

# Agenda

## Brownfield Redevelopment Authority

### Board of Directors



City of Kalamazoo

Thursday, December 18, 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 the Minutes from the Brownfield Redevelopment Authority on November 20, 2025. **(Action: Motion to Approve)**

**D. PUBLIC COMMENTS**

**E. DIRECTOR COMMENTS**

**F. NEW BUSINESS**

1. Approval of the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for Property at 901 Porter, 825 Porter, 810 N Pitcher, 915 N Pitcher, and 314 Parsons with final amendment language approved as to substance by the BRA Chair, approved as to form by legal counsel, and executed by the BRA Chair. *(5 minutes)*

**(ACTION:** Motion to approve the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for the properties at 901 Porter, 825 Porter, 810 N. Pitcher, 915 N. Pitcher, and 314 Parsons, with final amendment language approved as to substance by the BRA Chair, approved as to form by legal counsel, and executed by the BRA Chair.)

2. Approval of a Brownfield Redevelopment Grant Proposal for Kalrecovery and Authorize Staff to Submit to the Michigan Department of Environment Great Lakes and Energy. *(5 minutes)*

**(ACTION:** Motion to approve a brownfield redevelopment grant proposal for Kalrecovery and authorize staff to submit to the Michigan department of

Environment Great Lakes and Energy (EGLE).)

3. Authorize Staff and Legal Counsel to Negotiate a Purchase and Sale Agreement with HOPE Thru Navigation for the Sale of the Property at 707 N Westnedge, with final terms subject to approval by the BRA Chair, approval as to form by legal counsel, and execution by the BRA Chair. *(15 minutes)*

**(ACTION:** Motion to authorize staff and legal counsel to negotiate a purchase and sale agreement with HOPE Thru Navigation for the sale of the property at 707 N. Westnedge, with final terms subject to approval by the BRA Chair, approval as to form by legal counsel, and execution by the BRA Chair.)

4. Adoption of the 2026 Annual Meeting Schedule of the Brownfield Redevelopment Authority. *(2 minutes)*

**(ACTION:** Motion to adopt the 2026 annual meeting schedule of the BRA.)

#### **G. UNFINISHED BUSINESS**

1. Approval of the Invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Education Tax and authorize the City of Kalamazoo to issue payment. *(2 minutes)*

**(ACTION:** Motion to approve the invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Education Tax and authorize the City of Kalamazoo to issue payment.)

2. Approval of the Second Amendment to the 530 S Rose Grant Agreement and Authorize the Chair to Sign. *(2 minutes)*

**(ACTION:** Motion to approve the Second Amendment to the 530 S Rose Grant Agreement and authorize the Chair to sign.)

#### **H. COMMUNICATIONS AND ANNOUNCEMENTS**

#### **I. STAFF REPORTS AND UPDATES**

1. IK 2035 Update *(2 minutes | hand out)*  
**No Action**

#### **J. ADJOURNMENT**

**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING  
Thursday, November 20, 2025  
Community Planning and Economic Development  
245 N. Rose Street, Kalamazoo, MI 49007**

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**MEMBERS PRESENT:** Sharon Ferraro; \*Jason Novotny; \*Andrew Schipper; Rachel Bair; Lucas Middleton; Alonzo Wilson; Kyle Gulau

**MEMBERS ABSENT:** Eddie Warr; T.J. Ward; Scott Petersen; Michael Gurnee

**CITY COMMISSIONERS/CITY STAFF PRESENT:** Jamie McCarthy (Development Manager); Heidi Waffle (Brownfield Project Assistant); Bobby Boyd (Economic Development Supervisor); Jessica Wood (Attorney, Dickinson-Wright); \*Logan Mulholland (Consultant, Fishbeck)  
\*Logan Mulholland attended the meeting virtually.

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Meeting was called to order at 8:58 AM by Chair Gulau.

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

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

**APPROVAL OF MINUTES:** Director Ferraro moved approval of minutes from the BRA meeting on October 16, 2025; seconded by Director Middleton. Motion approved by voice vote unanimously.

**PUBLIC COMMENTS**

None.

**DIRECTOR'S COMMENTS**

Director Schipper shared he will need to leave at 9:20 AM. He will also need to abstain from New Business items 3 and 4 due to his role with AVB.

**PUBLIC HEARING**

Director Bair stepped in as chair of the meeting while Chair Gulau left the meeting room due to a conflict of interest with the Public Hearing item and New Business items 1 and 2.

1. Public hearing for an Amendment to the Brownfield Plan for 700 Block North Burdick Steet, Kalamazoo, Michigan.
  - a. Opening of the Public Hearing: The public hearing was opened at 9:01 AM.
  - b. Project Presentation:  
Kwame Gyimah, attorney and partner with Lennon Miller and spokesperson for the project during the meeting, shared the developer is asking for an amendment to an existing brownfield plan that would remove three parcels from the brownfield plan, as well as update eligible expenses for the two remaining parcels. He discussed the need for "missing middle"

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housing in Kalamazoo and how this project would address that. It would be a filler development that would make the city more walkable and bind the fabric of the city neighborhoods better. This project is in line with the goals of Imagine Kalamazoo and the Northside neighborhood plan. He shared since the plan was originally approved in 2020, there have been other developments and investments in the surrounding area. They would like to amend the original plan to better suit the changes that have occurred in the neighborhood in light of the new developments. 718 N Burdick property can now be larger than was originally feasible when the plan was written in 2020. The new plan is to build a new white box commercial space and 9-10 residential units. 714 N Burdick has been completed and is fully occupied. 708 N Burdick is expected to be completed in March 2026 and will have one commercial space and six apartments. Costs have also dramatically increased since the original plan which precipitated the need for a request for a plan amendment. Because ZooWard, the developer driving the project, is smaller in scale and an emerging developer, they have tried to capitalize on the opportunity to be more creative and holistic about their approach and their contributions to the community. For example, not only will this project be adding missing middle housing units, it will also have a walkability score of 88. 100% of units will be priced for Kalamazoo's workforce. No new parking is needed. The backyard will be a certified backyard habitat. There will be solar panels on the property and they will be contributing four new murals. Mr. Gyimah reiterated the request before the board to remove 718 N Burdick from the original plan, with its own separate plan to be submitted in the future, and the plan be amended to accommodate increased eligible expenses for 708 and 714 N Burdick. Timing is important because the MEDC grant approval is dependent on securing City Commission approval first. He thanked the board for their time and dedication to the community.

- c. Public Comment Period: No public comments were made.
- d. Board of Directors Comments:  
 Director Ferraro shared she was happy to see the AMI percentages at 60-80%.  
 Director Bair shared she was happy to see number of flowers as a metric for success which hopefully encourages other developers to think of more creative metrics for thriving in our community.
- e. Closing of the Public Hearing: The public hearing was closed at 9:13 AM.

**NEW BUSINESS**

1. Adoption of a Resolution Approving the Implementation of the Amended Brownfield Plan for 700 block North Burdick and Recommending the City Commission Adopt the Plan.

**Director Middleton moved adoption of a Resolution Approving the Implementation of the Amended Brownfield Plan for 700 block North Burdick and Recommending the City Commission Adopt the Plan; seconded by Director Schipper. A roll call vote was taken, and the motion passed unanimously. Director Gulau was not included in the vote.**

2. Approval of the Second Amendment to the Zoo North Brownfield Plan Development Agreement and Authorize the Chair to Sign.

Ms. McCarthy discussed a five-year delay before capture is required by the state. She said the Assessor is aware that capture will have to start the next tax year. She shared the change in numbers is the developer is requesting and the agreement allows for up to \$260,415.00 of reimbursement for eligible activities, up to 21 years (26 years when you count the five years of local brownfield revolving fund capture).

**Director Novotny moved approval of the Second Amendment to the Zoo North Brownfield Plan Development**

**Agreement and Authorize the Chair to Sign, conditioned on the City Commission's adoption of the Brownfield Plan; seconded by Director Middleton.**

**A roll call vote was taken, and the motion passed unanimously. Director Gulau was not included in the vote.**

Directory Novotny shared he needed to leave the meeting shortly as well.

Chair Gulau returned to the meeting room and resumed his role as chair.

3. Adoption of a Resolution Approving the Eighth Amendment to the Purchase and Sale Agreement 116 W Cedar Street, with Such Amendment Being in Such Form as Approved by the Board Chair and Subject to Review by Legal Counsel.

Ms. McCarthy gave an update on the demolition of the building at 116 W Cedar. Water, gas, and electric have been disconnected. Hazardous material sampling will take place in December. The work will be about \$4,900, and Fishbeck will be doing this sampling work under their existing contract. She shared the updated agreement would allow the developer to take control of the property and facilitate the demolition and abatement. If the board approves the amended agreement, there would be a 120-day window to get the abatement information and then have the abatement and demolition completed. The developer is asking for the work to be reimbursed in advance of groundbreaking.

Ms. McCarthy stated there are right of first refusal terms in the agreement for 116 W Cedar and adjacent properties if the developer decides not to move forward with the project. The BRA would have the opportunity to buy back 116 W Cedar and potentially look at the nearby corner parcels.

Mr. Curt Aardema shared the progress they have made towards abatement and demolition on the nearby building they already own. For the 116 W Cedar project, they have a firm demolition cost of \$119,000. The abatement work is still a ballpark number from the contractor of \$370,000. He said they will enter site plan review as soon as the demolition permits are in hand.

\*Director Schipper left the meeting at 9:22 AM.

**Director Bair moved adoption of a Resolution Approving the Eighth Amendment to the Purchase and Sale Agreement 116 W Cedar Street, with Such Amendment Being in Such Form as Approved by the Board Chair and Subject to Review by Legal Counsel; seconded by Director Middleton.**

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

4. Approval of the Second Amendment to the 530 S Rose Grant Agreement and Authorize the Chair to Sign.

This item was tabled. By default, it will be on the Unfinished Business section on the December agenda.

5. Adoption of a Resolution Approving an Affordable Housing Agreement between the City of Kalamazoo, Brownfield Redevelopment Authority, 619, LLC and 19 Props, LLC and Authorizing the Chair to Sign.

**Director Middleton moved adoption of a Resolution Approving an Affordable Housing Agreement between the City of Kalamazoo, Brownfield Redevelopment Authority, 619, LLC and 19 Props, LLC and Authorizing the Chair to Sign; seconded by Director Bair.**

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

6. Approve the Invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Tax Education and authorize the City of Kalamazoo to issue payment.

This item was tabled. By default, it will be on the Unfinished Business section on the December agenda.

- 7. Approval of an Amended FY2026 Budget for Fund 243 – Brownfield Operational Fund to Include a Line Item for Administrative Fees.

**Director Novotny moved approval of an Amended FY2026 Budget for Fund 243 – Brownfield Operational Fund to Include a Line Item for Administrative Fees; seconded by Director Middleton. A voice vote was taken, and the motion passed unanimously.**

\*Director Novotny left the meeting at 9:29 AM.

**UNFINISHED BUSINESS**

None.

**COMMUNICATIONS AND ANNOUNCEMENTS**

None.

**STAFF REPORTS AND UPDATES**

None.

**ADJOURNMENT:** The meeting was adjourned at 9:29 A.M. by Chair Gulau.

\_\_\_\_\_  
Heidi Waffle  
Recording Clerk

\_\_\_\_\_  
Chair Signature

\_\_\_\_\_  
Printed Name/Chair



# BRA Board of Directors Staff Report

City of Kalamazoo

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**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:** December 18, 2025

**SUBJECT:** Approval of the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for Property at 901 Porter, 825 Porter, 810 N Pitcher, 915 N Pitcher, and 314 Parsons.

## **RECOMMENDATION:**

It is recommended the BRA approve the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for the properties at 901 Porter, 825 Porter, 810 N. Pitcher, 915 N. Pitcher, and 314 Parsons, with final amendment language approved as to substance by the BRA Chair and approved as to form by legal counsel with the changes outlined below.

## **BACKGROUND:**

The Brownfield Redevelopment Authority and Zone 32 Phase II LLC executed a Purchase and Sale Agreement for the subject properties in August 2024 (attached). The agreement provided a sixteen-month investigation period, which is scheduled to expire at the end of December 2025. During this time, the developer has advanced the project and met the milestones outlined in the agreement.

The project was not awarded funding through the Michigan State Housing Development Authority (MSHDA), and the developer is pursuing alternative funding sources. As part of this shift, the project is transitioning to a workforce housing model.

The proposed First Amendment extends the investigation period by an additional twelve months to allow the developer time to pursue new funding opportunities. The written request for this extension is attached. The amendment will also update the closing provisions to align with the revised investigation period and clarify the maximum timeframe for closing under the agreement.

## **FISCAL IMPACT:**

No fiscal impact anticipated at this time

November 24, 2025

Brownfield Redevelopment Authority  
City of Kalamazoo  
241 W. South Street  
Kalamazoo, MI 49007

RE: Zone 32 Phase II Request for Extension of Purchase and Sale Agreement

Dear Brownfield Redevelopment Authority Board Members,

On behalf of Bogán Developments, I am writing to request a 12-month extension of the Purchase and Sale Agreement (PSA) for five BRA-owned parcels intended to support the Zone 32 Phase II development. The existing agreement expires on December 31, 2025; we are requesting an extension through December 31, 2026. This additional time will allow Bogán Developments to execute the multilayered financing structure necessary to support this next phase of neighborhood-scale, mixed-income housing in Kalamazoo's Northside neighborhood.

### **Project Overview and Neighborhood Impact**

Zone 32 Phase II will deliver 36 new mixed-income rental units on Kalamazoo's Northside. The development is immediately adjacent to the first phase of the project which delivered 12- mixed-income housing units, a YMCA childcare and small business office space on long-vacant property. Phase II of the project will also include a mix of affordable and workforce housing units serving households between 60% and 120% AMI, providing high-quality housing options for individuals and families who may be priced out of the broader market. The development supports long-term neighborhood stability by introducing new construction on long-vacant property, improving housing choice, and strengthening the residential fabric in an area historically impacted by redlining and underinvestment.



### Progress to Date

Bogán Developments has completed substantial work during under the current term of the Purchase and Sale Agreement, including:

- Environmental due diligence on all BRA-owned parcels;
- Conditional site plan approval from the City of Kalamazoo;
- Advancing architectural and engineering work to confirm a viable program of uses, infrastructure needs, and conceptual feasibility; and,
- Developing and submitting a detailed application for MSHDA gap financing paired with tax-exempt bonds.

The project was not able to secure MSHDA's highly competitive gap-financing award, but has since made a strategic pivot to restructure the income and rent mix allowing financial feasibility with more traditional, and achievable, financing sources.

### Rationale for Extension

The requested 12-month extension will allow the project to finalize a multilayered financing plan that now includes tax increment financing (TIF) for housing property, a neighborhood enterprise zone (NEZ), local grant and loan funds, as well as conventional construction and permanent debt. Aligning these sources requires coordination, sequencing, and approvals that extend beyond the expiration date of the current purchase and sale agreement. The BRA-owned parcels are essential to delivering this next phase of mixed-income housing, and added time will ensure a successful financial closing and timely construction start.

Bogán Developments greatly values the City's and the BRA's continued partnership in advancing high-quality, mixed-income housing in the Northside neighborhood. We respectfully request your consideration of this extension and are happy to provide any additional information needed to support your review.

Thank you for your time and commitment to this work.

Sincerely,



Jamauri Bogan  
Chief Executive Officer  
Bogán Developments



## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is made and entered into effective as of August \_\_\_\_\_, 2024 (the “Effective Date”), by and between **ZONE 32 PHASE II LLC**, a Michigan limited liability company, with an address of 801 N. Pitcher Street, Kalamazoo, MI 49007 (“Purchaser”), and the **CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY** (“Seller”), with an address of 241 W. South Street, Kalamazoo Michigan 49007.

### Background

A. Seller is the owner of five (5) parcels of real property located in the City of Kalamazoo, Michigan, with common addresses of 901 Porter Street (06-15-216-200), 825 Porter Street (06-15-221-060), 810 N. Pitcher Street (06-15-250-031), 314 Parsons Street (06-15-215-076), and 915 N. Pitcher Street (06-15-215-004 (collectively, the “Property”).

B. Purchaser desires to purchase from Seller, and Seller desires to convey to Purchaser, all of Seller’s right, title and interest in and to the Property, all subject to the terms and conditions set forth below.

### Agreement

Now, therefore, in consideration of the mutual promises and obligations acknowledged herein, the parties agree as follows:

1. Property. Purchaser shall purchase from Seller and Seller shall sell to Purchaser the Property. The Property shall include all of the Seller’s right, title and interest in and to: (i) the land described on Exhibit A attached to and made a part of this Agreement (the “Land”); (ii) the building, structures, improvements and fixtures located on the Land, if any (collectively, the “Improvements”); and (iii) all easements, rights, privileges, appurtenances, all available land divisions, and any other rights that benefit the Land or Improvements.

2. Purchase Price. The Property’s estimated fair market value of Forty-Six Thousand Five Hundred and 00/100 Dollars (\$46,500.00) shall be the “Purchase Price”, subject to a discount at the Closing (as defined below) as follows: The Purchase Price shall be discounted by five percent (5.00%) for each five percent (5.00%) of units in the finished Property reserved for rental to households with incomes at or below 60% of Area Median Income (“AMI”, as determined from time to time by the U.S. Department of Housing and Urban Development for the applicable demographic area, using the determination in effect at time of Closing), with such total discount not to exceed 75% of the Purchase Price. As of the Effective Date, Purchaser has offered to reserve 20% percent of rental units in the multifamily apartment project that Purchaser intends to construct on the Property (the “Project”) to qualify for the foregoing discount standard, in which event the parties anticipate that the Purchase Price at Closing would be discounted by twenty percent (20.00%). The reduction of the Purchase Price is subject to and pursuant to Seller’s incentive policy, which Seller may revise or update from time to time. The Purchase Price, less the Deposit (as defined herein), and adjusted by the foregoing

discount standard and other charges and credits as set forth herein, shall be delivered to Title Company in immediate funds, one day in advance of Closing. The percentage of units within the Project that are reserved for rental to households with incomes at or below 60% of AMI shall be conclusively determined by the Regulatory Agreement that the Purchaser enters into at the Closing with the Michigan State Housing Development Authority (“MSHDA”) (or if not entered into at the Closing, the form of Regulatory Agreement that will be recorded upon completion of the Project as required by MSHDA, and in either case, the “MSHDA Agreement”).

3. Deposit. Purchaser shall deliver to Sun Title Agency, LLC, whose address is 925 S. Burdick, Kalamazoo, MI 49001, Attn: April Holm (the “Title Company”), an earnest money deposit of Four Thousand Six Hundred Fifty and 00/100 Dollars (\$4,650.00) (the “Deposit”) by wire transfer or certified, cashier’s or corporate check, within ten (10) business days after the Effective Date. The Deposit shall be fully-earned by Seller and nonrefundable to Purchaser, except as otherwise provided in this Agreement. The Deposit shall be applied to the Purchase Price if the Closing occurs, and if the Closing does not occur, the Deposit will be disbursed as provided in this Agreement.

