



Washtenaw County Brownfield Redevelopment Authority

VIRTUAL MEETING AGENDA

Thursday, Jan 14th 2021 9:00 a.m.

(Due to COVID-19 this meeting will be held virtually, using Zoom, and available to the public using either method below)

Link to join the meeting:

<https://washtenawcounty.zoom.us/j/97165749972?pwd=eEJLcXR2cVM0Zk80R0hndGNwSkJrdz09>

Call In Number: Phone #: 1 301 715 8592 Webinar ID: 971 6574 9972 Passcode: 237865

Link to Board Member Contact Information:

https://docs.google.com/document/d/1US6F29kg7dHZyT421-8_Sz0ZxcGewlcJfGiAjNW1aAs/edit?usp=sharing

1. Oath of Office by Washtenaw County Clerk

- a. New and Re-appointed Members Krueger, Foreman, Lancaster, and Woollatt

2. Call to Order

- a. Board member Roll Call and Declaration of City/Township/Village, County and State from which they are attending. (i.e. *PRESENT and attending remotely, from City of Ypsilanti, Washtenaw County, Michigan*)

3. Public Comment*

4. Approval of Agenda

5. Approval of Minutes

- a. December 3, 2020 Meeting

6. Board Member Conflict of Interest Disclosure

7. Business

1. Thompson Block Reimbursement Agreement Amendment – Action
2. 943 N. River 355 W. Clark Rd Environmental Assessment Grant Application, Washtenaw County Parks – Action
3. 2021 Meeting Calendar, change meetings to 2nd Thursday – Discussion/Action
4. December 2020 Financial Report – Information Only

8. Other Business

9. Public Comment*

10. Adjournment

*All public comment will be limited to three (3) minutes per person

For more information on this agenda please contact Nathan Voght, Washtenaw County Office of Community and Economic Development at (734) 660-1061 or voghtn@washtenaw.org.

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held virtually using Zoom

DRAFT MEETING MINUTES
Thursday, December 3, 2020, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Christy Maier, James Harless, Sybil Kolon, Matt Naud – Vice-Chair, Jason Morgan, Joe Meyers, Allison Krueger

Board Absent: None

Staff: Nathan Voght, Lauren Milia – OCED Planning and Policy Intern

Joining the Video conference: Wendy Carter-Saxon and Brandyn Walker from Avalon Housing, Anne Jamieson and John Zdanowski from Maple Oaks Development in Saline, Mike Greene – City of Saline Interim City Manager, Rick Welsh – ASTI Environmental

Handouts: None

1. Call to Order

Chair Woollatt called the virtual video-conference meeting to order at 9:03 a.m.

- a. Board member Roll Call and Declaration of City/Township/Village, County and State from which they are attending: James Harless, calling from Webster Twp., Washtenaw County, Trevor Woollatt, calling from Ada, Kent County, Christy Maier, calling from Dexter Twp, Washtenaw County, Jason Morgan, calling from City of Ann Arbor, Washtenaw County, Allison Krueger, calling from City of Ypsilanti, Washtenaw County, Joseph Meyers, City of Ypsilanti, Washtenaw County, Matt Naud, City of Ann Arbor, Washtenaw County, and Sybil Kolon, Manchester Township, Washtenaw County.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless moved to add a Phase I ESA to the Avalon agenda item (2nd S. Kolon), and the motion passed unanimously.

4. Approval of November 5th, 2020 Meeting Minutes

S. Kolon indicated that she and M. Naud needed to be added to the Roll Call. J. Meyers moved to approve the November 5th Minutes as amended (2nd S. Kolon), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

No members declared a conflict of interest.

6. Business

1. 2260-2270 Platt Rd Environmental Assessment Grant Phase I and II, Avalon Housing – Action

N. Voght indicated the applicant realized they needed to update their Phase I, after initially submitting for only a Phase II. A revised application and cost proposal was submitted, and the agenda amended for this meeting to include the Phase I, for an additional \$1,800, for a new grand total of \$7,800. This includes the optional groundwater sampling cost of \$1,400.

J. Harless asked whether the northern parcel was ever determined to be a Facility. Staff responded that it was not, and Wendy Carter-Saxon, attending representing Avalon, confirmed this.

A. Krueger commented that the wording of the parcel being “part” of County Farm Park in the Dec. 1st ASTI proposal is not correct.

J. Harless asked how much funding do we have left in our Admin account available for Assessment Grants. N. Voght responded that we are close to fully committing all of our reserves, and now moving into spending what annual surplus we expect to have of approximately \$65,000 to \$75,000. He will provide a budget update for the January meeting.

J. Harless moved to approve the grant for 2260/2270 Platt Rd. for Phase I, II, and Groundwater sampling, if necessary, for a total of \$7,800. (2nd J. Meyers), and the motion passed unanimously.

2. Maple Oaks Proposed Brownfield Project – Discussion

Staff introduced Anne Jamieson, the environmental consultant on the project, Bill Godfrey and Bruce Micheal, from Maple Oaks. Ms. Jamieson and Mr. Godfrey gave a presentation of the Maple Oaks project, outlining the existing development being built out on the south parcel, and the proposed future development on the northern adjacent parcel. They explained their request to seek approximately \$700,000 in Eligible Costs for previous unsuitable soil and debris removal over the last several years as they excavated for site development.

The Board had a lengthy discussion including questions about Due Diligence done by the developer, length of the look back period for Eligible Activities the developer is seeking to reimbursement for, property eligibility as Blighted, and whether removal of unsuitable soils consisting of demolition debris, pavement, etc. constitutes Site Demolition or not. The Board expressed various concerns related to Eligibility under Act 381 and State of Michigan TIF guidance, and the definition of Site Demolition.

Staff asked Mike Greene, Interim City of Saline Manager, what would be most useful to provide to the City from the Brownfield Authority, and he responded that a memo outlining the proposal and any concerns or comments the Brownfield Authority had related to the request.

Mr. Godfrey asked if the concerns raised would be different if the look back period were shortened. Several members indicated that it would alleviate concerns somewhat. J. Harless stated his concern is eligibility of the activities.

3. 2020-2021 Brownfield Redevelopment Authority Work Plan – Discussion

Staff referred to the two-year Work Plan included in the packet, and reviewed the purpose of it. It's a visual representation of work flow throughout the year, including TIF capture, Brownfield Plan approvals, TIF reimbursements, Grants awarded, Etc. It gives an overall idea of work flow. The Board had no comments or questions. Staff requested that comments be provided.

Staff also noted a 2020 Annual Report was not ever completed due to the Pandemic, and it was discussed with OCED staff to move towards a two-year cycle for the Annual Report. That way, any fluctuations that annually tend to occur will be smoothed out over two years, and lead

reporting out of accomplishments that are more indicative of our work. The Board was in favor of this.

4. 2021 Meeting Calendar – Action

Staff referred to the proposed meeting calendar. The Board discussed possibly moving meetings to the 2nd Thursday of each month, and set the January meeting for the 14th. The full Board, with two new members, will discuss this meeting date in January for the rest of 2021.

5. November 2020 Financial Report – Action

Staff referred to the updated Financial Report emailed out after packet distribution with \$15,002.05 TIF deposit for Kingsley Condominiums that was sent from the City of Ann Arbor without notification, therefore staff was not aware of the funds. Staff requests the Authority approve reimbursement in this same amount to the developer.

J. Harless moved to approve the \$15,002.05 TIF reimbursement to the Kingsley Condominium developer (2nd C. Maier), and the motion passed unanimously.

7. Other Business

J. Harless moved to hold the January meeting on January 14th, 2021, and then determine the meeting schedule for the remainder of the year (2nd C. Maier), and the motion passed unanimously.

8. Public Comment:

The Board asked if anyone attending wanted to state their interest, and no one responded.

9. Adjournment:

J. Harless moved to adjourn the meeting at 10:57 a.m. (2nd J. Morgan)

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the _____, 2021 meeting, held virtually with Zoom.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo REGULAR VIRTUAL MEETING

9:00 a.m. Thursday, January 14, 2021

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: January 8, 2021

This regular board meeting will be held virtually, using Zoom. Here is a link to the meeting:

<https://washtenawcounty.zoom.us/j/97165749972?pwd=eEJLcXR2cVM0Zk80R0hndGNwSkJrdz09>

The public will be able to attend by following the above link, or with the following call-in info:

Phone #: 1 301 715 8592 Webinar ID: 971 6574 9972 Passcode: 237865

A roll call of each member present will be taken, with each announcing the city/county/state where they are physically located. In addition, board member contact information is required to be included in the meeting notice. I have added a link to a roster of the Board, with email contact information, to the top of the agenda.

Business Items:

1. Thompson Block Reimbursement Agreement Amendment – Action

The [Thompson Block Brownfield Plan was approved in 2017](#), and included rehabilitation of a historic building with 12,000 commercial space and 20 apartments above, and associated parking to the rear of the building. The Brownfield Plan included up to \$1,332,613 in developer-reimbursable Eligible Activities, including environmental site assessments, impacted soil management, demolition, site preparation, and infrastructure improvements. [Here is the detailed list of Eligible Activities allowed in the Act 381 Work Plan](#). Additional activities to be funded through TIF include \$80,000 for State of Michigan 3 mills of State Education Tax, \$73,000 in Brownfield Administrative Fees, and \$165,000 in Local Brownfield Revolving Fund capture.

The developers report that the project is essentially complete, with the Certificates of Occupancy for the apartments, and being sought for the ground floor restaurant space. [Here are project pictures from 12-24-20](#). The restaurant opening will be delayed until spring/summer. Initial project private investment was under \$10M, but due to the complicated nature of this project, investment is approaching \$13M. The pandemic caused project delays and additional costs, and therefore Jon Carlson is requesting an extension of time to submit Eligible Activities in the [Reimbursement Agreement](#) Exhibit E – Eligible Costs Reimbursement Procedures, which states “All Eligible Costs for which certification is being sought must have occurred within 24 months prior to the date submitted.” Please refer to the Jan. 5th email from Jon Carlson in the packet requesting an extension of time to submit Eligible Activities.

Staff is supportive of this request, due to the extremely complicated nature of the project, delays from Covid, and precedent set from a similar request granted to 1140 Broadway for similar reasons.

2. 943 N. River and 355 W. Clark Rd Environmental Assessment Grant Application, Washtenaw County Parks – Action

Please find an application in the packet from the Washtenaw County Parks and Recreation Department Natural Areas Preservation Program. The intent is to acquire two properties adjacent to Highland Cemetery, the Huron River, and the former Motor Wheel Manufacturing facility (now Bay Logistics Warehousing), in the City of Ypsilanti.

The request is to fund a Phase II and potential Baseline Environmental Assessment for the properties for \$13,400, \$2,000 of which would be for the BEA, if necessary.

The Board requested the status of the Administrative Fund in terms of funds available for grants. Attached is the most current tracking spreadsheet of current budget figures, and projections for the next several years. Currently, there is approximately \$30,000 in Fund Balance as of 12/31/20, but the Authority has already committed \$20,000 in grants for three sites since November, so roughly \$10,000 remains in reserve. Annually, there is approximately \$65,000 available to fund the grant program (see below).

Staff reminds the Board that the Environmental Assessment Grant Program is fully funded using Administrative Fees captured annually on Brownfield Projects actively capturing TIF. Act 381 allows a maximum of \$165,000 to be captured in Administrative Fees annually. After accounting for operational costs to run the Brownfield Program consisting of Staff Salary/Fringes, Conference/Mileage/Stipend, Misc. fees (Downriver Community Conference Membership Dues), and County CAP charges, approximately \$65,000 remains. Therefore, to maintain a stable fund, no more than approximately \$65,000 in grants should be awarded per year.

Staff recommends that the Board request additional information on the Natural Area Preservation Program, and the value of the properties involved to the program. This would be a good inter-county departmental partnership to assist County Parks with the project. However, staff's only concern regarding the application is that the ultimate intent of the properties is for preservation, rather than redevelopment. Therefore, the application may not be a good fit for our program, which is aimed at supporting redevelopment.

3. 2021 Meeting Calendar – Discussion

The Authority has traditionally met on the first Thursday of every month. A change in meeting date to the 2nd Thursday of every month was discussed at the last meeting. Included in the packet are 2021 Meeting Calendars reflecting both options. The Board should discuss and determine the preferred meeting date for the year.

4. December 2020 Financial Report – Information Only

Other Updates:

State authorization for virtual meetings has been extended through the end of 2021. Therefore, the Authority will continue to meet remotely until circumstances change. We will continue to need to do a roll call for each member at the beginning of the meeting. OCED continues to work remotely and follow County leadership and Health Department directives.

Please welcome new Authority members Karen Lancaster and Morgan Foreman. Allison Krueger and Trevor Woollatt have been re-appointed. An updated Board Member contact list is in the packet. Currently, we have a Chair (T. Woollatt), and a Secretary/Treasurer (S. Kolon), and the Vice-Chair position is vacant. The Authority's By-Laws call for the annual Officer elections the first meeting of the second quarter of the year (April).

Public Act 259 of 2020 was signed at the end of December, which made mostly ministerial amendments to Act 381, the Brownfield Redevelopment and Finance Act. Environmental insurance added as an Environmental Eligible Activity, LBRF-funded Eligible Activities can now be for "Properties," rather than "Eligible Properties," which obviates the need to approve a Brownfield Plan for a project only utilizing LBRF funding, expanding reasonable cost of Brownfield Plan preparation to include cost of tracking and reporting data and plan compliance, increased Admin capture cap up to between \$700,000 to \$1,000,000 for Authorities with 54 up to 99 active projects, and clarified MEDC review timelines of Act 381 Work Plans. Staff has included a clean/final version of Act 381 after the changes, in your packet. The version showing revisions to Act 381 is password protected, so staff will email separately, as it will not allow "stitching" into the packet PDF.

