



Washtenaw County Brownfield Redevelopment Authority

VIRTUAL MEETING AGENDA

Thursday, May 13th 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/99121565816?pwd=bk9ldXpEUmJQU1hNbVhPWHE2d3pwUT09>

Call In Number: US: +1 312 626 6799 Webinar ID: 9912156 5816 Passcode: 228181

Link to Board Member Contact Information: https://docs.google.com/document/d/1US6F29kg7dHZyT421-8_Sz0ZxcGewlcJfGiAJNW1aAs/edit?usp=sharing

1. 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*)

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

- a. April 8, 2021 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. 309 N. Ashley Eligible Activity Approval – Action
2. Grandview Commons Eligible Activity Approval – Action
3. 1140 Broadway (Beekman on Broadway) Eligible Activity Approval – Action
4. 227, 237, 247 Monroe Street, LBRF Application, City of Saline – Action
5. 943 N. River 355 W. Clark Rd Environmental Assessment Revised Grant Application, Washtenaw County Parks – Action
6. Draft 2019-2020 Brownfield Authority Report – Discussion
7. April 2021 Financial Report – Information Only

7. Other Business

8. Public Comment*

9. Adjournment

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

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

DRAFT MEETING MINUTES
Thursday, April 8, 2021, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Christy Maier, James Harless, Morgan Foreman, Sue Shink, Joe Meyers, Allison Krueger, Karen Lancaster

Board Absent: Sybil Kolon (excused)

Staff: Nathan Voght OCED, Lauren Milia, OCED Intern

Joining the Video conference: Jeremy McCallion, Jeremy Efros, Lou Stultz, Scott Wasielewski – AKT Peerless, Julia Upfal – City of Chelsea, Anne Jamieson – Jamieson Environmental Consulting, Bill Godfrey – Three Oaks, Michelle Aniol – City of Dexter, Dave Van Haaren – TriTerra, Dale Inman – Rockwell Building Developer, Colleen O'Toole, Mike Greene - City of Saline, Christopher Jacobs – City of Ypsilanti

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 Kenneth Square Chester County Pennsylvania, Sue Shink, calling from Northfield Twp., Washtenaw County, Karen Lancaster, calling from San Diego, California, Allison Krueger, calling from City of Ypsilanti, Washtenaw County, Joseph Meyers, calling from City of Ypsilanti, Washtenaw County.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless moved to approve the agenda (2nd S. Shink), and the motion passed unanimously.

4. Approval of March 11th, 2021 Meeting Minutes

J. Meyers moved to approve the March 11, 2021 minutes (2nd C. Maier), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

J. Meyers stated he has a conflict with LBRF application for Water Street, so he will remove himself from the discussion and ask Christopher Jacobs, from the City, to present the request.

6. Business

1. Rockwell Brownfield Plan, 301 N. East St. City of Chelsea and DDA Interlocal Agreement – Action

N. Voght summarized the project and the proposed Brownfield Plan, explaining the Sub-Committee's review of the draft Plan, the incentives involved, and approval process. S. Shink stated she was happy to see this project move forward.

The Chelsea Community Development Director, Julia Upfal, is in attendance to answer questions.

J. Meyers moved to approve the Rockwell Building Brownfield Plan, contingent on City Council Approval on April 15th and Chelsea DDA approval (2nd S. Shink), and J. Harless asked for a friendly amendment that any grants awarded on the project would offset Eligible Activities to be reimbursed using TIF. The motion maker and motion supporter agreed to the amendment, and the motion passed unanimously.

J. Harless moved to approve the Interlocal Agreement with the Chelsea Downtown Development Authority (2nd J. Meyers), and the motion passed unanimously.

2. Maple Oaks Brownfield Plan – Action

N. Voght reviewed the project, going back to December, when the developer initially presented a proposal for significant look-back expenses related to Site Demolition. A Sub-Committee was formed, and after numerous meetings and discussions about Eligible Activities, and definitions of Eligible Activities, and site eligibility, the Plan has settled on about \$105,000 in look-back Site Demolition Activities, and future environmental activities related to future Phase II to the north.

Saline City Council approved the Brownfield Plan on April 5th, but with conditions that the \$105,000 look-back expenses not be reimbursed until utility issues be fixed in phase I, and 50% of Phase II is constructed. The City asks that those conditions be part of the County approval, and be placed in the Reimbursement Agreement.

J. Harless moved to approve the Maple Oaks and Maple Oaks North Brownfield Plan, with the stipulation that the conditions of Saline City Council be included, and incorporated into the Reimbursement Agreement, (2nd C. Maier), and the motion passed unanimously.

3. Water Street LBRF Application, City of Ypsilanti – Action

J. Meyers recused himself from the discussion on this business item due to conflict of interest, as he works for the City of Ypsilanti. He referred to Christopher Jacobs, who will be presenting.

Staff provided some information on the history of the redevelopment of this site in the City, and Jeremy McCallion, with AKT Peerless, added more information on the proposed clean up of PCBs and Lead.

The Board had a lengthy discussion on how the funding for each task would be configured. The Board was supportive of the PCB remediation, and having the City seek to fund the further assessment needed for lead from the DCC. Then, the City could come back to the Board to request potential funding for lead remediation. The Board also suggested that remediating lead may be premature, as it's spread out on the site, and without knowing exact future building placement, removal of all the lead may not be necessary.

J. Harless moved to approve \$125,000 in LBRF funding for a part of Component 1 and Component 2 of the application, specifically the PCB remediation of \$256,750 from Component 1, and Supplemental Phase II ESA Investigation of PCBs for \$17,850 from Component 2, with the City supplementing the cost with \$150,000 of the Water Street TIF reimbursement currently in the project account (2nd K. Lancaster), and the motion passed unanimously, with one abstention – J. Meyers due to conflict.

4. 3515 Broad Street, Environmental Assessment Grant Application, City of Dexter – Action

Staff explained the City of Dexter is considering another site for relocation of their city offices. Previously, the Board provided an assessment grant for the City to look at 8150 Main Street, the former Fire Station. The City completed those studies, and is now considering another location.

The request is for Phase I, II, BEA and DDCC, for a total of \$15,950. Staff suggested the Board consider limited availability of funding, and the need to spread the funds out, and since the Board already supported a previous site, maybe funding less than 100% of this request. The City could seek the other half of the funding from the DCC.

A. Krueger moved to approve 50% of the request, at \$7,375, (2nd S. Shink), and the motion passed unanimously.

5. 8715-8719 Whitmore Lake Road Env. Assessment Grant Application – Action

Staff discussed the application, and that the owner previously purchased the property to locate his auto repair business, and one of the conditions of the financing was to conduct environmental Due Diligence. The initial investigation revealed Vapor Intrusion concerns, so a Phase II, and DDCC is needed at this time. The request is for \$7,200.

Dale Brewer, representing the owner, discussed the business and need for the investigation. He referred to Jeremy Efros, with AKT Peerless, in attendance, who provided more information.

J. Harless stated he's concerned the sub-slab investigation is not necessary.

Staff indicated some concern with this application, given that our focus is on spurring redevelopment, yet this business has already acquired the site, and moved their business in. So, our role here is not best aligned with our mission.

J. Harless moved to deny the application (2nd J. Meyers), and the motion passed unanimously.

Mr. Brewer thanked the Board for their consideration.

6. City of Ann Arbor Leslie Science and Nature Center LBRF Agreement Amendment – Action

Staff explained the need to extend the Grant Agreement as there are some costs that may still come in over this year.

J. Meyers moved to approve the Letter of Amendment to extend the Agreement until the end of 2021, (2nd S. Shink), and the motion passed unanimously.

7. Election of Officers – Action

Staff indicated the By-Laws require election of officers at the first meeting of the 2nd quarter of the year. The positions are Chair, Vice-Chair, and Secretary/Treasurer.

S. Shink nominated Allison Krueger as Vice-Chair. T. Woollatt nominated Joe Meyers for Secretary/Treasurer. J. Meyers nominated Trevor Woollatt to be re-appointed as Chair.

J. Harless made a motion for all three nominees (2nd S. Shink), and the motion passed unanimously.

8. Adopted MEDC/TIF Guidelines – Information Only

Staff referred to the adopted TIF guidelines in the packet. Staff participated in several stakeholder meetings with the MEDC over the last several months, which included representatives from many Brownfield programs around the state. There remain many concerns with the requirements for MEDC to approve TIF plans, so more discussion will occur.

J. Harless stated there are many stakeholders upset at the guidelines, and there will be more changes requested.

9. March 2021 Financial Report – Action

N. Voght referred to the financial report, including proposed Admin Fee capture from all the TIF capture from the 2020 Tax year. He explained the calculations in the spreadsheet included in the packet, that will get the program to the maximum \$165,000, with 15 active projects. It's anticipated we will have 16 active projects capturing in 2021, therefore maximum Admin will increase.

J. Meyers moved to approve the March 2021 Financial Report, and all requested transactions (2nd K. Lancaster), and the motion passed unanimously.

7. Other Business

N. Voght stated that the Broadway Park EGLE CMI grant was approved for \$499,000.

8. Public Comment:

The Board asked if anyone attending had additional public comment, and no one responded.