4. Investigation Period.

a. Property Investigations. The “Investigation Period” shall commence on the Authority Approval Date (as defined below) and shall expire on the date which is sixteen (16) months thereafter, at 5:00 p.m. Eastern Daylight Time. During the Investigation Period, Purchaser and/or its agents and representatives, shall have the right to enter the Property and have the Property and improvements located thereon inspected, surveyed, evaluated, analyzed, tested, appraised and/or assessed for any matter whatsoever; Seller’s title to the Property; zoning classification; market value; soil conditions, including without limitation the surface and subsoil composition and load bearing capacity; location of flood plains; presence of wetlands and necessary mitigation, if any; storm water drainage systems; presence of environmental contamination, including without limitation a Phase I and Phase II environmental assessment; health and safety conditions; access to utilities; access to public roads; signage; zoning; compliance with laws; codes and ordinances, and any other matter desired by Purchaser, provided, however, that Purchaser shall not conduct or permit any soil borings or excavations below the surface of the Property without prior advance written authorization from Seller in each instance, which authorization shall not be unreasonably withheld, conditioned or delayed. During the Investigation Period, Purchaser shall be entitled to investigate and commence proceedings to obtain any and all permits, approvals, variances, vacations, easements, releases, wetlands, and other discretionary authorizations or entitlements necessary or appropriate for Purchaser’s intended use of the Property (collectively, the “Rights and Approvals”). Seller agrees to reasonably cooperate (at Purchaser’s sole cost and expense, provided, that all such anticipated costs and expenses shall be submitted by Seller to Purchaser for Purchaser’s written approval prior to Seller incurring the same) with Purchaser in all such proceedings to secure the Rights and Approvals, in such manner as Purchaser may reasonably request, including the filing of an application to rezone the Property and any other applications therefor.

b. Property Materials. Not later than ten (10) days following the Effective Date, Seller shall deliver to Purchaser all of the following materials to the extent in Seller's possession or control: (i) all surveys, drawings, site plans, topography plans and any other drawings or plans related to the Property; (ii) copies of all engineering reports, soil studies, drainage studies, environmental assessments or reports, and wetland and floodplain studies; and (iii) copies of all development, site plan and zoning approvals.

c. Title and Survey. Promptly following the Effective Date, Purchaser shall obtain an ALTA standard title insurance commitment, issued by the Title Company, showing the condition of Seller's title to the Property and any easements benefiting or burdening the Property, together with complete and legible copies of all recorded documents listed as Schedule B-1 matters or as special Schedule B-2 exceptions (collectively, the "Title Commitment"). Further, Purchaser may, at Purchaser's expense, obtain a current ALTA or other survey of the Property which locates the boundaries of the Property, all improvements on the Property, any easements, or rights of way affecting or benefiting the Property and any encroachments across the boundaries of the Property that is in form and substance acceptable to Purchaser or Purchaser's lender, if any (the "Survey"). Following Purchaser's receipt of both the Title Commitment and Survey, and prior to the expiration of the Investigation Period, Purchaser shall provide copies of each to Seller, and shall notify Seller of any physical or other defects disclosed that Purchaser deems unacceptable. Seller may elect to make commercially reasonable efforts to cure or remove any such unacceptable defects not later than twenty (20) days following Purchaser's notice. If Seller does not cure or remove such defects within that 20-day period, Purchaser may either (i) cancel and terminate this Agreement, in which case the Deposit shall be promptly refunded to Purchaser (provided that such termination occurs prior to the expiration of the Investigation Period) and thereafter neither party shall have any further obligation or liability hereunder, except as otherwise expressly provided herein, or (ii) waive such defects and continue the transactions contemplated by this Agreement. Any matters shown on the Title Commitment to which Purchaser fails to object as provided herein, or matters to which Purchaser objects and later waives as provided herein, shall be referred to herein as "Permitted Exceptions." Notwithstanding the foregoing, Seller shall cure or otherwise satisfy all objections which relate to liens, judgments, assessments, mortgages, security interests or other monetary encumbrances affecting or encumbering the Property and which were caused by or at the direction of Seller and can be satisfied by monetary payment at or prior to Closing, and failing the same, Purchaser shall be entitled to pay for and release such items and any amounts expended therefor shall be credited against the Purchase Price. In addition, with respect to any exception(s) first appearing on the Title Commitment and/or Survey or any update thereto after the effective date of the Title Commitment and/or Survey delivered to Purchaser pursuant to this Subsection, such additional exception(s) shall not be deemed to be a "Permitted Exception" hereunder unless and until Purchaser has reviewed same and approved same in writing. Seller shall remove all encumbrances that are placed on the Property by or at the direction of Seller after the Effective Date that are not deemed "Permitted Exceptions" prior to Closing.

d. Before Purchaser or its agents, employees or contractors enter onto the Property, Purchaser shall obtain (or cause its contractors to obtain), at Purchaser's sole cost and expense, a policy of commercial general liability insurance covering any and all of Purchaser's inspection activities on the Property. Such policy of insurance shall be an occurrence policy and shall have liability limits of not less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage liability. The policy shall name Seller and the City of Kalamazoo as additional insureds, and shall be in form and substance and issued by an insurance company reasonably satisfactory to Seller. While Purchaser and its employees, agents, contractors, or invitees are on the Property, (a) they shall not unreasonably interfere with any use of the Property by Seller; (b) Seller shall not be liable for any damage, loss, or injury solely caused by Purchaser or its employees, agents, contractors, or invitees; and (c) Purchaser shall indemnify and hold Seller harmless from any damage, loss, or injury, including, without limitation, costs and expenses of investigating, defending, and settling or litigating any claim, including reasonable attorney fees, that is actually incurred by Seller and solely caused by the presence of Purchaser or its employees, agents, contractors or invitees on the Property before the date of Closing. In the event that Closing does not occur, Purchaser shall use commercially reasonable efforts to return the Property substantially to its prior condition that existed prior to Purchaser's entry onto the Property to perform any inspections and evaluations, normal wear and tear excepted, within 30 days.

e. At any time during the Investigation Period, Purchaser may elect to terminate the Investigation Period and proceed to Closing by providing written notice to Seller waiving any of Purchaser's remaining contingencies and requesting a Closing Date (as defined below) that is at least 30 days but not more than 60 days from the notice date.

f. Purchaser shall also have until the end of the Investigation Period to secure any financing related to Purchaser's purchase of the Property or to complete the development project being contemplated by Purchaser. If Purchaser is unable to secure any such financing prior to the expiration of the Investigation Period, then Purchaser may terminate this Agreement by written notice to Seller in which case the Deposit shall be promptly refunded to Purchaser and thereafter neither party shall have any further obligation or liability hereunder, except as otherwise expressly provided herein.

5. Right to Terminate. At any time prior to Closing, if Purchaser is dissatisfied with the Property or any conditions thereon or matters related to the Property, including without limitation any matters or conditions contemplated in Section 4, or if Purchaser is otherwise dissatisfied with the Property for any other reason or for no reason, all in Purchaser's sole and absolute discretion, then Purchaser shall be permitted to terminate this Agreement by delivery of written notice of termination to Seller. If Purchaser terminates this Agreement on or before the expiration of the Investigation Period, then the Deposit shall be promptly refunded to Purchaser and thereafter neither party shall have any further obligation or liability under this Agreement, except as otherwise expressly provided herein. If Purchaser terminates this Agreement after the expiration of the Investigation Period, then the Deposit shall be promptly released to Seller and

thereafter neither party shall have any further obligation or liability under this Agreement, except as otherwise expressly provided herein.

6. Proof of Financing. Within one hundred eighty (180) days after the Effective Date, Purchaser shall provide Seller with proof that Purchaser has submitted an initial funding application to MSHDA that is generally consistent with the Project and the terms of this Agreement.

7. Closing. The purchase and sale of the Property as contemplated by this Agreement shall be consummated (the "Closing") at the offices of the Title Company, or at such other location mutually agreed in writing between the parties, on the date which is thirty (30) days following the expiration of the Investigation Period (the "Closing Date"). However, either party shall have the right to extend the Closing Date (by giving written notice thereof in advance of the original Closing Date) without penalty or default for an additional thirty (30) days to complete unexpected matters discovered during the Investigation Period, or to satisfy any contingency for Closing, *provided, however,* that in any circumstance Closing shall occur no later than eighteen (18) months following the Authority Approval Date. At Closing, Seller shall make the Seller Deliveries described in Section 8 and Purchaser shall make the Purchaser Deliveries described in Section 9.

8. Seller's Closing Deliveries. At or prior to the Closing, Seller shall deliver to Title Company for delivery to Purchaser, the following items, which shall be in a form and substance satisfactory to Purchaser (collectively, the "Seller Deliveries"): (a) Covenant Deed in a form acceptable to Purchaser conveying to Purchaser all of Seller's right, title and interest in and to the Property, subject only to the Permitted Exceptions, executed and acknowledged by Seller in recordable form (the "Deed"), together with a Real Estate Transfer Tax Valuation Affidavit; (b) an affidavit of ownership (as required by the Title Company in order to induce the Title Company to omit the standard exceptions from the title insurance policy); (c) a certificate in customary form certifying as to the non-foreign status of a transferor; (d) a duly authorized resolution of the Seller's Board authorizing the transaction contemplated by this Agreement and such additional authority or incumbency documentation as may be requested by the Title Company in order to issue its title insurance policy; and (e) such other documents, including a signed closing statement prepared by the Title Company, as are customary, necessary or appropriate for the consummation of this transaction by Seller.

9. Purchaser's Closing Deliveries. At or prior to the Closing, Purchaser shall deliver to the Title Company for disbursement to Seller (collectively, the "Purchaser Deliveries"): (a) sufficient funds to pay the Purchase Price, adjusted by the discount standard set forth in Section 2 above and the credits and debits as set forth on the closing statement to be prepared by the Title Company; (b) such authority or incumbency documents as may be required by the Title Company to evidence the status and capacity of Purchaser and authority of the person or persons who will execute closing documents on behalf of the Purchaser; and (c) such other documents, including a signed closing statement prepared by the Title Company, as are customary, necessary or appropriate for the consummation of this transaction by Purchaser.

10. Taxes. Seller represents and warrants to Purchaser that (a) Seller is not subject to ad-valorem property tax; and (b) as of the Effective Date and continuing to the Closing, the Property is not and will not be subject to any property taxes or assessments of any kind whatsoever. From and after the Closing, Purchaser shall be responsible for 100% of property taxes assessed against the Property and attributable to the period following the Closing. The terms of this Section shall survive the Closing.

11. Closing Costs and Pro-rations.

a. At Closing, Seller shall pay the following: (i) all transfer and/or conveyance taxes assessed in connection with the Closing; (ii) all costs related to Seller's professionals and consultants; (iii) one half (1/2) of the Title Company's search and exam fees, escrow fees and closing fees in connection with this transaction; and (iv) one half (1/2) of the premium for the title insurance policy issued to Purchaser in the amount of the Purchase Price, but excluding the cost of any endorsements thereto.

b. At Closing, Purchaser shall pay the following: (i) all recording costs for recordation of the Deed; (ii) all costs and expenses associated with Purchaser's inspections conducted pursuant to this Agreement and Purchaser's professionals and consultants; (iii) one half (1/2) of the premium for the title insurance policy issued to Purchaser in the amount of the Purchase Price, together with the cost of any endorsements issued with such title insurance policy; and (iv) one half (1/2) of the Title Company's search and exam fees, escrow fees and closing fees in connection with this transaction.

12. Use of the Property. During the term of this Agreement, Seller covenants that it shall not, without Purchaser's written consent, (i) grant, convey or enter, any easement, lease, license or other legal or beneficial interest in or to the Property, or (ii) enter into any contract, service contract, option agreement to transfer, convey or encumber the Property or any portion thereof. After the Effective Date and until the earlier of the termination of this Agreement or the Closing, Seller shall suspend all activities utilized by Seller to market the Property for sale other than in connection with the transaction contemplated by this Agreement and shall not enter into any agreement with any other person or entity for the sale or lease of the Property.

13. Condemnation/Casualty. Seller shall promptly notify Purchaser in writing of any impending or actual condemnation proceedings against the whole or any part of the Property of which Seller has notice and of any fire or other casualty to the Property. If any portion of the Property is threatened to be taken or is taken as a result of condemnation proceedings or is damaged as a result of fire or other casualty prior to the closing, Purchaser shall have the right:

a. To terminate this Agreement by a written notice to Seller within ten (10) days after receipt of notice of such proceedings or damage, in which case the Deposit shall be promptly returned to Purchaser and neither Seller nor Purchaser shall have any further liability to the other under this Agreement, except as otherwise expressly provided herein; or

b. To proceed to Closing as provided in this Agreement, agreeing to take the Property in its then-current condition, in which case Purchaser shall be entitled to receive all of the condemnation proceeds payable as a result of such condemnation or such damage, which Seller shall assign to Purchaser at Closing pursuant to an assignment that is reasonably acceptable to Purchaser.

14. Broker Commissions. Seller and Purchaser each represent and warrant to the other that it has dealt with no broker, finder or other person regarding the sale or purchase of the Property. Therefore, no broker, finder or other person is entitled to any commission or a finder's fee. If a broker makes a claim for remuneration in connection with the transaction contemplated by this Agreement, Seller and Purchaser each shall indemnify and hold harmless the other from any amount that the other may be required to pay to a broker that the other did not retain, including, without limitation, reasonable attorney fees expended to defend against such claim, provided however that nothing herein shall be deemed to be a waiver of Seller's immunity to private suit pursuant to MCL 691.1401 *et seq* or other similar provisions of State or local law. The terms of this Section shall survive the Closing.

15. Representations and Warranties. Seller hereby represents and warrants to Purchaser that as of the Effective Date, and again on the date of Closing: (i) Seller is a public authority duly organized and validly existing under the laws of the State of Michigan; and (ii) Seller has all requisite power and authority to execute and deliver this Agreement and perform the obligations of Seller hereunder. Purchaser hereby represents and warrants to Seller that as of the Effective Date and again as of the date of Closing: (i) Purchaser is a duly organized and validly existing limited liability company in good standing under the laws of the State of Michigan; and (ii) Purchaser has all requisite limited liability company power and authority to execute and deliver this Agreement and perform Purchaser's obligations hereunder.

16. Default and Remedies.

a. Purchaser's Default: Seller's Remedy. If Purchaser fails to close on the purchase of the Property due to Purchaser's material default under this Agreement - provided Seller is not otherwise in material default under this Agreement - then Seller shall be entitled to the full amount of the Deposit as liquidated damages, as Seller's sole and exclusive remedy, and upon payment to Seller of such amount, this Agreement and all rights and obligations of the parties shall terminate, except as otherwise expressly provided herein. The parties agree that it would be impracticable and extremely difficult to ascertain the actual damages suffered by Seller as a result of Purchaser's failure to complete the purchase of the Property and that under the circumstances existing as of the date of this Agreement, the liquidated damages provided for in this Subsection represents a reasonable estimate of the damages which Seller will incur as a result of such failure.

b. Seller's Default: Purchaser's Remedies. If Seller fails to timely perform any material act, or provide any material document or information required to be provided by Seller, or if any representation or warranty made by Seller pursuant to this Agreement is untrue, then Purchaser shall have the option to either: (i) terminate this Agreement and promptly receive from the Title Company the full amount of the Deposit

and Seller shall promptly reimburse Purchaser for all of Purchaser's actual out-of-pocket costs and expenses that it incurred in connection with Purchaser's due diligence of the Property and the transaction contemplated under this Agreement, or (ii) seek specific performance of this Agreement. Purchaser hereby acknowledges that Seller, as an agency of government engaged in the exercise or discharge of a governmental function, is immune from tort liability arising from this Agreement or from Seller's ownership of the Property.

17. Attorneys' Fees. The prevailing party in any legal proceeding brought under or with relation to this Agreement or transaction shall not be entitled to recover court costs, reasonable attorneys' fees or any other litigation expenses from the non-prevailing party.

18. Authority. The approval by the BRA board for the City of Kalamazoo is required before this Agreement is effective and binding (the "Authority Approval"). If the Authority Approval is not made within 60 days after the date Seller has signed this Agreement, it shall be deemed null and void and of no force and effect. The date on which the Authority Approval is obtained and a copy thereof is delivered to Purchaser along with a written waiver of the contingency set forth in this Section shall be referred to herein as the "Authority Approval Date".

19. Sale and Assignment of Agreement. Purchaser may not assign its rights and obligations under this Agreement without the express written consent of Seller, which consent shall not be unreasonably denied, withheld or conditioned. However, notwithstanding the foregoing, Purchaser may assign all of its right, title and interest in this Agreement to an existing entity or to an entity subsequently formed provided that such entity is controlled by, controls, or is under common control with Purchaser. Further, Purchaser shall remain responsible to carry out the obligations of that entity unless released from all liability in writing by Seller.

20. MSHDA Agreement Covenants. As a condition of receiving mortgage financing for the Project from MSHDA, Purchaser anticipates entering into the MSHDA Agreement, which the parties anticipate will be recorded against the Property at the Closing. The parties acknowledge that the MSHDA Agreement will set forth Purchaser's obligations to construct and operate the Project so that a certain percentage of units in the project will be reserved for rentals to households with incomes at or below 60% of AMI. As a contingency to Seller's obligation to deliver the deed and proceed to Closing, Purchaser shall deliver a copy of the MSHDA Agreement, in substantially final form (including the applicable commitments by Purchaser regarding operation of the Project and reservations of units), to Seller and the Title Company at least three (3) days prior to the scheduled Closing.

21. Property AS-IS. Purchaser acknowledges that, except as expressly provided in this Agreement and in any documents or instruments that are executed by Seller at the Closing: (a) Seller has made no representations or warranties whatever with respect to the Property; (b) Seller specifically disclaims any and all express and implied representations and warranties with respect to the Property, including without limitation, any representations with respect to the physical or environmental condition of the Property and improvements located thereon, the fitness of the Premises for a particular purpose, or whether the Property complies with any laws; and (c) the inspection and investigation rights and the Investigation Period set forth herein are

sufficient to enable Purchaser to inspect the Property to determine that it is satisfactory to Purchaser. Accordingly, except as expressly provided in this Agreement and in any documents or instruments that are executed by Seller at the Closing, Purchaser is acquiring the Property in its “as is” “where is” condition, with all faults.

22. Miscellaneous.

a. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

b. This Agreement is governed by Michigan law. The parties further acknowledge that since each has had the opportunity for legal counsel to review the terms of this Agreement, no provisions shall be construed against one party under any rule of construction regarding the drafter or party responsible for the challenged provision.

c. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the same instrument. This Agreement may be executed electronically in pdf form and/or in counterparts, and all counterparts together shall constitute one integrated agreement and be deemed an original document.

d. This Agreement and the exhibits to this Agreement contain the entire agreement of Seller and Purchaser to one another and express the entire understanding between them regarding this transaction. All prior and contemporaneous communications concerning this transaction are merged into and replaced by this Agreement. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both Seller and Purchaser.

e. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given (a) on the same date as the date on which such notice is delivered personally, (b) on the date that is three (3) business days after the date on which such notice is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, (c) on the date that is one (1) business day after the date on which such notice is sent by nationally-recognized overnight courier services (such as Federal Express or any other similar courier service), or (d) on the date of delivery by e-mail transmission, provided, that the sending party does not receive an error or other message indicating the e-mail was undeliverable and, in each case, addressed as follows:

If to Purchaser:           Zone 32 Phase II, LLC  
                                  Attn: Jamauri Bogan  
                                  801 N. Pitcher St  
                                  Kalamazoo, Michigan 49007  
                                  E-mail: boganddevelopments@gmail.com

With a copy to:           Honigman LLP  
                                  650 Trade Centre Way, Suite 200

Kalamazoo, Michigan 49002-0402  
Attn: Steven J. Rypma  
E-mail: srypma@honigman.com

If to Seller: City of Kalamazoo  
Community Planning & Economic Development  
241 W. South Street  
Kalamazoo, Michigan 49008  
E-mail: \_\_\_\_\_

With a copy to: Dickinson Wright PLLC  
Attn: Jessica Wood  
200 Ottawa Ave NW Suite 900  
Grand Rapids, MI 94503  
E-mail: jwood@dickinson-wright.com

f. This Agreement shall inure to the benefit of and bind the parties to this Agreement and their respective successors and permitted assigns.

g. If any date of performance falls on a Saturday, Sunday or legal holiday, such date of performance shall be deferred to the next day which is not a Saturday, Sunday or legal holiday.

h. In case a court of competent jurisdiction determines that one or more of the provisions contained in this Agreement is invalid, illegal or not enforceable, such invalidity, illegality or unenforceability shall not affect any other provisions. As a result, this Agreement shall be construed as if such invalid, illegal or unenforceable provision is severed and deleted from this Agreement.

i. No failure of either party to complain of any act or omission on the part of the other party, regardless how long that failure continued, is considered as a waiver by that party to assert any of its rights under this Agreement. And no waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

j. Each party represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

[signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

**SELLER:**

**City of Kalamazoo  
Brownfield Redevelopment Authority**

BY: \_\_\_\_\_

ITS: Vice-Chair

**PURCHASER:**

**ZONE 32 PHASE II, LLC**

BY: \_\_\_\_\_

Jamauri Bogan

ITS: Member

**EXHIBIT "A"**

[legal descriptions to be confirmed by title company]

901 Porter Street (06-15-216-200)

825 Porter Street (06-15-221-060)

810 N Pitcher Street (06-15-250-031)

314 Parsons Street (06-15-215-076)

915 N Pitcher Street (06-15-215-004)

4890-5376-7625 v3 [105916-6]



# BRA Board of Directors Staff Report

City of Kalamazoo

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**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:** December 18, 2025

**SUBJECT:** Approval of a Brownfield Redevelopment Grant Proposal for Kalrecovery and Authorize Staff to Submit to the Michigan Department of Environment Great Lakes and Energy.

## RECOMMENDATION:

It is recommended the BRA approve a brownfield redevelopment grant proposal for Kalrecovery and authorize staff to submit to EGLE.

## BACKGROUND:

The property at 1900 Belford is a portion of property along Portage Creek that was used historically as a paper mill from late 1890s until 1989. It has been vacant industrial land since the cessation of operations. Between 2010 and 2014, the City of Kalamazoo worked with state and federal partners on site preparation activities, including removal of old foundations, contaminated fill, and restoration of Portage Creek and its floodplain. Redevelopment of this site presents an opportunity to revitalize a long-idled parcel and provide needed residential units in the community.

### Proposed Redevelopment

Edison Community Partners proposes to construct three multi-story apartment buildings on the eastern upland portion of the property, creating a total of 48 multi-family units. This includes a central building with 36 units and two smaller buildings with six units each. The development will incorporate amenities such as two children's playgrounds, a dog park, and walking paths, providing a high-quality living environment. The project is specifically designed to provide stable, affordable housing for individuals and families affected by substance use disorders, with a focus on participants in Kalamazoo County's Problem-Solving Courts.

### Environmental Conditions

Approximately 100 years of industrial operations, including a coal-fired power plant, have left the site with significant environmental contamination. Soil, groundwater, and soil gas contain PCBs, petroleum and solvent-based VOCs, PNAs, and metals exceeding residential cleanup

standards (GRCC and/or SSVIAC). Contaminated fill, including coal ash, remains buried, with highest volumes in the northern portions of the property. The presence of Portage Creek along the western boundary, part of the Kalamazoo River Superfund site, adds complexity to environmental management.

### **Scope of EGLE Grant Activities**

EGLE Brownfield Redevelopment Grant funding is requested to support response activities necessary for safe residential redevelopment. Proposed grant-funded activities include transport and disposal of impacted soils, installation of non-structural exposure barriers in green spaces, integration of passive vapor mitigation systems (VMS) in the apartment buildings, quarterly sub-slab soil gas sampling, stormwater basin lining, and additional soil assessment, as needed. EGLE grant funds will also support Documentation of Due Care Compliance (DDCC) preparation and approval, ensuring long-term safety and compliance with MSHDA project requirements.

### **Response Activity Plan and Justification**

A Response Activity Plan (Res App) was completed and approved by EGLE in December 2025. The proposed grant activities align with the Res App requirements and address all elements necessary to mitigate unacceptable health exposures. Funding these activities closes a critical financial gap, ensuring the redevelopment project proceeds safely while adhering to state and local environmental standards.

### **Project Timeline**

Redevelopment activities are scheduled to begin in March 2026. Key milestones include: transport and disposal of contaminated soils in April-May 2026; installation of VMS from June to August 2026; quarterly VMS sampling from October 2026 through October 2027; stormwater basin lining in April 2027; placement of non-structural exposure barriers in May 2027; and final EGLE approval of DDCC in December 2027. Construction completion is anticipated by August 2027, with full environmental compliance by December 2027.

### **Budget and Funding**

The total redevelopment cost is approximately \$20,880,000, including private investment of \$20,000,000 and \$880,000 in EGLE grant and contingency funding. EGLE grant funds will cover response activities such as soil disposal, engineered barriers, vapor mitigation system installation and monitoring, environmental oversight, and administrative costs. The proposed funding structure ensures that all critical response measures are fully financed, allowing safe redevelopment and long-term residential use.