Environmental Assessment Grants and Opportunity Index: Please find an updated map of the awarded Environmental Assessment Grants by County Opportunity Index area. This includes all grants since 2017, including those awarded in November and December. One-third of all grants were given to properties within a Low or Very Low Opportunity area. The Board amended the Grant Policy in 2020 to incorporate an Equity consideration, which was measured by the number of sites supported within Low or Very Low Opportunity Areas. We will continue to update the map, as grants are awarded.

Maple Oaks Saline: The developers for Maple Oaks presented to the Board in December. They proposed approximately \$966,000 in eligible activities for TIF reimbursement for their condo and multi-family development in the City of Saline. The southerly development site is over half complete, and they were seeking \$716,000 in "look-back" costs incurred over the last 2.5 years, and \$250,000 in future costs on the proposed northern development site. Due to the various concerns raised, the developers and their consultants are exploring amending their proposal to pursue site eligibility as a "Facility" and Eligible Activities as "Unanticipated Response Activities." In addition, they may reduce the look back period to 12 months, rather than 2.5 years. They are doing additional environmental assessment, and will be providing more detailed information soon. Staff has been keeping the City of Saline informed of the situation.

From: Jon Carlson <jon@2mission.com>
Sent: Monday, January 04, 2021 3:00 PM
To: Nathan Voght
Cc: Ryan J. Kincaid; Dave Van Haaren
Subject: Thompson Block

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nathan

Due to covid we had many delays on the project that could not be foreseen, construction , inspections, approvals etc. Moreover, this truly was the most challenging project I have worked on in 27 years and it just had to be done correctly. I would like to request an extension to 24 months to 48 months.

Thank you and Happy New Year

Jon A. Carlson



WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Environmental Assessment Grant Program APPLICATION FORM

The WCBRA Environmental Assessment Grant Program provides grants for conducting Department Specific Activities, as defined by Act 381, by, or on behalf of, the Brownfield Authority on prospective eligible properties to be included in a Brownfield Plan. These include, but are not limited to, Phase I and II studies, as part of Baseline Environmental Assessments, Due Care Activities and Hazardous Materials Surveys.

The program is funded using available Brownfield Administrative Funds from active brownfield projects. Municipal and Non-Profit sites are eligible for 100% of the cost of eligible assessment activities, up to \$15,000, and privately-owned sites are eligible for 50% of the cost, up to \$15,000. Higher awards may be given on a case-by-case basis.

Type of Application

- ☐ Publicly-Owned or Non-Profit-Owned Property
- ☐ Privately-Owned Property
- ☐ Site is located within a Low or Very Low Opportunity Area, within the [Washtenaw County Opportunity Index](#)

Owner Information

Property Owner: _____ Contact: _____

Property Address: _____ Phone No.: _____

Property Tax ID #: _____

Applicant Information

Applicant Name: _____ Phone No.: _____

Address: _____

Developer (Entity) Name (if different than applicant): _____

Project Information

Project Name: _____

Project Description: _____



Please provide a Site Map, Aerial, and/or Site Plan for the redevelopment.

Property Information

Previous Owners: _____

Historic Property Uses: _____

Property Acreage: _____

Zoning: _____ Surrounding Land Use: _____

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	
☐ Phase II	
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: _____

Please describe environmental conditions: _____

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-660-1061
voghtn@washtenaw.org

December 28, 2020

Washtenaw County Parks and Recreation Commission
c/o Mr. Douglas Schultz
Rowe Professional Services Company (PSC)
540 S. Saginaw St., Suite 200
Flint, MI 48502

*RE: Limited Phase II Environmental Site Assessment, Highland Cemetery
Property, 355 W Clark Road and a Portion of Parcel Number 11-11-04-
150-011, Ypsilanti Township, Michigan
(ASTI File #11574, ASTI Proposal #RJW122820-1)*

Dear Mr. Schultz:

Thank you for your continued interest in the environmental services offered by ASTI Environmental (ASTI). Per our correspondence, this letter is a cost quotation to conduct a Limited Phase II Environmental Site Assessment (ESA) to support the purchase of the above referenced property ("Subject Property"). It is our understanding that the Subject Property is currently vacant land, and there are no buildings on the Subject Property.

ASTI completed a Phase I ESA for the Subject Property dated November 18, 2020 which identified the following recognized environmental conditions (RECs) in regard to the Subject Property:

- Evidence of the dumping of household waste was observed in the central portion of the Subject Property. Additionally, a raised mound of soil with trash and debris was observed in the central portion of the Subject Property including a metal 55-gallon drum.

- The southerly adjoining property at 717 Norris Street has been developed as an industrial site since at least 1907, and EPA had once considered it for inclusion on the NPL. Based on the lack of information regarding this site, its history as an industrial manufacturing site that has used hazardous substances and petroleum products, its proximity to the Subject Property, and the likely presence of a release and migration of a release onto the subject Property, this site is considered a REC.

The objective of this investigation is to identify if environmental impacts have occurred on the Subject Property for the above listed RECs. ASTI will prepare a summary report of the Limited Phase II ESA report after completion of the investigation. In the event that impacts in soil or groundwater are detected above Michigan Department of Environment, Great Lakes, and Energy (EGLE), Part 201 Generic Residential Clean-up Criteria (GRCC) are identified at the Subject Property, ASTI can prepare a Baseline Environmental Assessment (BEA) and Due Care Plan (DCP) as described below.

Scope of Services

Limited Phase II ESA

ASTI is proposing to complete 3 soil borings:

- **REC-1:** Advance 1 soil boring. If groundwater is encountered, the soil boring will be completed as temporary groundwater monitoring well for the collection of a groundwater sample.
- **REC-2:** Advance 2 soil borings. The soil borings will be located along the southern boundary of the Subject Property. This adjacent property has a history as an industrial manufacturing site and was once considered by the USEPA for inclusion on the Superfund, National Priority List (NPL). If groundwater is encountered, the soil borings will be completed as temporary groundwater monitoring wells for the collection of a groundwater sample.

Note, depth to groundwater and the direction of groundwater flow for the Subject Property are not known.

Prior to advancement of the soil borings, ASTI will contact the MISS DIG system to locate public utilities. The client will be responsible to locate any private utility lines in the vicinity of the soil boring locations or to provide confirmation that no utilities are present in those areas. ASTI will not be responsible for any resulting property damages related to damaging utility lines during subsurface drilling and field operations.

Sampling and analysis will be conducted consistent with United States Environmental Protection Agency (US EPA) and EGLE guidelines. Soils extracted from the borings will be visually inspected and screened with a photo-ionization detector (e.g. PID) for the presence of volatile organic compounds (VOCs). The soil borings will be completed to evaluate the site lithology and to collect samples for laboratory analyses.

The soil borings will be completed using a hydraulic direct-push drill rig. **The soil borings will be advanced to a maximum depth of approximately 15 to 20 feet below grade.** If groundwater is encountered the borings may be terminated short of the proposed depth. Soil collected with the rig will be extracted from the boreholes in acetate sleeves containing 4 or 5 feet sections. One soil sample will be collected from each soil boring for laboratory testing. The depth of the soil sample collected will be selected based on the site-specific geologic conditions, field observations, and PID measurements.

Soil samples will be analyzed for one or more of the following analytes:

Sample Analysis – Soil

- Volatile Organic Compounds (VOCs);
- Semi-Volatile Organic Compounds (SVOCs) including Polynuclear Aromatic Hydrocarbons (PNAs);
- Polychlorinated Biphenyls (PCBs); and
- Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc)
 - Fine/coarse lead fractions (If needed)

Temporary Groundwater Monitoring Wells

If groundwater is encountered, the borings will be converted to temporary monitoring wells for the collection of a groundwater sample. Low flow sampling techniques will be used to collect the groundwater samples from the temporary monitoring wells. The well locations and elevations will not be surveyed for the collection of groundwater elevation data. One groundwater sample will be collected for QA/QC Purposes (if applicable). Groundwater samples will be analyzed for one or more of the following analytes:

Sample Analysis – Groundwater

- VOCs;
- SVOCs / PNAs; and
- Michigan 10 Metals

The following table summarizes our proposed sampling and analysis program:

Location Within the Subject Property	Soil Borings / Wells	Soil Samples / Analyses
REC-1	1 soil boring	1 soil sample VOCs, PNAs, PCBs, Metals <i>1 groundwater sample (if applicable) VOCs, PNAs, Metals</i>
REC-2	2 soil borings / groundwater monitoring wells	<i>2 groundwater samples</i> VOCs, SVOCs, Metals
	QA/QC Samples	1 soil duplicate sample VOCs, PNAs, PCBs, Metals <i>1 groundwater duplicate sample (if applicable) VOCs, SVOCs/PNAs, Metals</i>

Quality assurance/quality control (QA/QC) samples will include one soil and, one groundwater duplicate (if applicable), and methanol blank sample. If lead is detected in any soil sample at a concentration greater than 75 mg/kg, that sample will be additionally analyzed for fine and coarse lead fractions. The soil and groundwater sampling laboratory analytical results will be compared to the GRCC.

Limited Phase II ESA Report

At the completion of the assessment, one electronic copy of the final report will be provided. The report will include an outline of the work completed during the investigation, a discussion of the items identified during the investigation, the results of the investigation, and appended copies of all supporting materials.

If you require a paper copy of the report, we must be notified before delivery of the report. After that time, additional paper copies of the report can be provided at a cost of \$80 per copy. Meetings or additional copies of the report are not included in the project costs below, but can be provided on request.

Limited Phase II ESA Schedule

Prior to the field work, the request clearing of public utilities with the State one-call center is typically 3 business days. **During the remainder of this holiday season, the drilling contractor currently can typically be scheduled within approximately 20 or more business days of authorization to proceed. Thus, the project timeline is initially dependent on the driller's availability and holidays. ASTI will contact drillers and notify you of a field sampling, drilling**

date upon execution of this proposal. Note that drillers can sometimes arrange expedited schedules, and this may result in additional fees.

Laboratory analysis will require approximately 10 business days. The final report will be provided approximately 5-10 business days after receipt of the laboratory testing results. Expedited analysis can be provided at additional cost.

Baseline Environmental Assessment (If Applicable)

If contamination is identified at the Subject Property above the EGLE GRCC, the property would then be considered a "facility" as defined by Part 201 of Act 451. A Baseline Environmental Assessment (BEA) can be completed for the purchaser in order to provide statutory liability protection under state regulations. The BEA will describe the Limited Phase II ESA results. Per EGLE requirements, this report must be completed within 45 days after purchase or occupancy and must be submitted to EGLE within 6 months from purchase or occupancy.

BEA Report

One electronic copy of the BEA would be issued. An additional paper copy will be prepared for submittal to the EGLE.

If you require a paper copy of the report, we must be notified before delivery of the report. After that time, additional paper copies of the report can be provided at a cost of \$80 per copy. Meetings or additional copies of the report are not included in the project costs below; but can be provided on request.

BEA Schedule

The BEA can be completed approximately 5-10 business days after completion of the Limited Phase II ESA report described above.

Due Care Plan (If Applicable)

Purchasers of a facility that follow the procedures of Part 201, and have not caused the impact, are not liable for any historic contamination identified. However, in accordance with Part 201, a person who owns a property and has knowledge that it is a facility must prepare a written Due Care Plan (DCP) and must comply with the following due care obligations:

- Undertake measures as necessary to prevent exacerbation of the existing contamination.
- Exercise due care by undertaking response activities necessary to mitigate unacceptable exposure to hazardous substances and to allow for the intended use of the facility in a manner that protects the public health and safety.

- Take reasonable precautions against the foreseeable acts or omissions of a third party and the resultant consequences of those acts or omissions.
- Provide reasonable cooperation/access to persons conducting cleanup
- Comply with established land use or resource use restrictions
- Refrain from interfering with restrictions or response activities

ASTI will prepare a DCP, to describe measures that will be taken to avoid exacerbating contamination, prevent or mitigate exposures to contamination, and to guard against acts or omissions of a third party. This proposal assumes that the DCP will not be provided to the EGLE for review and approval. If EGLE review and approval is required, or a regulatory agency “No Further Action Letter” is required, additional costs will apply. Completion of the DCP may also require additional sampling not included in this proposal to determine risk or if response activities are needed. The DCP does not include any design of any mitigation system/action or meetings with the regulatory authority.

DCP Report

One electronic copy of the DCP will be provided within the cost of this project. If you require a paper copy of the report, we must be notified before delivery of the report. After that time, additional paper copies of the report can be provided at a cost of \$80 per copy. Meetings or additional copies of the report are not included in the project costs below; but can be provided on request.

DCP Schedule

The DCP can be completed approximately 10 business days after completion of the BEA unless additional assessment is needed for evaluation of risk. ASTI will need to be provided information on the final site plan and intended use of the Property for completion of the DCP.

Required Materials

In order to initiate the project, we require authorization in the spaces provided at the end of this proposal and the prepayment described below. We will schedule this project upon receipt of a signed copy of this proposal or a purchase order referencing this proposal.

The results of this assessment and any material provided by you will be kept confidential and will not be provided to third parties without your prior written authorization.

Fee

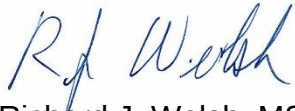
Our fees for conducting the tasks discussed in this proposal are provided below. Fees are based on the tasks, deliverables and assumptions described in this proposal, and any changes in the tasks, deliverables or assumptions may result in changes to project costs. Fees for this project are fixed with the exception of additional fine/coarse lead fractions are necessary and these will be at a fixed fee per sample. Any additional work outside the above scope of services will be performed at our standard fees; however, any additional work will not be performed without your prior authorization. This proposal is subject to the terms and conditions contained in Attachment A, which is made part of this agreement. This proposal is firm for 90 days from the above date.

