



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, April 14th 2022 9:00 a.m.

Zoom Link to Webinar for Public to Join the Meeting:

<https://washtenawcounty.zoom.us/j/83735524370?pwd=Ui8rd2lyWkdpVURRMHl4dnRsQzd2QT09>

Passcode: 001224

Join Webinar by Telephone:

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 470 250 9358 or +1 470 381 2552 or +1 253 215 8782 or +1 346 248 7799 or +1 206 337 9723

1. Call to Order

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

a. March 10, 2022 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. 3974 Research Park Drive, Sartorius, Brownfield Plan – Action
2. 237-247 Monroe Street, City of Saline, Approve LBRF Eligible Expenses and Increase LBRF Grant Award – Action
3. 415 W. Washington, City of Ann Arbor, increase Environmental Assessment Grant Request – Action
4. 4025 Packard Road, Pittsfield Charter Township, Project Introduction and Form Brownfield Plan Review Sub-Committee – Action
5. 220 N. Park, Renovare, Project Introduction and form Brownfield Plan Review Sub-Committee – Information
6. 121 E. Catherine, 2000 S. Industrial, Phase II Environmental Assessment Grants, Ann Arbor Housing Commission – Action
7. March 2022 Financial Report – Action

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 in-person at 200 N. Main, downtown Ann Arbor
Lower Level Large Conference Room

DRAFT MEETING MINUTES
Thursday, March 10, 2022, 9:00 a.m.

Board Present: Sue Shink, James Harless, Joe Meyers - Secretary, Christy Maier, Allison Krueger – Vice Chair

Board Absent: Trevor Woollatt – Chair (excused), Morgan Foreman (excused)

Staff: Nathan Voght – OCED

Joining the Meeting: Amanda Garber – City of Chelsea, Jason Lafayette – SME, Matt Naud – Resource Recycling Systems (joining remotely)

Handouts: None

1. Call to Order

Vice-Chair Krueger called the meeting to order at 9:02 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

Business Item #2 was removed from the agenda, and #4 was changed from “Action” to “Information Only.” J. Meyers move to approve the agenda as amended (2nd J. Harless), and the motion passed unanimously.

4. Approval of February 10th, 2022 Meeting Minutes

J. Meyers move to approve the minutes (2nd C. Maier), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. Washtenaw County Climate Action Plan – Presentation

Staff introduced Andrew DeLeeuw, from County Administration, who was at the meeting and Matt Naud, with Resource Recycling Systems, who was joining remotely. They presented on the County’s Climate Action Plan.

The Board discussed land use and sprawl impacts on climate, support from local units for implementing the Plan, the University of Michigan’s presence and effect on potential climate impact strategies, and engaging the Michigan Township Association on advocating for wider applicability of brownfield incentives for Core Communities.

Mr. DeLeeuw and Mr. Naud indicated they are presenting to numerous community organizations, boards, committees, and stakeholders, and are seeking whatever input the Board has on the Climate Action Plan.

2. 400 N. Freer Road, Environmental Assessment Grant, City of Chelsea – Action

N. Voght introduced Amanda Garber, with the City of Chelsea, and Jason Lafayette, with SME, representing the project. The City acquired this vacant home with future plans for housing or a park, near the Chelsea High School. The City needs to conduct an asbestos survey and demolition specifications.

The grant request is for \$12,000. The Board previously awarded \$13,500 for a Phase I and II for the property.

The Board discussed the project and suggested an application to the DCC be submitted for this. However, the Board made it clear that they would fund this work, if for some reason it was not by the DCC.

3. February 2022 Financial Report – Information Only

Staff indicated that the final TIF capture distributions are occurring now, and all Administrative Fees' capture will be ready for approval at the April 14th meeting.

7. Other Business

N. Voght mentioned that the two vacancies will be posted by the County Clerk, and will hope to fill those in the next month. He also provided a Federal Screw update in Chelsea, that the City and developer continue to talk.

8. Public Comment:

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

9. Adjournment:

J. Harless moved to adjourn the meeting at 10:19 a.m. (2nd J. Meyers), and the motion passed.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the _____, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, April 14th, 2022

200 N. Main, Lower Level Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: April 7, 2022

This regular board meeting will be held in-person, at 200 N. Main, lower level Conference Room, downtown Ann Arbor. Masks are now optional, according to current Washtenaw County policy. Any public wishing to participate can attend the meeting in-person, or use the provided Zoom Webinar link on the meeting agenda.