### **Economic and Community Benefits**

The KalRecovery project will generate substantial economic benefits for Kalamazoo. Construction activities will create temporary jobs in construction, engineering, and environmental services, while long-term positions will be supported through property management and maintenance. Redevelopment will transform a long-vacant, environmentally compromised site into a vibrant residential community. The project also addresses critical housing needs by providing stable, affordable units for vulnerable populations, supporting public health and community revitalization goals.

**FISCAL IMPACT:**

No direct fiscal impact at this time. The BRA and City administration costs are eligible for reimbursement under this grant. Any acceptance of grant funding under this award will require the approval of the City Commission under a separate agreement.

**I. PROJECT NAME AND LOCATION**

Project Name:	Kalamazoo Recovery Housing		
Project Address:	1900 Belford Street		
Project City:	Kalamazoo		
Project County:	Kalamazoo	Project Zip Code:	49001
State Senate District:	19	State House District:	41

**II. APPLICANT INFORMATION**

Applicant Name:	City of Kalamazoo Brownfield Redevelopment Authority (BRA)		
Applicant Address:	241 W. South Street		
Applicant City:	Kalamazoo	Applicant Zip Code:	49007
APPLICANT CONTACT INFORMATION			
	Applicant Signing Authority Contact	Applicant Project Contact	Project Consultant (if applicable)
Name:	Jamie McCarthy	Jamie McCarthy	Kirk W. Perschbacher
Title:	Development Manager	Development Manager	Senior Brownfield Specialist
Phone:	269.337.8789	269.337.8789	616.464.3956
Email:	<a href="mailto:mccarthyja@kalamazoo.org">mccarthyja@kalamazoo.org</a>	<a href="mailto:mccarthyja@kalamazoo.org">mccarthyja@kalamazoo.org</a>	<a href="mailto:kperschbacher@fishbeck.com">kperschbacher@fishbeck.com</a>

**III. FUNDING REQUEST**

Amount Requested:	\$880,000
Funding Source:	<input type="checkbox"/> RPF <input checked="" type="checkbox"/> 201 <input type="checkbox"/> Site Assessment
Funding Type:	<input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Either

IV. GENERAL PROJECT INFORMATION	
Previous use(s):	The Subject Property operated as a paper mill from the late 1890s until 1989 when operations ceased. The Subject Property was idled vacant industrial land until 2010 when the City of Kalamazoo began work to prepare the Subject Property for redevelopment. Activities included removal of old foundations/footings from previous structures, removal of contaminated fill material from Portage Creek and naturalization of the creek channel, restoration of the floodplain, and assessment of site conditions relative to historical operations.
Current use(s):	Since 2014 the Subject Property has existed as vacant land with a trailway running north/south bisecting Subject Property.
Proposed new use(s):	The Developer intends to construct three apartment buildings on the eastern upland portion of the Subject Property, redeveloping the vacant site into a multi-family residential community. This proposed development is specifically designed to offer stable, affordable housing for individuals and families affected by substance use disorders, with a focus on those participating in Kalamazoo County's Problem-Solving Courts.
Known or suspected contaminants:	<p>The Subject Property has known environmental contamination attributable to approximately 100 years of paper mill operations including a former coal fired power plant; and the presence of Portage Creek along the western property boundary as part of the larger Kalamazoo River Superfund site. Fill material including coal ash remains buried on site with the most significant volume of buried coal ash located on northern portions of the Subject Property.</p> <p>Completed assessment and response activities have identified the presence of PCBs, petroleum and solvent-based VOCs, PNAs, and metals in soil, groundwater, and/or soil gas, at levels exceeding the Generic Residential Cleanup Criteria (GRCC) and/or SSVIAC.</p> <p>In addition to petroleum-based VOCs/PNAs impacts distributed across the site solvent-based PCE and/or TCE have also been identified in soil, groundwater, and/or soil gas in excess of SSVIAC.</p> <p>The concentrations of the metals arsenic and lead identified in soils/fill material exceed Residential Direct Contact criteria.</p>
PROJECT SUMMARY	
<p>Provide one paragraph below that summarizes the redevelopment, the environmental challenge that needs to be addressed, and how the brownfield funding will be used to address that challenge:</p> <p>Edison Community Partners plans to redevelop the vacant property into a residential community comprising three multistory buildings. The development will feature a total of 48 multi-family apartment units, including a central building with 36 units and two smaller buildings with 6 units each, located on the northern and southern sections of the site. The proposed development will also include two children's playground areas adjacent to two of the buildings, a dog park in the central portion of the site, and a walking path on the northern portion of the Subject Property. This initiative is specifically intended to provide stable, affordable housing for individuals and families affected by substance use disorders, with a particular emphasis on supporting participants in Kalamazoo County's Problem-Solving Courts.</p> <p>The property has approximately 100 years of industrial use as a paper mill with coal-burning power plant. This use has resulted in soil, groundwater, and soil gas contamination that exceeds GRCC and/or SSVIAC. Appropriate characterization/response is necessary to ensure residential redevelopment does not result in unacceptable health exposures.</p>	

In response to the environmental conditions, EGLE Brownfield Grant Funding is sought to conduct response activities to ensure that redevelopment does not result in unacceptable health exposures. The funding would be utilized to support installation and maintenance of engineering controls to address the potential for unacceptable health exposures. In particular, EGLE grant funding would be utilized to appropriately manage contaminated soils generated during redevelopment, install non-structural exposure barriers in future green space to address direct contact with contaminated soils, the integration of vapor mitigation systems (VMS) into the three apartment buildings/assessment of the VIAP to address the potential for unacceptable health exposures relative to the VIAP, and the lining of storm water basins/connection to municipal storm sewer given the presence of Portage Creek. Additionally, EGLE grant funding would be utilized for EGLE approval of Documentation of Due Care Compliance (DDCC) subsequent to completion of redevelopment activities in accordance with MSHDA project requirements.

The total private investment (including property acquisition) is anticipated to be around \$20,000,000.

Does the property have any of the following:

- |  |   |  |
|--|---|--|
| A liable party known to have caused or contributed to a release at the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Known environmental actions or enforcements by a regulatory agency?          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| A liable party undertaking corrective actions at the site?                   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Known environmental liens?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Known legal, access, or title issues?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Deed restriction, land, or resource use restriction?                         | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

Provide a detailed explanation for any Yes answers above:

By 1910, the Bryant Paper Company expanded its offsite operations to the west onto western portions of the Subject Property. These operations included the eastern portion of Mill "D" on the north end of the Subject Property and the power plant on the south end of the Subject Property. In 1946, the Subject Property was sold to the St. Regis Paper Company, and in 1956, Allied Paper Company acquired the complex and operated it as a part of Allied Paper's Bryant Mill operations. In 1988, the complex was sold to Performance Paper, Inc.

The City of Kalamazoo worked with EGLE and the EPA to complete response activities to support redevelopment of the Subject Property. The EPA and EGLE entered into a Grant Agreement on September 20, 2010, to implement a subcontract to conduct assessment and response activity in association with Portage Creek. The following actions have been taken on the Subject Property:

- Demolishing and disposing/recycling of subsurface structures, Portage Creek channel structures, and concrete foundations associated with the former power plant and paper mill buildings.
- Excavating and relocating or disposing of spoils out of the proposed floodplain, including impacted materials retained by the channel walls and over excavated localized areas of impact below the cut line not previously identified, to construct the new floodplain and channel.
- Furnishing and placement of imported sand fill, as needed, for the floodplain and creek bed channel restoration.
- Furnishing and placement of riprap and stone structures for erosion control along the banks.
- Establishing sustainable slopes (4 horizontal to 1 vertical maximum) at the edge of the floodplain.
- Establishing native plantings (i.e., forbs and grass species) on restored floodplain and planting live stakes along the creek bank.
- Grading and restoring the site including providing a recycled crushed concrete base for a recreational trail way along the east slope crest and covering the floodplain and slopes with 6 inches of imported topsoil.

In October 2017, the City of Kalamazoo Brownfield Redevelopment Authority recorded a Restrictive Covenant (RC) to protect the integrity of the completed environmental response and soil cover within the

restored Portage Creek floodplain. The RC applies specifically to the western portion of the subject property, located west of the existing railway. It restricts construction, vegetation planting, and equipment staging within this area, allowing only specific approved activities such as a pedestrian bridge or stormwater outlets. Invasive species are prohibited, and landscaping must use approved native vegetation. Any actions that could damage restoration efforts, worsen contamination, or involve unauthorized parking or storage are strictly prohibited.

The proposed redevelopment will be compliant with the terms of the existing RC or any potential refile of the RC that may be associated with transfer of the property.

Provide any other relevant information regarding property ownership and operations, if applicable:

## V. PROPERTY AND OWNERSHIP INFORMATION

### CURRENT OWNER

<b>Parcel ID#:</b>	06-27-209-001		
<b>Property Address:</b>	1900 Belford Street, Kalamazoo, Michigan		
<b>Latitude &amp; Longitude (to 8 digits):</b>	42.272774° / - 85.576008°		
<b>Facility ID</b>	39000140		
<b>Current Zoning:</b>	202 - Commercial - Vacant		
<b>Proposed Zoning:</b>	Residential (R)		
<b>Acreage:</b>	6.64 acres		
<b>Property Acquisition Type (inheritance, purchase, tax reversion, other):</b>	Purchase		
<b>Date of Acquisition:</b>	07/07/2005 (State of Michigan gave Property to the City of Kalamazoo BRA)		
<b>Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Current Owner Name:</b>	City of Kalamazoo Brownfield Redevelopment Authority (BRA)		
<b>Current Owner Address:</b>	241 W South Street, Kalamazoo, Michigan 49007		
<b>Current Owner Email and Phone:</b>	Jamie McCarthy 269.337.8789 mccarthyja@kalamazoocity.org		
<b>Name and Address of Occupant:</b>	N/A - vacant		

Brownfield Grant and Loan Project Proposal

Operations at the Property:	NA - vacant		
Date Operations Began:	NA - vacant		
<b>FUTURE OWNER</b> <input type="checkbox"/> N/A - Ownership will not change			
Parcel ID#:	06-27-209-001		
Future Owner Name:	KalRecovery I LDHALP		
Future Owner Address, City, State, Zip:	1105 Portage Street, Kalamazoo, Michigan 49001		
Future Owner Email and Phone:	Matt Hollander 269.388.4677 <a href="mailto:matt@edisoncommunitypartners.com">matt@edisoncommunitypartners.com</a>		
How will the property be acquired?	Purchase		

**VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS**

**PROPERTY HISTORY**

List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.

Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner
	From	To			
06-27-209- 001/1900 Belford Street (split from 333 E. Alcott Street)	Late 1800's	1989	Paper Manufacturing	Approximately 100 years of paper mill operations including coal fired power plant. Bulk petroleum storage in former USTs and ASTs, buried fill material including coal ash.  Identified PCBs, VOCs, PNAs and Metals impacts.	Late 1800's - 1946: Bryant Paper Company  1946 - 1956: St. Regis Paper Company  1956 - 1988: Allied Paper Company  1988 - 1989: Performance Paper
	2005	Present	Vacant with a trailway running north/south bisecting the site		City of Kalamazoo Brownfield Redevelopment Authority (BRA)

**ENVIRONMENTAL RISKS**

Known Contaminants:	<p><u>Soil:</u></p> <p>PCBs, VOCs, including Benzene, Toluene, Xylenes Ethylbenzene, Naphthalene, 1,2,3-Trimethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2-Methylnaphthalene, Tetrachloroethene (PCE).</p> <p>PNAs, including 2-Methylnaphthalene, Acenaphthylene, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Fluoranthene, Fluorene, Indeno(1,2,3-cd)pyrene, Naphthalene, and Phenanthrene.</p>
---------------------	--

Brownfield Grant and Loan Project Proposal

		Metals, including Arsenic, Copper, and Mercury  <u>Groundwater:</u> Trichloroethene (TCE)  <u>Soil Gas:</u> Tetrachloroethene (PCE)				
Pathways of Concern:		<input checked="" type="checkbox"/> Groundwater/Surface Water Interface (GSI) <input checked="" type="checkbox"/> Drinking Water <input checked="" type="checkbox"/> Volatilization to Indoor Air <input type="checkbox"/> Ambient Air <input checked="" type="checkbox"/> Direct Contact <input type="checkbox"/> Unknown				
<b>PETROLEUM INFORMATION</b>						
Were underground storage tanks (USTs) ever located on the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Suspected
Are USTs <u>currently</u> present on the property?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Suspected
Has a UST release been reported for the property?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<i>Summarize known UST information below.</i>						
Tank ID #	Size	Contents	Installation Date	Removal Date	Status (active, removed, etc.)	Release ID #
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1970	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	January 1, 1970	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1968	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1968	September 1992	Removed	N/A
<b>HAZARDOUS SUBSTANCE INFORMATION</b>						
Was there ever a non-UST related release of a hazardous substance on the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<i>Summarize known hazardous substance release information below.</i>						
Date of Release	Description of Release			Status	Release ID #	
NPL Listing 1990	Kalamazoo River / Portage Creek Superfund			Response complete on Subject Property portion of Portage Creek	MID006007306	
1990	Performance Paper/Allied Paper			Open	39000140	

<p>To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination  <input type="checkbox"/> May have caused or contributed to contamination</p>		
<p>To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination  <input type="checkbox"/> May have caused or contributed to contamination  <input type="checkbox"/> Not Applicable/No developer</p>		
<p><b>ENVIRONMENTAL CONDITION OF THE PROPERTY</b></p>			
<p>Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):</p> <p>Previous environmental investigations have identified the presence of PCBs, VOCs, PNAs, and metals in soil at concentrations exceeding current GRCC and/or SSVIAC. The sources for exceedances have been attributed to impacted fill material and historical paper mill operations including the presence of buried coal ash. Fill material has been demonstrated to be present across the Subject Property. The concentrations of contaminants exceed Drinking Water/Protection, Groundwater/Surface Water Interface/Protection, and Direct Contact Criteria.</p> <p>Heavy metals including arsenic and lead have been identified in fill material across the Subject Property above the Residential Direct Contact criteria.</p> <p>Petroleum and non-petroleum VOCs and PNAs have been identified in soil at concentrations above SSVIAC. The data indicates petroleum SSVIAC exceedances in soil beneath each of the planned structures on the property. Tetrachloroethene (PCE) was identified in soil beneath the planned northern residential structure (Building C) at a concentration above the SSVIAC.</p> <p>Non-petroleum VOCs were identified in 2005 in groundwater collected on the southern portion of the Subject Property at concentrations above the GRCC and SSVIAC. The lateral extent of groundwater contamination on the property is not delineated. Based on a continuing source of contamination with buried fill, it is expected that groundwater contamination will remain beneath the Subject Property at concentrations in excess of the SSVIAC following the redevelopment activities.</p> <p>The attached Figures 6, 8, and 10 depict the identified impacts in soil, groundwater, and soil gas relative to proposed redevelopment features/buildings.</p>			
<p><b>PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING</b></p>			
<p><i>Check all that apply.</i></p>			
<p><input type="checkbox"/> Hazardous Material Survey  <input checked="" type="checkbox"/> BEA  <input type="checkbox"/> Excavation</p>	<p><input checked="" type="checkbox"/> Assessment/Investigation  <input checked="" type="checkbox"/> Due Care Planning  <input checked="" type="checkbox"/> Soil Transport/Disposal</p>	<p><input type="checkbox"/> UST Removal  <input type="checkbox"/> Demolition  <input checked="" type="checkbox"/> Vapor Mitigation</p>	

Other (please describe): **Due Care associated with lining proposed stormwater ponds and engineered barriers.**

Describe the proposed actions that will be undertaken with grant funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.

A Response Activity Plan to comply with 7a(1)(b) (aka Res App) was completed August 29, 2025, revised on November 7, 2025 and approved by EGLE staff on December 9, 2025. A majority of the EGLE Grant activities are related to required elements and activities within the Res App. A brief description of the EGLE Grant Proposed activities are below:

- Transport, and disposal of impacted soils that cannot be managed appropriately on site.
- Placement of non-structural exposures barriers in future green space in response to direct contact exposure to impacted soils.
- Installation of sub-grade passive components of the vapor mitigation systems (VMS) beneath the three apartment buildings in response to VIAP exposure potential. This includes a vapor barrier under the northern building. This information is in accordance with the approved Res App.
- The completion of quarterly sub-slab soil gas sampling after buildings pressurized to determine if VMS for any specific building(s) require activation. This information is in accordance with the approved Res App.
- VMS activation and 1<sup>st</sup> year of performance monitoring for any building(s) if applicable. This information is in accordance with the approved Res App.
- Lining of proposed stormwater basins to prevent leaching of future leaching of contaminants through the impacted soils and exacerbating the known contamination.
- Completion and filing of Baseline Environmental Assessment on behalf of the Developer.
- Preparation and EGLE approval of Documentation of Due Care Compliance (DDCC) subsequent to redevelopment in accordance with MSHDA project requirements; including appropriate IM&M and OM&M for structural/non-structural exposure barriers and VMS.
- Additional soil assessment (as needed) during construction.

The funding of these activities addresses a funding gap and provides for the completion of response activities (as outlined in the approved Res App) ensuring residential redevelopment of the site does not result in unacceptable health exposures.

Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII): See appended Figures:

- Figure 1: Site Location
- Figure 2: Site Map with Proposed Building Locations
- Figure 3: Historical Site Layout
- Figure 6: Distribution of Soil Impacts
- Figure 8: Distribution of Groundwater Impacts
- Figure 10: Distribution of Soil Gas Impacts

**DEMOLITION**

*If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:*

Does the structure impede the proposed environmental response activities?  Yes  No

Does the structure present a health or safety threat?  Yes  No

Does the structure impede the reuse of the property?  Yes  No

Do the environmental activities exceed the cost of demolition?  Yes  No

Further explanation, if necessary: Demolition activities are not requested as part of the Grant Proposal.

VII. ECONOMIC AND REDEVELOPMENT INFORMATION	
Capital Investment (excludes acquisition cost): \$20,000,000	Permanent Jobs Created: Full Time = 6 Part Time = 83
Current State Equalization Value (SEV): \$0	Anticipated post redevelopment SEV: \$8,000,000 The project will be under a payment in lieu of taxes (PILOT) agreement with the City of Kalamazoo.
<p>Provide a brief summary of how the redevelopment project will result in economic benefits including but not limited to job creation and increased tax base:</p> <p>The redevelopment of the contaminated property into a multi-family apartment community will generate significant economic benefits for the Kalamazoo area. This project will transform a long-vacant, environmentally compromised site into a vibrant residential development, directly contributing to neighborhood revitalization and increased property values.</p> <p>The construction of three apartment buildings will create temporary jobs in construction, engineering, and environmental response, while also supporting long-term employment through property management and maintenance services. The new housing units will help meet local demand for affordable and market-rate housing, attracting new residents and increasing consumer spending in nearby businesses.</p> <p>The project aligns with local and state goals for sustainable redevelopment, housing expansion, and environmental stewardship.</p>	
DEVELOPER'S EXPERIENCE	
Is there a developer committed to the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Developer's Name: Edison Community Partners, LLC	
<p>Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations:</p> <p>Edison Community Partners (ECP) is a Michigan-based, minority-owned real estate development firm with decades of experience in creating affordable housing, senior living, and mixed-use projects. ECP is committed to building sustainable, community-focused developments that address local housing needs and promote long-term stability for residents.</p> <p>The firm takes a collaborative approach, working closely with municipalities, nonprofits, and community leaders to deliver housing solutions that strengthen neighborhoods and expand economic opportunities. ECP has successfully led projects such as Hillcrest Village and The Creamery, which exemplify its mission to provide high-quality, affordable housing through thoughtful planning and design.</p> <p>ECP has not filed for any bankruptcies nor been associated with civil or criminal enforcement actions related to environmental violations.</p> <p><input type="checkbox"/> N/A - Project does not have developer</p>	
DEVELOPER'S PROJECT FINANCING	
<p><i>Summarize the sources of your total capital investment and the status of the financing.</i></p> <p><input type="checkbox"/> N/A - Project does not have a developer</p>	

Brownfield Grant and Loan Project Proposal

Source of Funding	Estimated Amount	Status of Approval
Freddie Mac permanent mortgage (fully amortizing, hard pay)	\$3,500,000	In process
Tax Credit Investor Equity	\$11,000,000	In process
Kalamazoo County Housing millage	\$1,000,000	In process
City of Kalamazoo HOME American Rescue Plan (HOME-ARPA)	\$500,000	In process
Kalamazoo County HOME American Rescue Plan (HOME-ARPA)	\$700,000	In process
Additional Public Funding – City of Kalamazoo HOME funds. City of Kalamazoo Foundation for Excellence funds. Kalamazoo County Opioid Settlement Fund	\$3,200,000	In process
Funding Gap, if applicable	\$880,000 (EGLE Brownfield Grant)	In process
<b>TOTAL =</b>	<b>\$ 20,880,000</b>	
<b>FUNDING GAP</b>		
Describe your funding gap and how you intend to fill it:	The funding gap is \$880,000 associated with costs to complete necessary environmental response activities for residential redevelopment. An EGLE grant would fill funding gap associated with the costs of the required activities as part of the approved Res App.	
<b>TAX INCREMENT FINANCING (TIF)</b>		
Will the project use Brownfield TIF?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify all sources that apply:	<input type="checkbox"/> EGLE <input type="checkbox"/> MEDC <input type="checkbox"/> MSHDA <input type="checkbox"/> Local	
<b>PURCHASE AND DEVELOPMENT AGREEMENTS</b>		
Is there a purchase agreement in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Status of purchase agreement:	Purchase option exercised with City of Kalamazoo BRA. Currently under extended due diligence period pending Res App approval by EGLE.	
Status of development agreement:	No development agreement with City of Kalamazoo BRA. The project will be under a regulatory agreement with MSHDA stipulating the rent and income restrictions and certain other commitments such as PHIUS+ certification, 15% of the units will meet Type A accessibility requirements, and preference for residents transitioning out of homelessness.	
As a requirement of EGLE funding, is the developer willing to enter into a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	

development agreement with the applicant?	
Has the project received site plan approval?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, explain: Conditional site plan approval in place. The City of Kalamazoo will issue full site plan approval upon EGLE approval of Res App.
<b>SCHEDULE</b>	
Provide a summary schedule for the completion of the proposed eligible activities: <b>Contaminated soil transport &amp; disposal – April/May 2026</b> <b>VMS Installation – June/July/August 2026</b> <b>VMS Sampling/Determination of Need for active VMS – October 2026 – October 2027</b> <b>Lining of storm water basin– April 2027</b> <b>Placement of Non-Structural Exposure Barriers – May 2027</b> <b>EGLE Approved DDCCR – December 2027</b> Identify the dates redevelopment is expected to begin and be completed: Estimated Start Date: <b>March 2026</b> Estimated Completion Date: <b>August 2027 construction complete; December 2027 DDCCR approved</b>	

<b>VIII. COMMUNITY OUTCOMES</b>	
Will existing infrastructure be reused? Please describe:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <ul style="list-style-type: none"> <li>Municipal and electric/gas utilities are in-place adjacent to the Subject Property along or beneath Belford Street, Bryant Street, and Reed Avenue; the utilities include an 8-inch water, 10-inch sanitary sewer, 18-inch storm sewer, and overhead electric. Two utility easements are located on the Subject Property; a sanitary sewer easement on the south end of the Subject Property running north from Bryant Street and then turning east to Belford Street, and a municipal water easement extending north from Bryant Street through the central portion of the Subject Property.</li> </ul>
Is the community in which the project is located disadvantaged, disproportionately burdened by pollution, or facing other significant challenges? If yes, explain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Kalamazoo is considered a disadvantaged community due to its high poverty rates, racial and economic inequities, and environmental burdens. Nearly one-third of residents live below the poverty line, with child poverty exceeding 38%, and Black and Hispanic families disproportionately affected. The city also ranks among Michigan’s environmental justice hot spots, facing elevated exposure to air pollution, hazardous waste, and traffic-related contaminants, which contribute to chronic health issues such as asthma and depression. These challenges create systemic barriers to housing stability, health, and economic opportunity. The KalRecovery Project directly addresses these issues by redeveloping a contaminated property into 48 units of permanent supportive housing, integrating recovery services, mental health care, and workforce training. By combining affordable housing with wraparound support, the project will reduce environmental risks, promote health equity, and stabilize vulnerable families, ultimately enhancing community resilience and quality of life.