<u>Services</u>	<u>Fixed Fee</u>
Soil Sampling, Laboratory Analysis & Report	\$ 8,300
Groundwater Sampling & Analysis	\$ 3,100
 <u>Services (If needed)</u>	 <u>Fixed Fee</u>
<i>Baseline Environmental Assessment</i>	<i>\$ 2,000</i>
<i>Due Care Plan</i>	<i>\$ TBD</i>
 <i>Fine/coarse lead fraction Analysis (\$ 85 per sample)</i>	 <u><i>Estimated Fee</i></u> <i>\$ TBD</i>

Thank you again for your interest in ASTI. If you have any questions or comments, please do not hesitate to call me at **800.395.ASTI**. We greatly appreciate the opportunity to work with you on this project.

Sincerely yours,

ASTI ENVIRONMENTAL



Richard J. Welsh, MSc DABT
Director

Client Authorization
ASTI File RJW122820-1

Signature

Print Name

Print Title

Date_____

For: **Rowe, PSC**

- ☐ C Corporation
- ☐ S Corporation
- ☐ LDHA
- ☐ Other:

- ☐ PLLC
- ☐ LLC
- ☐ LP

Federal ID Number_____

Phone Number_____

Email_____

Attachment A Terms and Conditions

ASTI Environmental (CONSULTANT) shall perform for Rowe, PSC (CLIENT) the services described in the proposal titled *Limited Phase II Environmental Site Assessment, Highland Cemetery Property, 355 W Clark Road and a Portion of Parcel Number 11-11-04-150-011, Ypsilanti Township, Michigan*, and dated December 28, 2020 by CONSULTANT (PROPOSAL) which is made a part of this agreement (ASTI File No. RJW122820-1). Such services shall be performed during the period mutually agreed upon by CLIENT and the CONSULTANT, and as described in the PROPOSAL.

The services will be performed on behalf of and solely for CLIENT'S exclusive use and not for others. The services performed by CONSULTANT shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the consulting profession in the same locale and acting under similar circumstances and conditions. Except as set forth herein, CONSULTANT makes no other representation, guarantee, or warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose or otherwise, concerning any of the services which may be furnished by CONSULTANT to CLIENT.

Reports, maps, data, or any pertinent information or documents prepared or assembled by CONSULTANT under this Agreement are confidential, and CONSULTANT agrees that they shall not be made available to any individual or organization without prior written approval of CLIENT. CONSULTANT retains the right to destroy all historic project materials according to the time frames established by CONSULTANT in its document destruction policy.

The CLIENT shall grant or obtain a right of entry for CONSULTANT, its agents, staff, consultants, and contractors or subcontractors, for the purpose of performing and with the right to perform all acts, studies, evaluations, pursuant to the agreed services. CONSULTANT personnel will not access those portions of the subject property or adjacent properties where prearranged access has not been granted, or where personnel health and safety issues preclude entry.

CLIENT will provide CONSULTANT all information regarding the subject property that is known to or reasonably ascertainable by CLIENT, which may be necessary for completion of the services to be performed by CONSULTANT. Such information includes all records of any environmental assessment activities undertaken previously at the subject property. If, during the performance of these services, information within the description of the requested information referenced in the attached PROPOSAL becomes available to the CLIENT, the CLIENT shall provide prompt, full and complete disclosure to CONSULTANT of such new information if it could affect CONSULTANT's performance of its services or could pose potential hazardous conditions or risk to the health or safety of CONSULTANT's employees, agents, and subcontractors.

CONSULTANT COMPENSATION

Unless otherwise indicated the PROPOSAL, billings will be based on actual accrued time, reimbursables, and expenses incurred and will include additional costs for all applicable sales and use taxes. Unless otherwise indicated in the PROPOSAL, progress billings will be provided to the CLIENT at least monthly. For performance of the services described in the PROPOSAL, CLIENT shall pay to CONSULTANT according to the fees provided for in the PROPOSAL, payable upon receipt of invoice. CONSULTANT reserves the right to increase the unit rates included in this Agreement on the anniversary(s) of the effective date of this agreement.

Unless otherwise indicated in the PROPOSAL, the following credit terms will apply to the CLIENT: all invoices are net 30 days. An additional 1.5% monthly service charge will be applied to all delinquent accounts. In the event CONSULTANT is required to pursue collection of any amount due from CLIENT in connection with the scope of services contained in this letter, then CLIENT agrees to payment of all reasonable costs and attorney fees incurred in such collection efforts. CLIENT agrees Washtenaw County, Michigan will be proper venue for collection action.

Unless otherwise stated in the PROPOSAL, notice of cancellation of these services must be provided to CONSULTANT within 5 business days, and upon cancellation CLIENT will be charged 10 percent of PROPOSAL amount or at our standard fees for actual time, reimbursables and expenses incurred, whichever is greater. The PROPOSAL will remain in effect for a period of 30 days.

SITE ACTIVITIES

CONSULTANT will take reasonable precautions to minimize damage to the site due to the performance of its operations, but it shall be understood by CLIENT that in the normal course of performing these operations some damage may occur. CLIENT accepts the fact this is inherent to our work and will not hold CONSULTANT liable or responsible for any such effect, damage or alteration. Except as provided in the PROPOSAL, the costs of restoration for any damage resulting from CONSULTANT's operations are not included in the fees for the attached proposal. Upon request, and at CLIENT's sole cost and expense, CONSULTANT will provide additional services to restore the site to conditions reasonably similar to those existing prior to CONSULTANT's operations.

Unless otherwise indicated in the PROPOSAL, all site work is expected to be performed under Level D health and safety conditions. If the work is upgraded to Level C or higher, all pricing will be re-negotiated.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS OR CONDITIONS

CONSULTANT and the CLIENT agree that the discovery of unanticipated hazardous materials or conditions may make it necessary for CONSULTANT to take immediate measures to protect the health and safety of its employees, agents or subcontractors. CLIENT agrees to pay the reasonable costs of such protective measures as well as any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials or conditions. CONSULTANT will notify CLIENT of such discovery as soon as practically possible.

LIMITATION OF LIABILITY

Except for circumstances caused by the willful misconduct of CONSULTANT, any and all liability or claim for damages asserted against CONSULTANT by CLIENT, whether based upon contract, tort, breach of warranty, professional negligence, or otherwise, including claims against CONSULTANT's directors, officers, shareholders, employees, and agents, is limited to 50% of CONSULTANT's available insurance coverage, not to exceed \$1,000,000. CONSULTANT is not responsible for any special, incidental, indirect, or consequential damages (including lost profits) incurred by CLIENT as a result of CONSULTANT's performance or nonperformance of services. Any claim shall be deemed waived unless made by CLIENT in writing and received by CONSULTANT within one (1) year after completion of the services with respect to which the claim is made.

CLIENT shall indemnify CONSULTANT from and against claims associated with or arising out of hazardous substances or other environmental conditions at the subject property, except to the extent of any release of a hazardous substance caused by CONSULTANT at the subject property.

COMPLIANCE WITH LAWS

CONSULTANT shall observe and abide by all applicable laws, ordinances, and regulations of federal, state and local governments, and any subdivision thereof, and the rules and regulations of any lawful regulatory body acting thereunder in connection with the service performed hereunder.

CLIENT represents that CLIENT possesses all necessary permits and licenses required for the continuation of CONSULTANT's activities at the site.



Washtenaw County Brownfield Redevelopment Authority

2021 MEETING CALENDAR – 1st Thursdays

Pursuant to Act 267, Public Act of Michigan, **NOTICE** is hereby given by Office of Community and Economic Development that the regularly scheduled meetings of the Washtenaw County Brownfield Redevelopment Authority will be held on the **first** Thursday of each month unless otherwise indicated. Meetings will be virtual, in-person, or a combination, pursuant to public health orders in place at the time of the meeting. All meeting agendas and packets are posted on www.washtenaw.org one week in advance of the meeting.

9:00 a.m. to 11:00 a.m. (unless otherwise noted)

Virtual Meeting Using Zoom or

In-Person Meeting at 200 N. Main, Lower Level Large Conference Room

Ann Arbor, 48104 (unless otherwise noted)

January 7th

February 4th

March 4th

April 1st

May 6th

June 3rd

July 1st

August 5th

September 2nd

October 7th

November 4th

December 2nd

* Special Meeting Day

Nathan Voght

Office of Community and Economic Development

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources; 220 North Main Street; P. O. Box 8645; Ann Arbor, MI 48107-8645. Phone 734.222.6800 or TDD 734.994.1733



Washtenaw County Brownfield Redevelopment Authority

2021 MEETING CALENDAR – 2nd Thursdays

Pursuant to Act 267, Public Act of Michigan, **NOTICE** is hereby given by Office of Community and Economic Development that the regularly scheduled meetings of the Washtenaw County Brownfield Redevelopment Authority will be held on the **first** Thursday of each month unless otherwise indicated. Meetings will be virtual, in-person, or a combination, pursuant to public health orders in place at the time of the meeting. All meeting agendas and packets are posted on www.washtenaw.org one week in advance of the meeting.

9:00 a.m. to 11:00 a.m. (unless otherwise noted)

Virtual Meeting Using Zoom or

In-Person Meeting at 200 N. Main, Lower Level Large Conference Room

Ann Arbor, 48104 (unless otherwise noted)

January 14th

February 11th

March 11th

April 8th

May 13th

June 10th

July 8th

August 12th

September 9th

October 14th

November 11th

December 9th

Nathan Voght

Office of Community and Economic Development

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources; 220 North Main Street; P. O. Box 8645; Ann Arbor, MI 48107-8645. Phone 734.222.6800 or TDD 734.994.1733

Project	Maple Shoppes	Michigan Inn	Zingerman's	Arbor Hills	618 S. Main	Jiffy Warehouse/140 Buchanan	544 Detroit	Packard Square	Water Street	Kingsley Condos - 221 Felch	615 S. Main -A2	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury
Project Parameters																
*Brownfield Plan - Max Developer Reimbursement	\$ 1,209,027.00	\$ 655,640.00	\$ 1,233,937.00	\$ 5,400,000.00	\$ 4,628,636.00	\$ 580,676.00	\$ 698,773.00	\$ 3,582,222.00	\$ 22,874,634.00	\$ 4,000,000.00	\$ 4,489,510.00	\$ 3,370,613.00	\$ 13,159,069.00			
Actual Approved Eligible Activity Expenses	\$ 1,010,042.00	\$ 397,839.13	\$ 600,218.85	\$ 4,384,556.00	\$ 2,726,826.00	\$ 298,463.97	\$ 383,368.00	\$ 3,431,092.00		\$ 4,000,000.00	\$ 2,609,663.57	\$ 1,552,678.00	\$ 6,787,385.93			
Approved Eligible Activity Expense Reimbursed to Date	\$ 623,891.93	\$ 397,839.13	\$ 222,575.55	\$ 3,604,643.46	\$ 1,144,845.21	\$ 298,463.97	\$ 133,378.89	\$ 3,431,092.00		\$ 1,406,361.34	\$ 2,377,039.31	\$ 100,568.21	\$ 528,210.58			
Remaining Approved Eligible Activity Expenses	\$ 386,150.07	\$ -	\$ 377,643.30	\$ 779,912.54	\$ 1,581,980.79	\$ -	\$ 249,989.11	\$ -	\$ -	\$ 2,593,638.66	\$ 232,624.26	\$ 1,452,109.79	\$ 6,259,175.35	\$ -	\$ -	\$ -
Remaining Interest Eligible Activity to be Reimbursed	\$ 41,282.00	\$ 36,964.00	\$ 176,175.52	\$ 1,015,444.00	\$ 340,974.38	\$ -	\$ 44,456.38	\$ 53,331.18				\$ 69,953.26				
Interest Reimbursed to Date		\$ 10,583.67						\$ 53,331.18								
Remaining Interest to be Reimbursed	\$ 41,282.00	\$ 26,380.33	\$ 176,175.52	\$ 1,015,444.00	\$ 340,974.38		\$ 44,456.38	\$ -				\$ 69,953.26				
Project Financial Activity																
12/31/19 Fund Balance	\$ -	\$ -	\$ 5,000.00		\$ -		\$ 3,167.00		\$ 97,259.95	\$ (10,017.00)	\$ (5,546.50)					
TOTAL 2020 REVENUES																
Application Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000
Interest Revenue*																
TIF Revenue/Capture	\$ 76,365.78	\$ 53,676.43	\$ 35,981.48	\$ 580,945.76	\$ 264,417.92	\$ 70,182.16	\$ 30,564.03	\$ 1,602,348.23	\$ 34,127.79	\$ 850,058.44	\$ 1,236,561.42	\$ 76,947.49	\$ 522,389.23	\$ -	\$ -	\$ 513.35
Total Revenues	\$ 76,365.78	\$ 53,676.43	\$ 35,981.48	\$ 580,945.76	\$ 264,417.92	\$ 70,182.16	\$ 30,564.03	\$ 1,602,348.23	\$ 34,127.79	\$ 850,058.44	\$ 1,236,561.42	\$ 76,947.49	\$ 522,389.23	\$ -	\$ 5,000.00	\$ 5,513
2020 EXPENDITURES																
Certified Expense Reimbursement	\$ 73,176.78	\$ 51,829.43	\$ 26,875.65	\$ 551,269.54	\$ 238,223.75	\$ 39,350.41	\$ 24,254.53	\$ 1,119,954.81	\$ -	\$ 784,245.07	\$ 1,194,252.05	\$ 75,008.81	\$ 522,239.87	\$ -	\$ -	\$ -
Administrative Fee Transfer	\$ 3,189.00	\$ 1,847.00	\$ 3,642.33	\$ 29,676.22	\$ 26,194.17	\$ 3,491.97	\$ 2,596.00	\$ 24,230.11	\$ 3,412.78	\$ 28,018.87	\$ 36,762.87	\$ 1,938.68	\$ -	\$ -	\$ -	\$ -
LBRF Revenue or Deposit	\$ -	\$ -	\$ 5,463.50	\$ -	\$ -	\$ 23,739.78	\$ -	\$ 458,163.31	\$ -	\$ -	\$ -	\$ -	\$ 149.36	\$ -	\$ -	\$ -
State of MI Brownfield Fund (Approved after 2014)						\$ 3,600.00	\$ 1,880.50			\$ 27,777.50	\$ 37,972.50	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 76,365.78	\$ 53,676.43	\$ 35,981.48	\$ 580,945.76	\$ 264,417.92	\$ 70,182.16	\$ 28,731.03	\$ 1,602,348.23	\$ 3,412.78	\$ 840,041.44	\$ 1,268,987.42	\$ 76,947.49	\$ 522,389.23	\$ -	\$ -	\$ -
Misc Refund																
Current Brownfield Account Balance	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 127,974.96	\$ -	\$ (37,972.50)	\$ -	\$ -	\$ -	\$ -	\$ 513.35
* Includes Admin and LBRF Funds																
Total of all 2020 CY TIF Reimburse Transfers	\$ 4,700,680.70															
Total of all CY 2019 Admin Transfers	\$ 165,000.00															
Total of all CY 2018 Admin Transfers	\$ 164,999.72															
Total of all CY 2017 Admin Transfers	\$ 164,113.00															
Total of all CY 2016 Admin Transfers	\$ 150,739.88	ACCOUNT BALANCES SUMMARY														
Total of all CY 2015 Admin Transfers	\$ 114,437.35	Admin Fund Cash Reserves as of 12-31-20*				\$ 43,748	* Max AnnualAdmin Capture \$165,000 per Act 381, with 14 active projects									
Total of all CY 2014 Admin Transfers	\$ 87,198.19	LBRF Interest earned in 2020 as of 12-31-20 (inc. in bal. below)				\$ 7,770										
2020 LBRF Capture Running Current Yr Total	\$ 487,515.95	LBRF Balance as of 12-31-20				\$ 1,297,547										