Business Items:

1. 3874 Research Park Drive, Sartorius, Brownfield Plan – Action

Please follow [this link to the Brownfield Plan](#) for this project, located in the City of Ann Arbor. The former Federal Mogul, built in the 1960s, was demolished, and a new 130,000 s.f. office and research building will be constructed by Sartorius. The site is approximately 17 acres in size, and was composed of five original parcels. Outlots will be available for future expansion or other businesses to locate.

The Brownfield Plan includes \$2.7 million in developer Eligible Activities, however \$1.1 million of those costs will be foregone by the developer, and reimbursed directly to the City of Ann Arbor, to pay a Fee in Lieu of providing affordable housing. This is pursuant to the [City's 2019 Brownfield Policy](#), which was developed in collaboration with the County Brownfield Authority. There are \$127,000 in Environmental Activities included, as well. The County Brownfield Authority's Brownfield Plan Review Sub-Committee met once in January, and have reviewed subsequent revisions of the Plan. The initial TIF request was over \$6 million, but the City was not supportive of certain Non-Environmental activities that would ordinarily be required of a typical development. However, some of those activities remained in the final Plan to help offset the \$1.1 million Fee in Lieu of providing Affordable Housing.

In addition to developer-reimbursable activities, the Plan will capture 10% per year for LBRF deposit, or Administrative Fees, at the discretion of the Brownfield Authority. In addition, a lump sum LBRF deposit will be made at the end of the Plan, calculated at 15% of the total developer activities in the approved Plan. This is consistent with the recently updated LBRF capture policy the Board adopted last December. The total of Admin and/or LBRF is \$719,649. It is projected to take 13 years to fully reimburse all costs in the Plan.

The City of Ann Arbor City Council approved the Brownfield Plan on April 4th, with the condition that the Plan be capped at 14 years. The City Council postponed an IFT request, which would reduce all tax revenue from all millages, except SET, by 50% for 12 years. The developer is working with the City's

Sustainability Director to increase carbon emissions offsets to gain a favorable staff recommendation for the IFT. The Brownfield Plan accounts for this IFT reduction in tax revenue, therefore, if the IFT is not granted, it would only increase the reimbursement of all Eligible Activities.

The County Board of Commissioners set a public hearing for the Brownfield Plan at the April 6th meeting, for the April 20th meeting, in anticipation of the Brownfield Authority recommending approval of the Plan.

2. 237-247 Monroe Street, City of Saline, Approve Eligible Activities and Increase LBRF Grant Award – Action

The Board awarded a \$50,000 LBRF grant to the City of Saline to assist with soil remediation for a new parking lot to serve a park on the Saline River in May 2021. [There initial request was for \\$83,000](#), and the Board asked that the City come back if costs exceed the \$50,000. The City is now asking for reimbursement of actual LBRF activities, but also an increase in the Grant award by an additional \$28,195. This is mostly due to the anticipated expensive costs of PFAS soil disposal, under Task 4, Excavation, Transport and Disposal. Please refer to the table provided by TetraTech, and attached schedule of pay items provided by MCI Engineering, where they apportion out estimated Brownfield Cost portions of the construction activities that are directly eligible, or related to brownfield eligible activities. The new grant award amount would be **\$78,195**.

The current request is for approval and reimbursement of \$35,159.97 in actual Eligible Activities, in the 2021 calendar year. Please refer to the spreadsheet provided in the packet, which includes Investigation and Analytical, Waste Profiling, Lead Exposure Risk Modeling, Manifest and Bid Docs, Administrative/Oversight costs from the consultant, TetraTech, and Excavation/Transportation of impacted soils.

Once the Board approves the costs, a reimbursement will be issued to the City of Saline. Should the Board increase the amount of LBRF award, the Grant Contract will be amended with the increased amount.

3. 415 W. Washington, City of Ann Arbor, Increase Environmental Assessment Grant Request – Action

The Board approved a \$20,700 Assessment Grant in 2021 to the City of Ann Arbor [for Phase II investigation](#) on the City-owned site, which is being [prepared and pre-PUD entitled for redevelopment](#). The Phase II was completed, but a final report has not been issued. Reimbursement for \$20,693 was made this week to the City.

The City needs to conduct additional investigation of TCE that may be migrating onto the 415 W. Washington property. The work is extensive and the estimated cost is \$52,593. Please refer to the scope and cost estimate in the packet. Staff recommends that should the Board approve this request, it be funded through LBRF. The LBRF current balance is \$2.75M.