9. Adjournment:

T. Woollatt declared the meeting adjourned at 10:53 a.m.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the May 13, 2021 meeting, held virtually with Zoom.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo REGULAR VIRTUAL MEETING

9:00 a.m. Thursday, May 13th, 2021

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: May 7, 2021

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

<https://washtenawcounty.zoom.us/j/99121565816?pwd=bk9ldXpEUmJQU1hNbVhPWHE2d3pwUT09>

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

Phone #: US: +1 312 626 6799 Webinar ID: 9912156 5816 Passcode: 228181

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. 309 N. Ashley Eligible Activity Approval – Action

This is a condominium project with underground parking in downtown Ann Arbor. [Here are recent pictures](#). Please refer to the information on this first Eligible Activity Approval request in the packet. The Brownfield Plan only included Environmental Eligible Activities. There was an initial Work Plan approved by EGLE in 2019, then a Supplemental Vapor Intrusion Work Plan approved by EGLE in June 2020, which shifted approximately \$200,000 from the Dewatering Task to Vapor Mitigation. The total maximum Eligible Activities was \$2,039,022. The request is to approve \$1,876,130.05, which would leave \$162,891.95 in remaining costs available to claim. Most actual costs for tasks are close to projected budget, with only Soil Management and Site Monitoring and Project Management exceeding by a larger amount. The Vapor Mitigation budget was increased by \$200,000 with the supplemental VI Work Plan.

Similar to discussion on Grandview Commons in Dexter, staff was concerned that a company owned by the developer is charging oversight time to the project, when this time could simply be considered part of the developer's responsibility to manage his/her own project, in order to generate maximum return. In reviewing the submitted costs, Tom Fitzimmons' company, Huron Contracting, has approximately \$167,000 in project management and oversight charges. James Harless, on behalf of the developer, provided further explanation on the charges in the attach email with responses to staff's questions. While Mr. Fitzimmons owns Huron Contracting, he is not sole owner of the development LLC. There were three personnel, including Mr. Fitzimmons, that charged time to the project. The time charged is only related to managing Due Care activities on the site, and managing contractual and finance transactions, and Act 381

cost tracking and reporting, related to implementation of Due Care activities. This is eligible management time, if related to an eligible activity. Staff is satisfied with the explanation, but remains concerned about the potential for a developer to charge (non-expert) management time to a project that should simply be part of a developer's duty to carry out a profitable project.

Based on all the invoices and back-up, and explanations provided, staff is comfortable recommending approval of \$1,876,130.05 in actual Eligible Activities for the project.

2. Grandview Commons Eligible Activity Approval – Action

Please find enclosed information on the second submitted request for approval of Eligible Activities for this residential project near downtown Dexter. [Here are some current pictures](#). The Board already approved \$1,552,678 in costs last year, which included \$540,645 of Local Only activities related to excavation, backfill and compaction of certain basements and the large pond, and building/Site Demolition and Lead/Asbestos Survey and Abatement. This second request is for \$243,360, including \$135K in Soil Management, \$96K in Vapor Mitigation Systems, and \$12K in Oversight. It includes costs from July 1, 2019 through December 31, 2020. The Brownfield Plan included a maximum \$2,329,235 in Eligible Activities, including approximately \$500,000 in Local Only costs, which was slightly exceeded in the first submittal.

With this second submittal, total approved Eligible Activities for the project would be \$1,796,038.

Staff did an initial review, and Jeremy McCallion, from AKT Peerless responded with additional information, and revising the spreadsheet to move two invoices from Soil Management, to Vapor Mitigation.

Here's what staff sent to Mr. McCallion:

Jeremy,

Top Grade Excavating has a \$11,130 charge from May 2020 for excavation of basement for Building #13. If this was contaminated soil, then we would only pay for transportation and disposal, right? If not contaminated, then it wouldn't be eligible? Can you give me more info on this charge? Also subsequent invoices #1126 for building #13.

Similar question on Top Grade Invoice #1126 dated 10/1/2020, for \$11,700 (pg 190 of the PDF), which I can't see how it's related to eligible soil management. You've got this under Soil Management. Can you provide more information on why this work is eligible?

Top Grade Invoice #1142 dated 12/1/2020 is for excavation of basement of building #14 (Pg 191 of the PDF), for \$6,620, same question.

I've gone through everything, and I think that's all I have....

Thx

Nathan

And here is Mr. McCallion's response:

Hello Nathan,

Excavation and backfill are covered as local-only expenses, per the Brownfield Plan. Building 13 included removal of contaminated soil, which would include excavation as local-only, pertaining to Invoice #1091 – May 2020 for \$11,130.

For TIF Submittal #1, we had a separate line item in the Sworn Statement for Top Grade related to VMS work, which was the first layer of stone. TIF Submittal #2 Sworn Statement had Top Grade in one line item. We did have contaminated soil removed as indicated above, but upon further review, we should have categorized Invoice #1126 and 1142 as VMS eligible activity. That activity included the installation of the first layer of stone, inclusive of some excavation, which is part of the VMS. Therefore, I would re-classify Invoice #1126 of \$11,700 and Invoice #1142 of \$6,620 from soil management to VMS.

Please let me know if this makes sense. Additionally, I can make the modifications to the spreadsheet, if that is the best approach. I am available to discuss by phone as well

Thank you,

Jeremy

The spreadsheet included in your packet includes the shifted Top Grade invoices to the Vapor Mitigation category, as indicated by Mr. McCallion. Again, A.R. Brouwer Co. LLC, the company owned by the developer, Steve Brouwer, has costs requested related to Vapor Mitigation work on the project. Similar to the discussion of 309 N. Ashley, Mr. Brouwer is not the only member of the development LLC, MMB Equities. Please see the explanation letter in the packet from Mr. Brouwer, dated Oct. 7, 2019, which was requested during the first Eligible Activity Submittal request. The Board agreed to approve Soil Management Oversight fees from A.R. Brouwer of \$128,053 in January 2020, after discussing the ownership arrangement of the development entity and general contractor entity.

Staff recommends approval of \$243,360 in additional actual Eligible Activities for Grandview Commons, which does not include any "local only" expenses.

3. 1140 Broadway (Beekman on Broadway) Eligible Activity Approval – Action

This project is located on the former "Lower Town" site at Broadway and Plymouth Roads on the north side of Ann Arbor. It includes three phases, and approximately 700 housing units. The first phase of about 300 apartment units, wrapped around a parking deck, is complete and being leased up. [Here are photos from November 2020.](#) The next phase may begin construction in 2022.

Please see the included information for the second request for actual Eligible Activities on the above project. The initial request for \$6,787,386 in Eligible Activities was approved in December 2019, for Draws 1 through 8. This request is to approve an additional \$1,946,565.33, from Draws 9 through 28.

The approved Brownfield includes \$5.689 M in Environmental and \$5.204 M in Non-Environmental Activities. The initial request included \$3.4 M and \$3.3 M in actual expenses in both categories, respectively. This second request includes \$661,633 and \$1,284,932, respectively. Only \$650,000 in TIF has been reimbursed to the developer to-date.

A reminder that the [Brownfield Plan](#) included reimbursement of \$2,501,760 for a portion of the parking structure, with the understanding 15 Affordable Housing Units would be provided for 99 years. The Reimbursement Agreement requires that all 15 affordable units be provided before the \$2.5M in non-environmental parking structure reimbursement be issued. At this time eight (8) affordable units are constructed and occupied.

Staff has reviewed the second submittal, and everything is well-documented. Please refer to the cover letter and spreadsheet summary of all eligible activities, and costs requested in each. This second request consists of some Due Care consulting and field monitoring, additional Permeable Reactive Barrier costs, contaminated soil management, storm sewer work under redesign of utilities due to high groundwater (Environmental), and demolition, infrastructure (paving, streetscape, underground utilities), and associated soft costs with public utilities.

Staff noted that Soft Cost fees for “Architecture/Engineering” greatly exceeded the planned cost. Work Plan estimate was \$88,000, but this current submittal of \$308,283 puts this line item at \$363,800, far exceeding the original estimate. Mark Quimby, the Environmental Consultant with SME who prepared the costs, indicated these are City engineering escrow fees to pay for a third-party engineering consultant (Stantec in this case), to oversee all utility installation in the public rights-of-way. These are not “permit” fees, according to Mr. Quimby. Here is a list of soft costs that staff suggests the Board discuss for clarity on what is eligible and what may not be:

1. Municipal Planning, Building, Utility Permit Fees (The Board has historically not deemed these eligible)
2. Architectural and engineering design fees charged by the developer’s hired professionals (Eligible, if designing aspects of activities that are specifically eligible under Act 381 and in the approved Brownfield Plan)
3. Utility Capital or Tap Fees for public utilities (Staff recommends that these be considered eligible for improvements in a Brownfield Plan, as this is a capital (hard cost) offset fee for the municipal cost of providing water service, or wastewater treatment service)
4. Municipal utility inspection fees charged to a developer to pay for a third-party oversight consultant to ensure utilities are installed according to the municipality’s public engineering standards (requested for approval in this case, and staff believes this should be eligible, as it’s a soft cost related to installation of an eligible utility under Act 381).

Staff recommends the Board discuss the above fees, to ensure we have a clear consensus. The City’s fees for utility installation oversight appear to be approximately \$150,000 in this case.

Unless the submitted costs are further clarified or modified, staff supports approval of the additional \$1,946,565.33 in Eligible Activities for the 1140 Broadway project.

4. 227, 237, 247 Monroe Street, LBRF Grant Application, City of Saline – Action

The City of Saline is improving a parking lot and installing adjacent sidewalk infill to serve an existing park on the Saline River. In doing initial Environmental Due Diligence, heavy metals and other contaminants were discovered in the upper one foot of soil, requiring special disposal.

The City has prepared an LBRF application for \$83,000 including investigation and disposal costs to remediate the soils in preparation for their parking lot to serve the park. Please refer to the application, and cost detail provided. [Here is a link to the January 2021 Phase II ESA.](#)

Staff has also attached the LBRF policy adopted by the Brownfield Authority in 2017 and updated in August 2018. As a municipality, the project is grant-eligible.

Staff is supportive of the request, as Saline is a participating member of the Brownfield Authority, and this project would help the City facilitate use of its recreational uses in the City.