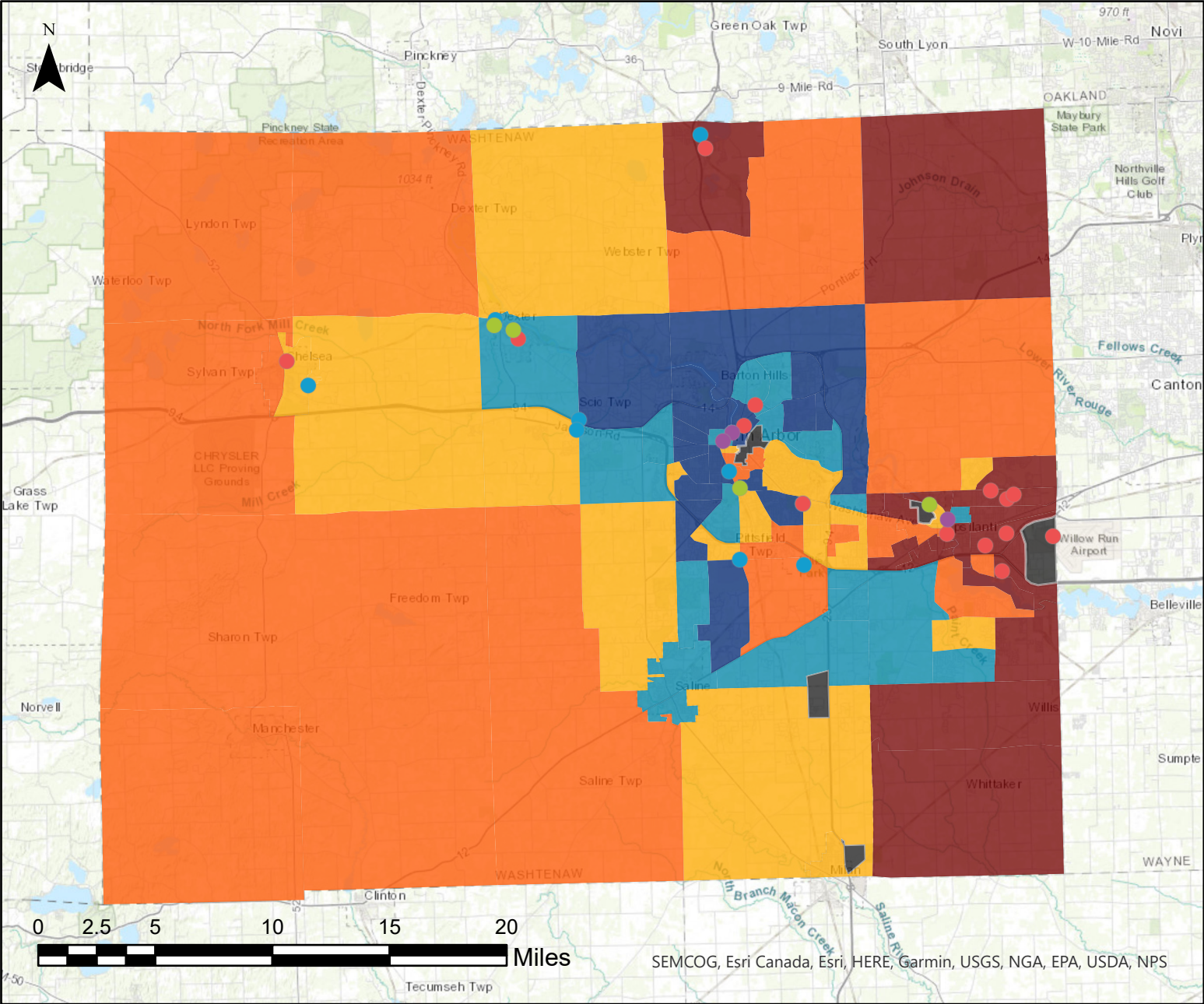
NO TRANSACTION APPROVALS REQUESTED

PROJECT	Summ 2020 TIF	State of MI 3 MIL	LBRF Capture	DEVELOPER REIMBURSEMENT

Environmental Assessment Grant Tracker
Administrative Fees Fund Projected Budget

						Record of Actual Payments for Current Year Only					
Approval Date	Project	Applicant	Grant Award	Amount Paid	Status?	2018	2019	2020	2021	2022	2023
	2017 Dexter Barn in ROW	City of Dexter	\$ 3,600	2,450.00	Closed	\$ 2,450					
	2017 Peninsular Park Dam	HRWC	\$ 15,000	15,000.00	Closed	\$ 15,000					
	2017 3045 Broad DTE Site	City of Dexter	\$ 9,100	9,100.00	Closed	\$ 5,200		\$ 3,900			
	2017 3045 Broad Norfolk	Norfolk Homes	\$ 15,000	12,294.60	Closed		\$ 12,294.60				
	2018 1514 White St.	A2 Housing Comm	\$ 15,000	15,000.00	Closed	\$ 15,000					
	2018 325 E. Summit	325 E. Summit Condos LLC	\$ 10,000	10,000.00	Closed	\$ 10,000					
	2018 1140 Broadway	Morningside	\$ 10,000	10,000.00	Closed		\$ 10,000.00				
	2018 309 North Ashley	307 North Ashley LLC	\$ 10,000	10,000.00	Closed	\$ 10,000					
	2018 651 Rice Street	City of Ypsilanti	\$ 15,000	11,200.00	Closed	\$ 11,200	\$ 240.00				
	12/6/2018 1140 Broadway MDEQ	MDEQ/Ann Arbor	\$ 15,000	15,000.00	Closed		\$ 15,000.00				
Mar and May	2019 1150 Midway	Ypsilanti Township	\$ 8,435	8,435.00	Closed		\$ 8,435.00				
	5/2/2019 2 W. Michigan	Praxis Properties LLC	\$ 15,000	15,000.00	Closed		\$ 15,000.00				
	5/2/2019 2025 E. Clark Rd.	Ypsilanti Township	\$ 20,886	19,544.89	Closed		\$ 19,544.89				
	5/2/2019 9101 Main Street	Northfield Township	\$ 2,500	2,500.00	Closed		\$ 2,500.00				
	6/6/2019 1 Liberator Way	Yankee Air Museum	\$ 15,000	12,552.90	Closed		\$ 9,601.60	\$ 2,951.30			
	6/6/2019 *** 1165 Ecorse Rd Phase	Ypsilanti Township	\$ 17,840.00	14,254.00	Closed		\$ 14,254.00				
	7/3/2019 1150 Midway (DDCC+ECM	Ypsilanti Township	\$ 6,450	6,450.00	Closed		\$ 6,450.00				
	7/3/2019 Vac Dexter-A2 Road	City of Dexter	\$ 2,000	2,000.00	Closed		\$ 2,000.00				
	7/3/2019 2 W. Michigan	EGLE	\$ 19,500	19,500.00	Closed		\$ 6,584.22	\$ 12,915.78			
	7/3/2019 1831 Traver Road (Leslie)	City of Ann Arbor **	\$ 50,000		Closed						
	9/5/2019 2260/2270 Platt	Thrive Collaborative	\$ 15,000	15,000.00	Closed			\$ 15,000.00			
	9/5/2019 701 W. Ellsworth	Pittsfield Twp	\$ 9,310	9,310.00	Closed			\$ 9,310.00			
	10/3/2019 301 N. East St, Rockwell	JP Commercial Real Est, Chelsea	\$ 15,000	4,300.00	Need to close			\$ 4,300.00			
	11/7/2019 Ypsi Community Schools 3 Sites	OCED, on behalf of YCS	\$ 12,390	12,389.50	Closed			\$ 12,389.50			
	12/5/2019 1140 Broadway MDEQ Off-Site	EGLE (Contract w Wood)	\$ 20,000	16,888.21	Open			\$ 16,888.21			
	1/9/2020 300 N. Zeeb	300 N. Zeeb LLC	\$ 14,725	14,725.00	Closed			\$ 14,725.00			
2/6/2020 5541 Jackson Road	RSB Equities LLC	\$ 9,000	9,000.00	Closed			\$ 9,000.00				
2/6/2020 400 N. Freer Road Phase I	City of Chelsea	\$ 3,500	3,500.00	Closed			\$ 3,500.00				
3/20/2020 327 E. Hoover, Phase I, BEA, DC	Stadium Club 327 LLC	\$ 9,900	9,308.75	Closed			\$ 9,308.75				
3/20/2020 4150 Platt Road, Phase I	Recycle Ann Arbor	\$ 6,000	4,388.00	Closed			\$ 4,388.00				
3/20/2020 400 N. Freer Road, Phase II	City of Chelsea	\$ 10,000	6,922.20	Closed			\$ 6,922.20				
6/4/2020 5541 Jackson Road	RSB Equities LLC	9350****	6,000.00	Closed			\$ 6,000.00				
7/9/2020 701 W. Ellsworth	Pittsfield Twp	\$ 5,100.00	4,669.92	Closed			\$ 4,669.92				
7/9/2020 and 11/5/20	75 Barker Phase II	Transfer to Northfield Township	\$ 6,167		New Contract				\$ 6,167		
	11/5/2020 8140 Main Street Phase I, Haz	City of Dexter	\$ 7,300		Open				\$ 7,300		
	12/3/2020 2260-2270 Platt Rd	Avalon Housing	\$ 7,800		Open				\$ 7,800		
			\$ 326,682.97	TOTALS:		\$ 68,850	\$ 121,904.31	\$ 136,168.66	\$ 21,267.00		
****\$3,350 of this is LBRF, to be reimbursed upon BF Plan approval											
***Phase I for \$2,150 only paid whe ** to be rolled into LBRF											
Italicized = Projected											
Bold = Actual											
Grand Total of all Grant:	\$ 376,503										
Grand Total Paid	\$ 326,683										
Actual and Projected Expenses											
Salary/Fringes						\$ 78,647	\$ 78,544	\$ 90,000	\$ 90,000	\$ 90,000	\$ 95,000
Conf/Travel/Mileage/stipend						\$ 1,530	\$ 2,381	\$ 500	\$ 1,000	\$ 3,000	\$ 3,000
*Misc. (tele, transfers, DCC)						\$ 2,930	\$ 3,016	\$ 16,000	\$ 500	\$ 500	\$ 500
*CAP						\$ 17,219	\$ 17,687	\$ 19,590	\$ 19,590	\$ 19,590	\$ 19,590
Paid Assessment Grants						\$ 68,850	\$ 134,563	\$ 136,169	\$ 75,000	\$ 75,000	\$ 75,000
Total Program Expenses						\$ 169,176	\$ 236,191	\$ 262,259	\$ 186,090	\$ 188,090	\$ 193,090
Expenses from County Budget											
Salary/Fringes						\$ 85,000	\$ 85,000	\$ 77,410	\$ 77,410	\$ 77,410	\$ 77,410
Conf/Travel/Mileage						\$ 3,000	\$ 3,000	\$ 3,000	.	\$ 3,000	\$ 3,000
*Telephone expenses were rolled into CAP expenses as of 2019						\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -
*CAP						\$ 16,330	\$ 16,330	\$ 19,590	\$ 19,590	\$ 19,590	\$ 19,590
Paid Assessment Grants						\$ 68,850	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Total Program Expenses						\$ 173,980	\$ 179,330	\$ 175,000	\$ 172,000	\$ 175,000	\$ 175,000
Actual and Projected Income											
Admin Fee Income						\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000
Application Fee Income						\$ 5,000	\$ 4,000	0	\$ 10,000	\$ 10,000	\$ 10,000
Misc.						\$ 4,888	\$ 22,838				
Total Income						\$ 174,888	\$ 191,838	\$ 165,000	\$ 175,000	\$ 175,000	\$ 175,000
Ann. Net Increase/(Decrease)						\$ 5,712	\$ (44,353)	\$ (97,259)	\$ (11,090)	\$ (13,090)	\$ (18,090)
Running Balance						\$ 165,321	\$ 171,033	\$ 126,680	\$ 29,422	\$ 18,332	\$ (12,848)