Does the project fit into the community's development plans?  Yes  No

Please explain: The proposed development directly supports the City of Kalamazoo's strategic goals for inclusive, sustainable community development as outlined in the Imagine Kalamazoo 2025 Master Plan. By transforming a vacant brownfield site into a 48-unit permanent supportive housing community, the project advances the City's priorities of expanding affordable housing, promoting neighborhood revitalization, and addressing barriers to stable housing for vulnerable populations. Its focus on individuals and families impacted by substance use disorders, particularly those engaged with Kalamazoo County's Problem-Solving Courts, reflects the City's commitment to equitable recovery, public health, and long-term stability through coordinated housing and support services.

**COMMUNITY BENEFITS**

Provide a brief summary of how the redevelopment project will result in social or other community benefits, not described elsewhere, including but not limited to; addressing blight, public safety and health concerns, placemaking, urban infill, walkability, incorporation of sustainable and energy efficient development measures, and intentional strategies to support equitable development and assist disadvantaged communities:

- The KalRecovery project directly addresses housing insecurity while promoting long-term recovery and stability. Residents will benefit from on-site recovery coaching, peer support, and access to wrap-around recovery services, helping reduce relapse and recidivism. The development also contributes to neighborhood revitalization, and improves public health outcomes.
- The project utilizes existing municipal infrastructure and infills long idled land situated within a mixed use commercial/residential neighborhood.
- The existing trail running north/south and bisecting the site is a critical component of the KRVT system as well as the Albert White Literacy Trail and supports the larger walkability vision for the community.

**IX. LOCAL COMMITMENT**

**LOCAL CONTRIBUTIONS TO THE PROJECT**

Describe the local contributions to the project, including but not limited to; other funding sources provided or supported, use of TIF, tax abatements, other grants and incentives, land contribution, reduced purchase price, utility or right-of way work, staff time committed to the project:

MSHDA is supporting the project through the placement of Low Income Housing Tax Credits (LIHTC).

The City of Kalamazoo and Kalamazoo County have provided funding through multiple sources as detailed above.

The City of Kalamazoo BRA is willing to commit staff time and resources to manage this grant for the benefit of the property, public health, the environment, and the City of Kalamazoo.

**X. CERTIFICATION**

The undersigned, as the representative of the applicant, certifies that the no government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee’s Board of Directors, its employees, partner agencies, or their families shall benefit financially from the grant or loan.

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

Jaime McCarthy  
Typed name of Applicant’s Representative

/s/ Jaime McCarthy  
Signature

Community Planning & Economic Development Manager  
Title

12/11/2025  
Date

I agree to the use of electronic signatures with EGLE

Please submit the proposal electronically to

[EGLE-Brownfields@michigan.gov](mailto:EGLE-Brownfields@michigan.gov)

Please call 517-242-9276 with questions.

#mibrownfields

[www.michigan.gov/eglebrownfields](http://www.michigan.gov/eglebrownfields)

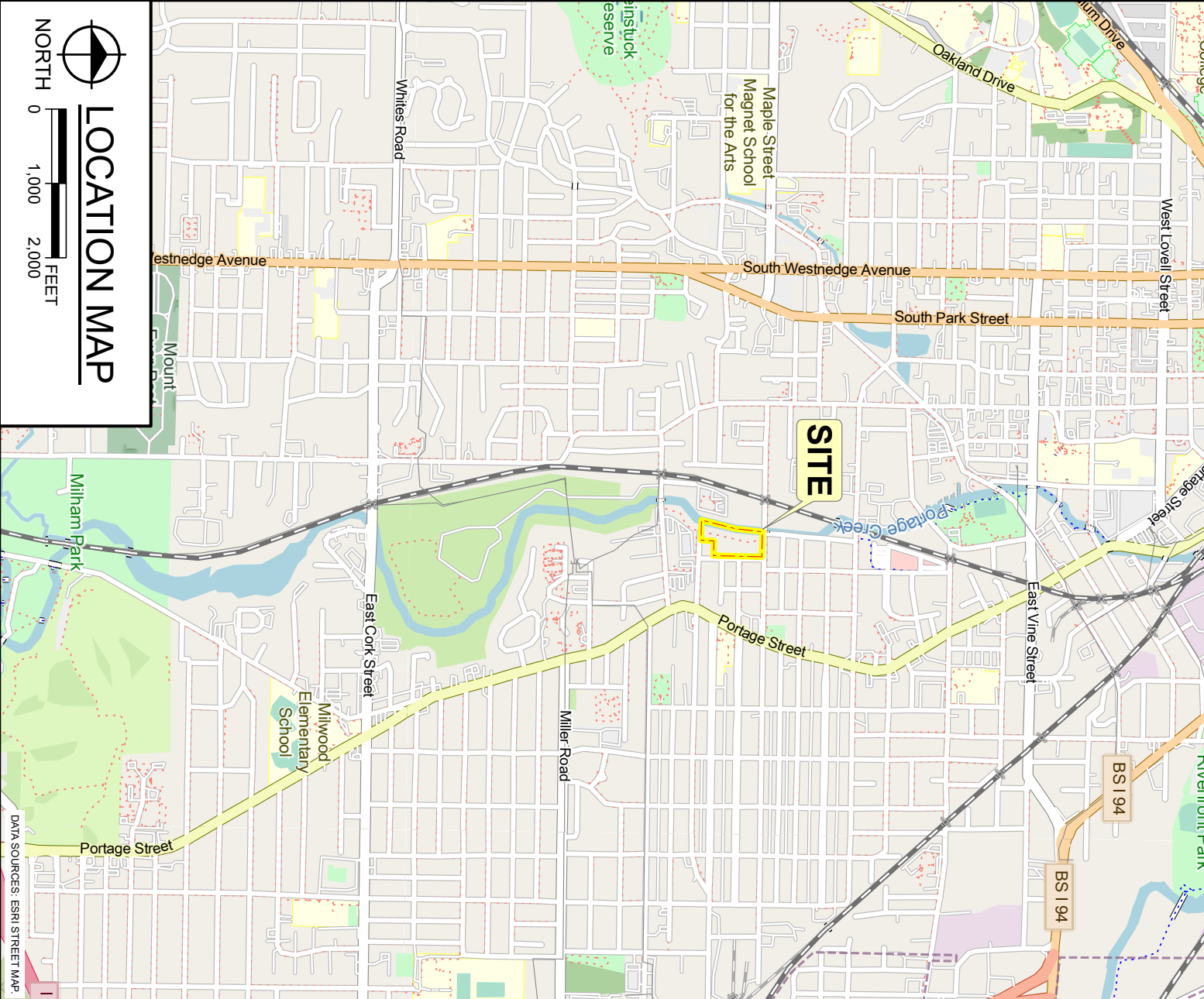
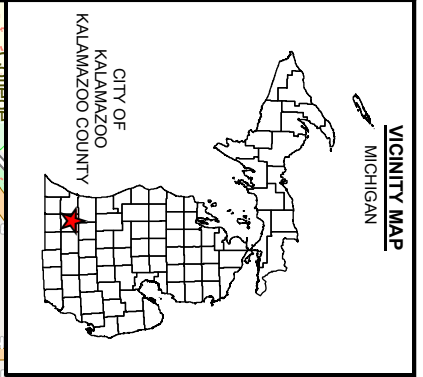
Budget Table and Required Attachments

<b>REQUIRED ATTACHMENTS</b> Please complete the following checklist and attach the supporting documentation.			
#	DESCRIPTION	ATTACHED?	COMMENTS
1	<b>Budget Table</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2	<b>Site Maps:</b> Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figure 1 and Figure 2
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figures 3, 6, 8, and 10
	Map(s) showing proposed development in relation to contaminants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figures 6, 8, and 10
	Map(s) showing site development plans.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figure 2
3	<b>Analytical data summary tables.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
4	<b>Agreements</b> Purchase Agreement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Development Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Redevelopment requirements through MSHDA
5	<b>Site Photos</b> High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
6	Describe other attachments provided:		

<b>BUDGET TABLE</b>									
Provide the project budget in the table below. Change, add, or delete activities as appropriate for the project. Column specific notes provided below table.									
Column Specific Notes:									
<p><b>EGLE RPF Grant:</b> This funding can only be used for Refined Petroleum Fund related contamination. Talk to your brownfield coordinator to confirm appropriate funding source.</p> <p><b>EGLE 201 Grant:</b> This funding can be used for non-petroleum sites. Talk to your brownfield coordinator to confirm appropriate funding source.</p> <p><b>EGLE Loan:</b> This funding can be used for refined petroleum or non-petroleum sites with redevelopment potential.</p> <p><b>Tax Increment Financing (TIF) tied to EGLE Loan:</b> If TIF is proposed to reimburse the loan, that portion of the TIF will also be reflected in the loan amount.</p> <p><b>Other TIF:</b> Any TIF dollars that will NOT be used to reimburse the EGLE loan, including non-EGLE TIF would be reflected here.</p> <p><b>Local Funds:</b> Any funding the community is contributing to the project.</p> <p><b>Developer Funds:</b> Funds the developer is investing into the project.</p> <p><b>Other:</b> Include other federal, state, private, etc. dollars that are not already reflected.</p>									
TASK (Activity)	TOTAL Expected Cost	Proposed Funding Mechanism							
		EGLE RPF Grant	EGLE 201 Grant	EGLE Loan	TIF tied to EGLE Loan	Other TIF (not tied to EGLE Loan)	Local Funds (public)	Developer Funds (private)	Other Funds (Consumers Energy)
Assessment/Investigation									
Site assessment (BEA)	\$ 5,000		\$ 5,000				\$ -		
Documentation of Due Care Compliance	\$ 13,000		\$ 13,000						
Additional soil assessment (as necessary)	\$ 25,000		\$ 25,000						
<b>Assessment/Investigation Sub-Total</b>	<b>\$ 43,000</b>		<b>\$ 43,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Due Care									
Transportation and disposal of contaminated soils	\$ 200,000		\$ 200,000						
Stormwater Basin Liner Installation	\$ 60,000		\$ 85,000						
Engineered Barriers (direct contact exposure)	\$ 180,000		\$ 155,000						
<b>Due Care Sub-Total</b>	<b>\$ 440,000</b>		<b>\$ 440,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Response Activity									
Vapor Intrusion Mitigation System (Installation)	\$ 200,000		\$ 200,000						
Operation and Maintenance Manual and Commissioning for Vapor Intrusion Mitigation System	\$ 60,000		\$ 60,000						
<b>Response Activity Sub-Total</b>	<b>\$ 260,000</b>	<b>\$ -</b>	<b>\$ 260,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Other									
Removal and closure of USTs Pursuant to Parts 211 and 213	\$ -		\$ -						
Contingency (up to 15% of grant/loan)	\$ 110,000	\$ -	\$ 110,000						
3rd Party Environmental Oversight (up to 5% of grant/loan)									
Administration (up to 3% of grant/loan)	\$ 21,500	\$ -	\$ 21,500						
EGLE Project Sign (grant/loan requirement)	\$ 500		\$ 500						
Grant Closeout Report (grant/loan requirement)	\$ 5,000		\$ 5,000						
Capital Investment	\$ 20,000,000								
<b>TOTAL</b>	<b>\$ 20,880,000</b>		<b>\$ 880,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

NOTE: If grant/loan funded activities are planned to be performed by the project developer's consulting firm, EGLE expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable.

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**LOCATION MAP**

NORTH

0 1,000 2,000 FEET

DATA SOURCES: ESRI STREET MAP

PROJECT NO.	241750
FIGURE NO.	1

**1900 Belford**  
Kalamazoo, Michigan

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**Vapor Mitigation System Design**

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



PLOT INFO: Z:\2024\241750\CAD\GIS\Proj\Phase II\ESA.aprx Layout: FIG02\_Site Map Date: 12/31/2024 11:11 AM User: ebuyc



**LEGEND**

 Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

1900 Belford  
Kalamazoo, Michigan

PROJECT NO.  
241750

FIGURE NO.  
**2**




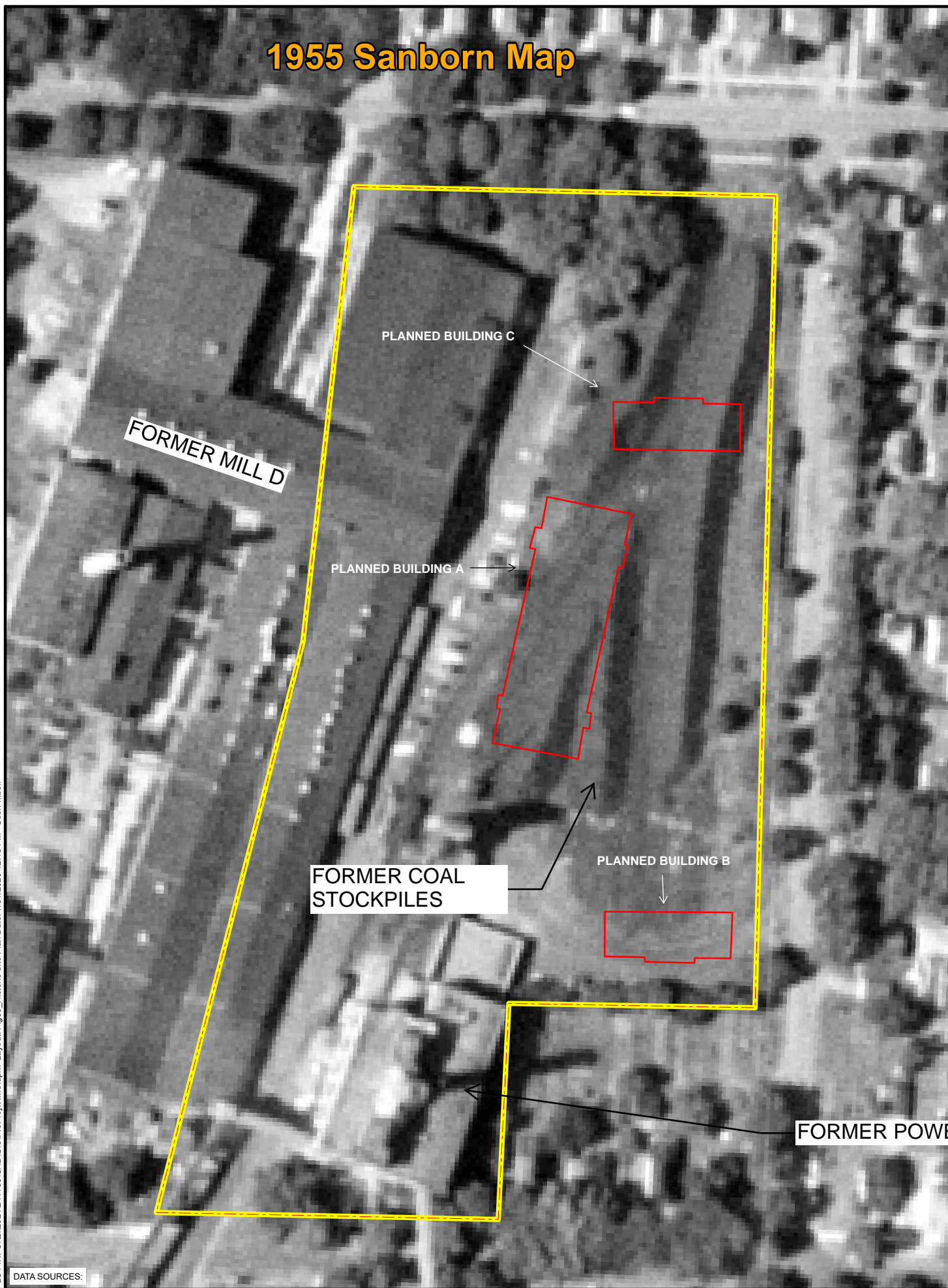
DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.

# 1955 Sanborn Map

# 1999 Sanborn Map

**LEGEND**

 Approximate Property Boundary



 NORTH

**HISTORICAL SITE LAYOUT**

0 50 100 FEET

**fishbeck**  
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

1900 Belford  
Kalamazoo, Michigan

PROJECT NO. 241750

FIGURE NO. 3

PLOT INFO: Z:\2024\241750\CADD\GIS\Pro\Drawings.aprx Layout: Fig03\_Historic Site Plan Date: 7/31/2025 12:45 PM User: mbeil

DATA SOURCES:

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**NOTES:**  
 Contaminant concentration **BOLDED** where above Residential GRCC;  
 Exceedance is Identified

Contaminant concentration is **SHADED** where above Residential VIAP

**LEGEND**

- Soil Boring (Fishbeck 2025)
- ⊕ Soil Borings (ECT 2006)
- ⊕ Additional Historical Monitoring Well (ECT 2005)
- ⊕ Monitoring Well (1990 Atlantic Testing Laboratories)
- ▲ Monitoring Well (MACTEC 2003)
- Soil Boring (MACTEC 2003)
- ▲ Monitoring Well (MACTEC 2003)
- Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Approximate Property Boundary
- A----A' Cross Section Location



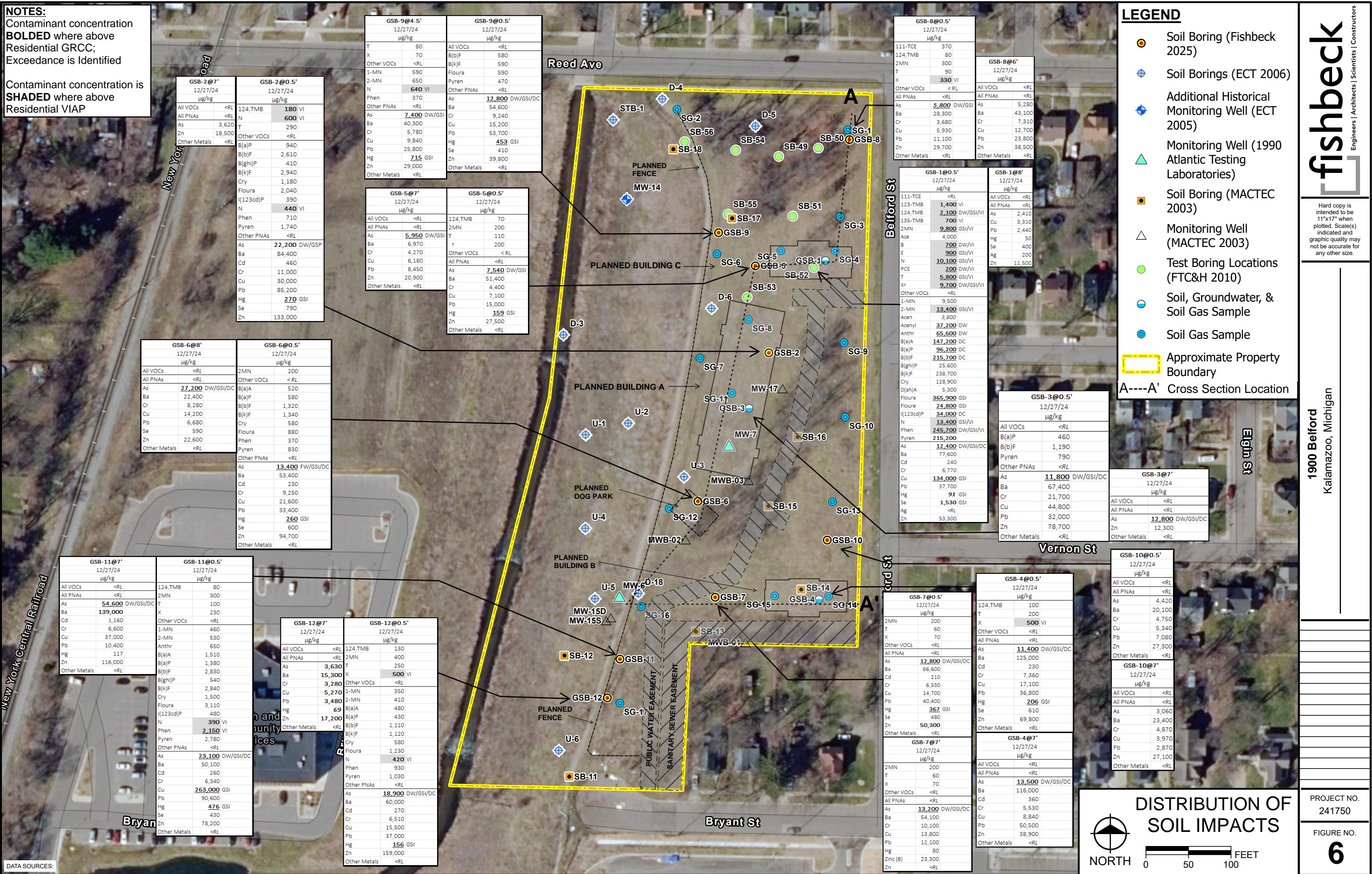
Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