5. 943 N. River, 355 W. Clark Road Environmental Assessment Grant Application, Washtenaw County Parks – Action

Please find an updated application in the packet from the Washtenaw County Parks and Recreation Department Natural Areas Preservation Program. The request is to fund a Phase II and potential Baseline Environmental Assessment, and Due Care Plan. This application was previously reviewed in January 2021, but tabled as the costs were deemed excessive for the work proposed. Rosie Donaldson, with County Parks, has a new proposal from TriTerra Environmental for \$9,200. See the proposal within an email from TriTerra. The previous proposal from ASTI, which the Board rejected, was for \$13,400.

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, to create a passive natural recreation area, which connects to other recreational lands on Clark Road.

The Board should review the costs and determine if they are more reasonable. If so, staff supports the grant request.

6. Draft 2019-2020 Brownfield Authority Two-Year Annual Report – Presentation and Discussion

The last [Annual Report completed was for 2018](#). Staff previously suggested we move to a two-year format for reporting, to avoid results that are up and down, depending on when projects are completed. Staff is finalizing a draft internally, and will present it to the Board at the meeting.

7. April 2021 Financial Report - Action

Please see the attached financial report, which has been updated after all last month's transactions for Admin and LBRF Capture, and TIF developer reimbursements.

Staff Updates

Broadway Park EGLE CMI Grant: The County Board of Commissioners authorized formally applying for the \$499,000 grant to support Eligible Activities for this project in Ann Arbor. Staff submitted the application on May 7. In addition, the City of Ann Arbor has submitted a DNR Trust Fund grant for \$5,000,000 to assist with developing the public park and recreation aspects of the project on and around the Huron River. [Here is a detailed Plan of the project](#), showing planned improvements.

Rockwell and Maple Oaks Brownfield Plans: Both Plans were approved by County Ways and Means, and public hearings held on May 5th. Final adoption will be May 19th at the BOC. [Here is a local article on the Rockwell project](#).

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[illegible]

May 3, 2021 email response to Staff Questions on 309 N. Ashley Eligible Activity Submittal:

Nathan,

Here are the responses to your questions and requests for additional information:

1. Fessler and Bowman has \$278K in costs, most of which appear to be exterior wall construction. The Work Plan amount for this is \$50,000 for "Exterior Wall Construction inside Remediation Excavation – extra costs resulting from property line remediation." I understand the increase is due to considerably more freestanding wall being required, with the increased VI Mitigation needed, which was detailed and approved in the supplemental VI Work Plan that was submitted to EGLE in June 2020. If you could have the developer review this cost to verify this is the case, that would be appreciated.

The extra costs resulted from changes in the vapor intrusion (VI) mitigation strategy from the original Act 381 Work Plan to the subsequent VI-Specific Act 381 Work Plan approved by EGLE. You should have copies of both plans; if not, please let me know and I will forward them.

The VI mitigation changes resulted in considerably more free-standing foundation walls (basement garage walls) being constructed. The difference can be seen by comparing AZ Solutions Design Sheet V3-01 in the VI Work Plan with Figure 6 in the original Act 381 Work Plan. The additional wall area and significantly larger footings to support the wall resulted from the need to separate much more of the wall from the retaining wall. That change was needed so the vapor mitigation membrane coating could be applied directly to the exterior of the wall. The original plan assumed that the retaining wall could be incorporated into the VI mitigation design, but that design had to be significantly changed in response to environmental and soil conditions discovered on site during construction, as well as EGLE's VI mitigation design approval requirements. The final VI mitigation design and associated costs were approved by EGLE. The associated extra costs were accommodated within the maximum cumulative eligible activities cost cap for environmental activities in the approved Brownfield Plan by reallocating unexpended funds from other task budgets, as allowed in the Brownfield Plan.

2. There is substantial time billed to Due Care oversight by Huron Contracting, which I understand is owned by the developer. Please have developer confirm ownership, and also ownership of 307 N. Ashley LLC. I understand these are completely separate legal ownership structures. We need to verify that the developer is not billing project management time to the project that is not eligible. In addition, the Huron Contracting personnel need to be identified that are referenced on the invoices from Huron. There would be additional questions if the developer was billing project management time to the project through Huron Contracting. Finally, some Huron Contracting invoices have substantial clerical time that appears to be excessive. More detailed information is needed on what clerical tasks were being conducted related to Due Care tasks, or other Eligible Activities.

307 N Ashley LLC is the corporate entity developing the 309 North Ashley project. Huron Contracting is not a member of that LLC, but was retained by the LLC to management construction of the project, in an arms-length transaction. Mr. Fitzsimmons is the owner

of Huron Contracting and is a member, but not sole member, of 307 N Ashley LLC. Based on WCBRA precedent, the labor costs for Huron Contracting's efforts managing and supporting the due care activities on site are eligible for reimbursement.

The following three project management personnel were actively involved in the project: Tom Fitzsimmons (project manager), Ron Jaynes (project superintendent), and Jeanette Stevens (project coordinator/client manager). According to Mr. Fitzsimmons, the "office support" indicated on invoices was not clerical; it was Ms. Stevens' professional time for managing the contractual and financial transactions and Act 381 cost tracking and reporting specifically related to implementation of the eligible due care activities. Responses to difficult site conditions; discovery of more widespread contaminated soil than predicted; and the significant, mid-project, changes in the VI mitigation approaches required significant project management effort for the due care activities.

3. Please provide statements from SME and TEC that their invoices charged to this project have been paid in full.

Letters from SME and TEC are attached.

4. CCE Excavating has information on the loads going to Arbor Hills, but additional confirmation from Arbor Hills on the loads deposited at this landfill are needed.

Arbor Hills Landfill documentation is attached.

5. I noted that 11% Contingency was applied to all applicable costs, which is the agreed to amount in the Brownfield Plan and Work Plan. The EGLE Work Plan approval letter incorrectly lists 15%.

That is correct.

6. The Brownfield Insurance invoice for \$18,564.23 needs proof of payment.

Proof of Payment is attached.

7. I need proof of payment for Hammer Trucking and Niethammer Rock.

Proofs of payment are attached.

James

Appendix A-2 Detailed Accounting of Eligible Activities																							
Grandview Commons Brownfield Project																							
Task		Brownfield Plan Approval	MSF Workplan Approval	EGLE Workplan Approval August 4, 2017	Local Only Costs	Combined State/Local and Local only	Combined State/Local TIF Eligible	Total Amount Incurred by Developer Submittal #1	Total Amount Incurred by Developer Submittal #2	Total Amount Requested by Developer Submittal #1	Total Amount Requested by Developer Submittal #2	% of Budget Being Requested	WCBRA Certification	Associated Line Item Number on Sworn Statement				Invoice No.	Invoice Date	Total Invoice	TIF Request	Proof of Pay	
															Submittal #	Contractor							
1	Environmental Activities (EGLE)																						
	BEA Environmental Assessment Activities																						
1A	Phase I/Phase II/BEA	\$ 37,355		\$ 37,355				\$ 53,530							1								
1B	Supplemental Investigations	\$ 20,000		\$ 20,000																			
	Subtotal	\$ 57,355		\$ 57,355		\$ 57,355	\$ 57,355			\$ 53,530		93.3%											
2	Due Care Activities																						
2A	Site-Specific Health and Safety Plan	\$ 5,000		\$ 5,000				\$ 5,000							1								
2B	Additional Sampling/Subsurface Investigation	\$ 135,000		\$ 115,000				\$ 94,762							1								
2C	Due Care Plans	\$ 39,000		\$ 39,000				\$ 22,927							1								
									\$ 135						2								
																AKT Peerless		60938	12/31/2020	\$ 2,207.50	\$ 135.00	Waiver	
2D	Soil Management	\$ 849,950		\$ 763,700				\$ 636,383							1	2, 3, 5, 7, 12, 20, 21							
									\$ 135,459						2	3, 4							
															3	Top Grade Excavating (Site Earthwork)	1079	10/22/2019	\$ 8,780.00	\$ 8,780.00	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1083	10/29/2019	\$ 6,840.00	\$ 6,840.00	Waiver		
															4	Advanced Disposal (Landfill)	V10000110850	10/20/2019	\$ 4,749.24	\$ 4,749.24	Waiver		
															4	Advanced Disposal (Landfill)	V10000113443	5/10/2020	\$ 7,123.88	\$ 7,123.88	Waiver		
															4	Advanced Disposal (Landfill)	V10000114649	7/31/2020	\$ 9,125.47	\$ 9,125.47	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1092	5/19/2020	\$ 7,105.00	\$ 7,105.00	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1091	5/19/2020	\$ 11,130.00	\$ 11,130.00	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1100	6/23/2020	\$ 25,242.50	\$ 25,242.50	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1111	7/30/2020	\$ 11,349.00	\$ 11,349.00	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1122	9/27/2020	\$ 8,840.00	\$ 8,840.00	Waiver		
															3	Top Grade Excavating (Site Earthwork)	1147	12/23/20	\$ 29,895.00	\$ 29,895.00	Waiver		
															4	GLF Environmental - Advanced Disposi	UX0000116297	12/31/2020	\$ 5,278.86	\$ 5,278.86	Waiver		
2E	Stormwater Seals and Gaskets			\$ 16,000																			
2F	Vapor Mitigation System (building H)	\$ 64,000		\$ 268,250				\$ 87,880							1	6, 12, 16, 18, 20							
									\$ 96,110						2	3, 9, 13, 15, 17, 18, 19							
															9	AKT Peerless (design & sg testing)	55675	7/31/2019	\$ 3,975.41	\$ 2,466.66	Waiver		
															9	AKT Peerless (design)	56088	8/31/2019	\$ 2,260.00	\$ 120.00	Waiver		
															9	AKT Peerless (design & sg testing)	56841	10/31/2019	\$ 1,965.00	\$ 190.00	Waiver		
															9	AKT Peerless (design)	57100	11/30/2019	\$ 2,230.00	\$ 2,070.00	Waiver		
															9	AKT Peerless (design)	57504	12/31/2019	\$ 554.33	\$ 210.00	Waiver		
															9	AKT Peerless (design)	57504c	1/22/2020	\$ (344.33)	\$ (344.33)	Waiver		
															9	AKT Peerless (design)	58104	2/29/2020	\$ 5,296.50	\$ 4,391.50	Waiver		
															9	AKT Peerless (design)	58607	4/30/2020	\$ 2,550.67	\$ 2,393.17	Waiver		
															9	AKT Peerless (design)	58925	5/31/2020	\$ 2,022.50	\$ 802.50	Waiver		
															9	AKT Peerless (design)	59173	6/30/2020	\$ 1,267.50	\$ 1,267.50	Waiver		
															9	AKT Peerless (design)	59466	7/31/2020	\$ 3,186.50	\$ 1,881.50	Waiver		
															9	AKT Peerless (design)	59658	8/31/2020	\$ 1,440.00	\$ 1,440.00	Waiver		
															9	AKT Peerless (design)	59940	9/30/2020	\$ 950.00	\$ 950.00	Waiver		
															9	AKT Peerless (design)	60298	10/31/2020	\$ 3,024.42	\$ 3,024.42	Waiver		
															9	AKT Peerless (design)	60938	12/31/2020	\$ 2,207.50	\$ 1,780.00	Waiver		
															13	AR BROUWER REIMB for HANES GE	64-631567	7/26/2019	\$ 209.29	\$ 209.29	Waiver		
															18	A.R. Brouwer Co., LLC (Management F	3174	7/31/2019	\$ 420.00	\$ 420.00	Waiver		
															15	Mastercraft Plumbing INC	23697	10/21/2019	\$ 895.00	\$ 895.00	Waiver		
															18	A.R. Brouwer Co., LLC (Management F	3236	12/2/2019	\$ 2,700.00	\$ 2,700.00	Waiver		
															17	Mid-Michigan Cabinet & Trim (Installatic	12/3/2019	12/3/2019	\$ 600.00	\$ 600.00	Waiver		
															19	A.R. Brouwer Co., LLC (Management F	3261	1/17/2020	\$ 304.00	\$ 304.00	Waiver		
															16	A.R. BROUWER CO., LLC (credit card	3162	1/31/2020	\$ 472.73	\$ 472.73	Waiver		
															16	A.R. BROUWER CO., LLC (credit card	3255	5/1/2020	\$ 1,036.85	\$ 1,036.85	Waiver		
															16	A.R. BROUWER CO., LLC (credit card	3000	7/26/2019	\$ 315.15	\$ 315.15	Waiver		
															19	A.R. Brouwer Co., LLC (Management F	3331	5/31/2020	\$ 388.57	\$ 388.57	Waiver		
															13	AR BROUWER REIMB for HANES GE	64-722377	5/18/2020	\$ 492.16	\$ 492.16			