Washtenaw County Brownfield Redevelopment Authority Environmental Assessment Grants by Opportunity Area 2017-2020



Washtenaw County Equity Index and Washtenaw County Brownfield Redevelopment Authority
Lauren Milia, Planning and Policy Intern
Washtenaw Office for Community and Economic Development
01/07/2021

Washtenaw County Brownfield Redevelopment Authority Board

Representatives	Organizational Category	Address	Numbers	E-mail	Term Ends
Karen Lancaster	County Municipality	2181 Chestnut Crescent Saline, MI 48176	(734) 730-3171	kmlancast@gmail.com	12/31/22
Joe Meyers	County Municipality	807 N. Congress Ypsilanti, MI 48197	(734) 482-9774 (W) (231) 350-2547 (C)	jmeyers@cityofypsilanti.com	12/31/21
James Harless	Environmental Profession	6161 Merkel Road Dexter, MI 48130	(734) 454-9900 (W) (734) 260-1130 (C)	harless@sme-usa.com	12/31/21
Trevor Woollatt	Environmental Profession		(616) 977-1000 (O) (248) 885-4720 (C)	twoollatt@fveng.com	12/31/22
Christina Maier	Legal Profession	9707 Huron River Drive Dexter, MI 48130	(703) 304-9265	Cmaier100@gmail.com	12/31/22
Allison Krueger	County Municipality	1127 S. Congress St. Ypsilanti, MI 48197	(773) 919-8033 (C)	kruegera@washtenaw.org	12/31/22
Sybil Kolon	Community at Large	PO Box 566 Manchester, MI 48158	(734) 428-8108	Sybil.kolon@gmail.com	12/31/21
Jason Morgan	W.C. Board of Commissioners		(734) 478-5978 (C)	morganj@washtenaw.org	12/31/20
Morgan Foreman	Community at Large	2747 Appleridge St. Ypsilanti, MI 48198	(313) 286-9043 (C)	Morgan.foreman@gmail.com	12/31/22
Staff Support					
Nathan Voght	Office of Community and Economic Development 415 W. Michigan Ave., Ypsilanti, MI 48197		(734) 544-3055 (W) (734) 660-1061 (C)	voghtn@washtenaw.org	
	Brownfield Assistant Office of Community & Economic Development				

12/11/2020

Act No. 259
Public Acts of 2020
Approved by the Governor
December 29, 2020
Filed with the Secretary of State
December 29, 2020
EFFECTIVE DATE: December 29, 2020

**STATE OF MICHIGAN
100TH LEGISLATURE
REGULAR SESSION OF 2020**

Introduced by Rep. Iden

ENROLLED HOUSE BILL No. 4159

AN ACT to amend 1996 PA 381, entitled “An act to authorize municipalities to create a brownfield redevelopment authority to facilitate the implementation of brownfield plans; to create brownfield redevelopment zones; to promote the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted, or functionally obsolete property; to prescribe the powers and duties of brownfield redevelopment authorities; to permit the issuance of bonds and other evidences of indebtedness by an authority; to authorize the acquisition and disposal of certain property; to authorize certain funds; to prescribe certain powers and duties of certain state officers and agencies; and to authorize and permit the use of certain tax increment financing,” by amending sections 2, 8, 13, 13b, 15, and 16 (MCL 125.2652, 125.2658, 125.2663, 125.2663b, 125.2665, and 125.2666), section 2 as amended by 2018 PA 203, section 8 as amended by 2016 PA 471, and sections 13, 13b, 15, and 16 as amended by 2017 PA 46.

The People of the State of Michigan enact:

Sec. 2. As used in this act:

- (a) “Authority” means a brownfield redevelopment authority created under this act.
- (b) “Baseline environmental assessment” means that term as defined in part 201 or 213.
- (c) “Blighted” means property that meets any of the following criteria as determined by the governing body:
 - (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
 - (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
 - (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
 - (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
 - (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
 - (vi) Is property owned by or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

(vii) Has substantial buried subsurface demolition debris present so that the property is unfit for its intended use.

(d) “Board” means the governing body of an authority.

(e) “Brownfield plan” means a plan that meets the requirements of section 13 and section 13b and is adopted under section 14.

(f) “Captured taxable value” means the amount in 1 year by which the current taxable value of an eligible property subject to a brownfield plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value.

(g) “Chief executive officer” means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

(h) “Combined brownfield plan” means a brownfield plan that also includes the information necessary to submit the plan to the department or Michigan strategic fund under section 15(20).

(i) “Construction period tax capture revenues” means funds equal to the amount of income tax levied and imposed in a calendar year upon wages paid to individuals physically present and working within the eligible property for the construction, renovation, or other improvement of eligible property that is an eligible activity within a transformational brownfield plan. As used in this subdivision, “wages” means that term as defined in section 3401 of the internal revenue code of 1986, 26 USC 3401. To calculate the amount of construction period tax capture revenues for a calendar year under a transformational brownfield plan, the state treasurer shall do all of the following:

(i) Require the owner or developer of the eligible property to report the total taxable wages paid to individuals for the construction, renovation, or other improvement of eligible property that is an eligible activity within the transformational brownfield plan. The wages reported under this subparagraph shall exclude any wages paid to employees of the owner or developer.

(ii) Multiply the amount under subparagraph (i) by the effective rate as determined by the state treasurer at which the income tax is levied on an individual in this state. The state treasurer shall estimate the effective rate by taking into account the effect of any exemptions, additions, subtractions, and credits allowable under part 1 of the income tax act of 1967, 1967 PA 281, MCL 206.1 to 206.532. The state treasurer may require the owner or developer to submit any information necessary for the calculation under this subparagraph.

(iii) The wage information and other information required under this subdivision shall be provided to the department of treasury by the owner or developer in a manner prescribed by the state treasurer. The state treasurer may require the owner or developer to provide a review or reconciliation of the wages by an independent auditing firm.

(j) “Corrective action” means that term as defined in part 111 or part 213.

(k) “Department” means the department of environment, Great Lakes, and energy.

(l) “Department specific activities” means baseline environmental assessments, due care activities, response activities, and other environmentally related actions that are eligible activities and are identified as a part of a brownfield plan that are in addition to the minimum due care activities required by part 201, including, but not limited to:

(i) Response activities that are more protective of the public health, safety, and welfare and the environment than required by section 20107a, 20114, or 21304c of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a, 324.20114, and 324.21304c.

(ii) Removal and closure of underground storage tanks pursuant to part 211 or 213.

(iii) Disposal of solid waste, as defined in part 115 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11501 to 324.11554, from the eligible property, provided it was not generated or accumulated by the authority or the developer.

(iv) Dust control related to construction activities.

(v) Removal and disposal of lake or river sediments exceeding part 201 criteria from, at, or related to an economic development project where the upland property is either a facility or would become a facility as a result of the deposition of dredged spoils.

(vi) Industrial cleaning.

(vii) Sheet piling and shoring necessary for the removal of materials exceeding part 201 criteria at projects requiring a permit pursuant to part 301, 303, or 325 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.30101 to 324.30113, MCL 324.30301 to 324.30328, or MCL 324.32501 to 324.32515a.

(viii) Lead, mold, or asbestos abatement when lead, mold, or asbestos pose an imminent and significant threat to human health.

(ix) Environmental insurance.

(m) “Due care activities” means those response activities identified as part of a brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a or 21304c of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a and 324.21304c.

(n) “Economic opportunity zone” means 1 or more parcels of property that meet all of the following:

(i) That together are 40 or more acres in size.

(ii) That contain or contained a manufacturing operation that consists or consisted of 500,000 or more square feet.

(iii) That are located in a municipality that has a population of 30,000 or less and that is contiguous to a qualified local governmental unit.

(o) “Eligible activities” or “eligible activity” means 1 or more of the following:

(i) For all eligible properties, eligible activities include all of the following:

(A) Department specific activities.

(B) Relocation of public buildings or operations for economic development purposes.

(C) Reasonable costs of environmental insurance.

(D) Reasonable costs incurred to develop and prepare brownfield plans, combined brownfield plans, or work plans for the eligible property, including legal and consulting fees that are not in the ordinary course of acquiring and developing real estate.

(E) Reasonable costs of brownfield plan and work plan implementation, including, but not limited to, tracking and reporting of data and plan compliance and the reasonable costs incurred to estimate and determine actual costs incurred, whether those costs are incurred by a municipality, authority, or private developer.

(F) Demolition of structures that is not a response activity, including removal of manufactured debris composed of discarded, unused, or unusable manufactured by-products left on the site by a previous owner. The removal of the manufactured by-products left on the site described in this sub-subparagraph is not eligible for interest reimbursement under sub-subparagraph (H).

(G) Lead, asbestos, or mold abatement.

(H) Except as otherwise provided in sub-subparagraph (F), the repayment of principal of and interest on any obligation issued by an authority to pay the costs of eligible activities attributable to an eligible property.

(ii) For eligible properties located in a qualified local unit of government, or an economic opportunity zone, or that is a former mill, eligible activities include:

(A) The activities described in subparagraph (i).

(B) Infrastructure improvements that directly benefit eligible property.

(C) Site preparation that is not a response activity.

(iii) For eligible properties that are owned by or under the control of a land bank fast track authority, or a qualified local unit of government or authority, eligible activities include:

(A) The eligible activities described in subparagraphs (i) and (ii).

(B) Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned by or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

(C) Assistance to a qualified local governmental unit or authority in clearing or quieting title to, or selling or otherwise conveying, property owned by or under the control of a qualified local governmental unit or authority or the acquisition of property by a qualified local governmental unit or authority if the acquisition of the property is for economic development purposes.

(iv) For eligible activities on eligible property that is included in a transformational brownfield plan, any demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property, including infrastructure improvements that directly benefit eligible property.

(p) “Eligible property” means, except as otherwise provided in this subdivision, property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the brownfield plan, and that is 1 or more of the following:

(i) Is in a qualified local governmental unit and is a facility or a site or property as those terms are defined in part 213, historic resource, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(ii) Is not in a qualified local governmental unit and is a facility, historic resource, functionally obsolete, blighted, or a site or property as those terms are defined in part 213, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(iii) Is tax reverted property owned by or under the control of a land bank fast track authority.

(iv) Is a transit-oriented development or transit-oriented property.

(v) Is located in a qualified local governmental unit and contains a targeted redevelopment area.

(vi) Is undeveloped property that was eligible property in a previously approved brownfield plan abolished under section 14(8).

(vii) Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.

(q) "Environmental insurance" means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.

(r) "Facility" means that term as defined in part 201.

(s) "Fiscal year" means the fiscal year of the authority.

(t) "Former mill" means a former mill that has not been used for industrial purposes for the immediately preceding 2 years, that is not located in a qualified local governmental unit, that is a facility or is a site or a property as those terms are defined in part 213, functionally obsolete, or blighted, and that is located within 15 miles of a river that is a federal superfund site listed under the comprehensive environmental response, compensation and liability act of 1980, 42 USC 9601 to 9675, and that is located in a municipality with a population of less than 10,000.

(u) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

(v) "Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

(w) "Historic resource" means that term as defined in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.

(x) "Income tax" means the tax levied and imposed under part 1 of the income tax act of 1967, 1967 PA 281, MCL 206.1 to 206.532.

(y) "Income tax capture revenues" means funds equal to the amount for each tax year by which the aggregate income tax from individuals domiciled within the eligible property subject to a transformational brownfield plan exceeds the initial income tax value. The state treasurer shall calculate annually the income tax capture revenues associated with each transformational brownfield plan. In calculating income tax capture revenues, the state treasurer shall subtract from the aggregate amount of income tax credits under sections 255, 265, 266, and chapter 9 of the income tax act of 1967, 1967 PA 281, MCL 206.255, 206.265, 206.266, and 206.501 to 206.532. The state treasurer shall require the owner or developer of the eligible property to provide to the department of treasury all of the following information at the end of each calendar year, including the year in which the resolution adding that eligible property in the transformational brownfield plan is adopted:

(i) A list of individuals domiciled within the eligible property.

(ii) The addresses of those individuals identified in subparagraph (i).

(iii) Any other information that may be necessary to calculate the income tax capture revenues. The information required under this subdivision shall be provided in a manner prescribed by the state treasurer.

(z) "Industrial cleaning" means cleaning or removal of contaminants from within a structure necessary to achieve the intended use of the property.

(aa) "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, transit-oriented development, transit-oriented property, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way

and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas. Infrastructure improvements also include 1 or more of the following whether publicly or privately owned or operated or located on public or private property:

- (i) Underground parking.
- (ii) Multilevel parking structures.
- (iii) Urban stormwater management systems.

(bb) “Initial income tax value” means the aggregate amount of income tax less credits under sections 255, 265, 266, and chapter 9 of the income tax act of 1967, 1967 PA 281, MCL 206.255, 206.265, 206.266, and 206.501 to 206.532, from individuals domiciled within the eligible property subject to a transformational brownfield plan for the tax year in which the resolution adding that eligible property in the transformational brownfield plan is adopted.