1900 Belford  
 Kalamazoo, Michigan

PROJECT NO.  
241750  
 FIGURE NO.  
**6**

PLOT INFO: Z:\2024\241750\CAD\GIS\GISPro\GIS.aprx Layout: Fig 4 - Boring Well Locations Date: 7/23/2025 4:14 PM User: mbeil

DATA SOURCES:  
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PLOT INFO: Z:\2024\241750\CAD\GIS\Pro\IVIMS.aprx Layout: Fig 4 - Boring Well Locations Date: 7/23/2025 4:14 PM User: mbeil



**D-18 @ 25'**  
09/21/05  
µg/l

11-DCA	10
11-DCE	2.0
Cis12-DCE	4.7
PCE	6.7
111-TCA	24
TCE	11 DW/VI
Other VOCs	<RL
All PNAs	<RL
As	18 DW/GSI
Ba	68
Cr	3.2
Cu	10
Pb	6.6 DW
Zn	18
Other Metals	<RL
PCBs	<RL

**D-18 @ 30'**  
09/21/05  
µg/l

11-DCA	2.7
Cis12-DCE	1.0
PCE	2.7
111-TCA	4.1
TCE	4.6
Other VOCs	<RL
All PNAs	<RL
As	1.2
Ba	77
Cu	3.0
Pb	2.9
Other Metals	<RL
PCBs	<RL

**D-18 @ 34.5'**  
09/21/05  
µg/l

All VOCs	<RL
All PNAs	<RL
As	11 DW/GSI
Ba	160
Cr	4.0
Cu	9
Pb	6.6 DW
Zn	18
Other Metals	<RL
PCBs	<RL

**MW-15S**  
09/21/05  
µg/l

11DCA	1.3
111TCE	2.3
Other VOCs	<RL
All PNAs	<RL
As	1.3
Ba	40
Se	3.5
Other Metals	<RL
PCBs	<RL

**MW-15D**  
09/21/05  
µg/l

All VOCs	<RL
All PNAs	<RL
Ba	120
Other Metals	<RL
PCBs	<RL

**MWB-03**  
09/21/05  
µg/l

CHBr 2Cl	4.0
111-TCE	1.1
TCE	3.6
Other VOCs	<RL
All PNAs	<RL
Ba	110
Cr	5.8
Zn	26.0
Other Metals	<RL

**GSB-1 @ 20-25'**  
12/27/24  
µg/l

TCE	1.0
Other VOCs	<RL
All PNAs	<RL
Ba	116
Other Metals	<RL

**GSB-3 @ 20-25'**  
12/27/24  
µg/l

All VOCs	<RL
All PNAs	<RL
Ba	112
Other Metals	<RL

**MWB-02**  
09/21/05  
µg/l

CHBr 2Cl	4.5
111TCE	2.3
TCE	2.6
Other VOCs	<RL
All PNAs	<RL
Ba	94
Cr	3.7
Pb	1.8
Se	5.0
Zn	580 DW
Other Metals	<RL

**GSB-4 @ 20-25'**  
12/27/24  
µg/l

All VOCs	<RL
All PNAs	<RL
Ba	112
Other Metals	<RL

**LEGEND**

- Soil Boring (Fishbeck 2025)
- ⊕ Soil Borings (ECT 2006)
- ⊕ Additional Historical Monitoring Well (ECT 2005)
- ▲ Monitoring Well (1990 Atlantic Testing Laboratories)
- Soil Boring (MACTEC 2003)
- △ Monitoring Well (MACTEC 2003)
- Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Approximate Property Boundary
- A----A' Cross Section Location



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

1900 Belford  
Kalamazoo, Michigan

**DISTRIBUTION OF GROUNDWATER IMPACTS**

NORTH

0 50 100 FEET

PROJECT NO.  
241750

FIGURE NO.  
**8**

**NOTES:**  
Contaminant concentration is **SHADED** where above Residential VIAP

**LEGEND**

- Soil Boring (Fishbeck 2025)
- ⊕ Soil Borings (ECT 2006)
- ⊕ Additional Historical Monitoring Well (ECT 2005)
- ⊕ Monitoring Well (1990 Atlantic Testing Laboratories)
- ▲ Monitoring Well (MACTEC 2003)
- ▲ Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Approximate Property Boundary
- A----A' Cross Section Location



**DISTRIBUTION OF SOIL GAS IMPACTS**

NORTH

0 50 100 FEET



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

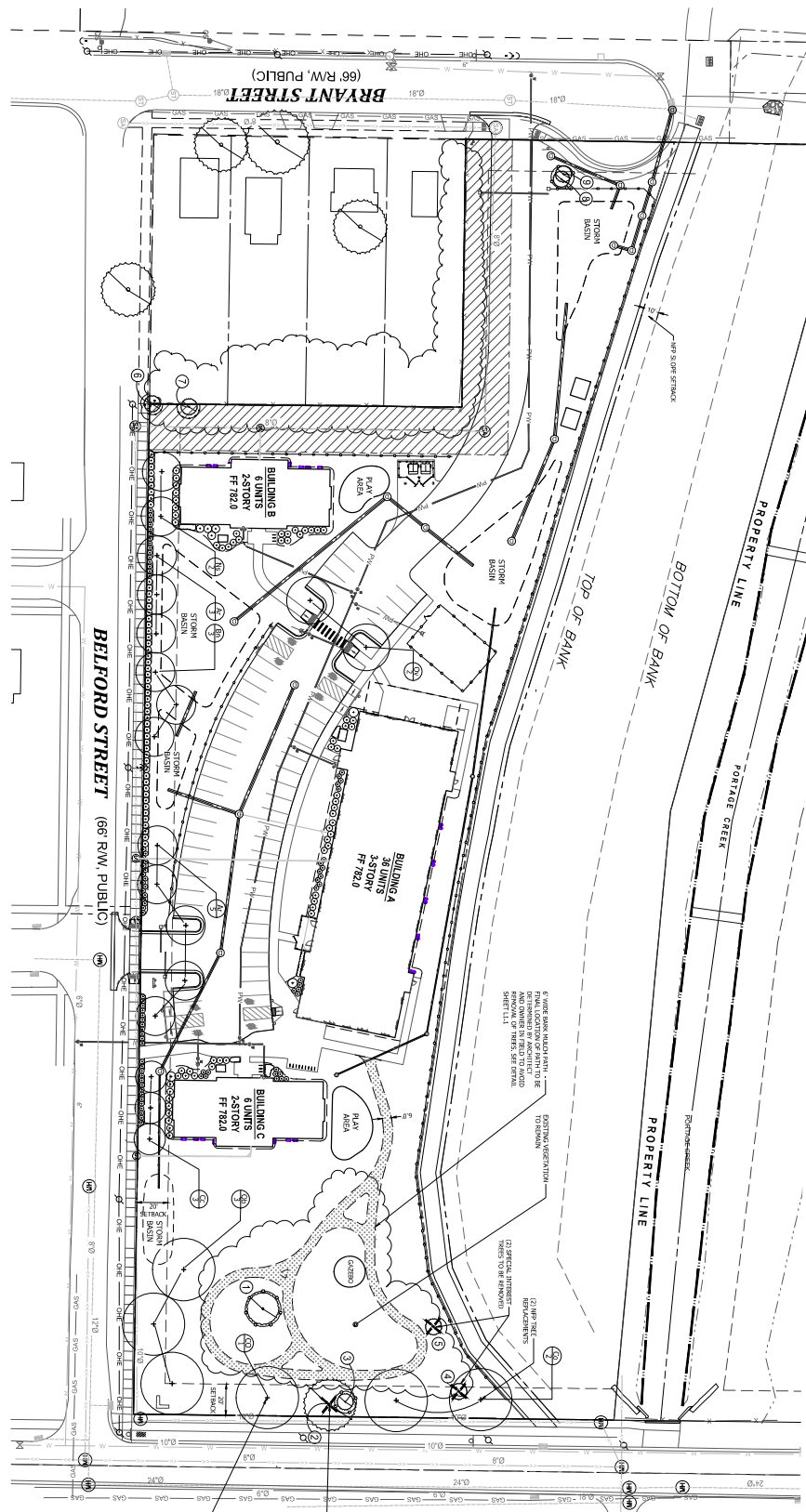
1900 Belford  
Kalamazoo, Michigan

PROJECT NO.  
241750

FIGURE NO.  
**10**

PLOT INFO: Z:\2024\241750\CAD\GIS\GISPro\GIS.aprx Layout: Fig 4 - Boring Well Locations Date: 7/23/2025 4:14 PM User: mbeil

DATA SOURCES:  
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- NATURAL FEATURES PROTECTION:**
1. ALL PROPOSED DEVELOPMENT SHALL MAINTAIN A MINIMUM 10' BUFFER FROM THE TOP OF BANK LINE.
  2. NATURAL VEGETATION WITHIN THE WETLANDS BUFFER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  3. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF THE TOP OF BANK LINE.
  4. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  5. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  6. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  7. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  8. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  9. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  10. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  11. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.

- LANDSCAPE NOTES:**
1. LANDSCAPE SHALL BE IN COMPLIANCE WITH ALL CITY OF KALAMAZOO ZONING REGULATIONS.
  2. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  3. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF THE TOP OF BANK LINE.
  4. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
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  10. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.
  11. ALL EXISTING TREES, UNLESS THEY ARE IDENTIFIED AS HAZARDOUS OR OTHERWISE UNDESIRABLE, SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION.

**SPECIAL INTEREST TREE SCHEDULE**

DBH SIZE & SPECIES	CONDITION	ACTION
① 2" - 4" DBH	GOOD	PROTECT
② 4" - 6" DBH	GOOD	PROTECT
③ 6" - 8" DBH	GOOD	PROTECT
④ 8" - 10" DBH	GOOD	PROTECT
⑤ 10" - 12" DBH	GOOD	PROTECT
⑥ 12" - 14" DBH	GOOD	PROTECT
⑦ 14" - 16" DBH	GOOD	PROTECT
⑧ 16" - 18" DBH	GOOD	PROTECT
⑨ 18" - 20" DBH	GOOD	PROTECT
⑩ 20" - 22" DBH	GOOD	PROTECT
⑪ 22" - 24" DBH	GOOD	PROTECT
⑫ 24" - 26" DBH	GOOD	PROTECT
⑬ 26" - 28" DBH	GOOD	PROTECT
⑭ 28" - 30" DBH	GOOD	PROTECT
⑮ 30" - 32" DBH	GOOD	PROTECT
⑯ 32" - 34" DBH	GOOD	PROTECT
⑰ 34" - 36" DBH	GOOD	PROTECT
⑱ 36" - 38" DBH	GOOD	PROTECT
⑲ 38" - 40" DBH	GOOD	PROTECT
⑳ 40" - 42" DBH	GOOD	PROTECT
㉑ 42" - 44" DBH	GOOD	PROTECT
㉒ 44" - 46" DBH	GOOD	PROTECT
㉓ 46" - 48" DBH	GOOD	PROTECT
㉔ 48" - 50" DBH	GOOD	PROTECT
㉕ 50" - 52" DBH	GOOD	PROTECT
㉖ 52" - 54" DBH	GOOD	PROTECT
㉗ 54" - 56" DBH	GOOD	PROTECT
㉘ 56" - 58" DBH	GOOD	PROTECT
㉙ 58" - 60" DBH	GOOD	PROTECT
㉚ 60" - 62" DBH	GOOD	PROTECT
㉛ 62" - 64" DBH	GOOD	PROTECT
㉜ 64" - 66" DBH	GOOD	PROTECT
㉝ 66" - 68" DBH	GOOD	PROTECT
㉞ 68" - 70" DBH	GOOD	PROTECT
㉟ 70" - 72" DBH	GOOD	PROTECT
㊱ 72" - 74" DBH	GOOD	PROTECT
㊲ 74" - 76" DBH	GOOD	PROTECT
㊳ 76" - 78" DBH	GOOD	PROTECT
㊴ 78" - 80" DBH	GOOD	PROTECT
㊵ 80" - 82" DBH	GOOD	PROTECT
㊶ 82" - 84" DBH	GOOD	PROTECT
㊷ 84" - 86" DBH	GOOD	PROTECT
㊸ 86" - 88" DBH	GOOD	PROTECT
㊹ 88" - 90" DBH	GOOD	PROTECT
㊺ 90" - 92" DBH	GOOD	PROTECT
㊻ 92" - 94" DBH	GOOD	PROTECT
㊼ 94" - 96" DBH	GOOD	PROTECT
㊽ 96" - 98" DBH	GOOD	PROTECT
㊾ 98" - 100" DBH	GOOD	PROTECT
㊿ 100" - 102" DBH	GOOD	PROTECT

**LANDSCAPE DATA:**

ITEM	QUANTITY	REMARKS
EXISTING TREES (DBH 2" - 4")	13	PROTECT
EXISTING TREES (DBH 4" - 6")	13	PROTECT
EXISTING TREES (DBH 6" - 8")	13	PROTECT
EXISTING TREES (DBH 8" - 10")	13	PROTECT
EXISTING TREES (DBH 10" - 12")	13	PROTECT
EXISTING TREES (DBH 12" - 14")	13	PROTECT
EXISTING TREES (DBH 14" - 16")	13	PROTECT
EXISTING TREES (DBH 16" - 18")	13	PROTECT
EXISTING TREES (DBH 18" - 20")	13	PROTECT
EXISTING TREES (DBH 20" - 22")	13	PROTECT
EXISTING TREES (DBH 22" - 24")	13	PROTECT
EXISTING TREES (DBH 24" - 26")	13	PROTECT
EXISTING TREES (DBH 26" - 28")	13	PROTECT
EXISTING TREES (DBH 28" - 30")	13	PROTECT
EXISTING TREES (DBH 30" - 32")	13	PROTECT
EXISTING TREES (DBH 32" - 34")	13	PROTECT
EXISTING TREES (DBH 34" - 36")	13	PROTECT
EXISTING TREES (DBH 36" - 38")	13	PROTECT
EXISTING TREES (DBH 38" - 40")	13	PROTECT
EXISTING TREES (DBH 40" - 42")	13	PROTECT
EXISTING TREES (DBH 42" - 44")	13	PROTECT
EXISTING TREES (DBH 44" - 46")	13	PROTECT
EXISTING TREES (DBH 46" - 48")	13	PROTECT
EXISTING TREES (DBH 48" - 50")	13	PROTECT
EXISTING TREES (DBH 50" - 52")	13	PROTECT
EXISTING TREES (DBH 52" - 54")	13	PROTECT
EXISTING TREES (DBH 54" - 56")	13	PROTECT
EXISTING TREES (DBH 56" - 58")	13	PROTECT
EXISTING TREES (DBH 58" - 60")	13	PROTECT
EXISTING TREES (DBH 60" - 62")	13	PROTECT
EXISTING TREES (DBH 62" - 64")	13	PROTECT
EXISTING TREES (DBH 64" - 66")	13	PROTECT
EXISTING TREES (DBH 66" - 68")	13	PROTECT
EXISTING TREES (DBH 68" - 70")	13	PROTECT
EXISTING TREES (DBH 70" - 72")	13	PROTECT
EXISTING TREES (DBH 72" - 74")	13	PROTECT
EXISTING TREES (DBH 74" - 76")	13	PROTECT
EXISTING TREES (DBH 76" - 78")	13	PROTECT
EXISTING TREES (DBH 78" - 80")	13	PROTECT
EXISTING TREES (DBH 80" - 82")	13	PROTECT
EXISTING TREES (DBH 82" - 84")	13	PROTECT
EXISTING TREES (DBH 84" - 86")	13	PROTECT
EXISTING TREES (DBH 86" - 88")	13	PROTECT
EXISTING TREES (DBH 88" - 90")	13	PROTECT
EXISTING TREES (DBH 90" - 92")	13	PROTECT
EXISTING TREES (DBH 92" - 94")	13	PROTECT
EXISTING TREES (DBH 94" - 96")	13	PROTECT
EXISTING TREES (DBH 96" - 98")	13	PROTECT
EXISTING TREES (DBH 98" - 100")	13	PROTECT
EXISTING TREES (DBH 100" - 102")	13	PROTECT

**PLANT SCHEDULE SHEET L1.0**

ITEM	DESCRIPTION	QUANTITY	REMARKS
1	2" - 4" DBH TREES	13	PROTECT
2	4" - 6" DBH TREES	13	PROTECT
3	6" - 8" DBH TREES	13	PROTECT
4	8" - 10" DBH TREES	13	PROTECT
5	10" - 12" DBH TREES	13	PROTECT
6	12" - 14" DBH TREES	13	PROTECT
7	14" - 16" DBH TREES	13	PROTECT
8	16" - 18" DBH TREES	13	PROTECT
9	18" - 20" DBH TREES	13	PROTECT
10	20" - 22" DBH TREES	13	PROTECT
11	22" - 24" DBH TREES	13	PROTECT
12	24" - 26" DBH TREES	13	PROTECT
13	26" - 28" DBH TREES	13	PROTECT
14	28" - 30" DBH TREES	13	PROTECT
15	30" - 32" DBH TREES	13	PROTECT
16	32" - 34" DBH TREES	13	PROTECT
17	34" - 36" DBH TREES	13	PROTECT
18	36" - 38" DBH TREES	13	PROTECT
19	38" - 40" DBH TREES	13	PROTECT
20	40" - 42" DBH TREES	13	PROTECT
21	42" - 44" DBH TREES	13	PROTECT
22	44" - 46" DBH TREES	13	PROTECT
23	46" - 48" DBH TREES	13	PROTECT
24	48" - 50" DBH TREES	13	PROTECT
25	50" - 52" DBH TREES	13	PROTECT
26	52" - 54" DBH TREES	13	PROTECT
27	54" - 56" DBH TREES	13	PROTECT
28	56" - 58" DBH TREES	13	PROTECT
29	58" - 60" DBH TREES	13	PROTECT
30	60" - 62" DBH TREES	13	PROTECT
31	62" - 64" DBH TREES	13	PROTECT
32	64" - 66" DBH TREES	13	PROTECT
33	66" - 68" DBH TREES	13	PROTECT
34	68" - 70" DBH TREES	13	PROTECT
35	70" - 72" DBH TREES	13	PROTECT
36	72" - 74" DBH TREES	13	PROTECT
37	74" - 76" DBH TREES	13	PROTECT
38	76" - 78" DBH TREES	13	PROTECT
39	78" - 80" DBH TREES	13	PROTECT
40	80" - 82" DBH TREES	13	PROTECT
41	82" - 84" DBH TREES	13	PROTECT
42	84" - 86" DBH TREES	13	PROTECT
43	86" - 88" DBH TREES	13	PROTECT
44	88" - 90" DBH TREES	13	PROTECT
45	90" - 92" DBH TREES	13	PROTECT
46	92" - 94" DBH TREES	13	PROTECT
47	94" - 96" DBH TREES	13	PROTECT
48	96" - 98" DBH TREES	13	PROTECT
49	98" - 100" DBH TREES	13	PROTECT
50	100" - 102" DBH TREES	13	PROTECT