Appendix A-2

Detailed Accounting of Eligible Activities

[illegible]

March 29, 2021

Nathan Voght
Brownfield Redevelopment Coordinator
Washtenaw County Office of Community & Economic Development (OCED)
415 West Michigan Avenue
Ypsilanti, MI 48197

Subject: Grandview Commons Redevelopment Project
7905, 7931 & 7961 Grand Street and (no address) Baker Road, Dexter, Michigan 48130
Reimbursement Request for Eligible Activities

Dear Mr. Voght:

This letter serves as Reimbursement Request No. 2 for Eligible Activities for the Grandview Commons Redevelopment Project. Enclosed please find the documentation seeking the Washtenaw County Brownfield Redevelopment Authority (WCBRA) approval of eligible expenses for reimbursement pursuant to Section 8 of the Reimbursement Agreement between the WCBRA and MMB Equities LLC, dated May 9, 2017.

The Eligible Expense from 7/1/2019-12/31/2020 Summary is as follows:

Principal Eligible Activity Category	Actual Cost
Environmental	
BEA Activities	\$0.00
Due Care Activities	\$243,360.00
Additional Response Activities	\$0.00
Sub-Total Environmental	\$243,360.00
Non-Environmental	
Demolition	\$0.00
Lead and Asbestos Activities	\$0.00
Sub-Total Non-Environmental	\$0.00
Subtotal	\$243,360.00
Brownfield Plan & Act 381 Work Plan Activities	\$0.00
Total	\$243,360.00

The above referenced costs are in accordance with the Brownfield Plan approved on December 12, 2016, Act 381 Environmental Work Plan approved on August 4, 2017, and Reimbursement Agreement executed on May 9, 2017 and therefore qualify as eligible expenses.

MMB Equities LLC's, Reimbursement Request No. 1 was submitted on October 7, 2019 for \$1,552,678. On December 5, 2019, \$1,424,624.50 in eligible activities were approved by the WCBRA. On January 9,

2020, an additional \$128,053.50 in eligible activities were approved by the WCBRA, totaling \$1,552,678 in eligible activities approved.

Please see the attached for a detailed accounting of eligible expenses (Appendix A) and detailed documentation of eligible expenses (Appendix B) including invoices and proof of payment.

If you have any questions or need additional information, you may reach me by email at mccallionj@aktpeerless.com or at (248) 302-3038.

Sincerely,

AKT PEERLESS



Jeremy McCallion
Senior Project Manager

Appendix A

Detailed Accounting of Eligible Expenses

Appendix B

Detailed Eligible Expense Documentation

2830 Baker Road
Suite 100
Dexter, MI 48130

Phone: 734-426-9980
Fax: 734-426-9985

stevebrouwer@arbrouwer.com
www.arbrouwer.com

MMB Equities LLC

March 29, 2021

Washtenaw County Brownfield Authority
Mr. Nathan Vought
415 West Michigan Avenue
Ypsilanti, MI 48197

RE: Grandview Commons Reimbursement Request #2

Dear Nathan,

MMB Equities, LLC is requesting reimbursement for eligible activities that have been completed in accordance with the Grandview Commons approved Brownfield Plan. The request is being prepared and submitted pursuant to the reimbursement agreement executed by MMB Equities, LLC and the WCBRA.

MMB Equities, LLC submitted Reimbursement Request #1 in the amount of \$1,552,678, which was approved by the WCBRA on December 5, 2019 and January 9, 2020. Reimbursement Request #2 totals \$243,360.00 in environmental eligible activities. Significant progress has been made with the project. The vast majority of the infrastructure has been installed, seven buildings are fully occupied, four buildings are in various stage of construction and units are being reserved in future buildings.

Please feel free to contact us if you have any questions regarding the supplemental information included in the reimbursement request.

Thank you.

Sincerely,

Steve Brouwer

Steve Brouwer

October 7, 2019

Washtenaw County Brownfield Authority
Nathan Vought
415 W Michigan Ave.
Ypsilanti, MI 48197

Dear Nathan Vought:

MMB Equities is owned by Rob Bulszewicz and myself. MMB Equities owns the property and is providing the financing for the project.

A. R. Brouwer is the general contractor for the project. I am the owner. A. R. Brouwer managed the approval process (site plan and environmental) for MMB Equities. We requested the bids, wrote the subcontracts, and provided project management and site supervision of the demolition, earthwork and spoils removal starting in March 2018 until the present. We will continue to manage the site until the overall project is completed.

Sincerely,
Steve Brouwer



A. R. Brouwer Co. LLC
2830 Baker Rd.
Dexter, MI 48130
P (734) 426-9980
F (734) 426-9985



The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

April 14, 2021

Mr. Nathan Voght, AICP
Washtenaw County Brownfield Redevelopment Coordinator
ReImagine Washtenaw Project Manager
Washtenaw County Office of Community & Economic Development (OCED)
415 West Michigan Avenue
Ypsilanti, MI 48197

Sent via E-mail: voghtn@washtenaw.org

RE: Act 381 TIF Draw #9-28 Submittal
Morningside Builders, LLC
1140 Broadway Street
Ann Arbor, Michigan 48105
SME Project No.: 077735.00

Dear Mr. Voght,

On behalf of Morningside Builders, LLC's (Morningside), we have reviewed their eligible brownfield expenses for their tax increment financing (TIF) submittals for Draws #9 through #28 for the above referenced project. These draws include eligible costs from August 1, 2019 through March 31, 2021. Additional costs covering this same period or earlier may be included in future submittals as allowed by the amended reimbursement agreement. The TIF approved for the project relate to the TIF approval documents consisting of:

- the Brownfield Plan approved by the City of Ann Arbor and the Washtenaw County Brownfield Redevelopment Authority;
- the Work Plan approved by the Michigan Department of Environmental Quality (MDEQ), Michigan Strategic Fund (MSF) board, and the Michigan Economic Development Corporation (MEDC); and
- the Work Plan Addendum #1 approved by the MDEQ.

As part of our review, we evaluated the eligible costs and the associated backup documentation with those costs against the project TIF approval documents and the requirements of Act 381 of 1996, as amended, the Michigan Department of Environmental, Great Lakes, and Energy (EGLE), and MEDC. We believe the eligible activities included in Draw #9 through Draw #28 totaling \$1,946,565.33 are eligible for TIF reimbursement and there is sufficient backup documentation to support the reimbursement request. Of that amount, \$661,632.94 are eligible environmental activities and \$1,284,932.39 are eligible non-environmental activities. The invoices associated with the eligible activities are summarized on the attached table and the backup documentation for these invoices are also attached organized by Draw submittal.

Contingency has been allocated to eligible activities as necessary, but the total amount of approved environmental and non-environmental activities has been treated as a hard cap for those categories of eligible activities. As allowed by the project documents, the individual task budgets were reallocated provided the total amount of eligible environmental or non-environmental were under the approved amounts for the EGLE and the MEDC, as applicable.

