutes 15 seconds West 40.0 feet; thence South 89 degrees 24 minutes 30 seconds East, 118.0 feet; thence North 84 degrees 19 minutes 38 seconds East, 17.0 feet; thence South 04 degrees 13 minutes 40 seconds East, 211.92 feet; thence North 57 degrees 45 minutes 25 seconds East, 144.45 feet; thence North 00 degrees 07 minutes 15 seconds East 60.0 feet; thence South 89 degrees 24 minutes 30 seconds East 206.0 feet; thence South 00 degrees 07 minutes 15 seconds West, 57.71 feet; thence along a curve to the right with a radius and central angle of 116.0 feet and 20 degrees 42 minutes 19 seconds respectively and a cord bearing and length of South 10 degrees 28 minutes 22 West and 41.69 feet respectively, a distance of 41.92 feet; thence 89 degrees 24 minutes 30 East 217.49 feet; thence South 00 degrees 07 minutes 15 seconds West, 250.0 feet; thence South 89 degrees 24 minutes 30 seconds East, 107.0 feet; thence South 00 degrees 07 minutes 15 seconds West 16.59 feet; thence South 89 degrees 52 minutes 45 seconds East 66.0 feet; thence North 00 degrees 07 minutes 15 seconds East, 22.05 feet; thence South 89 degrees 24 minutes 30 seconds East, 110.48 feet to the North and South 1/4 line of said Section 7; thence South 00 degrees 05 minutes 36 seconds East thereon 269.0 feet to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence North 89 degrees 24 minutes 30 seconds West thereon

1,325.61 feet to the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 7, thence North 00 degrees 07 minutes 15 seconds East thereon, 722.78 feet to the place of beginning.

Commonly known as:

1400 N Drake Rd, Kalamazoo, MI 49006

1402 N. Drake Rd, Kalamazoo, MI 49006

4300 Beech St, Kalamazoo, MI 49006

Permanent Property No. 39-06-07-362-001

Permanent Property No. 39-06-07-386-002

Permanent Property No. 39-06-07-341-002

EXHIBIT "B"

1. Issuer: The Economic Development Corporation of the City of Kalamazoo.
2. Applicant (for the benefit of whom/which the bonds are issued): Lifecare, Inc., d/b/a Friendship Village
3. Total principal amount of the bonds to be issued with respect to the Project: Not to exceed \$120,000,000. Includes (i) financing or refinancing the cost of the Project described herein, including refinancing certain indebtedness incurred by the Applicant to finance the independent living building, (ii) paying capitalized interest on the Bonds, (iii) funding a debt service reserve fund, and (iv) paying costs of issuance of the Bonds.
4. Interest rates: The Bonds will bear interest at fixed rates to be determined at time of sale of the Bonds.
5. Maturity schedule: Not to exceed forty (40) years.
6. Purchase price of bonds: 98.5% (approximate).
7. Purchaser(s) or Underwriter: B.C. Ziegler and Company.
8. Method of Sale: (choose one)
 - a. private placement _____.
 - b. limited public offering x .
9. Additional security: Pledge of gross revenues; debt service reserve fund and other funds and accounts held by the Trustee under the Bond Indenture and a Master Trust Indenture.
10. Additional bonds are permitted to be issued under certain circumstances, and may require that the Applicant meet certain quantitative tests.

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The Economic Development Corporation
of the City of Kalamazoo

RESOLUTION APPROVING PROJECT PLAN
(Friendship Village of Kalamazoo Project)

Minutes of a regular meeting of the Board of Directors of The Economic Development Corporation of the City of Kalamazoo, Michigan (the “Corporation”), held on November 20, 2025, at 7:45 a.m., local time.

PRESENT: Directors _____

ABSENT: Directors _____

The following preamble and resolution were offered by Director _____ and supported by Director _____:

RECITALS:

A. There exists in the City of Kalamazoo, County of Kalamazoo, Michigan (the “City”) the need for certain programs to alleviate and prevent conditions of unemployment, to assist and retain local industrial and commercial enterprises in order to strengthen and revitalize the City’s economy and to encourage the location and expansion of industrial and commercial enterprises to provide needed services and facilities to the City and its residents; and

B. A program to alleviate the aforesaid conditions has been initiated by the Corporation; and

C. The Corporation in conformity with Act No. 338, Public Acts of Michigan, 1974, as amended (“Act No. 338”), and the Internal Revenue Code of 1986, as amended (the “Code”), has prepared a project plan (the “Project Plan”), providing all information and requirements necessary for a project to be undertaken for the benefit of Lifecare, Inc. (d/b/a Friendship Village), a

Michigan non-profit corporation (the “Project”), including the issuance of revenue bonds by the Corporation (the “Bonds”).

NOW, THEREFORE, IT IS RESOLVED THAT:

1. The Project Plan, as attached hereto and made a part hereof, meets the requirements set forth in Section 8(4) of Act No. 338, and is hereby adopted and approved.

2. The persons who will be active in the management of the project for not less than one year after approval of the Project Plan have sufficient ability and experience to manage the Project properly.

3. The proposed methods of financing the Project as outlined in the Project Plan are feasible and this Corporation has the ability to arrange, or cause to be arranged, the financing.

4. The Project as submitted is reasonable and necessary to carry out the purposes of Act No. 338.

5. Based upon the information submitted and obtained, the Project Plan as submitted and the Project to which it relates serves to strengthen and revitalize the City’s economy and to provide needed services and facilities to the City and its residents and, therefore, constitutes a vital and necessary public purpose.

6. The Secretary of this Board (the “Secretary”) shall convey this resolution and the Project Plan to the City Commission of the City for its review.

7. The Secretary is directed to certify to the City Commission of the City that upon advice of the Project’s applicant and upon this Board’s investigation the Project will not have the effect of transferring employment of more than 20 full-time persons from another Michigan municipality to the City, without such other municipality consenting to the transfer of employment in accordance with Act No. 338.

8. All resolutions and parts of any other resolution insofar as they conflict with the provisions of this resolution are rescinded.

AYES: Directors _____

NAYS: Directors _____

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of The Economic Development Corporation of the City of Kalamazoo, Michigan at a regular meeting held on November 20, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Secretary

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