TABLE 1  
Soil Data Summary  
1900 Belford Street, Kalamazoo, Michigan

Sample Location: >> Depth Interval (ft): >> Laboratory ID: >> Collection Date: >> Units: >>		Generic Residential Risk Based Screening Levels (June 25, 2018)										Analytical Results						
		Statewide Default Background Levels <sup>(1)</sup>	Drinking Water Protection Criteria	GSIP Criteria	Infinite Source VSIC	Finite VSIC for 5 Meter Source Thickness	Finite VSIC for 2 Meter Source Thickness	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Soil Saturation Concentration SL	Residential VIAP Screening Levels	GSB-1 @0.5 S70023.01 12/27/24	GSB-1 @8 S70023.02 12/27/24	GSB-2 @0.5 S70023.03 12/27/24	GSB-2 @7 S70023.04 12/27/24	GSB-3 @0.5 S70023.05 12/27/24	GSB-3 @7 S70023.06 12/27/24	GSB-4 @0.5 S70023.07 12/27/24
		µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
<b>Volatiles Organic Compounds</b>	<b>CAS Number</b>																	
1,1,1-Trichloroethane	71-55-6	NA	4,000	1,800	3.80E+06	1.20E+07	2.80E+07	6.70E+10	5.00E+08 (C)	4.60E+05	450 (EE)	100 U	70 U	80 U	60 U	70 U	60 U	100 U
1,2,3-Trimethylbenzene	526-73-8	--	--	--	--	--	--	--	--	--	270 (JT)	1,400	70 U	80 U	60 U	70 U	60 U	100 U
1,2,4-Trimethylbenzene	95-63-6	NA	2,100	570	2.10E+07	5.00E+08	5.00E+08	8.20E+10	3.20E+07 (C)	1.10E+05	150 (JT)	2,100	70 U	180	60 U	70 U	60 U	100
1,3,5-Trimethylbenzene	108-67-8	NA	1,800	1,100	1.60E+07	3.80E+08	3.80E+08	8.20E+10	3.20E+07 (C)	94,000	100 (JT)	700	70 U	80 U	60 U	70 U	60 U	100 U
2-Methylnaphthalene <sup>(3)</sup>	91-57-6	NA	57,000	4,200	1.50E+06	1.50E+06	1.50E+06	6.70E+08	8.10E+06	NA	1,700	9,800	100 U	700	100 U	100 U	100 U	500
Acetone	67-64-1	NA	15,000	34,000	1.30E+08	1.30E+08	1.90E+08	3.90E+11	2.30E+07	1.10E+08	2.60E+05 (EE)	4,000	1,000 U	2,000 U	1,000 U	1,000 U	1,000 U	2,000 U
Benzene	71-43-2	NA	100	4,000 (X)	13,000	34,000	79,000	3.80E+08	1.80E+05	4.00E+05	1.7 (M*)	700	70 U	80 U	60 U	70 U	60 U	100 U
Ethylbenzene	100-41-4	NA	1,500	360	7.20E+05	1.00E+06	2.20E+06	1.00E+10	2.20E+07 (C)	1.40E+05	12 (M*)	900	70 U	80 U	60 U	70 U	60 U	100 U
Naphthalene <sup>(3)</sup>	91-20-3	NA	35,000	730	3.00E+05	3.00E+05	3.00E+05	2.00E+08	1.60E+07	NA	67 (M*)	10,100	400 U	600	300 U	300 U	300 U	500 U
Tetrachloroethene (PCE)	127-18-4	NA	100	1,200 (X)	1.70E+05	4.80E+05	1.10E+06	2.70E+09	2.00E+05 (C)	88,000	6.2 (M*,EE)	200	70 U	80 U	60 U	70 U	60 U	100 U
Toluene	108-88-3	NA	16,000	5,400	2.80E+06	5.10E+06	1.20E+07	2.70E+10	5.00E+07 (C)	2.50E+05	3,700	5,800	70 U	290	60 U	70 U	60 U	200
Xylenes, meta- & para-	179601-23-1	--	--	--	--	--	--	--	--	--	--	3,800	70 U	280	60 U	70 U	60 U	200
Xylene, ortho-	95-47-6	--	--	--	--	--	--	--	--	--	--	5,900	100 U	400	100 U	100 U	100 U	300
Xylenes, Total	1330-20-7	NA	5,600	980	4.60E+07	6.10E+07	1.30E+08	2.90E+11	4.10E+08 (C)	1.50E+05	280 (I)	9,700	170 U	680	160 U	170 U	160 U	500
Other 8260+ VOCs	Varies	--	--	--	--	--	--	--	--	--	--	< RL	< RL	< RL	< RL	< RL	< RL	< RL
<b>Polynuclear Aromatic Compounds (PNA)</b>	<b>CAS Number</b>																	
1-Methylnaphthalene	90-12-0	--	--	--	--	--	--	--	--	--	--	9,500	330 U	590	330 U	330 U	330 U	330 U
2-Methylnaphthalene	91-57-6	NA	57,000	4,200	1.50E+06	1.50E+06	1.50E+06	6.70E+08	8.10E+06	NA	1,700	13,400	330 U	720	330 U	330 U	330 U	330 U
Acenaphthene	83-32-9	NA	3.00E+05	8,700	8.10E+07	8.10E+07	8.10E+07	1.40E+10	4.10E+07	NA	2.00E+05	3,800	330 U	330 U	330 U	330 U	330 U	330 U
Acenaphthylene	208-96-8	NA	5,900	ID	2.20E+06	2.20E+06	2.20E+06	2.30E+09	1.60E+06	NA	DATA	37,200	330 U	330 U	330 U	330 U	330 U	330 U
Anthracene	120-12-7	NA	41,000	ID	1.40E+09	1.40E+09	1.40E+09	6.70E+10	2.30E+08	NA	1.30E+07	65,600	330 U	330 U	330 U	330 U	330 U	330 U
Benzo(a)anthracene	56-55-3	NA	NLL	NLL	NLV	NLV	NLV	ID	20,000	NA	1.60E+05 (MM)	147,200	330 U	1,140	330 U	580	330 U	330 U
Benzo(a)pyrene	50-32-8	NA	NLL	NLL	NLV	NLV	NLV	1.50E+06	2,000	NA	NA	96,200	330 U	940	330 U	460	330 U	330 U
Benzo(b)fluoranthene	205-99-2	NA	NLL	NLL	ID	ID	ID	ID	20,000	NA	NA	215,700	330 U	2,610	330 U	1,190	330 U	330 U
Benzo(g,h,i)perylene	191-24-2	NA	NLL	NLL	NLV	NLV	NLV	8.00E+08	2.50E+06	NA	NA	25,600	330 U	410	330 U	330 U	330 U	330 U
Benzo(k)fluoranthene	207-08-9	NA	NLL	NLL	NLV	NLV	NLV	ID	2.00E+05	NA	NA	238,700	330 U	2,940	330 U	1,330	330 U	330 U
Chrysene	218-01-9	NA	NLL	NLL	ID	ID	ID	ID	2.00E+06	NA	NA	128,900	330 U	1,180	330 U	560	330 U	330 U
Dibenzo(a,h)anthracene	53-70-3	NA	NLL	NLL	NLV	NLV	NLV	ID	2,000	NA	NA	5,300	330 U	330 U	330 U	330 U	330 U	330 U
Fluoranthene	206-44-0	NA	7.30E+05	5,500	7.40E+08	7.40E+08	7.40E+08	9.30E+09	4.60E+07	NA	NA	365,900	330 U	2,040	330 U	930	330 U	330 U
Fluorene	86-73-7	NA	3.90E+05	5,300	1.30E+08	1.30E+08	1.30E+08	9.30E+09	2.70E+07	NA	4.70E+05	24,800	330 U	330 U	330 U	330 U	330 U	330 U
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NLL	NLL	NLV	NLV	NLV	ID	20,000	NA	NA	34,000	330 U	390	330 U	330 U	330 U	330 U
Naphthalene	91-20-3	NA	35,000	730	3.00E+05	3.00E+05	3.00E+05	2.00E+08	1.60E+07	NA	67 (M*)	13,400	330 U	440	330 U	330 U	330 U	330 U
Phenanthrene	85-01-8	NA	56,000	2,100	1.60E+05	1.60E+05	1.60E+05	6.70E+06	1.60E+06	NA	1,700	245,700	330 U	710	330 U	330 U	330 U	330 U
Pyrene	129-00-0	NA	4.80E+05	ID	6.50E+08	6.50E+08	6.50E+08	6.70E+09	2.90E+07	NA	2.50E+07	215,200	330 U	1,740	330 U	790	330 U	330 U
<b>Metals, Total</b>	<b>CAS Number</b>																	
Arsenic	7440-38-2	5,800	4,600	4,600	NLV	NLV	NLV	7.20E+05	7,600	NA	NA	12,400	2,410	22,200	3,620	11,800	12,800	11,400
Barium (B)	7440-39-3	75,000	1.30E+06	4.42E+05 (G)	NLV	NLV	NLV	3.30E+08	3.70E+07	NA	NA	77,600	6,290	84,400	15,000	67,400	20,900	125,000
Cadmium (B)	7440-43-9	1,200	6,000	3,600 (G,X)	NLV	NLV	NLV	1.70E+06	5.50E+05	NA	NA	240	200 U	460	200 U	200 U	200 U	230
Chromium, Total (B, H)	7440-47-3	18,000 (total)	30,000	3,300	NLV	NLV	NLV	2.60E+05	2.50E+06	NA	NA	6,770	4,760	11,000	6,550	21,700	4,440	7,360
Copper (B)	7440-50-8	32,000	5.80E+06	74,880 (G)	NLV	NLV	NLV	1.30E+08	2.00E+07	NA	NA	134,000	3,310	30,000	5,420	44,800	7,930	17,100
Lead (B)	7439-92-1	21,000	7.00E+05	5.98E+06 (G,X)	NLV	NLV	NLV	1.00E+08	4.00E+05	NA	NA	37,700	2,440	85,200	8,080	32,000	2,790	36,800
Mercury (Total) (B)	7439-97-6	130	1,700	50 (M); 1.2	52,000	52,000	52,000	2.00E+07	1.60E+05	NA	NA*	91	50 U	270	50 U	50 U	50 U	206
Selenium (B)	7782-49-2	410	4,000	400	NLV	NLV	NLV	1.30E+08	2.60E+06	NA	NA	1,530	400 U	790	400 U	400 U	400 U	610
Silver (B)	7440-22-4	1,000	4,500	100 (M); 27	NLV	NLV	NLV	6.70E+06	2.50E+06	NA	NA	200 U	200 U	200 U	200 U	200 U	200 U	200 U
Zinc (B)	7440-66-6	47,000	2.40E+06	1.66E+05 (G)	NLV	NLV	NLV	ID	1.70E+08	NA	NA	53,300	11,500	133,000	18,500	78,700	12,300	69,800
Solids, Total (%)	--	--	--	--	--	--	--	--	--	--	--	72	94	87	96	85	94	86

- NOTES:**
- Generic Residential Risk Based Screening Levels (RBSLs) from MDEQ Cleanup Criteria Requirements for Response Activity (June 25, 2018).
  - Residential Volatilization to Indoor Air Pathway-VIAP from EGLE Guidance Document for the Vapor Intrusion Pathway (February 2024)
  - Results are **BOLDED** where detected and **SHADED** where above any VIAP Screening Level. Results are **UNDERLINED** where above any Generic Cleanup Criteria.
  - Criteria/Screening Levels are **BOLDED** where exceeded. (VSIC) - Volatile soil inhalation criteria. (GSIP) - Groundwater surface water interface protection
  - (U) - Indicates not detected, detection limit noted. (JT) - Isomers must be added together for comparison to criteria.
  - (<RL) - Indicates contaminant not detected above the reporting limit. (NLL) - Indicates contaminant is not likely to leach.
  - (NA) - Indicates criteria criteria are not available for the given compound or Not Applicable. (NLV) - Indicates the parameter is not likely to volatilize. (ID) - Insufficient data to develop criteria.
  - The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
  - (C) - Criterion exceeds Soil Saturation (Csat) Criteria and therefore defaults to the Csat Criteria. (ID) - Insufficient data to develop criterion.
  - (G) - Criteria depends upon pH or hardness of receiving stream. (X) - Criteria is not protective of surface water used as drinking water source.
  - (JT) - Isomers must be added together for comparison to criteria.
  - (EE) - Indicates the substance may cause adverse human health effects for less than chronic exposure (i.e.: short-term or acute).
  - *Italicized* values are below Statewide Default Background Level but exceed an applicable criterion or screening level.
  - (DATA) - Insufficient physical chemical parameters to calculate a VIAP SL for specified media. If detections are present in specified media, health-based soil vapor value should be used to evaluate risk.
  - (M) - Calculated criterion is below the target detection limit (TDL); first number is the criterion (TDL), the second is the risk-based value.
  - (M\*) - The VIAP SL may be below TDL. In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
  - (MM) (mut) - Indicates substance is a carcinogen with a mutagenic mode of action.
  - (NA\*) - Valuation of the VIAP for mercury is not required regardless of soil concentrations of total mercury unless there is a known or suspected source of elemental mercury (Evaluation of a Dispersed Vapor Source in Urban Fill, EGLE, October 2023)

TABLE 1  
Soil Data Summary  
333 E. Alcott Street, Kalamazoo, Michigan

		Analytical Results																
Sample Location: >> Depth Interval (ft): >> Laboratory ID: >> Collection Date: >> Units: >>		GSB-4 @7	GSB-5 @0.5	GSB-5 @7	GSB-6 @0.5	GSB-6 @8	GSB-7 @0.5	GSB-7 @7	GSB-8 @0.5	GSB-8 @6	GSB-9 @0.5	GSB-9 @4.5	GSB-10 @0.5	GSB-10 @7	GSB-11 @0.5	GSB-11 @7	GSB-12 @0.5	GSB-12 @7
		S70023.08	S70023.09	S70023.10	S70023.11	S70023.12	S70023.13	S70023.14	S70023.15	S70023.16	S70023.17	S70023.18	S70023.19	S70023.20	S70023.21	S70023.22	S70023.23	S70023.24
		12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24	12/27/24
		µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
<b>Volatile Organic Compounds</b>	<b>CAS Number</b>																	
1,1,1-Trichloroethane	71-55-6	60 U	60 U	60 U	80 U	60 U	60 U	60 U	<b>370</b>	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
1,2,3-Trimethylbenzene	526-73-8	60 U	60 U	60 U	80 U	60 U	60 U	60 U	60 U	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
1,2,4-Trimethylbenzene	95-63-6	60 U	<b>70</b>	60 U	80 U	60 U	60 U	60 U	<b>80</b>	50 U	80 U	60 U	60 U	60 U	<b>80</b>	60 U	<b>130</b>	50 U
1,3,5-Trimethylbenzene	108-67-8	60 U	60 U	60 U	80 U	60 U	60 U	60 U	60 U	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
2-Methylnaphthalene <sup>(3)</sup>	91-57-6	100 U	<b>200</b>	100 U	<b>200</b>	100 U	<b>200</b>	100 U	<b>300</b>	100 U	200 U	100 U	100 U	100 U	<b>300</b>	100 U	<b>400</b>	100 U
Acetone	67-64-1	1,000 U	1,000 U	1,000 U	2,000 U	1,000 U	1,000 U	1,000 U	1,000 U	1,000 U	2,000 U	1,000 U	1,000 U	1,000 U	1,000 U	1,000 U	1,000 U	1,000 U
Benzene	71-43-2	60 U	60 U	60 U	80 U	60 U	60 U	60 U	60 U	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
Ethylbenzene	100-41-4	60 U	60 U	60 U	80 U	60 U	60 U	60 U	60 U	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
Naphthalene <sup>(3)</sup>	91-20-3	300 U	300 U	300 U	400 U	300 U	300 U	300 U	300 U	400 U	300 U	300 U	300 U	300 U	300 U	300 U	300 U	300 U
Tetrachloroethene (PCE)	127-18-4	60 U	60 U	60 U	80 U	60 U	60 U	60 U	60 U	50 U	80 U	60 U	60 U	60 U	70 U	60 U	70 U	50 U
Toluene	108-88-3	60 U	<b>110</b>	60 U	80 U	60 U	<b>60</b>	60 U	<b>90</b>	50 U	80 U	<b>80</b>	60 U	60 U	<b>100</b>	60 U	<b>250</b>	50 U
Xylenes, meta- & para-	179601-23-1	60 U	<b>100</b>	60 U	80 U	60 U	<b>70</b>	60 U	<b>130</b>	50 U	80 U	<b>70</b>	60 U	60 U	<b>130</b>	60 U	<b>200</b>	50 U
Xylene, ortho-	95-47-6	100 U	<b>100</b>	100 U	200 U	100 U	100 U	100 U	<b>200</b>	100 U	200 U	100 U	100 U	100 U	<b>100</b>	100 U	<b>300</b>	100 U
Xylenes, Total	1330-20-7	160 U	<b>200</b>	160 U	280 U	160 U	<b>70</b>	160 U	<b>330</b>	150 U	280 U	<b>70</b>	160 U	160 U	<b>230</b>	160 U	<b>500</b>	150 U
Other 8260+ VOCs	Varies	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL	< RL
<b>Polynuclear Aromatic Compounds (PNA)</b>	<b>CAS Number</b>																	
1-Methylnaphthalene	90-12-0	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>590</b>	330 U	330 U	<b>460</b>	330 U	<b>350</b>	330 U
2-Methylnaphthalene	91-57-6	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>650</b>	330 U	330 U	<b>530</b>	330 U	<b>410</b>	330 U
Acenaphthene	83-32-9	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U
Acenaphthylene	208-96-8	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U
Anthracene	120-12-7	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>650</b>	330 U
Benzo(a)anthracene	56-55-3	330 U	330 U	330 U	<b>520</b>	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>1,510</b>	330 U	<b>480</b>
Benzo(a)pyrene	50-32-8	330 U	330 U	330 U	<b>580</b>	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>1,380</b>	330 U	<b>430</b>
Benzo(b)fluoranthene	205-99-2	330 U	330 U	330 U	<b>1,320</b>	330 U	330 U	330 U	330 U	330 U	330 U	<b>580</b>	330 U	330 U	<b>2,830</b>	330 U	<b>1,110</b>	330 U
Benzo(g,h,i)perylene	191-24-2	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>540</b>	330 U	330 U
Benzo(k)fluoranthene	207-08-9	330 U	330 U	330 U	<b>1,340</b>	330 U	330 U	330 U	330 U	330 U	330 U	<b>590</b>	330 U	330 U	330 U	<b>2,840</b>	330 U	<b>1,120</b>
Chrysene	218-01-9	330 U	330 U	330 U	<b>580</b>	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>1,500</b>	330 U	<b>580</b>
Dibenzo(a,h)anthracene	53-70-3	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U
Fluoranthene	206-44-0	330 U	330 U	330 U	<b>880</b>	330 U	330 U	330 U	330 U	330 U	330 U	<b>590</b>	330 U	330 U	330 U	<b>3,110</b>	330 U	<b>1,230</b>
Fluorene	86-73-7	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U
Indeno(1,2,3-cd)pyrene	193-39-5	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>480</b>	330 U	330 U
Naphthalene	91-20-3	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	330 U	<b>390</b>	330 U	<b>420</b>
Phenanthrene	85-01-8	330 U	330 U	330 U	<b>370</b>	330 U	330 U	330 U	330 U	330 U	330 U	<b>370</b>	330 U	330 U	<b>2,150</b>	330 U	<b>930</b>	330 U
Pyrene	129-00-0	330 U	330 U	330 U	<b>830</b>	330 U	330 U	330 U	330 U	330 U	330 U	<b>470</b>	330 U	330 U	330 U	<b>2,780</b>	330 U	<b>1,030</b>
<b>Metals, Total</b>	<b>CAS Number</b>																	
Arsenic	7440-38-2	<b>13,500</b>	<b>7,540</b>	<b>5,950</b>	<b>13,400</b>	<b>27,200</b>	<b>12,800</b>	<b>13,200</b>	<b>5,800</b>	<b>5,280</b>	<b>12,800</b>	<b>7,400</b>	<b>4,420</b>	<b>3,060</b>	<b>23,100</b>	<b>54,600</b>	<b>18,900</b>	<b>3,630</b>
Barium (B)	7440-39-3	<b>116,000</b>	<b>51,400</b>	<b>6,970</b>	<b>53,400</b>	<b>22,400</b>	<b>66,600</b>	<b>54,100</b>	<b>28,300</b>	<b>43,100</b>	<b>54,600</b>	<b>40,300</b>	<b>20,100</b>	<b>23,400</b>	<b>50,100</b>	<b>139,000</b>	<b>60,000</b>	<b>15,300</b>
Cadmium (B)	7440-43-9	<b>360</b>	200 U	200 U	<b>230</b>	200 U	<b>210</b>	200 U	200 U	200 U	200 U	200 U	200 U	200 U	<b>260</b>	<b>1,160</b>	<b>270</b>	200 U
Chromium, Total (B, H)	7440-47-3	<b>5,530</b>	<b>4,400</b>	<b>4,270</b>	<b>9,250</b>	<b>8,280</b>	<b>6,330</b>	<b>10,100</b>	<b>3,680</b>	<b>7,310</b>	<b>9,240</b>	<b>5,780</b>	<b>4,750</b>	<b>4,870</b>	<b>6,340</b>	<b>6,600</b>	<b>6,510</b>	<b>3,280</b>
Copper (B)	7440-50-8	<b>8,840</b>	<b>7,100</b>	<b>6,180</b>	<b>21,600</b>	<b>14,200</b>	<b>14,700</b>	<b>13,800</b>	<b>5,930</b>	<b>12,700</b>	<b>15,200</b>	<b>9,840</b>	<b>5,340</b>	<b>3,970</b>	<b>263,000</b>	<b>37,000</b>	<b>15,500</b>	<b>5,270</b>
Lead (B)	7439-92-1	<b>50,500</b>	<b>15,000</b>	<b>8,450</b>	<b>33,400</b>	<b>6,680</b>	<b>40,400</b>	<b>12,100</b>	<b>11,100</b>	<b>23,800</b>	<b>53,700</b>	<b>25,800</b>	<b>7,080</b>	<b>2,870</b>	<b>90,600</b>	<b>10,400</b>	<b>37,000</b>	<b>3,480</b>
Mercury (Total) (B)	7439-97-6	50 U	<b>159</b>	50 U	<b>260</b>	50 U	<b>367</b>	<b>80</b>	50 U	50 U	<b>453</b>	<b>715</b>	50 U	50 U	<b>476</b>	<b>117</b>	<b>156</b>	<b>69</b>
Selenium (B)	7782-49-2	400 U	400 U	400 U	<b>600</b>	<b>590</b>	<b>480</b>	400 U	400 U	400 U	<b>410</b>	400 U	400 U	400 U	<b>430</b>	400 U	400 U	400 U
Silver (B)	7440-22-4	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U	200 U
Zinc (B)	7440-66-6	<b>38,900</b>	<b>27,500</b>	<b>20,900</b>	<b>94,700</b>	<b>22,600</b>	<b>50,300</b>	<b>23,300</b>	<b>29,700</b>	<b>38,500</b>	<b>39,800</b>	<b>29,000</b>	<b>27,300</b>	<b>27,100</b>	<b>78,200</b>	<b>116,000</b>	<b>159,000</b>	<b>17,200</b>
<b>Solids, Total (%)</b>	--	<b>88</b>	<b>93</b>	<b>95</b>	<b>90</b>	<b>91</b>	<b>90</b>	<b>91</b>	<b>93</b>	<b>96</b>	<b>89</b>	<b>86</b>	<b>94</b>	<b>96</b>	<b>86</b>	<b>85</b>	<b>87</b>	<b>93</b>