(cc) “Initial taxable value” means the taxable value of an eligible property identified in and subject to a brownfield plan at the time the resolution adding that eligible property in the brownfield plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the brownfield plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax. The initial assessed value may be modified by lowering the initial assessed value once during the term of the brownfield plan through an amendment as provided in section 14 after the tax increment financing plan fails to generate captured taxes for 3 consecutive years due to declines in assessed value.

(dd) “Initial withholding tax value” means the amount of income tax withheld under part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, from individuals employed within the eligible property subject to a transformational brownfield plan for the calendar year in which the resolution adding the eligible property to the plan is adopted. For purposes of this act, an individual is employed within the eligible property if the eligible property is the individual’s principal place of employment. The initial withholding tax value shall not include construction period tax capture revenues.

(ee) “Land bank fast track authority” means an authority created under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774.

(ff) “Local taxes” means all taxes levied other than taxes levied for school operating purposes.

(gg) “Michigan strategic fund” means the Michigan strategic fund created under the Michigan strategic fund act, 1984 PA 270, MCL 125.2001 to 125.2094.

(hh) “Mixed-use” means a real estate project with planned integration of some combination of retail, office, residential, or hotel uses.

(ii) “Municipality” means all of the following:

- (i) A city.
- (ii) A village.
- (iii) A township in those areas of the township that are outside of a village.

(iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

(v) A county.

(jj) “Owned by or under the control of” means that a land bank fast track authority or a qualified local unit of government has 1 or more of the following:

- (i) An ownership interest in the property.
- (ii) A tax lien on the property.
- (iii) A tax deed to the property.
- (iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.
- (v) A right to collect delinquent taxes, penalties, or interest on the property.
- (vi) The ability to exercise its authority over the property.

(kk) “Part 111”, “part 201”, “part 211”, or “part 213” means that part as described as follows:

(i) Part 111 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.11101 to 324.11153.

(ii) Part 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101 to 324.20142.

(iii) Part 211 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.21101 to 324.21113.

(iv) Part 213 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.21301a to 324.21334.

(ll) "Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

(mm) "Qualified taxpayer" means that term as defined in sections 38d and 38g of former 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437, or a recipient of a community revitalization incentive as described in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.

(nn) "Release" means that term as defined in part 201 or part 213.

(oo) "Response activity" means either of the following:

(i) Response activity as that term is defined in part 201.

(ii) Corrective action.

(pp) "Specific taxes" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the technology park development act, 1984 PA 385, MCL 207.701 to 207.718; the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797; the neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786; the commercial rehabilitation act, 2005 PA 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1025a, that is not required to be distributed to a land bank fast track authority.

(qq) "State brownfield redevelopment fund" means the state brownfield redevelopment fund created in section 8a.

(rr) "Targeted redevelopment area" means not fewer than 40 and not more than 500 contiguous parcels of real property located in a qualified local governmental unit and designated as a targeted redevelopment area by resolution of the governing body and approved by the Michigan strategic fund. A qualified local governmental unit is limited to designating no more than 2 targeted redevelopment areas for the purposes of this section in a calendar year. The Michigan strategic fund may approve no more than 5 targeted redevelopment areas for the purposes of this section in a calendar year.

(ss) "Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a brownfield plan and personal property located on that property, regardless of whether those taxes began to be levied after the brownfield plan was adopted. Tax increment revenues do not include any of the following:

(i) Ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes.

(ii) For tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority under part 2 of the recodified tax increment financing act, 2018 PA 57, MCL 125.4201 to 125.4230, tax increment finance authority under the tax increment finance authority act, part 3 of the recodified tax increment financing act, 2018 PA 57, MCL 125.4301 to 125.4329, corridor improvement authority under part 6 of the recodified tax increment financing act, 2018 PA 57, MCL 125.4602 to 125.4629, or local development finance authority under part 4 of the recodified tax increment financing act, 2018 PA 57, MCL 125.4401 to 125.4420, if those taxes were captured by these other authorities on the date that eligible property became subject to a brownfield plan under this act.

(iii) Ad valorem property taxes levied under 1 or more of the following or specific taxes attributable to those ad valorem property taxes:

(A) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(B) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(tt) "Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(uu) "Taxes levied for school operating purposes" means all of the following:

(i) The taxes levied by a local school district for operating purposes.

(ii) The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(iii) That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

(vv) "Transformational brownfield plan" means a brownfield plan that meets the requirements of section 13c and is adopted under section 14a and, as designated by resolution of the governing body and approved by the Michigan strategic fund, will have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the plan. To be designated a transformational brownfield plan, a transformational brownfield plan under this subdivision shall be for mixed-use development and shall be expected to result in the following levels of capital investment:

(i) In a municipality that is not a county and that has a population of at least 600,000, \$500,000,000.00.

(ii) In a municipality that is not a county and that has a population of at least 150,000 and not more than 599,999, \$100,000,000.00.

(iii) In a municipality that is not a county and that has a population of at least 100,000 and not more than 149,999, \$75,000,000.00.

(iv) In a municipality that is not a county and that has a population of at least 50,000 and not more than 99,999, \$50,000,000.00.

(v) In a municipality that is not a county and that has a population of at least 25,000 and not more than 49,999, \$25,000,000.00.

(vi) In a municipality that is not a county and that has a population of less than 25,000, \$15,000,000.00.

(ww) "Transit-oriented development" means infrastructure improvements that are located within 1/2 mile of a transit station or transit-oriented property that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

(xx) "Transit-oriented property" means property that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(yy) "Withholding tax capture revenues" means the amount for each calendar year by which the income tax withheld under part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, from individuals employed within the eligible property subject to a transformational brownfield plan exceeds the initial withholding tax value. Withholding tax capture revenues shall not include income tax from individuals domiciled within the eligible property or construction period tax capture revenues. To calculate withholding tax capture revenues for a calendar year under a transformational brownfield plan, the state treasurer or the Michigan strategic fund shall do all of the following:

(i) The state treasurer shall require the owner or developer of the eligible property to provide the department of treasury with notice not more than 10 days from the date an employer commences or terminates occupancy within the eligible property. As used in this subdivision, "employer" means that term as defined in section 8 of the income tax act of 1967, 1967 PA 281, MCL 206.8.

(ii) The state treasurer shall develop methods and processes that are necessary for each employer occupying the eligible property to report the amount of withholding under part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, from individuals employed within the eligible property.

(iii) The Michigan strategic fund shall include the following provisions in the development or reimbursement agreement for any transformational brownfield plan that utilizes withholding tax capture revenues:

(A) That the owner or developer of the eligible property shall require each employer occupying the eligible property to comply with the reporting requirements under this section through a contract requirement, lease requirement, or other such means.

(B) That reimbursement of withholding tax capture revenues is limited to amounts that are reported in accordance with part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, and this state has no obligation with respect to withholding tax capture revenues that are not reported or paid.

(zz) "Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

(aaa) "Zone" means, for an authority established before June 6, 2000, a brownfield redevelopment zone designated under this act.

Sec. 8. (1) An authority may establish a local brownfield revolving fund. A local brownfield revolving fund shall consist of funds deposited from the following sources:

(a) Funds appropriated or otherwise made available from public or private sources.

(b) Local tax and school operating tax increment revenue captured in excess of the amount authorized for eligible expenses under section 13(4) only when all of the following conditions are met:

(i) The excess capture occurs during the time of capture for the purpose of paying the costs permitted under section 13(4), or for not more than 5 years after the time that capture is required for the purpose of paying the costs permitted under section 13(4), or both.

(ii) The excess local tax capture shall not exceed the total of the cost of eligible activities approved in the brownfield plan.

(iii) The excess capture of taxes for school operating purposes shall not exceed the total of the cost of eligible department specific activities approved in the applicable brownfield plan, combined brownfield plan, or work plan. The total excess tax capture shall not exceed the total of the cost of eligible activities approved in the brownfield plan.

(iv) Excess tax increment revenues from taxes levied for school operating purposes for eligible activities authorized under section 13b(4) by the Michigan strategic fund shall not be captured for deposit in the local brownfield revolving fund.

(2) The capture of school operating tax increment revenue described in subsection (1)(b) is subject to the 50% capture specified in section 13b(14).

(3) The tax increment revenues from eligible property for deposit in the local brownfield revolving fund may include tax increment revenues attributable to taxes levied for school operating purposes in an amount not greater than the tax increment revenues levied for school operating purposes captured from the eligible property pursuant to section 13(4).

(4) The local brownfield revolving fund may be used only to pay the costs of eligible activities on property that is located within the municipality and meets at least 1 of the conditions under section 2(o). However, activities outlined in section 13b(8) may be conducted and funded on prospective properties.

(5) An authority or a municipality on behalf of an authority may incur an obligation for the purpose of funding a local brownfield revolving fund.

Sec. 13. (1) When adopting a brownfield plan, the board shall comply with the notice and approval provisions of section 14.

(2) Subject to section 15, the board may implement a brownfield plan. The brownfield plan may apply to 1 or more parcels of eligible property whether or not those parcels of eligible property are contiguous and may be amended to apply to additional parcels of eligible property. Except as otherwise authorized by this act, if more than 1 eligible property is included within the plan, the tax increment revenues under the plan shall be determined individually for each eligible property. Each plan or an amendment to a plan shall be approved by the governing body of the municipality and shall contain all of the following:

(a) A description of the costs of the plan intended to be paid for with the tax increment revenues or, for a plan for eligible properties qualified on the basis that the property is owned by or under the control of a land bank fast track authority, a listing of all eligible activities that may be conducted for 1 or more of the eligible properties subject to the plan.

(b) A brief summary of the eligible activities that are proposed for each eligible property or, for a plan for eligible properties qualified on the basis that the property is owned by or under the control of a land bank fast track authority, a brief summary of eligible activities conducted for 1 or more of the eligible properties subject to the plan.

(c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from the eligible property. The plan may provide for the use of part or all of the captured taxable value, including deposits in the local brownfield revolving fund, but the portion intended to be used shall be clearly stated in the plan. The plan shall not provide either for an exclusion from captured taxable value of a portion of the captured taxable value or for an exclusion of the tax levy of 1 or more taxing jurisdictions unless the tax levy is excluded from tax increment revenues in section 2(ss), or unless the tax levy is excluded from capture under section 15.

(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality.

(e) The maximum amount of note or bonded indebtedness to be incurred, if any.

(f) The proposed beginning date and duration of capture of tax increment revenues for each eligible property as determined under section 13b(16).

(g) An estimate of the future tax revenues of all taxing jurisdictions in which the eligible property is located to be generated during the term of the plan.

(h) A legal description of the eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as part of the eligible property. If the project is on property that is functionally obsolete, the taxpayer shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

(i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan shall include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan.

(k) Provision for the costs of relocating persons displaced by implementation of the plan, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646.

(l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(m) Other material that the authority or governing body considers pertinent to the brownfield plan.

(3) When taxes levied for school operating purposes are subject to capture under section 15, the percentage of school operating tax increment revenues captured relating to a parcel of eligible property under a brownfield plan shall not be greater than the percentage of local tax increment revenues that are captured under the brownfield plan relating to that parcel of eligible property.

(4) Except as provided in subsection (5) and sections 8, 13b(4) and (5), and 13c(12), tax increment revenues related to a brownfield plan shall be used only for 1 or more of the following:

(a) Costs of eligible activities attributable to the eligible property that produces the tax increment revenues.

(b) Eligible activities attributable to any eligible property for property that is owned by or under the control of a land bank fast track authority or a qualified local unit of government.

(5) A brownfield plan may only authorize the capture of tax increment revenue from eligible property until the year in which the total amount of tax increment revenues captured is equal to the sum of the costs permitted to be funded with tax increment revenues under this act or for not more than 30 years from the beginning date of the capture of the tax increment revenues for that eligible property, whichever occurs first. A brownfield plan may authorize the capture of additional local and school operating tax increment revenue from an eligible property for the local brownfield revolving fund created under section 8 during 1 or more of the following time frames:

(a) The time of capture described in this subsection for the purpose of paying the costs permitted under subsection (4) or section 13b(4).

(b) For not more than 5 years after the date specified in subdivision (a).

Sec. 13b. (1) An authority shall not expend tax increment revenues to acquire or prepare eligible property unless the acquisition or preparation is an eligible activity.

(2) An authority shall not enter into agreements with the taxing jurisdictions and the governing body of the municipality to share a portion of the taxes captured from an eligible property under this act. Upon adoption of the plan, the collection and transmission of the amount of tax increment revenues as specified in this act shall be binding on all taxing units levying ad valorem property taxes or specific taxes against property located in the zone.

(3) Tax increment revenues captured from taxes levied by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, or taxes levied by a local school district shall not be used to assist a land bank fast track authority with clearing or quieting title, acquiring, selling, or conveying property, except as provided in subsection (4).

(4) If a brownfield plan includes the use of taxes levied for school operating purposes captured from an eligible property for eligible activities that are not department specific activities, then 1 or more of the following apply:

(a) A combined brownfield plan or a work plan shall be approved by the Michigan strategic fund and a development agreement or reimbursement agreement between the municipality or authority and an owner or

developer of eligible property is required before such tax increment may be used for infrastructure improvements that directly benefit eligible property, demolition of structures that is not response activity, lead, mold, or asbestos abatement that is not a department specific activity, site preparation that is not response activity, relocation of public buildings or operations for economic development purposes, or acquisition of property by a land bank fast track authority if acquisition of the property is for economic development purposes.

(b) Approval of a combined brownfield plan or a work plan by the Michigan strategic fund in the manner required under section 15(12) to (14) or (20) is required in order to use the tax increment revenues to assist a land bank fast track authority or qualified local governmental unit with clearing or quieting title, acquiring, selling, or conveying property.

(c) The combined brownfield plan or work plan to be submitted to the Michigan strategic fund under this subsection shall be in a form prescribed by the Michigan strategic fund.