One exception is that the approved eligible amount for the parking structure has been treated as a hard cap of \$2,501,760 and no contingency was applied to that cost category. Please note, the previous submittal including Draw #1 – Draw #8 had a rounding error of \$1 for this task so \$1 was accounted for in Draw #9 to max out the costs attributed to this cost.

If you have any questions about this letter, or the backup documentation for the eligible activities, please contact us.

Sincerely,

SME

Jeffrey R. Lanier, PE
Senior Consultant

Mark J. Quimby
Senior Consultant

Distribution: Ron Mucha, Morningside Builders, LLC (rmucha@morningsideUSA.com)

Attachments

- TIF Summary Table for Draw #9 through #28
- Backup Documentation for TIF Draw #9
- Backup Documentation for TIF Draw #10
- Backup Documentation for TIF Draw #11
- Backup Documentation for TIF Draw #12
- Backup Documentation for TIF Draw #13
- Backup Documentation for TIF Draw #14
- Backup Documentation for TIF Draw #15
- Backup Documentation for TIF Draw #16
- Backup Documentation for TIF Draw #17
- Backup Documentation for TIF Draw #18
- Backup Documentation for TIF Draw #19
- Backup Documentation for TIF Draw #20
- Backup Documentation for TIF Draw #21
- Backup Documentation for TIF Draw #22
- Backup Documentation for TIF Draw #23
- Backup Documentation for TIF Draw #24
- Backup Documentation for TIF Draw #25
- Backup Documentation for TIF Draw #26
- Backup Documentation for TIF Draw #27
- Backup Documentation for TIF Draw #28

TIF SUMMARY TABLE FOR DRAW #9 THROUGH #28

1140 BROADWAY STREET - ANN ARBOR, MICHIGAN

TAX INCREMENT FINANCING - DRAW 9 - 28
DRAW AND INVOICE SUMMARY

	BUDGET	INVOICED DRAW 1 - 8	INVOICED DRAW 9 - 28	INVOICED TO DATE	REMAINING BUDGET		DRAW 1 - 8	DRAW 9	DRAW 10	DRAW 11	DRAW 12	DRAW 13	DRAW 14	DRAW 15	DRAW 16	DRAW 17	DRAW 18	DRAW 19	DRAW 20	DRAW 21	DRAW 22	DRAW 23	DRAW 24	DRAW 25	DRAW 26	DRAW 27	DRAW 28
ENVIRONMENTAL	5,689,706.12	3,441,235.78	661,632.94	4,102,868.72	1,586,837.40		3,441,235.78	423,129.49	55,200.49	30,134.27	13,856.42	8,010.85	-	17,034.57	4,621.37	2,157.50	-	15,447.04	10,687.95	22,239.66	17,176.33	8,290.04	250.00	4,156.24	4,030.99	25,209.73	-
Phase 1 ESA	9,000.00	7,520.00	-	7,520.00	1,480.00		7,520.00	-	-	-	-	-	-	-	-	-	-	15,447.04	-	-	-	-	-	-	-	-	-
Phase 2 ESA	15,000.00	13,861.75	-	13,861.75	1,138.25		13,861.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BEA	11,000.00	10,500.00	-	10,500.00	500.00		10,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due Care (Consulting)																											
Response Activity	68,000.00	63,700.38	5,682.50	69,382.88	(1,382.88)		63,700.38	5,682.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investigation	166,000.00	160,736.74	-	160,736.74	5,263.26		160,736.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Documentation / Plans	40,000.00	18,000.00	8,757.50	26,757.50	13,242.50		18,000.00	8,757.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil Characterization	5,000.00	4,292.50	-	4,292.50	707.50		4,292.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effluent Characterization	1,500.00	964.95	-	964.95	535.05		964.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI Design	15,000.00	4,000.00	285.00	4,285.00	10,715.00		4,000.00	-	-	-	-	-	-	-	-	285.00	-	-	-	-	-	-	-	-	-	-	-
VI Monitoring	45,000.00	-	9,332.50	9,332.50	35,667.50		-	6,815.00	1,615.00	-	-	-	-	-	-	237.50	-	-	-	-	-	-	-	-	-	665.00	-
VI Documentation	20,000.00	-	3,143.25	3,143.25	16,856.75		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,143.25	-
Trackout Characterization	600.00	-	-	-	600.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design Utility Seals	2,000.00	2,000.00	-	2,000.00	-		2,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abandon Wells	15,600.00	10,000.00	-	10,000.00	5,600.00		10,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Monitoring	106,410.00	46,832.75	48,760.73	95,593.48	10,816.52		46,832.75	42,590.36	5,764.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	406.25	-
Additional Response	154,850.00	158,613.00	2,351.50	160,964.50	(6,114.50)		158,613.00	-	-	-	-	-	-	-	-	1,235.00	-	-	-	-	-	-	-	-	-	1,116.50	-
Work Plans	50,693.91	55,568.19	475.50	56,043.69	(5,349.78)		55,568.19	475.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PRB	803,663.21	672,520.00	56,304.84	728,824.84	74,838.37		672,520.00	35,836.11	590.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,878.73	-
Due Care (Construction)																											
Management Contaminated Soil																											
Type 2	1,057,824.00	458,693.90	336,921.93	795,615.83	262,208.17		458,693.90	236,921.93	22,450.07	19,304.79	10,017.75	7,869.98	-	-	-	-	-	14,775.40	-	11,598.57	11,330.18	2,653.26	-	-	-	-	-
Type 1	1,254,000.00	642,273.88	24,286.72	666,560.60	587,439.40		642,273.88	23,886.72	-	-	-	-	-	-	-	400.00	-	-	-	-	-	-	-	-	-	-	-
Greater than LDR criteria	217,176.00	-	-	-	217,176.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Dewatering Effluent	47,406.00	11,000.00	-	11,000.00	36,406.00		11,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vapor Mitigation (excl. consulting)	325,411.00	67,909.00	43,288.95	111,197.95	214,213.05		67,909.00	3,287.95	9,200.23	6,065.56	-	-	-	16,735.01	4,040.10	-	-	-	-	-	-	-	-	-	3,960.10	-	-
Trackout and Dust Control																											
Decontamination Pad	13,000.00	8,500.00	4,500.00	13,000.00	-		8,500.00	-	-	2,000.00	2,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Truck	13,000.00	12,200.00	3,300.00	15,500.00	(2,500.00)		12,200.00	1,100.00	734.00	734.00	-	-	-	-	-	-	-	-	250.00	-	241.00	241.00	-	-	-	-	-
Erosion Control	50,000.00	40,571.60	13,584.64	54,156.24	(4,156.24)		40,571.60	3,142.80	1,500.00	1,500.00	1,095.00	-	-	-	500.00	-	-	400.00	250.00	250.00	290.60	250.00	250.00	4,156.24	-	-	-
Temporary Roads	120,500.00	90,037.50	30,012.50	120,050.00	450.00		90,037.50	-	-	-	-	-	-	-	-	-	-	-	10,000.00	10,000.00	5,012.50	5,000.00	-	-	-	-	-
Street Sweeping	45,000.00	18,360.00	510.00	18,870.00	26,130.00		18,360.00	-	510.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wheel Wash / Rumble Strips	30,000.00	15,779.52	2,953.58	18,733.10	11,266.90		15,779.52	2,953.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prevent Exacerbation / Exposure																											
Waterproof - Elevator	14,491.00	10,691.00	-	10,691.00	3,800.00		10,691.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterproof - Foundation	26,000.00	21,000.00	-	21,000.00	5,000.00		21,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3 Laydown	94,500.00	94,500.00	-	94,500.00	-		94,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Seals / Wrap	74,000.00	61,532.72	-	61,532.72	12,467.28		61,532.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redesign Utilities / Foundation - GW																											
Detention / Storm Sewer	279,837.00	214,989.16	40,000.00	254,989.16	24,847.84		214,989.16	40,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Sewer	33,244.00	17,237.50	16,006.50	33,244.00	-		17,237.50	4,000.00	12,006.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Watermain	190,000.00	188,000.00	2,000.00	190,000.00	-		188,000.00	2,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Foundation	200,000.00	200,000.00	-	200,000.00	-		200,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Fee	75,000.00	38,849.74	9,174.80	48,024.54	26,975.46		38,849.74	5,679.54	830.57	529.92	243.67	140.87	-	299.56	81.27	-	-	271.64	187.95	391.09	302.05	145.78	-	-	70.89	-	-
Contingency	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NON-ENVIRONMENTAL	5,204,759.00	3,346,150.15	1,284,932.39	4,631,082.54	573,676.46		3,346,150.15	143,795.65	80,491.63	301,083.22	50,208.48	97,539.35	29,028.22	26,248.73	6,338.33	110,817.20	28,705.54	27,572.87	9,102.05	29,168.90	129,924.80	128,876.75	8,640.00	28,849.10	16,723.29	427.50	31,390.78
Demolition	36,528.00	30,800.00	32,719.51	63,519.51	(26,991.51)		30,800.00	-	1,000.00	2,500.00	2,228.00	-	-	-	-	-	-	-	-	-	1,413.90	-	-	-	-	-	-
Infrastructure Improvements																											
Paving / Streetscape / Underground Utilities	620,000.00	58,318.96	764,177.20	822,496.16	(202,496.16)		58,318.96	24,500.00	17,505.74	125,892.35	40,540.00	-	-	-	-	-	28,659.34	-	2,500.00	5,620.40	-	-	-	5,608.29	-	-	-
Traffic Signals	100,000.00	-	31,390.78	31,390.78	68,609.22		-	7,518.80	-	-	-	16,250.00	24,795.37	22,415.00	6,200.00	71,160.00	-	23,811.16	6,400.00	-	-	-	-	3,200.00	-	-	-
RRFB	150,000.00	-	-	-	150,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,000.00	-	-	-	-	-	-
Turn Lanes	108,000.00	-	-	-	108,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,013.00	-	-	-	-	-	-
Utility / Power Pole Relocation	50,000.00	36,922.59	40,261.53	77,184.12	(27,184.12)		36,922.59	-	-	500.00	-	-	-	-	-	17,975.29	-	-	-	755.00	10,860.00	1,531.24	8,640.00	-	-	-	-
Bus Stop Improvements	25,000.00	-	-	-	25,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas Utility Fees	20,000.00	-	-	-	20,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Sewer	97,000.00	-	2,398.90	2,398.90	94,601.10		-	-	-	-	2,398.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Preparation (unsuitable soil)	198,000.00	13,166.68	20,800.28	33,966.96	164,033.04		13,166.68	11,939.74	-	8,860.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Additional Activities																											
Parking Structure	2,501,760.00	2,501,759.00	1.00	2,501,760.00	-		2,501,759.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Detention	260,000.00	260,000.00	-	260																							