- NOTES:**
- Generic Non-Residential RBSLs from MDEQ Cleanup Criteria Requirements for Response Activity (June 25, 2018).
  - Residential Volatilization to Indoor Air Pathway-VIAP from EGLE Guidance Document for the Vapor Intrusion Pathway (February 2024)
  - Results are **BOLDED** where detected and **SHADED** where above any VI-SSTL. Results are **UNDERLINED** where above any Generic Cleanup Criteria.
  - Criteria/Screening Levels are **BOLDED** where exceeded. (VSIC) - Volatile soil inhalation criteria. (GSIP) - Groundwater surface water interface protection
  - (U) - Indicates not detected, detection limit noted. (JT) - Isomers must be added together for comparison to criteria.
  - (<RL) - Indicates contaminant not detected above the reporting limit. (NNL) - Indicates contaminant is not likely to leach.
  - (NA) - Indicates criteria criteria are not available for the given compound or Not Applicable. (NLV) - Indicates the parameter is not likely to volatilize. (ID) - Insufficient data to develop criteria.
  - The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
  - (C) - Criterion exceeds Soil Saturation (Csat) Criteria and therefore defaults to the Csat Criteria. (ID) - Insufficient data to develop criterion.
  - (G) - Criteria depends upon pH or hardness of receiving stream. (X) - Criteria is not protective of surface water used as drinking water source.
  - (JT) - Isomers must be added together for comparison to criteria.
  - (EE) - Indicates the substance may cause adverse human health effects for less than chronic exposure (i.e.: short-term or acute).
  - *Italicized* values are below Statewide Default Background Level but exceed an applicable criterion or screening level.
  - (DATA) - Insufficient physical chemical parameters to calculate a VIAP SL for specified media. If detections are present in specified media, health-based soil vapor value should be used to evaluate risk.
  - (M) - Calculated criterion is below the target detection limit (TDL); first number is the criterion (TDL), the second is the risk-based value.
  - (M\*) - The VIAP SL may be below TDL. In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
  - (MM) (mut) - Indicates substance is a carcinogen with a mutagenic mode of action.
  - (NA\*) - Valuation of the VIAP for mercury is not required regardless of soil concentrations of total mercury unless there is a known or suspected source of elemental mercury (Evaluation of a Dispersed Vapor Source in Urban Fill, EGLE, October 2023)

**TABLE 2**  
**Groundwater Data Summary**  
 1900 Belford Street, Kalamazoo, Michigan

Sample Location & Depth Interval: >> Laboratory ID: >> Collection Date: >> Units: >>		Generic Residential Risk Based Screening Levels (June 25, 2018)				Residential VIAP Screening Levels GW Not in Contact	Groundwater Analytical Results		
		Drinking Water	Groundwater/Surface Water Interface	Water Solubility	Flammability and Explosivity SL (1)		GSB-1 @20-25' S70023.25 12/27/24	GSB-3 @20-25' S70023.26 12/27/24	GSB-4 @20-25' S70023.27 12/27/24
		µg/l	µg/l	µg/l	µg/l		µg/l	µg/l	µg/l
<b>Volatile Organic Compounds (VOC)</b>	<b>CAS Number</b>								
Trichloroethene (TCE)	79-01-6	5.0 (A)	200 (X)	1.10E+06	ID	10 (DD)	1.0	1.0 U	1.0 U
Other 8260+ VOCs	Varies	--	--	--	--	--	< RL	< RL	< RL
<b>Polynuclear Aromatic Compounds (PNA)</b>	<b>CAS Number</b>								
1-Methylnaphthalene	90-12-0	--	--	--	--	--	5.0 U	5.0 U	5.0 U
2-Methylnaphthalene	91-57-6	260	19	24,600	ID	2,000	5.0 U	5.0 U	5.0 U
Acenaphthene	83-32-9	1,300	38	4,240	ID	3,900 (S)	5.0 U	5.0 U	5.0 U
Acenaphthylene	208-96-8	52	ID	3,930	ID	65 (CC*)	5.0 U	5.0 U	5.0 U
Anthracene	120-12-7	43 (S)	ID	43.4	ID	43 (S)	5.0 U	5.0 U	5.0 U
Benzo(a)anthracene	56-55-3	2.1	ID	9.4	ID	9.4 (S,MM)	1.0 U	1.0 U	1.0 U
Benzo(a)pyrene	50-32-8	5.0 (A)	ID	1.62	ID	NA	1.0 U	1.0 U	1.0 U
Benzo(b)fluoranthene	205-99-2	1.5 (S,AA)	ID	1.5	ID	NA	1.0 U	1.0 U	1.0 U
Benzo(g,h,i)perylene	191-24-2	1.0 (M); 0.26 (S)	ID	0.26	ID	NA	1.0 U	1.0 U	1.0 U
Benzo(k)fluoranthene	207-08-9	1.0 (M); 0.80 (S)	NA	0.80	ID	NA	1.0 U	1.0 U	1.0 U
Chrysene	218-01-9	1.6 (S)	ID	1.6	ID	NA	1.0 U	1.0 U	1.0 U
Dibenzo(a,h)anthracene	53-70-3	2.0 (M); 0.21	ID	2.49	ID	NA	2.0 U	2.0 U	2.0 U
Fluoranthene	206-44-0	210 (S)	1.6	206	ID	NA	1.0 U	1.0 U	1.0 U
Fluorene	86-73-7	880	12	1,980	ID	1,700 (S)	5.0 U	5.0 U	5.0 U
Indeno(1,2,3-cd)pyrene	193-39-5	2.0 (M); 0.022 (S)	ID	0.022	ID	NA	2.0 U	2.0 U	2.0 U
Naphthalene	91-20-3	520	11	31,000	NA	130	5.0 U	5.0 U	5.0 U
Phenanthrene	85-01-8	52	2.0 (M); 1.7	1,000	ID	290	2.0 U	2.0 U	2.0 U
Pyrene	129-00-0	140 (S)	ID	135	ID	140 (S)	5.0 U	5.0 U	5.0 U
<b>Metals, Total</b>	<b>CAS Number</b>								
Arsenic	7440-38-2	10 (A)	10	NA	ID	NA	2.0 U	2.0 U	2.0 U
Barium (B)	7440-39-3	2,000 (A)	674 (G)	NA	ID	NA	116	112	131
Cadmium (B)	7440-43-9	5.0 (A)	3.0 (G,X)	NA	ID	NA	0.5 U	0.5 U	0.5 U
Chromium, Total (B,H)	7440-47-3	100 (A)	11	NA	ID	NA	5.0 U	5.0 U	5.0 U
Copper (B)	7440-50-8	1,000/1,400 (E)	13 (G)	NA	ID	NA	5.0 U	5.0 U	5.0 U
Lead (B)	7439-92-1	4.0 (L)	34 (G,X)	NA	ID	NA	3.0 U	3.0 U	3.0 U
Mercury (Total) (B)	7439-97-6	2.0 (A)	0.0013	56	ID	2.5	0.2 U	0.2 U	0.2 U
Selenium (B)	7782-49-2	50 (A)	5.0	NA	ID	NA	5.0 U	5.0 U	5.0 U
Silver (B)	7440-22-4	34	0.20 (M); 0.060	NA	ID	NA	0.5 U	0.5 U	0.5 U
Zinc (B)	7440-66-6	2,400	167 (G)	NA	ID	NA	5.0 U	5.0 U	5.0 U
<b>Field Parameters</b>									
Dissolved oxygen (DO) (mg/L)	--	ID	(EE)	NA	NA	--	3.9	3.0	0.7
ORP (mV)	--	--	--	--	--	--	120	130	82
pH (SU)	--	6.5 to 8.5 (E)	6.5 to 9.0	NA	NA	--	7.0	7.1	7.2
Specific conductance (µmhos/cm)	--	--	--	--	--	--	1,200	1,400	1,400
Temperature (°C)	--	--	--	--	--	--	13.0	13.4	13.5
Turbidity (NTU)	--	--	--	--	--	--	5.6	5.2	8.2

**TABLE 2**  
**Groundwater Data Summary**  
 1900 Belford Street, Kalamazoo, Michigan

- NOTES:**
- Generic Residential Risk Based Screening Levels (**RBSLs**) from MDEQ Cleanup Criteria Requirements for Response Activity (June 25, 2018).
  - Residential Volatilization to Indoor Air Pathway Screening Levels - **VIAP** from EGLE Guidance Document for the Vapor Intrusion Pathway (February 2024)
  - Results are **BOLDED** where detected and **SHADED** where above any VIAP Screening Level. Results are **UNDERLINED** where above any Generic Cleanup Criteria.
  - Criteria/Screening Levels are **BOLDED** where exceeded. (VSIC) - Volatile soil inhalation criteria. (GSIP) - Groundwater surface water interface protection
  - (U) - Indicates not detected, detection limit noted. (ID) - Insufficient data to develop criteria.
  - (<RL) - Indicates contaminant not detected above the reporting limit. (X) - Criteria is not protective of surface water used as drinking water source.
  - (NA) - Indicates criteria are not available for the given compound or Not Applicable. (NLV) - Indicates the parameter is not likely to volatilize.
  - (S) - Criterion defaults to the hazardous substance-specific water solubility limit. (ID) - Insufficient data to develop criterion.
  - (G) - Criterion dependent on receiving surface water (SW) hardness; calculated criteria based on water hardness of 150 mg/L.
  - (EE) - Cold receiving waters >7,000 µg/L; Warm receiving waters >5,000 µg/L; Since a low level of DO can be harmful to aquatic life, the criterion represents a minimum level that on-site samples must exceed. Criteria are not applicable if GW Carbonaceous Biochemical Oxygen Demand (CBOD) is less than 10,000 µg/L and GW ammonia concentration is less than 2,000 µg/L.
  - *Italicized values* • *Italicized values* are below Statewide Default Background Level but exceed an applicable criterion or screening level.
  - (M) - Calculated • (M) - Calculated criterion is below the target detection limit (TDL); first number is the criterion (TDL), the second is the risk-based value.
  - (MM) - Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP SLs are modified using age-dependent adjustment factors for those carcinogenic chemicals identified as mutagenic..
  - (E) - Aesthetic DW value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DW but not the health-based DW value (second value, if provided).
  - (AA) - AUse 10,000 µg/L where GW enters a structure through the use of a water well, sump or other device. Use 28,000 µg/L for all other uses.
  - (CC\*) - Insufficient chemical-physical input parameters to develop VIAP. The VIAP SL for GW is based on the approach that the department uses for shallow GW.
  - (DD) - Hazardous substance causes developmental effects. Residential VIAP SLs are protective of both prenatal exposure using a pregnant female receptor and postnatal exposure using a child receptor. Prenatal developmental effects may occur after an acute (i.e. short- term) or full-term exposure.

**Table 3**  
**Soil Gas Data Summary**  
 1900 Belford Street, Kalamazoo, MI

Sample Location: >> Sample Area: >> Laboratory ID: >> Collection Date: >> Units: >>		<b>Residential Soil Vapor VIAP Screening Levels</b>	GSB-1/SG-01 Building C S70223.01 01/06/25 µg/m3	GSB-2/SG-02 Building A S70223.02 01/06/25 µg/m3	GSB-3/SG-03 Building A S70223.03 01/06/25 µg/m3	GSB-4/SG-04 Building B S70223.04 01/06/25 µg/m3	SG-1 NE Corner S71120.01 02/04/25 µg/m3	SG-2 NW Corner S71120.02 02/04/25 µg/m3	SG-3 Building C S71120.03 02/04/25 µg/m3	SG-4 Building C S71120.13 02/05/25 µg/m3	SG-5 Building C S71120.04 02/04/25 µg/m3	SG-6 Foot Path S71120.05 02/04/25 µg/m3
<b>Volatile Organic Compounds (USEPA Method TO-15) CAS Number</b>												
1,1,1-Trichloroethane	71-55-6	1.70E+05 (EE)	11 U	11 U	11 U	<b>16</b>	11 U	11 U	11 U	11 U	11 U	11 U
Acetone	67-64-1	1.00E+06 (EE)	48 U	48 U	48 U	48 U	48 U	48 U	48 U	<b>190</b>	48 U	48 U
Cyclohexane	110-82-7	2.10E+05	6.9 U	6.9 U	<b>76</b>	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U
Dichlorodifluoromethane (CFC 12)	75-71-8	11,000	9.9 U	10 U	9.9 U	9.9 U	9.9 U	<b>64</b>	9.9 U	9.9 U	9.9 U	9.9 U
n-Hexane	110-54-3	24,000	7.0 U	7.0 U	<b>14</b>	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U
Tetrachloroethene (PCE)	127-18-4	<b>1,400 (EE)</b>	14 U	<b>14</b>	14 U	14 U	<b>1,550</b>	14 U	14 U	<b>47</b>	14 U	14 U
Toluene	108-88-3	1.70E+05	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	<b>7.5</b>	7.5 U	7.5 U	7.5 U	7.5 U
Trichlorofluoromethane	75-69-4	15,000	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11 U
Other TO-15 VOCs	Varies	--	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

**Table 3**  
**Soil Gas Data Summary**  
333 Alcott St., Kalamazoo, MI

	Sample Location: >> Sample Area: >> Laboratory ID: >> Collection Date: >> Units: >>	Residential Soil Vapor VIAP Screening Levels  µg/m3	SG-7	SG-8	SG-9	SG-10	SG-11	SG-12	SG-13	SG-14	SG-15	SG-16	SG-17
			Foot Path S71120.06 02/04/25 µg/m3	Building A S71120.07 02/04/25 µg/m3	East PL S71120.08 02/04/25 µg/m3	East PL S71120.09 02/04/25 µg/m3	Building A S71120.10 02/04/25 µg/m3	Foot Path S71120.11 02/04/25 µg/m3	East PL S71120.14 02/05/25 µg/m3	Building B S71120.12 02/04/25 µg/m3	Building B S71120.15 02/05/25 µg/m3	Foot Path S71120.16 02/05/25 µg/m3	Foot Path S71120.17 02/05/25 µg/m3
<b>Volatile Organic Compounds (USEPA Method TO-15) CAS Number</b>													
1,1,1-Trichloroethane	71-55-6	1.70E+05 (EE)	11 U	11 U	11 U	11 U	11 U	22	11 U	16	11 U	11 U	11 U
Acetone	67-64-1	1.00E+06 (EE)	48 U	48 U	48 U	48 U	48 U	48 U	48 U	48 U	48 U	48 U	48 U
Cyclohexane	110-82-7	2.10E+05	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U	6.9 U
Dichlorodifluoromethane (CFC 12)	75-71-8	11,000	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U
n-Hexane	110-54-3	24,000	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U	7.0 U
Tetrachloroethene (PCE)	127-18-4	1,400 (EE)	20	14 U	14 U	14 U	41	120	14 U	14	14 U	14 U	14 U
Toluene	108-88-3	1.70E+05	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U
Trichlorofluoromethane	75-69-4	15,000	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11 U	11	17
Other TO-15 VOCs	Varies	--	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



1. Southern Property Boundary – Facing North



2. Portage Creek Floodplain West of Trail – Southern Portion

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



3. Portage Creek and Floodplain – Southern Portion



4. Floodplain – Central Portion

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



5. Floodplain – Northern Portion



6. Portage Creek and Floodplain – Facing South

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



7. Trail Bisecting Site – Facing South with Floodplain on the Right and Upland Areas to the Left (East)



8. Northeast Corner of Subject Property – Facing Southwest

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



9. Eastern Property Boundary – Facing South  
Along Belford Street



10. Eastern Portion of Site Subject to  
Redevelopment – Facing East

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



11. Eastern Portion of Site Subject to Redevelopment – Facing East



12. Southern Portion of Bisecting Trail – Facing Northeast



# **BRA Board of Directors Staff Report**

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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:** December 18, 2025

**SUBJECT:** Authorize Staff and Legal Counsel to Negotiate a Purchase and Sale Agreement with HOPE thru Navigation for the Sale of the Property at 707 N Westnedge.

**RECOMMENDATION:**

It is recommended the BRA authorize staff and legal counsel to negotiate a purchase and sale agreement with HOPE Thru Navigation for the sale of the property at 707 N. Westnedge, with final terms subject to approval by the BRA Chair.

**BACKGROUND:**

Memorandum will be provided at the meeting.

**FISCAL IMPACT:**

BRA may incur a fiscal impact based upon sale terms and shared closing costs included in a Purchase and Sale Agreement.



# BRA Board of Directors Staff Report

City of Kalamazoo

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**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:** December 18, 2025

**SUBJECT:** Adoption of the 2026 Annual Meeting Schedule of the Brownfield Redevelopment Authority.

## RECOMMENDATION:

It is recommended the BRA adopt the 2026 annual meeting schedule for the board of directors.

## BACKGROUND:

The proposed 2026 meeting schedule follows the Brownfield Redevelopment Authority's established practice and is consistent with prior boards' meeting schedules. Meetings are proposed to be held on the third Thursday of each month, immediately following the Economic Development Corporation meeting, which begins at 7:45 a.m. BRA meetings are held in person at the Community Planning and Economic Development offices.

Consistent with past practice, no meeting is scheduled for July.

The City of Kalamazoo is planning to relocate the Community Planning and Economic Development offices later in 2026 to the Crosstown Offices, located at the former courthouse site adjacent to Public Safety. Parking will be available on site. The building is currently undergoing remodeling, including the creation of new public meeting space. The City Clerk's Office will accommodate the location change when the move occurs, and the Board will receive advance notice. The relocation is anticipated to occur during or following the July recess.

## FISCAL IMPACT:

No fiscal impact

## 2026 Economic Development Corporation/Brownfield Redevelopment Authority Board Meeting Schedule

Meeting Time: 7:45 AM, Brownfield Redevelopment Authority immediately following

Meeting Day: Third Thursday of each month

Location: Community Planning & Economic Development (CPED) – Main Conference Room

Month	Date	Start Time	Location
January	Thursday, January 15, 2026	7:45 AM	CPED Main Conference Room
February	Thursday, February 19, 2026	7:45 AM	CPED Main Conference Room
March	Thursday, March 19, 2026	7:45 AM	CPED Main Conference Room
April	Thursday, April 16, 2026	7:45 AM	CPED Main Conference Room
May	Thursday, May 21, 2026	7:45 AM	CPED Main Conference Room
June	Thursday, June 18, 2026	7:45 AM	CPED Main Conference Room
July	Thursday, July 16, 2026	7:45 AM	CPED Main Conference Room
August	Thursday, August 20, 2026	7:45 AM	CPED Main Conference Room
September	Thursday, September 17, 2026	7:45 AM	CPED Main Conference Room
October	Thursday, October 15, 2026	7:45 AM	CPED Main Conference Room
November	Thursday, November 19, 2026	7:45 AM	CPED Main Conference Room
December	Thursday, December 17, 2026	7:45 AM	CPED Main Conference Room



# BRA Board of Directors Staff Report

City of Kalamazoo

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**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jamie McCarthy, Staff Liaison

**DATE:** December 18, 2025

**SUBJECT:** Approval of the Invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Education Tax and authorize the City of Kalamazoo to issue payment.

## RECOMMENDATION:

It is recommended the BRA approve the invoice and authorize the City of Kalamazoo to issue payment to the State of Michigan in the amount of \$85,246.50.

## BACKGROUND:

The City of Kalamazoo Brownfield Redevelopment Authority (BRA) is required annually to remit half of the State Education Tax (SET) millage for qualifying Act 381 work plan projects to the Michigan Strategic Fund to support the State Brownfield Revolving Fund. This requirement was authorized by legislative changes on December 28, 2012, which permit the State of Michigan to collect three of the six mills of the SET on new Act 381 work plan projects.

The attached invoice from the State of Michigan, dated September 30, 2025, totals 85,246.50 and includes amounts for the following projects: 303 N Rose, 180 E Water Street, 600 E Michigan, 215 E Michigan, 400 Rose Apartments Phase 1 and Phase 2, 4200 Davis Creek Ct, Gilmore Building, 216/220 W Michigan, 2700 W Michigan, Walbridge Common, 315 Frank Street, PNC Building, GTW Depot, and 615 W Kalamazoo. The amounts are based on project data submitted by the City via the MEDC Portal and reflect the 2024 calendar year reporting.

Under the BRA purchasing policy, invoices exceeding 50,000 require Board approval if not included in a previously approved budget, agreement, or authorizing resolution. This invoice meets that threshold, and Board authorization is required to issue payment.

## FISCAL IMPACT:

\$85,246.50 to be remitted to the State of Michigan from the Brownfield Authority from Account Code 243-735-00.000-967.005. No additional fiscal impact is anticipated.

September 30, 2025

Logan Mulholland  
City of Kalamazoo BRA  
245 W. Michigan Ave., Ste. 100  
Kalamazoo, MI 49007

Invoice: INV-0000542

Dear Logan Mulholland,

Legislative changes occurred on December 28, 2012, permitting the State of Michigan to collect 3 out of the 6 mill State Education Tax annually on new Act 381 Work Plan projects to provide future funding for Brownfield Grants and Loans. The City of Kalamazoo BRA had Work Plan projects approved by the Michigan Strategic Fund (MSF) and/or the Department of Environment, Great Lakes, and Energy Quality (EGLE) after January 1, 2013.

**Project Information is listed below:**

Project Name	Site Number	Annual Report Metric Number	Reported Calendar Year	Amount Due
303 N Rose (Kzoo Hotel Partners)	SITE-00001875	M-0000154453	2024	\$21,127.00
180 E Water Street	SITE-00001876	M-0000154447	2024	\$17,698.50
600 E Michigan (River's Edge Partner's, LLC)	SITE-00001597	M-0000154467	2024	\$6,974.00
215 E Michigan	SITE-00001915	M-0000154444	2024	\$2,094.50

400 Rose Apartments (Phase 1)	SITE- 00001825	M- 0000154461	2024	\$7,594.50
4200 Davis Creek Ct (Schupan)	SITE- 00001873	M- 0000154455	2024	\$2,865.00
Gilmore Building	SITE- 00001824	M- 0000154458	2024	\$1,772.50
216/220 W Michigan	SITE- 00001637	M- 0000154465	2024	\$860.00
2700 W Michigan	SITE- 00001422	M- 0000154478	2024	\$7,531.50
Walbridge Common	SITE- 00001519	M- 0000154476	2024	\$3,841.50
315 Frank Street	SITE- 00001911	M- 0000154480	2024	\$2,053.00
PNC Building	SITE- 00001636	M- 0000154477	2024	\$3,131.50
GTW Depot, LLC	SITE- 00001521	M- 0000154479	2024	\$1,464.00

615 W Kalamazoo	SITE-00001918	M-0000154493	2024	\$1,831.00
400 Rose Phase 2	SITE-00001910	M-0000154492	2024	\$4,408.00
<b>Subtotal Amount Due</b>				\$85,246.50

**Previously Unreported Years (if applicable):**

Project Name	Site Number	Annual Report Metric Number	Previous Year(s) Being Reported	Amount Due
<b>Previously Unreported Subtotal Due</b>				\$0.00

<b>Total Amount Due</b>		\$85,246.50
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Please remit payment of above total amount by **11-29-2025**.

The Amount Due is calculated directly from information entered in the Portal, and submitted by your jurisdiction. If you feel the Amount Due is not accurate, please contact MEDC Brownfield Staff at [brownfield@michigan.org](mailto:brownfield@michigan.org) or (517) 896-9964, to adjust your reporting.