(d) The eligible activities to be conducted and described in this subsection shall be consistent with the combined brownfield plan or work plan submitted by the authority to the Michigan strategic fund.

(e) The department's approval is not required for the capture of taxes levied for school operating purposes for eligible activities described in this section.

(5) If a brownfield plan includes the use of taxes levied for school operating purposes captured from eligible property for department specific activities, a combined brownfield plan or a work plan must be approved by the department with the exception of those activities identified in subsections (8) and (9).

(6) An authority shall not do any of the following:

(a) Use taxes captured from eligible property to pay for eligible activities conducted before approval of the brownfield plan.

(b) Use taxes captured from eligible property to pay for administrative and operating activities of the authority or the municipality on behalf of the authority for activities, other than those identified in subsection (7).

(c) Use taxes levied for school operating purposes captured from eligible property for activities other than those identified in subsections (4), (5), and (12).

(d) Use construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues to pay for eligible activities conducted before approval of the transformational brownfield plan except for costs described in section 13c(10).

(e) Use construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues for any expense other than as provided for in section 13c(2), except for the reasonable costs for preparing a transformational brownfield plan and the additional administrative and operating expenses of the authority or municipality as are specifically associated with the implementation of a transformational brownfield plan. For purposes of this subsection, the reasonable costs of preparing a transformational brownfield plan include the reasonable costs of preparing an associated work plan, combined brownfield plan, and development or reimbursement agreement.

(7) An authority may use taxes captured from eligible property to pay for the administrative and operating costs under 1 or more of the following:

(a) Local taxes captured may be used for 1 or more of the following administrative and operating purposes:

(i) Reasonable and actual administrative and operating expenses of the authority.

(ii) Department specific activities conducted by or on behalf of the authority related directly to work conducted on prospective eligible properties prior to approval of the brownfield plan.

(iii) Reasonable costs of developing and preparing brownfield plans, combined plans, or work plans for which tax increment revenues may be used under subsection (4), including, but not limited to, legal and consulting fees that are not in the ordinary course of acquiring and developing real estate.

(iv) Reasonable cost of brownfield plan or work plan implementation, including, but not limited to, tracking and reporting data and plan compliance.

(b) Taxes levied for school operating purposes may be used for 1 or more of the following administrative and operating purposes:

(i) Reasonable costs of developing and preparing brownfield plans, combined brownfield plans, or work plans for which tax increment revenues may be used under section 13(4), including, but not limited to, legal and consulting fees that are not in the ordinary course of acquiring and developing real estate, not to exceed \$30,000.00.

(ii) Reasonable costs of brownfield plan or work plan implementation, including, but not limited to, tracking and reporting of data and plan compliance, not to exceed \$30,000.00.

(c) In each fiscal year of the authority, the amount of tax increment revenues attributable to local taxes that an authority can use for the purposes described in subdivisions (a) and (b) shall be determined as follows:

- (i) For authorities that have 5 or fewer active projects, \$100,000.00.
- (ii) For authorities that have 6 or more but fewer than 11 active projects, \$125,000.00.
- (iii) For authorities that have 11 or more but fewer than 16 active projects, \$150,000.00.
- (iv) For authorities that have 16 or more but fewer than 21 active projects, \$175,000.00.
- (v) For authorities that have 21 or more but fewer than 26 active projects, \$200,000.00.
- (vi) For authorities that have 26 or more but fewer than 31 active projects, \$300,000.00.
- (vii) For authorities that have 31 or more but fewer than 54 active projects, \$500,000.00.
- (viii) For authorities that have 54 or more but fewer than 74 active projects, \$700,000.00.
- (ix) For authorities that have 74 or more but fewer than 99 active projects, \$900,000.00.
- (x) For authorities that have 99 or more active projects, \$1,000,000.00.

(d) Nothing contained in this subsection shall limit the amount of funds that may be granted, loaned, or expended by a local brownfield revolving fund for eligible activities.

(e) As used in this subsection, “active project” means a project in which the authority is currently capturing taxes under this act. The amounts of tax increment revenues attributable to local taxes listed in this subsection that an authority can use for the purposes described in this subsection may be increased by 2% for each written agreement entered into by an authority in either of the following situations up to a total maximum increase of 10%:

(i) The authority is an authority established by a county and that authority enters into a written agreement with 1 or more municipalities within that county to serve as the only authority for those other municipalities.

(ii) The authority enters into a written agreement with 1 or more other authorities to administer 1 or more administrative operations of those other authorities.

(8) The limitations of subsections (4), (5), and (6) upon the use of taxes levied for school operating purposes shall not apply to the costs of 1 or more of the following incurred by a person other than the authority:

(a) Site investigation activities required to conduct a baseline environmental assessment and to evaluate compliance with sections 20107a and 21304c of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a and 324.21304c.

(b) Completing a baseline environmental assessment.

(c) Preparing a plan for compliance with sections 20107a and 21304c of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a and 324.21304c.

(d) Performing pre-demolition and building hazardous materials surveys.

(e) Asbestos, mold, and lead surveys.

(9) The limitations of subsections (4), (5), and (6) upon the use of local taxes and taxes levied for school operating purposes shall not apply to the following costs and expenses:

(a) For tax increment revenues attributable to taxes levied for school operating purposes, eligible activities associated with unanticipated response activities conducted on eligible property if that eligible property has been included in a brownfield plan, if the department is consulted in writing on the unanticipated response activities before they are conducted and the costs of those activities are subsequently included in a brownfield plan, combined brownfield plan or a work plan or amendment approved by the authority and approved by the department.

(b) For tax increment revenues attributable to local taxes, any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the brownfield plan, if those costs and the eligible property are subsequently included in a brownfield plan approved by the authority.

(c) For tax increment revenues attributable to taxes levied for school operating purposes, eligible activities described in subsection (4) and conducted on eligible property or prospective eligible properties prior to approval of the brownfield plan, if those costs and the eligible property are subsequently included in a brownfield plan approved by the authority and a combined brownfield plan or work plan approved by the Michigan strategic fund.

(d) Reasonable cost of developing and preparing brownfield plans, combined brownfield plans, or work plans for which tax increment revenues may be used under section 13(4), including, but not limited to, legal and consulting fees that are not in the ordinary course of acquiring and developing real estate.

(e) Reasonable cost of brownfield plan or work plan implementation, including, but not limited to, tracking and reporting of data and plan compliance.

(10) An authority shall not use taxes levied for school operating purposes captured from eligible property for response activities that benefit a party responsible for an activity causing a release under section 20126 or 21323a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20126 and 324.21323a, except that a municipality that established the authority may use taxes levied for school operating purposes captured from eligible property for response activities associated with a landfill.

(11) A brownfield authority may reimburse advances, with or without interest, made by a municipality under section 7(3), a land bank fast track authority, or any other person or entity for costs of eligible activities with any source of revenue available for use of the brownfield authority under this act.

(12) A brownfield authority may capture taxes for the payment of interest, as follows:

(a) If an authority reimburses a person or entity under this section for an advance for the payment or reimbursement of the cost of eligible activities and interest thereon, the authority may capture local taxes for the payment of that interest.

(b) If an authority reimburses a person or entity under this section for an advance for the payment or reimbursement of the cost of department specific activities and interest thereon included in a combined brownfield plan or a work plan approved by the department, the authority may capture taxes levied for school operating purposes and local taxes for the payment of that interest.

(c) If an authority reimburses a person or entity under this section for an advance for the payment or reimbursement of the cost of eligible activities that are not department specific activities and interest thereon included in a combined brownfield plan or a work plan approved by the Michigan strategic fund, the authority may capture taxes levied for school operating purposes and local taxes for the payment of that interest provided that the Michigan strategic fund grants an approval for the capture of taxes levied for school operating purposes to pay such interest.

(13) An authority may enter into agreements related to these reimbursements and payments described in this section. A reimbursement agreement for these purposes and the obligations under that reimbursement agreement shall not be subject to section 13 or the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(14) Notwithstanding anything to the contrary in this act, for a brownfield plan that includes the capture of taxes levied for school operating purposes from each eligible property included in a brownfield plan after January 1, 2013, an authority shall pay to the department of treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, including 50% of that portion of specific taxes attributable to, but not levied under, the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, that are captured under the brownfield plan until the expiration of the earlier of the following:

(a) Twenty-five years of capture of tax increment revenues from such eligible property included in the brownfield plan.

(b) The later of:

(i) The date of repayment of all eligible expenses relative to such eligible property.

(ii) The date excess capture is terminated under subsection (16).

(15) The department of treasury shall deposit the amounts described in subsection (14) into the state brownfield redevelopment fund. If an authority makes a payment as required under subsection (14) to the department of treasury, the local taxes levied on that parcel and used to reimburse eligible activities under a brownfield plan shall not be increased or decreased due to that payment. If, due to an appeal of any tax assessment, an authority is required to reimburse a taxpayer for any portion of the amount paid to the department of treasury under this subsection, the department of treasury shall reimburse that amount to the authority within 30 days after receiving a request from the authority for reimbursement.

(16) The brownfield plan shall include a proposed beginning date of capture. If the actual beginning date of capture of tax increment revenues is later than 5 years following the date of the adoption of the brownfield plan resolution, then the maximum number of years of capture will decrease. The end date of capture must be no later than 35 years after the date of the adoption of the brownfield plan resolution. The authority may amend the beginning date of capture of tax increment revenues for a particular eligible property as long as the authority has not begun to reimburse eligible activities from the capture of tax increment revenues from that eligible property. Any tax increment revenues captured from an eligible property before the beginning date of capture of tax increment revenues for that eligible property shall revert proportionately to the respective tax bodies.

Sec. 15. (1) To seek department approval of a work plan under section 13b(6)(c), the authority shall submit all of the following for each eligible property:

(a) A copy of the brownfield plan.

(b) Current ownership information for each eligible property and a summary of available information on proposed future ownership, including the amount of any delinquent taxes, interest, and penalties that may be due.

(c) A summary of available information on the historical and current use of each eligible property, including a brief summary of site conditions and what is known about environmental contamination as that term is defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(d) Existing and proposed future zoning for each eligible property.

(e) A brief summary of the proposed redevelopment and future use for each eligible property.

(2) Upon receipt of a request for approval of a work plan under subsection (1) or a portion of a work plan that pertains to only department specific activities, the department shall review the work plan according to subsection (3) and provide 1 of the following written responses to the requesting authority within 60 days:

(a) An unconditional approval.

(b) A conditional approval that delineates specific necessary modifications to the work plan to meet the criteria of subsection (3), including, but not limited to, individual activities to be modified, added, or deleted from the work plan and revision of costs. The department may not condition its approval on deletions from or modifications of the work plan relating to activities to be funded solely by tax increment revenues not attributable to taxes levied for school operating purposes.

(c) If the work plan lacks sufficient information for the department to respond under subdivision (a), (b), or (d) for any specific activity, a letter stating with specificity the necessary additions or changes to the work plan to be submitted before that activity will be considered by the department. The department shall respond under subdivision (a), (b), or (d) according to this section for the other activities in the work plan.

(d) A denial if the property is not an eligible property under this act, if the work plan contemplates the use of taxes levied for school operating purposes prohibited by section 13b(10), or for any specific activity if the activity is prohibited by section 13b(6)(a). The department may also deny any activity in a work plan that does not meet the conditions in subsection (3) only if the department cannot respond under subsection (2)(b) or (c). The department shall accompany the denial with a letter that states with specificity the reason for the denial. The department shall respond under subsection (2)(a), (b), or (c) according to this section for any activities in the work plan that are not denied under this subdivision. If the department denies all or a portion of a work plan under this subdivision, the authority may subsequently resubmit the work plan.

(3) The department may approve a work plan if the following conditions have been met:

(a) Whether some or all of the activities constitute department specific activities other than activities that are exempt from the work plan approval process under section 13b(8).

(b) The department specific activities, other than the activities that are exempt from the work plan approval process under section 13b(8), are protective of the public health, safety, and welfare and the environment. The department may approve department specific activities that are more protective of the public health, safety, and welfare and the environment than required by section 20107a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a, if those activities provide public health or environmental benefit. In review of a work plan that includes department specific activities that are more protective of the public health, safety, and welfare and the environment, the department's considerations may include, but are not limited to, all of the following:

(i) Proposed new land use and reliability of restrictions to prevent exposure to contamination.

(ii) The cost to implement activities minimally necessary to achieve due care compliance, the total cost of response activities, and the incremental cost of department specific activities in excess of those activities minimally necessary to achieve due care compliance.

(iii) Long-term obligations associated with leaving contamination in place and the value of reducing or eliminating these obligations.

(c) The estimated costs for the activities as a whole are reasonable for the stated purpose. Except as provided in subdivision (b), the department shall make the determination in this subdivision only after the department determines that the conditions in subdivisions (a) and (b) have been met.

(4) If the department fails to provide a written response under subsection (2) within 60 days after receipt of a request for approval of a work plan, the authority may proceed with the activities as outlined in the work plan as submitted for approval. Except as provided in subsection (5), activities conducted pursuant to a work plan that was submitted to the department for approval but for which the department failed to provide a written response under subsection (2) shall be considered approved for the purposes of subsection (1). Within 45 days after receiving additional information requested from the authority under subsection (2)(c), the department shall review the additional information according to subsection (3) and provide 1 of the responses described in subsection (2) to

the requesting authority for the specific activity. If the department does not provide a response to the requesting authority within 45 days after receiving the additional information requested under subsection (2)(c), the activity is approved under section 13b.