1140 BROADWAY STREET - ANN ARBOR, MICHIGAN

TAX INCREMENT FINANCING - DRAW 9 - 28
INVOICES - PAGE 1 OF 3

SME															
Inv 93441	Inv 95579	Inv 96308	Inv 97387A	Inv 98275	Inv 99438	Inv 100510	Inv 103674	Inv 104727	Inv 106293	Inv 107603	Inv 108434	Inv 109306	Inv 110502	Inv 111305	Inv 112412
19,890.87	27,264.33	24,846.26	26,445.51	1,710.00	7,969.12	475.00	522.50	760.00	3,301.25	3,426.25	670.00	1,912.49	6,736.49	4,764.50	4,398.75
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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2,910.00	2,392.50	190.00	-	190.00	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	8,757.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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-	2,422.50	890.00	3,027.50	475.00	1,615.00	-	285.00	237.50	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-	-	47.50	142.50	542.50	255.00	95.00	2,060.75
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-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16,980.87	13,548.83	5,402.50	5,613.16	1,045.00	5,764.12	-	-	-	-	406.25	-	-	-	-	-
-	-	-	-	-	-	475.00	-	760.00	-	-	-	451.50	-	522.00	143.00
-	143.00	332.50	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	18,031.26	17,804.85	-	590.00	-	-	-	3,301.25	2,782.50	52.50	918.49	6,481.49	4,147.50	2,195.00
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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1140 BROADWAY STREET - ANN ARBOR, MICHIGAN

TAX INCREMENT FINANCING - DRAW 9 - 28
INVOICES - PAGE 2 OF 3

	ROCKFORD																			
	2019					2020												2021		
	Thru 8-31	Thru 9-30	Thru 10-31	Thru 11-30	Thru 12-31	Thru 1-31	Thru 2-29	Thru 3-31	Thru 4-30	Thru 5-31	Thru 6-30	Thru 7-31	Thru 8-31	Thru 9-30	Thru 10-31	Thru 11-30	Thru 12-31	Thru 1-31	Thru 2-28	Thru 3-31
ENVIRONMENTAL	322,972.52	47,231.37	30,134.27	13,856.42	8,010.85	-	17,034.57	4,621.37	-	-	15,447.04	10,687.95	22,239.66	17,176.33	8,290.04	250.00	-	4,030.99	-	-
Phase 1 ESA																				
Phase 2 ESA																				
BEA																				
Due Care (Consulting)																				
Response Activity																				
Investigation																				
Documentation / Plans																				
Soil Characterization																				
Effluent Characterization																				
VI Design																				
VI Monitoring																				
VI Documentation																				
Trackout Characterization																				
Design Utility Seals																				
Abandon Wells																				
Field Monitoring																				
Additional Response																				
Work Plans																				
PRB																				
Due Care (Construction)																				
Management Contaminated Soil																				
Type 2	236,921.93	22,450.07	19,304.79	10,017.75	7,869.98						14,775.40		11,598.57	11,330.18	2,653.26					
Type 1	23,886.72																			
Greater than LDR criteria																				
Management Dewatering Effluent																				
Vapor Mitigation (excl. consulting)	3,287.95	9,200.23	6,065.56				16,735.01	4,040.10										3,960.10		
Trackout and Dust Control																				
Decontamination Pad			2,000.00	2,500.00																
Water Truck	1,100.00	734.00	734.00									250.00		241.00	241.00					
Erosion Control	3,142.80	1,500.00	1,500.00	1,095.00				500.00			400.00	250.00	250.00	290.60	250.00	250.00				
Temporary Roads												10,000.00	10,000.00	5,012.50	5,000.00					
Street Sweeping		510.00																		
Wheel Wash / Rumble Strips	2,953.58																			
Prevent Exacerbation / Exposure																				
Waterproof - Elevator																				
Waterproof - Foundation																				
Phase 3 Laydown																				
Utility Seals / Wrap																				
Redesign Utilities / Foundation - GW																				
Detention / Storm Sewer	40,000.00																			
Sanitary Sewer	4,000.00	12,006.50																		
Watermain	2,000.00																			
Foundation																				
Construction Fee	5,679.54	830.57	529.92	243.67	140.87		299.56	81.27	-		271.64	187.95	391.09	302.05	145.78			70.89		
Contingency																				
NON-ENVIRONMENTAL	65,722.90	18,986.13	173,748.22	50,208.48	97,539.35	29,028.22	26,248.73	6,338.33	76,398.18	28,705.54	27,572.87	9,102.05	28,413.90	119,064.80	102,345.51	-	27,273.51	16,723.29	-	-
Demolition		1,000.00	2,500.00	2,228.00											1,413.90					
			19,307.61																	
			3,300.00	550.00			990.00				1,430.00									
Infrastructure Improvements																				
Paving / Streetscape / Underground Utilities	24,500.00	17,505.74	125,892.35	40,540.00						28,659.34		2,500.00	5,620.40					5,608.29		
	7,518.80				16,250.00	24,795.37	22,415.00	6,200.00	71,160.00		23,811.16	6,400.00					3,200.00			
														19,000.00						
														26,013.00						
				73,644.36									19,948.55	65,862.94			16,438.00	1,913.76		
															9,975.00					
Traffic Signals																				
RRFB																				
Turn Lanes																				
Utility / Power Pole Relocation																				
Bus Stop Improvements																				
Gas Utility Fees																				
Sanitary Sewer				2,398.90																
Site Preparation (unsuitable soil)	11,939.74		8,860.54																	
Additional Activities																				
Parking Structure																				
Stormwater Detention																				
Soft Costs																				
Architecture / Engineering																				
Construction Mgmt / General Conditions	20,554.48		10,835.78	3,586.49	5,913.91	3,706.55	2,381.64		3,879.77		1,843.82		2,343.24	6,030.70	5,762.71		1,536.12	653.03		
Work Plan																				
Construction Fee	1,209.88	480.39	3,051.94	905.09	1,731.08	526.30	462.09	138.33	1,358.41	46.20	487.89	202.05	501.71	2,158.16	1,819.35		491.10	301.50		
Contingency																				
TOTALS	388,695.43	66,217.51	203,882.49	64,064.90	105,550.20	29,028.22	43,283.30	10,959.70	76,398.18	28,705.54	43,019.91	19,790.00	50,653.56	136,241.13	110,635.55	250.00	27,273.51	20,754.28	-	-

**TAX INCREMENT FINANCING - DRAW 9 - 28
INVOICES - PAGE 3 OF 3**

TOTALS	1,531.24	4,156.24	1,216.83	358.76	8,700.00	2,160.00	8,640.00	500.00	17,975.29	755.00	50,000.00	46,835.00	30,000.00	25,000.00	6,333.36	25,057.42	400.00	10,000.00	4,475.00	1,898.00	13,678.00	21,932.00	16,126.23
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BACKUP DOCUMENTATION FOR TIF DRAWS #9 -#28

BACKUP DOCUMENTATION PROVIDED AS A SEPARATE DOWNLOAD LINK



WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Local Brownfield Revolving Fund
Grant and Loan APPLICATION FORM

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
734-544-3055
voghtn@ewashtenaw.org

Type of Application

- ☐ Loan (Available to all entities)
☒ Grant (Only available to Local Units of Government and Non-Profits)

Applicant Information

Applicant: City of Saline Contact: Colleen O'Toole (City Manager)
Address: 100 N. Harris St., Saline, MI 48176 Phone No.: 734-429-4907 x2211
Type of Ownership: ☐ Private ☒ Public Developer (Entity) Name: _____
Property Owner: same as above Contact: _____

☐ Brownfield Plan Approved (or expected to be approved) on this date: _____

Project/Property Information

Project Name: Monroe St. Sidewalk and Salt Spring Park Parking Lot
Project Description: Site investigation and removal of contaminated soil for new sidewalk construction along the E. side of Monroe St. and construction of parking lot for Salt Springs Park. Soil sampling has identified impacts in excess of Part 201 Criteria in the proposed parking lot, that require landfill disposal. The property at 232 Monroe St. and the recent identification of refuse disposed at 237 Monroe St. may be contributing to contaminants along the proposed sidewalk that will need to be investigated.
Address/Location: 227 Monroe St.: 18-18-01-428-014, 237 Monroe St.: 18-18-01-428-015, 247 Monroe St.: 18-18-01-428-016
No. Buildings: 0 Square Footage of Buildings: N/A
Property Acreage: 0.3 (approximate acreage of proposed sidewalk and parking lot area)
Parcel Identification No(s): 227 Monroe St.: 18-18-01-428-014, 237 Monroe St.: 18-18-01-428-015, 247 Monroe St.: 18-18-01-428-016
Zoning: R-1C (1 family residential), OS (office service), I-2 (industrial) Surrounding Land Use: residential, industrial (wastewater treatment plant)
Previous Owners: 247 Monroe St. has been a wastewater treatment plant since the 1950s, 237 Monroe St. was formerly owned by Universal Die Casting and Washtenaw Industrial Facility (both former Johnson Control property names), 227 Monroe St. has been residential.