**\*\*See last page for payment information\*\***

**Pay by Electronic Funds Transfer:**

1. Send payment to:
  - a. Routing #072000326
  - b. Account #878375851
  - c. If a description field is available, please enter "Brownfield Redevelopment Fund"

**Pay by Check:**

1. Make checks payable to: "State of Michigan"
2. Please be sure to write "Brownfield Redevelopment Fund" on the memo line
3. Mail the remittance check to:

**MEDC Finance Department**  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913



# BRA Board of Directors Staff Report

City of Kalamazoo

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**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jamie McCarthy, Staff Liaison

**DATE:** December 18, 2025

**SUBJECT:** Approval of the Second Amendment to the 530 S Rose Grant Agreement and Authorize the Chair to Sign

## RECOMMENDATION:

It is recommended the BRA approve the Second Amendment to the 530 S Rose Grant Agreement.

## BACKGROUND:

The Brownfield Redevelopment Authority entered into a Grant Agreement with 530 S Rose LDHA LP in June 2023 to pass through up to \$330,200 in EGLE Brownfield Redevelopment Grant funding to support the development of new affordable senior housing at 530 S. Rose Street. EGLE subsequently awarded additional funding, and the Authority and Developer executed a First Amendment in November 2023 reflecting a total grant of \$350,000, including \$10,500 for administrative costs. EGLE has since amended the grant budget to allocate the administrative funding between the Authority and the Developer for final reporting. The proposed Second Amendment updates the parties' agreement to reflect this revised budget allocation, splitting the \$10,500 administrative fee paying \$6,434.50 to BRA and \$4,065.50 to Developer for final reporting. All other terms of the Grant Agreement remain unchanged.

## FISCAL IMPACT:

This approval will allow for a change order to purchase order P-045957-02 in an amount of \$4,065.50 to make final payment to Developer and close out the Grant.

**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING FIRST AMENDMENT TO  
530 S ROSE GRANT AGREEMENT FOR A PROJECT AT  
530 S ROSE STREET, KALAMAZOO, MICHIGAN**

Minutes of a regular meeting of the Board of Directors of the City of Kalamazoo Brownfield Redevelopment Authority, held on December 18, 2025, at or after 7:45 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_.

RECITALS:

- A. The City of Kalamazoo Brownfield Redevelopment Authority (the “Authority”) submitted an application to receive a Brownfield Redevelopment Grant (“Grant”) from the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) to support 530 S ROSE LDHA LP (Developer) in the development of a new affordable senior housing project. The vacant 0.5 acre parcel is identified as Parcel No. 06-22-114-030.
- B. The Authority anticipated the award from EGLE in the amount of \$338,540, including an administration cost of \$8,340, to facilitate due care planning and contaminated fill removal and disposal and to address other environmental conditions associated with the redevelopment of a former residential property located at 530 S. Rose St., Kalamazoo, MI 49007, within the Vine Neighborhood (the “Property”).
- C. On June 19, 2023, the Authority signed a grant agreement with Developer to pass through funding up to \$330,200 for reimbursement of eligible costs to further the redevelopment the Property (the “Agreement”).
- D. On August 21, 2023, the Authority entered into the EGLE Grant which included an award of additional grant funding not originally anticipated by the Parties.
- E. On November 16, 2023, the Authority and the Developer agreed to amend the Agreement to reflect the terms of the EGLE Grant as awarded, which reflected a total of \$350,000 in grant funding including \$10,500 in administrative funding to the Authority.

- F. The Authority and the Developer have agreed to amend the Agreement to reflect an amendment to the EGLE Grant budget, which reflects a split in the \$10,500 administrative funding whereby \$6,434.50 is payable to the Authority for grant administration activities and \$4,065.50 is payable to Developer for final reporting.
- G. The total grant award to the Developer under this Agreement shall not exceed \$343,565.50.

THEREFORE, IT IS RESOLVED:

- 1. The BRA Board of Directors approves and authorizes its Chairperson to sign the Second Amendment to 530 S. Rose Grant Agreement.
- 2. BRA staff is directed to administer and oversee the work undertaken in all EGLE-approved grant work plans - subject to the provisions of the Agreement and EGLE Agreement and in compliance with EGLE rules and regulations – to ensure such Grant funds are properly allocated for the purposes set forth in the EGLE-approved work plans.

**AYES**, Directors \_\_\_\_\_

**NAYS**, Directors \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

CERTIFICATION

I certify that (i) the above is a true and complete copy of a resolution adopted by the Board of Directors of the City of Kalamazoo Brownfield Redevelopment Authority at a regular meeting held on December 18, 2025. The meeting was conducted and public notice of it was given to and in full compliance with the Michigan Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976); and minutes of the meeting were kept will be available as required by the Act.

\_\_\_\_\_  
 Andrew Schipper  
 Secretary

## SECOND AMENDMENT TO 530 S. ROSE GRANT AGREEMENT

**THIS SECOND AMENDMENT TO 530 S. ROSE GRANT AGREEMENT** (the “Second Amendment”) is entered into by and between the **City of Kalamazoo Brownfield Redevelopment Authority**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 *et seq.*, whose address is 245 N. Rose Street, Suite 100, Kalamazoo, MI 49007 (the “Authority”), and **530 Rose Limited Dividend Housing Association Limited Partnership**, a Michigan limited partnership whose address is 102 S. Main Street, Mount Pleasant, MI 48858 (“Developer”) (collectively, the “Parties”).

### RECITALS

A. The Authority and the Developer entered into a binding agreement dated June 19, 2023 (the “Grant Agreement”) concerning the use of anticipated grant proceeds received by the Authority pursuant to an EGLE Brownfield Grant Agreement between the Michigan Department of Environment, Great Lakes, and Energy and the Authority to facilitate due care planning and contaminated fill removal and disposal associated with the development of a property located at 530 S. Rose Street, Kalamazoo, MI 49007 (the “EGLE Grant”), as amended by that certain First Amendment to 530 S. Rose Grant Agreement dated November 28, 2023 (the “First Amendment” together with the “Grant Agreement,” constituting the “Agreement”).

B. The Authority and the Developer have agreed to further amend the Agreement to amend the recitals.

**NOW, THEREFORE**, in consideration of the terms and conditions contained in the Agreement and this Second Amendment and the benefits to be derived therefrom, receipt of which is severally acknowledged, the Authority and the Developer hereby agree as follows:

**Section 1. Amendment to “Recitals” of Agreement.** Recital D is deleted in its entirety and amended to read as follows:

The Authority will, in turn, award up to \$339,500 of the EGLE Grant proceeds (the "Grant Proceeds") to Developer for reimbursement of eligible costs in order to further the redevelopment of the Property into a five-story affordable senior housing project, as further detailed in the Project Details and Project Budget (the "Project"). The administration cost of \$10,500 will be divided between the Authority and Developer. The Authority will act as Grant Administrator, as permitted by the EGLE Grant Agreement. Up to \$6,434.50 of administration cost will be payable to the Authority for Grant Administration and up to \$4,065.50 will be payable to Developer for Final Grant Reporting. The total grant award to the Developer under this Agreement shall not exceed \$343,565.50.

**Section 2. Definitions.** All capitalized terms used in this Second Amendment and not defined shall have such definitions as defined in the Agreement.

**Section 3. Ratification.** The Agreement is in all other respects hereby ratified and confirmed.

The signatories below warrant that they are empowered to enter into this Second Amendment.

Dated: \_\_\_\_\_

**CITY OF KALAMAZOO BROWNFIELD  
REDEVELOPMENT AUTHORITY**

By: \_\_\_\_\_

Its: Chair

Dated: \_\_\_\_\_

**530 ROSE LIMITED DIVIDEND HOUSING  
ASSOCIATION LIMITED PARTNERSHIP**

By: PGJ Development LLC

Its: General Partner

By: \_\_\_\_\_

Its: Authorized Representative

IK2035

# Strategic Vision Draft!

Fall 2025



# Agenda

- IK2035 Engagement & Outreach
- Analysis & Initial Results of the Input Received
- Strategic Framework: A Happy, Healthy City
- Next Steps

# Imagine Kalamazoo



# Imagine It!



**Meetings on  
the Go!**



**IK Reads!**



**Community-wide Survey  
& Virtual/In-person Input  
Activities**



**Community  
Roadshow**

Plan It!

# Public Meetings



- 5 Public Meetings in March & April
- All were welcome!
- Small group discussions focusing on goals & outcomes
- ONLINE COMPANION SURVEY

# Focus Groups



- 8 topic-specific focus groups with community subject matter experts
- 1 meeting with staff experts discussing goals & outcomes
- Report out summary: What we heard
- Peer-facilitated exercises



**735**

Meeting on the Go Participants



**256**

Pop Up Engagement Participants



**199**

Presentation Attendees



**565**

Public Meeting Attendees



**1434**

Surveys Completed



**50**

Partner Meeting Attendees



**942**

Happy City Book Read Participants



**118**

Youth Art Projects

**=**

**4,299**

Points of Contact



**Impactful Data**



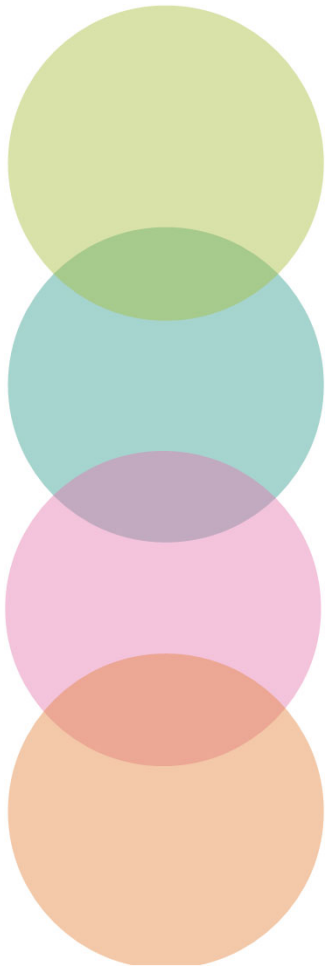
## **Analyzing & Reviewing Input**

**Every process starts with balancing what we know (data/staff) with what we want to learn (community).**

**Best Practice  
& Staff Expertise**

**Community  
Voices**

# VISION, PURPOSE, VALUES, GOALS



COMMUNITY  
VISION

Describes what the community will look and feel like in the future. (City Staff & Community Collaboration)

ORG.  
PURPOSE

It's WHY we do what we DO. (City Staff)

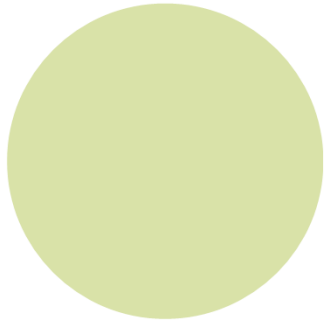
ORG. VALUES

Shared expectations of ourselves and others; how we operationalize our purpose and implement the Community's Goals. (City Staff)

GUIDING  
PRINCIPLES &  
GOALS

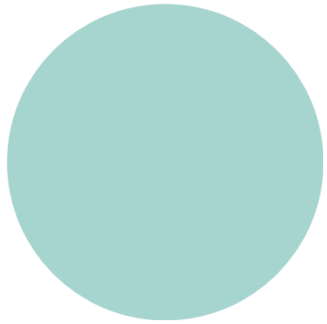
Define our future direction; direct resources and projects for the next 10 years. (City Staff & Community Collaboration)

# Vision Statement



**In 2035, all Kalamazoo neighborhoods are supported by sustainable, responsive, and accessible services that lift people up and bring our community together at every stage of life.**

# Organizational Purpose



**Our purpose is to provide essential resources, services, and exceptional customer service to ensure the wellbeing of our residents and the sustainable growth of our city.**

# Org. Values

**Integrity** – Do the right thing, even when no one is looking.

**Learning** – A genuine desire to become better, recognizing growth comes from actively seeking improvement.

**Inclusion** – Ensure that everyone’s voice is heard and actively included in decision-making.

**Customer Service** – Center our work on our customers, both internal and external, to ensure our actions align with their needs and expectations.

**Accountability** – Stand firm behind our work, embrace responsibility, and acknowledge accolades and consequences.

**Teamwork** – Combine individual capabilities and work harmoniously to achieve common objectives.

**Safety** – Look out for one another, intervene when someone is about to engage in actions to harm themselves or others.

IK2035: Work Session

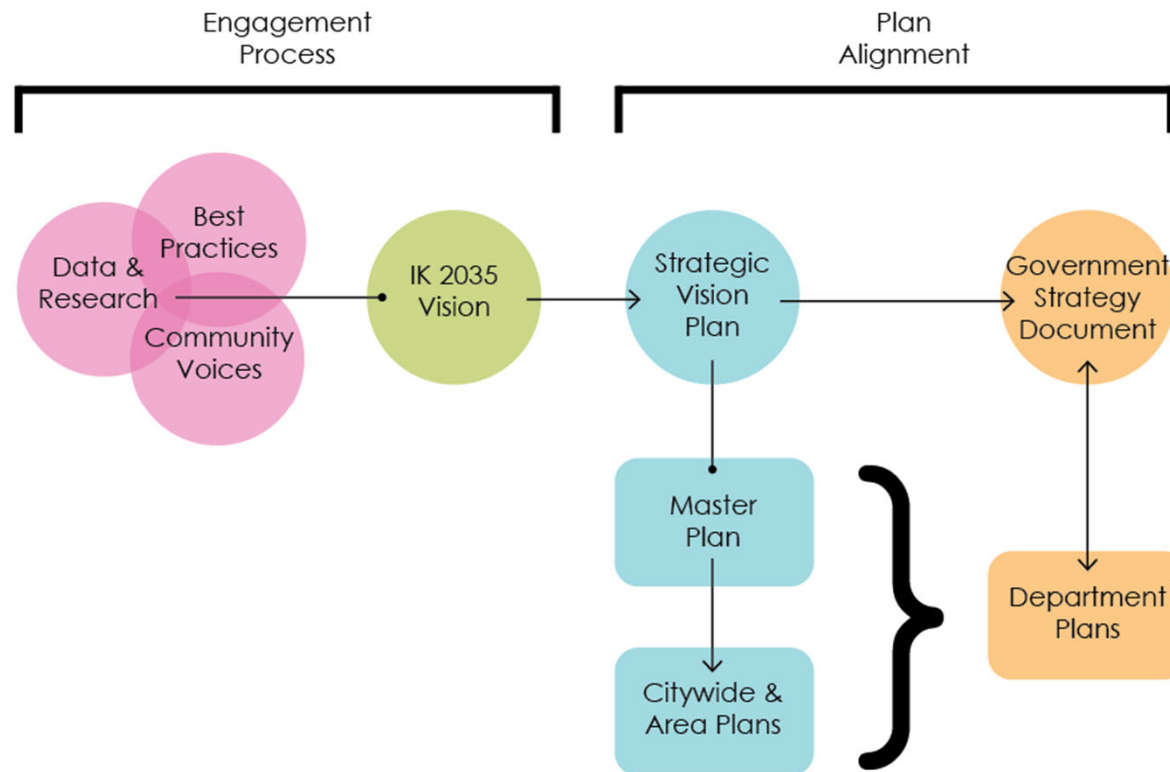
# Strategic Vision Framework

*A Happy, Healthy City*



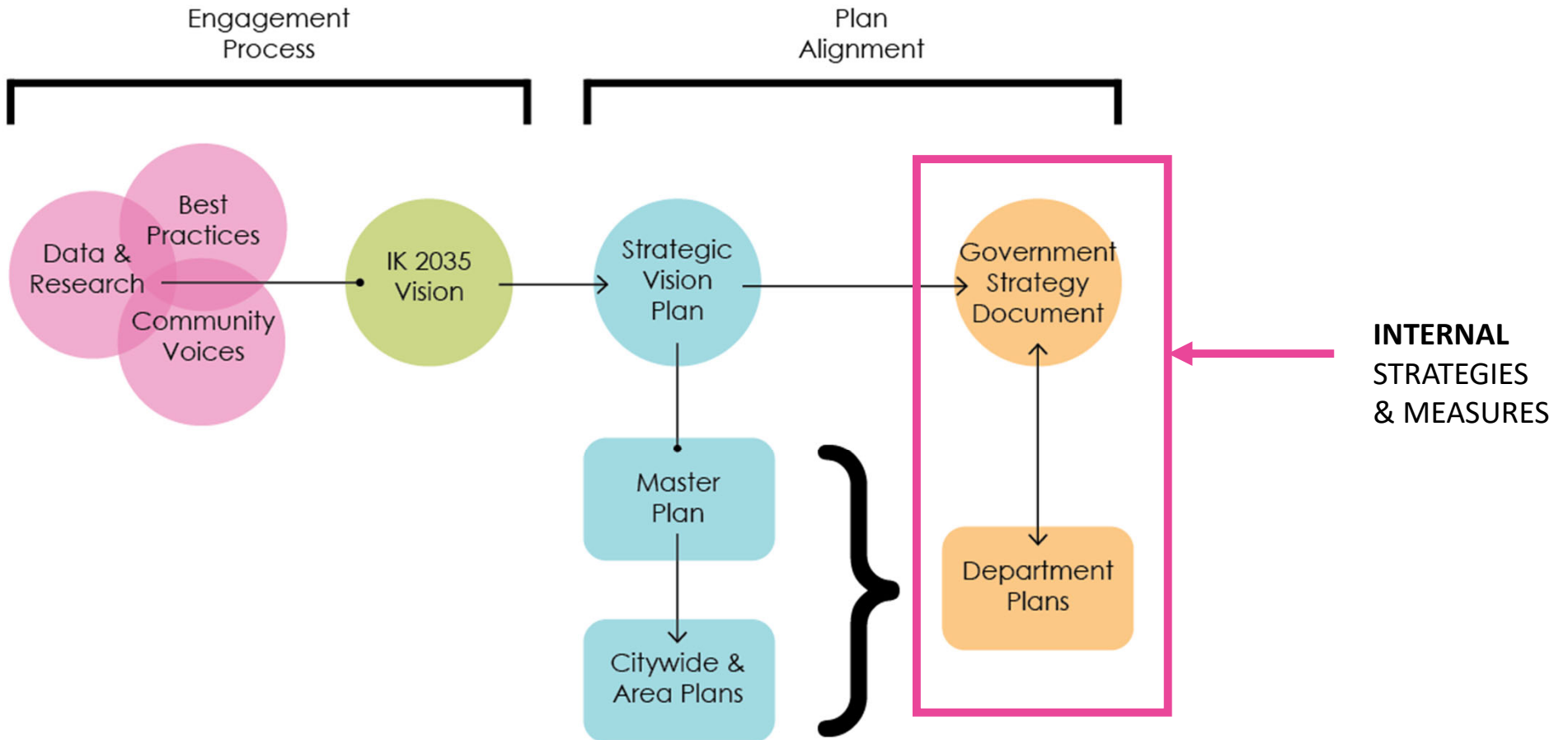
# Aligning IK2035:

## Engagement to Plan Implementation



# Aligning IK 2035

## Engagement to plan implementation



# Guiding Principles



**The City of Kalamazoo is committed to:**

**Diversity, Equity, Inclusion and Accessibility:**

Advancing diversity, equity, inclusion, and accessibility (DEIA) through planning, services, and decision-making.

**Economic Mobility:**

Expanding access to pathways that lead to stability, opportunity, and prosperity for all residents.

**Sustainability:**

Supporting the long-term health and resiliency of community and environment.

**Operational Excellence:**

City services, amenities, and places that excel at compassionate customer service and delivery.

**Continuous Engagement:**

Prioritizing meaningful engagement with residents and community members in decisions that affect their lives.

# Strategic Goals

## **Arts, Culture & Placemaking**

Vibrant public spaces, arts, and culture create belonging and vitality making Kalamazoo a regional destination.

## **Community Trust & Safety**

Everyone is safe and supported by the services they depend on and the community around them.

## **Economic Vitality**

A thriving business ecosystem that advances economic growth and equitable community wealth building.

## **Effective City Operations**

Ensure transparent, responsive and accountable City operations through internal collaboration, strategic resource management and consistent community engagement.

## **Environment**

A healthy environment sustains community well-being today and for generations to come.

## **Housing**

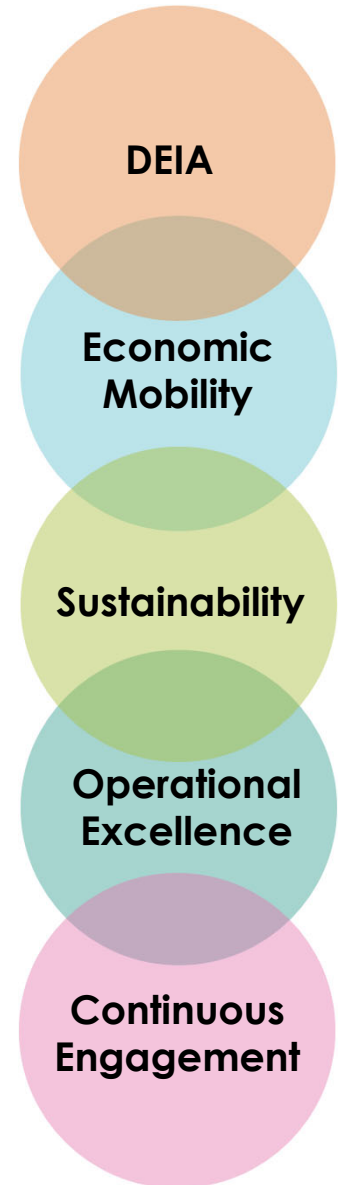
Accessible and affordable housing for all strengthens families, neighborhoods and community life.

## **Transportation**

Safe, connected travel supports year-round and equitable mobility for all travelers.

## **Youth & Family**

All young people and families have what they need to be healthy, to grow and to succeed.



# Strategic Vision

Citywide guiding  
document

## Adopting the Strategic Vision

- Presentation of draft at City Commission
- Planning Commission presentation
- February approval of final document

# Design It!

Starts this  
winter



**13 to 15  
Neighborhood  
Meetings**



**IK Reads! Keep  
growing and  
learning with us!**



**Online Activities**



**Focus Groups**

# Imagine Kalamazoo