(5) The department may issue a written response to a work plan more than 60 days but less than 6 months after receipt of a request for approval. If the department issues a written response under this subsection, the authority is not required to conduct individual activities that are in addition to the individual activities included in the work plan as it was submitted for approval and failure to conduct these additional activities shall not affect the authority's ability to capture taxes under section 13b for the eligible activities described in the work plan initially submitted under subsection (4). In addition, at the option of the authority, these additional individual activities shall be considered part of the work plan of the authority and approved for purposes of section 13b. However, any response by the department under this subsection that identifies additional individual activities that must be carried out to satisfy part 201 or part 213 must be satisfactorily completed for the activities to be considered acceptable for the purposes of compliance with part 201 or part 213.

(6) If the department issues a written response under subsection (5) to a work plan and if the department's written response modifies an individual activity proposed by the work plan of the authority in a manner that reduces or eliminates a proposed response activity, the authority must complete those individual activities in accordance with the department's response in order for that portion of the work plan to be considered approved for purposes of section 13b, unless 1 or more of the following conditions apply:

(a) Obligations for the individual activity have been issued by the authority, or by a municipality on behalf of the authority, to fund the individual activity prior to issuance of the department's response.

(b) The individual activity has commenced or payment for the work has been irrevocably obligated prior to issuance of the department's response.

(7) It shall be in the sole discretion of an authority to propose to undertake department specific activities under subsection (3)(b) at an eligible property under a brownfield plan. The department shall not require a work plan to include department specific activities that are more protective of public health, safety, welfare, and the environment.

(8) The department shall review the portion of a work plan that includes department specific activities in accordance with subsection (3).

(9) The department's approval or denial of a work plan submitted under this section constitutes a final decision in regard to the use of taxes levied for school operating purposes but does not restrict an authority's use of tax increment revenues attributable to local taxes to pay for eligible activities under a brownfield plan. If a person is aggrieved by the final decision, the person may appeal under section 631 of the revised judicature act of 1961, 1961 PA 236, MCL 600.631.

(10) To seek Michigan strategic fund approval of a work plan under section 13b(4) or 13c(6), the authority shall submit all of the following for each eligible property:

(a) A copy of the brownfield plan or the transformational brownfield plan.

(b) Current ownership information for each eligible property and a summary of available information on proposed future ownership, including the amount of any delinquent taxes, interest, and penalties that may be due.

(c) A summary of available information on the historical and current use of each eligible property.

(d) Existing and proposed future zoning for each eligible property.

(e) A brief summary of the proposed redevelopment and future use for each eligible property.

(f) A separate work plan, or part of a work plan, for each eligible activity described in section 13b(4) to be undertaken. For a transformational brownfield plan, the Michigan strategic fund shall prescribe the form and content for the work plan to address additional eligible activities under section 2(o)(iv).

(g) A copy of the development agreement or reimbursement agreement required under section 13b(4) or 13c(6), which shall include, but is not limited to, a detailed summary of any and all ownership interests, monetary considerations, fees, revenue and cost sharing, charges, or other financial arrangements or other consideration between the parties.

(11) Upon receipt of a request for approval of a work plan, the Michigan strategic fund shall provide 1 of the following written responses to the requesting authority within 60 days following receipt of a request for approval or within 7 days following the first meeting of the board after the 60-day period following receipt of the request for approval, whichever is later:

(a) An unconditional approval that includes an enumeration of eligible activities and a maximum allowable capture amount.

(b) A conditional approval that delineates specific necessary modifications to the work plan, including, but not limited to, individual activities to be added or deleted from the work plan and revision of costs.

(c) A denial and a letter stating with specificity the reason for the denial. If a work plan is denied under this subsection, the work plan may be subsequently resubmitted.

(12) In its review of a work plan under section 13b(4) or 13c(6), the Michigan strategic fund shall consider the following criteria to the extent reasonably applicable to the type of activities proposed as part of that work plan when approving or denying a work plan:

(a) Whether the individual activities included in the work plan are sufficient to complete the eligible activity.

(b) Whether each individual activity included in the work plan is required to complete the eligible activity.

(c) Whether the cost for each individual activity is reasonable.

(d) The overall benefit to the public.

(e) The extent of reuse of vacant buildings and redevelopment of blighted property.

(f) Creation of jobs.

(g) Whether the eligible property is in an area of high unemployment.

(h) The level and extent of contamination alleviated by or in connection with the eligible activities.

(i) The level of private sector contribution.

(j) If the developer or projected occupant of the new development is moving from another location in this state, whether the move will create a brownfield.

(k) Whether the project of the developer, landowner, or corporate entity that is included in the work plan is financially and economically sound.

(l) Other state and local incentives available to the developer, landowner, or corporate entity for the project of the developer, landowner, or corporate entity that is included in the work plan.

(m) Any other criteria that the Michigan strategic fund considers appropriate for the determination of eligibility or for approval of the work plan.

(13) If the Michigan strategic fund fails to provide a written response under subsection (11) within 60 days following receipt of a request for approval of a work plan or within 7 days following the first meeting of the board after the 60-day period following receipt of the request for approval of a work plan, whichever is later, or 90 days following receipt of a request for approval in the case of a transformational brownfield plan or within 7 days following the first meeting of the board after the 90-day period following receipt of a request for approval in the case of a transformational brownfield plan, whichever is later, the eligible activities shall be considered approved and the authority may proceed with the eligible activities described in sections 13b(4) and 13c(6) as outlined in the work plan as submitted for approval.

(14) The Michigan strategic fund approval of a work plan under sections 13b(4) and 13c(6) is final.

(15) The Michigan strategic fund shall submit a report each year to each member of the legislature as provided in section 16(4).

(16) All taxes levied for school operating purposes that are not used for eligible activities consistent with a combined brownfield plan or a work plan approved by the department or the Michigan strategic fund or for the payment of interest under sections 13 and 13b and that are not deposited in a local brownfield revolving fund shall be distributed proportionately between the local school district and the school aid fund.

(17) The department's approval of a work plan under subsection (2)(a) or (b) does not imply an entitlement to reimbursement of the costs of the eligible activities if the work plan is not implemented as approved.

(18) The party seeking work plan approval and the department can, by mutual agreement, extend the time period for any review described in this section. An agreement described in this subsection shall be documented in writing.

(19) If a brownfield plan includes the capture of taxes levied for school operating purposes, the chairperson of the Michigan strategic fund may approve, without a meeting of the fund board, combined brownfield plans and work plans that address eligible activities described in section 13b(4) totaling an amount of \$1,000,000.00 or less according to subsections (10), (11), (12), (13), and (14) that include reimbursement of taxes levied for school operating purposes.

(20) In lieu of seeking approval of a work plan under section 13b(4) or (6)(c) or section 13c(6), an authority may seek approval of a combined brownfield plan from the department or Michigan strategic fund under this subsection as follows:

(a) To seek approval of a combined brownfield plan under this subsection, the authority shall, at least 30 days before the hearing on the combined brownfield plan to allow for consultation between the authority and the department or the Michigan strategic fund and at least 60 days in the case of a transformational brownfield plan,

provide notice that the authority will be seeking approval of a combined brownfield plan in lieu of a work plan to 1 or more of the following:

(i) The department, if the combined brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require approval by the department under section 13b(6)(c).

(ii) The Michigan strategic fund, if the combined brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to subsection (12) or section 13c(6), or the use of construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues.

(b) After the governing body approves a combined brownfield plan, the authority shall submit the combined brownfield plan to the department under the circumstances described in subdivision (a)(i) or Michigan strategic fund under the circumstances described in subdivision (a)(ii).

(c) The department shall review a combined brownfield plan according to subdivision (e). The Michigan strategic fund shall review a combined brownfield plan according to subdivision (f).

(d) Upon receipt of a combined brownfield plan under subdivision (b), the department or Michigan strategic fund shall provide 1 of the following written responses to the requesting authority within 60 days or, in the case of a transformational brownfield plan, within 90 days:

(i) An unconditional approval that includes an enumeration of eligible activities and a maximum allowable capture amount.

(ii) A conditional approval that delineates specific necessary modifications to the combined brownfield plan, including, but not limited to, individual activities to be added to or deleted from the combined brownfield plan and revision of costs.

(iii) A denial and a letter stating with specificity the reason for the denial. If a combined brownfield plan is denied under this subdivision, the combined brownfield plan may be subsequently resubmitted.

(e) The department may approve a combined brownfield plan if the authority submits the information identified in subsection (1) and if the conditions identified in subsection (3) are met.

(f) The Michigan strategic fund shall consider the criteria identified in subsection (12) to the extent reasonably applicable to the type of activities proposed as part of a combined brownfield plan when approving or denying the combined brownfield plan and, in the case of a transformational brownfield plan, shall also consider the criteria described in section 14a(3).

(g) If the department or Michigan strategic fund issues a written response to a requesting authority under subdivision (d)(i) or (ii), the governing body or its designee may administratively approve any modifications to a combined brownfield plan required by the written response without the need to follow the notice and approval process required by section 14(6) unless the modifications add 1 or more parcels of eligible property or increase the maximum amount of tax increment revenues or, in the case of a transformational brownfield plan, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues approved for the project.

(h) If the department or Michigan strategic fund fails to provide a written response under subdivision (d) within 60 days after receipt of a complete combined brownfield plan, or 90 days in the case of a transformational brownfield plan, the eligible activities shall be considered approved as submitted.

(i) The approval of a combined brownfield plan by the department or Michigan strategic fund under this subsection is final.

Sec. 16. (1) The municipal and county treasurers shall transmit tax increment revenues to the authority not more than 30 days after tax increment revenues are collected.

(2) The authority shall expend the tax increment revenues received only in accordance with the brownfield plan. All surplus funds not deposited in the local brownfield revolving fund of the authority under section 8 shall revert proportionately to the respective taxing bodies, except as provided in section 15(16).

(3) The authority shall submit annually to the governing body, the department, and the Michigan strategic fund a financial report on the status of the activities of the authority for each calendar year. The report shall include all of the following:

(a) The total amount of local taxes that are approved for capture and the total amount of taxes levied for school operating purposes that are approved for capture for each parcel included in a brownfield plan.

(b) The amount and purpose of expenditures of tax increment revenues.

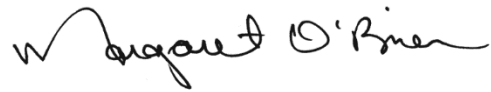
(c) The amount and source of tax increment revenues received for each active brownfield plan, including the amount of tax increment revenues captured in the most recent tax year and the cumulative amount of tax increment revenues captured for each brownfield plan.

- (d) The initial taxable value of all eligible property subject to the brownfield plan.
 - (e) The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.
 - (f) The amount of actual capital investment made for each project.
 - (g) The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 13b(6)(c), section 2(o)(i)(F) and (G), and section 2(o)(ii)(B) and (C).
 - (h) The number of residential units constructed or rehabilitated for each project.
 - (i) The amount, by square foot, of new or rehabilitated residential, retail, commercial, or industrial space for each project.
 - (j) The number of new jobs created at the project.
 - (k) A copy of all brownfield plan amendments approved by the local unit of government.
 - (l) All additional information that the governing body, the department, or the Michigan strategic fund considers necessary.
- (4) The department and the Michigan strategic fund shall collect the financial reports submitted under subsection (3), compile a combined report, which includes the use of local taxes, taxes levied for school operating purposes, and the state brownfield redevelopment fund, based on the information contained in those reports and any additional information considered necessary, and submit annually a report based on that information to each member of the legislature.
- (5) Beginning on January 1, 2013, all of the following reporting obligations apply:
- (a) The department shall on a quarterly basis post on its website the name, location, and amount of tax increment revenues, including taxes levied for school operating purposes, for each project approved by the department under this act during the immediately preceding quarter.
 - (b) The Michigan strategic fund shall on a quarterly basis post on its website the name, location, and amount of tax increment revenues, including taxes levied for school operating purposes, for each project approved by the Michigan strategic fund under this act during the immediately preceding quarter.
- (6) In addition to any other requirements under this act, not less than once every 3 years beginning not later than June 30, 2008, the auditor general shall conduct and report a performance postaudit on the effectiveness of the program established under this act. As part of the performance postaudit, the auditor general shall assess the extent to which the implementation of the program by the department and the Michigan strategic fund facilitate and affect the redevelopment or reuse of eligible property and identify any factors that inhibit the program's effectiveness. The performance postaudit shall also assess the extent to which the interpretation of statutory language, the development of guidance or administrative rules, and the implementation of the program by the department and the Michigan strategic fund is consistent with the fundamental objective of facilitating and supporting timely and efficient brownfield redevelopment of eligible properties.
- (7) The owner or developer for an active project included within a brownfield plan must annually submit to the authority a report on the status of the project. The report shall be in a form developed by the authority and must contain information necessary for the authority to report under subsection (3)(f), (h), (i), (j), and (k). The authority may waive the requirement to submit a report under this subsection. As used in this subsection, "active project" means a project for which the authority is currently capturing taxes under this act.
- (8) For a transformational brownfield plan, all of the following shall also apply:
- (a) The state treasurer shall transfer to the state brownfield redevelopment fund each fiscal year an amount equal to the construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues under all approved plans as provided for in section 8a(4). Funds shall be transmitted to the authority, or owner or developer of the eligible property to which the revenues are attributable, within 30 days of transfer to the state brownfield redevelopment fund.
 - (b) The authority, the department, and the Michigan strategic fund shall follow the reporting requirements of subsections (3), (4), and (5) with respect to all approved transformational brownfield plans, and shall provide information on the amount and use of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues to the same extent required for tax increment revenues.
 - (c) The owner or developer of active projects included within a transformational brownfield plan shall provide the information required for the authority, the department, and the Michigan strategic fund to satisfy the reporting and audit requirements of this section.

This act is ordered to take immediate effect.



Clerk of the House of Representatives



Secretary of the Senate

Approved _____

Governor