Historic Property Uses: A portion of 237 and 247 Monroe St. were historically used as an uncontrolled city dump, additionally there is a former industrial property on the west side of Monroe St. (232 Monroe St.) that may have further impacted the project area.

Eligible Activities

Please describe eligible activities proposed to be funded by LBRF: _____

Drilling and sampling investigation; GPR to identify utilities and refuse; soil and groundwater analytical data. Response actions include excavation, waste characterization, transport and disposal of hazardous soils; hazardous communication and hazardous waste trained personnel oversight, HAZWOPER trained remediation contractor and worker monitoring due to lead concentrations during soil removal.

Anticipated Cost: \$83,000

Previous Environmental Activities Completed

☒ Phase I ☒ Phase II ☐ BEA ☐ Remediation ☐ None ☐ Unknown

Please describe environmental conditions: Initial site investigations were completed in January 2021; soil borings were completed in the proposed parking lot area. Additional soil borings will need to be completed along the proposed sidewalk to confirm and characterize the full nature and extent of soil impacts for soil disposal. Soil borings completed in January indicated arsenic, chromium, lead, selenium and zinc exceed Part 201 Criteria in the upper 1-foot of soil.

Please provide cloud links to any relevant environmental reports.

Application Information

Please describe how the request satisfies the current LBRF policy standards related to Smart Growth Principles, 2015 Housing and Affordability and Economic Equity Analysis, potential for new tax base, location within a downtown or existing commercial or industrial areas, new job creation, positive environmental impact, and blight removal: The requested funding will be used to improve walk-ability along a portion of Monroe St. currently without sidewalks. Both the sidewalk and parking lot will allow community access to the new Salt Springs Park located along the Saline River.

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



Community Impact

Please describe the impact you feel your proposal will have on the community: _____

The sidewalk will extend the existing sidewalk coverage along the east side of Monroe St. The additional sidewalk will provide a safe and accessible route for pedestrians to access Salt Spring Park. The new parking will increase community access to Salt Spring Park. Thirteen parking spaces including 2 accessible parking spaces are planned for the Salt Springs Park parking lot.

Need for LBRF Funding

Please describe why this funding is necessary for project feasibility: _____

This funding is necessary to reimburse the City of Saline; the property owner. Site impacts and soil removal landfilling costs were not anticipated or budgeted for in the sidewalk and parking lot construction projects for Salt Springs Park. Funding to the City of Saline will allow the construction of these improvements and amenities for the community to occur as planned.

Project Funding

Has funding been secured? ☒ Yes ☐ No

Please list types and amounts.

Source of Funds: Land and Water Conservation Fund Grant (EGLE) Amount: \$ \$75,000

Source of Funds: City of Saline Capital Improvement Fund Amount: \$ \$85,000

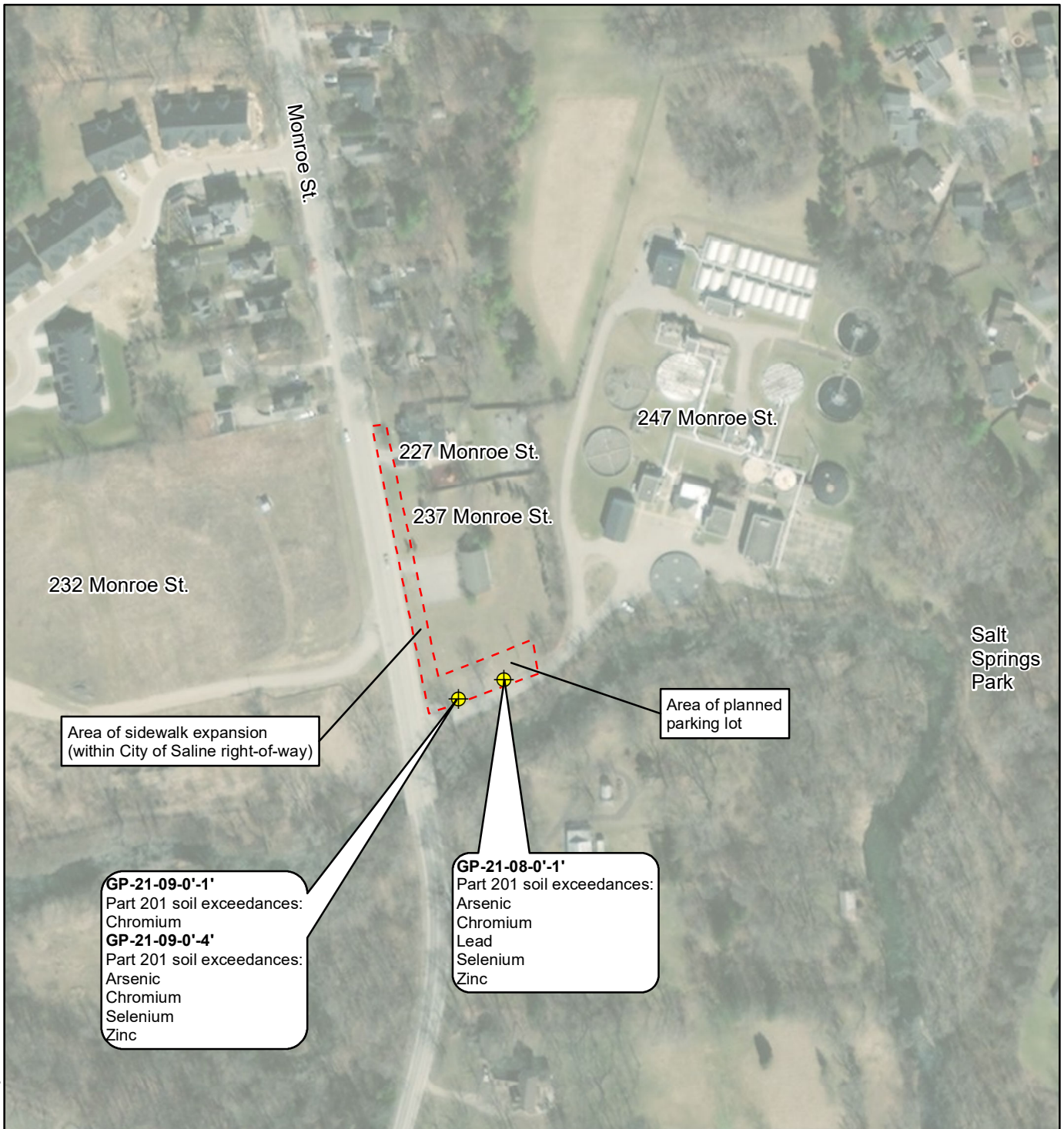
Source of Funds: _____ Amount: \$ _____

MEDC CRP: ☐ Yes ☐ No Amount: \$ _____

Brownfield Grant/Loan: ☐ Yes ☐ No Amount: \$ _____

Washtenaw County LBRF Funds: _____ Amount: \$ _____

P:\Projects\Tetra Tech\City of Saline\GIS\Brownfield Funding\Figure 1.mxd



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Soil Boring Location

Notes:

1. Proposed sidewalk and parking lot area are approximate.



0 200 400 Feet



TETRA TECH

CHECKED BY: PJM

DATE: 04/30/2021

CITY OF SALINE
SALINE, MICHIGAN

**Monroe St. Sidewalk and
Salt Spring Parking Lot**

FIGURE

1

Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline

<u>Task</u>	<u>Anticipated Costs</u>
Task 1: Investigation and Analytical -Completion of additional soil investigation in area of new Monroe St. sidewalk and new Salt Springs Park parking lot -Up to 6 shallow samples will be collected (metals, VOCs, SVOCs and PCBs) -Assumes 1 day onsite for hand auger samples	\$8,000
Task 2: Waste Profiling, Lead Exposure Risk/Modeling/Monitoring, Manifest and Additional Bid Documents -Waste profiling of hazardous soil for removal -Includes time for hazardous waste trained personnel to be onsite to sign manifests during soil removal (up to 10 hours) -Includes lead exposure risk assessment (assumed based on initial site investigation lead concentrations)	\$9,500
Task 3: Reimbursement for initial parking lot / LBRF assistance -Includes time for 2 meetings and correspondence with WCBRA -Reimbursement for initial site investigation in project area; investigation included ground penetrating radar (GPR), soil and groundwater investigation to identify impacts and former dump area refuse -Includes costs for subcontractor (GPR, drill rig) and 2 days onsite for Tetra Tech field personnel -Submitted 5 soil samples/sample intervals for metals, VOCs, SVOCs, PCBs and cyanide -Submitted 3 temporary well groundwater samples for metals, VOCs, SVOCs, PCBs, cyanide and PFAS	\$19,500
Task 4 -Excavation, transportation and landfilling of hazardous soil and gravel materials that are impacted and not suitable for reuse on site -Assumes 400 cubic yards of impacted soil based on project area -Assumes contractor will need to be HAZWOPER trained based on initial site data (lead concentrations) -Purchase of clean topsoil for project area -Assumes 100 cubic yards required based on project area	\$46,000
Total	\$83,000



Washtenaw County Brownfield Redevelopment Authority

Local Brownfield Revolving Fund (LBRF) Policy

Purpose: The Washtenaw County Brownfield Redevelopment Authority (WCBRA) established a Local Brownfield Revolving Fund (LBRF) to assist with brownfield projects in WCBRA member communities. This policy is hereby adopted to guide review of applications for LBRF loan or grant funds in support of brownfield activities.

The WCBRA intends to utilize LBRF funds to most effectively advance the goals of the program, stated herein. The Local Brownfield Revolving Fund is capitalized from dedicated tax increment revenue (TIR) captured from projects within member communities of the Washtenaw County Brownfield Authority. Therefore, revenues accruing to the LBRF may not necessarily be awarded geographically in the same proportion as the LBRF TIR was captured.

The WCBRA may seek reimbursement of some or all grant funds using Tax Increment Financing as part of the approved Brownfield Plan for the project, and will utilize Tax Increment revenues for repayment of loans.

Application Eligibility

Below is a table that indicates program eligibility for different organizations. Please note that of all the eligible entities below, private developers are not eligible for grants.

LBRF Eligibility Table

	Local Unit of Government	Non-Profit Organization	Economic Development Organization	Land Bank	Private Developer
Grant	Yes	Yes	Yes	Yes	No
Loan	Yes	Yes	Yes	Yes	Yes

Eligible Activities

The LBRF will be used to further the purpose of the Program, which is to facilitate the redevelopment of previously developed sites classified as a “facility”, historic resource, functionally obsolete or blighted, or as otherwise eligible, as defined in PA 381 of 1996, as amended (Act 381).

The LBRF may be used only to pay the costs of eligible activities on eligible property that is included in an approved Brownfield Plan, as defined in Act 381. The WCBRA may



Washtenaw County Brownfield Redevelopment Authority

prioritize applications for available funds, is under no obligation to fund all or any projects, and shall review each application on a case-by-case basis.

LBRF Program Requirements

- LBRF *grant* and *revolving loan* funds may only be used to support redevelopment of brownfields in Washtenaw County communities that have joined the WCBRA.
- LBRF funds may be used by the WCBRA to conduct eligible activities when such use is deemed necessary to encourage redevelopment of a brownfield site.
- The awarding of loans or grants, and the amount of the award, shall be solely at the discretion of the WCBRA.
- Grants may be awarded to an eligible entity only to finance Act 381 eligible activities on sites that will be tax-exempt after redevelopment.
- Grant and loan recipients must not be a liable party, as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994, as amended).
- All awards of LBRF funds are contingent on successful adoption of a Brownfield Plan, which establishes site eligibility and includes all eligible activities and costs that will be funded by the LBRF grant or loan.
- LBRF Grants and Loans will not exceed the current maximum amount as established from time to time by the WCBRA and will be prioritized to fund mitigation of conditions that pose an imminent public health threat, environmental response activities, due care activities, due care assessments, and environmental due diligence, in that order.
- In addition to general requirements, the following apply to LBRF loans:
 - LBRF loans are intended to support development projects that are demonstrated to be economically viable to the satisfaction of the WCBRA, and will create additional tax base for the host community and County. The WCBRA may request project financial information suitable for project and developer viability evaluations.
 - Only one loan will be awarded to each project.



Washtenaw County Brownfield Redevelopment Authority

- o No loan for any project will be issued in an amount exceeding \$1,000,000 or the amount available in the LBRF, whichever is less.
- o The repayment period for each loan will be negotiated, but generally will not exceed 15 years. The loan interest rate, amortized over the loan period from the date of first payment, shall be 50 percent of the Wall Street Journal Prime Rate on the date of loan closing. To accommodate project economics, the date of first payment may be deferred up to the date of first TIR reimbursement of eligible costs under the approved Brownfield plan, but deferral shall not exceed three years after the loan closing date without prior approval of the WCBRA.
- o Any Loan approval is contingent upon execution of a Loan Agreement and Security Agreement between the applicant and the WCBRA that details all aspects of the loan.

LBRF Funding Review Criteria

- o The extent to which the project reduces the extent, migration, and/or exposure to environmental contamination.
- o The project will remove significant blight from a property.
- o The extent to which the project effectively addresses or intervenes in an immediate real or potential public health threat.
- o The extent to which the funds support stated affordable housing goals in the [2015 Housing Affordability and Economic Equity Analysis](#), as applicable.
- o The degree to which the project meets [Smart Growth Principles](http://smartgrowth.org/smart-growth-principles).
smartgrowth.org/smart-growth-principles
- o Funding or funding commitments sufficient to complete the project are available.
- The following additional criteria will be used for LBRF loans:
 - o Additional financial security may also be requested by the WCBRA for loans.
 - o Location of the site within traditional downtowns and existing commercial and industrial areas.
 - o The number of local temporary and permanent jobs created as a result of the redevelopment.



Washtenaw County Brownfield Redevelopment Authority

LBRF Application:

- o An [LBRF application](#), which must provide a project description and how funding is critical to the project and consistent with [WCBRA policies and procedures](#) (link: <http://bit.ly/1P4hnFA>), is required for any LBRF request.
- o For LBRF loans, a non-refundable application fee of \$1,000 is required.

Adopted August 7, 2014 by the Washtenaw County Brownfield Redevelopment Authority

Revised and Re-Adopted December 3, 2015

Revised and Re-Adopted March 3, 2016

Revised and Re-Adopted May 4, 2017

Revised and Re-Adopted August 2, 2018



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: Highland Cemetery Association Contact: Tina Kalusha, Office Manager

Property Address: 943 N RIVER ST and 355 W CLARK RD Phone No.: (734) 482-9490

Property Tax ID #: 11-11-04-150-001 (partial) and K -11-04-200-001

Applicant Information

Applicant Name: Rosie Pahl Donaldson, Park Planner, WCPARC Phone No.: (773) 294-6784

Address: 2230 Platt Road, Ann Arbor, MI 48104

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

Project Information

Project Name: Highland Cemetery NAPP Acquisition

Project Description: _____

The Washtenaw County Parks & Recreation Commission's Natural Areas Preservation Program has entered a sales contract with the Highland Cemetery to purchase land to establish a new nature preserve.



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

Property Information

Previous Owners: _____
The land has been owned by the Highland Cemetery Association since the early 1900s.
Previous owners unknown. _____

Historic Property Uses: _____
The subject property area has never been used for modern burials; used only for nature observation and cemetery buffer in the 20th and 21st century. The subject area of 11-11-04-150-001 had a lease with The Nature Conservancy. Probably used by Indigenous Peoples. _____
Property Acreage: 21.962

Zoning: Park, Multiple Family Residential Surrounding Land Use: Cemetery, multiple family residential, industrial

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	
☒ Phase II	\$4,500
☒ BEA Report	\$2,500 (if needed)
☒ Due Care Plan	\$2,200 (if needed)
☐ Hazardous Material Survey	

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: _____
Completed Phase I ESA. _____

Please describe environmental conditions: _____
RECS: Waste dumping and waste burial, including metal drum; neighboring 717 Norris has long industrial history that could impact subject soils _____

<https://ewashtenaw.sharefile.com/d-s2395e3d55db24ffd82dc2089efecf69b>

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

Nathan Voght

From: Adam Bishop <adam.bishop@triterra.us>
Sent: Tuesday, March 2, 2021 4:46 PM
To: Margaret (Rosie) Pahl Donaldson
Cc: JP Buckingham
Subject: Phase II ESA and Reporting
Attachments: Approximate Boring Locations.pdf

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.

Hello Rosie,

Please see below for the scope of work for a Phase II ESA and reporting to follow. Attached is a figure with approximate boring locations. Let me know if this works for you and we can get a contract together and proceed with the work.

Phase II ESA: Triterra plans to advance up to six soil borings on the Property utilizing a stainless-steel hand auger. Soil samples will be collected for visual classification, field screening, and laboratory analyses using a 2-inch outside-diameter, 5 to 10-foot-long sampler. Five soil samples and one groundwater sample (collected utilizing a PVC Screen, riser, and bailer in the marsh area) will be analyzed for one or more of the following: volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc) and hexavalent chromium. **Total fee is \$4,500**

Reporting: Upon receipt of the laboratory report, Triterra will evaluate the data to determine if the Property is considered a “facility” as defined by Section 20101(1)(o) of Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, as amended (Part 201).

If the Property does not meet the definition of a “facility”, Triterra will prepare a Phase II ESA report summarizing the findings and recommendations for the Phase II ESA activities.

If the Property is a “facility” Triterra will recommend preparing a Baseline Environmental Assessment (BEA) on behalf of the new owner, pursuant to Part 201. Triterra will submit the report to EGLE on behalf of the Client. The final Phase I ESA report and supporting Phase II subsurface investigation documentation will be provided within the BEA report. **Total Reporting Fee is \$2,500**

Due Care Planning: Depending on the results of the subsurface investigation, Triterra will prepare a Plan for Due Care Compliance on behalf of the new owner. Under Section 2017a of Part 201, the future owner and/or operator of the Property will have due care obligations associated with environmental impact at the property. **Total fee is \$2,200.**

Please let me know if you have any questions. Thanks,

Adam Bishop
Environmental Scientist



Triterra

PLEASE NOTE ADDRESS CHANGE:

1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910

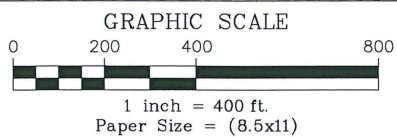
Direct: 517.853.2155
Office: 517.702.0470
Fax: 517.702.0477
www.triterra.us

Stay Connected!



● Approximate Boring Location

S:\Project Files\Current and Closed\11000-11999\11574 Highland Cemetery Property_Ypsilanti_Twp\Phase I ESA\11574.dwg, 11/18/2020 11:36 AM



LEGEND

— Property Line

Parcels K-11-04-200-001 and
a portion of 11-11-04-150-001

Client: Rowe, PSC

ASTI Project 11574, JRN, November 18, 2020

Ypsilanti, MI

ASTI
Environmental

Site Features Map