Patti McCall, from TetraTech, will attend the meeting to answer any questions.

4. 4025 Packard Road, Pittsfield Charter Township, Project Introduction and Form Brownfield Plan Review Sub-Committee, Pittsfield Twp – Information Only

This is a former gas station on the northeast corner of Carpenter and Packard Road, in Pittsfield Charter Township. The Township has been working with the owner for years on redeveloping the site, and a Site Plan was approved by the Township in the last several months. Demolition of the building and pump islands occurred in 2021. There are previous releases on the site, and Speedway is the Liable Party.

[Here is a link to the Draft Brownfield Plan](#) and [Application](#).

A 7,000 s.f. commercial multi-tenant building is proposed, with drive-through on the backside. The Brownfield Plan includes \$412,000 in Environmental Activities, including \$54,300 for Site Demolition to be reimbursed with “Local Only” millages. This is due to timing of the need to conduct the Site Demolition activities prior to when the Brownfield Plan is expected to be approved in June or July.

In addition, a total of \$107,442 in Administrative Fees and/or LBRF capture is included in the Plan, reflecting the Board’s new policy of 10% per year, and a lump sum at the end of the plan equal to 15% of the Developer’s activities in the Plan. It’s projected to be a 23 year Plan.

Further, it is possible that due to timing of project construction and needing to ready the building for signed tenants, preparing and getting approval for an Act 381 Work Plan may not be possible. In that case, it is being proposed that State TIF Capture is removed, and Local Millage do not make up the difference, but rather only pay what would have been paid had the State participated. This is illustrated by the “Local Only” TIF Table in the packet for demonstration.

This will be the first Brownfield Project we’ve assisted Pittsfield Charter Township with, which is a good opportunity to demonstrate how the process and program can help.

(Intentionally Blank)

5. 220 N. Park, City of Ypsilanti, Renovare, Project Introduction and form Brownfield Plan Review Sub-Committee – Information

Information on this project was previously presented informally to the Board in 2021. This property is owned by the City of Ypsilanti, and put it out for bid to seek redevelopment proposals. Renovare was selected and has a Purchase Agreement with the City. [PUD Plans were recently submitted to the City, to begin the process of entitlement.](#)

A total of 46 single-family detached and attached for-sale units are proposed, with 50% of them to be designated affordable, and set aside for individuals and families making 40 to 120% of Area Median Income (AMI). Please see an Eligible Activity Table, and Project Summary in the packet for more detailed information. In addition, several sheets from the PUD submittal area included. The developers, Jill Ferrari and Shannon Morgan, will attend the meeting to provide a project overview.

A draft of the Brownfield Plan is being finalized now. There are two parcels included in the Plan, 220 N. Park (Facility) and 206 N. Grove (Adjacent and Contiguous), which will remain in City ownership to be developed into a Dog Park. Approximately \$2.8 million in non-environmental activities are proposed, which would include \$736,000 in costs related to allowing 23 of the units to be affordable, through Property Sale of \$250,000, Homebuyer Assistance Counseling of \$26,000, and Downpayment Assistance (in the form of a construction subsidy) of \$460,000. About \$94,000 of the Non-Environmental costs will assist the development of the Dog Park at 206 N. Park.

Environmental activities are only \$118,000, handling some contaminated soils and Due Care activities. Interest is included at 5% for 10 years, which \$275,000 and included in the Non-Environmental and Environmental activities' totals above.

Although MEDC support of these costs is not certain, the Brownfield Plan will be written to assume State Support for all Eligible Activities, but with Local Millages picking up any costs not supported by the State.

Regarding the \$736,000 proposed to assist with affordable housing, this is a new and emerging use of Act 381. Jim Tischler, Michigan Land Bank Director, initially [presented this concept to the Board in March of 2020](#). Mr. Tischler has been working with various communities around the state to use this provision to assist with affordable housing projects. Muskegon, Holland, and Grand Rapids have adopted Plans using this provision to support affordable housing. However, the housing costs in these plans were designated as Local Only, due to uncertain support from the MEDC for using this provision at this time. However, legislation amending Act 381 is being drafted currently that would formalize the use of Act 381 for such purposes.

Here is a clipping of the definition of Eligible Activities from the Act:

- (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.

Staff recommends we hear the project introduction and discuss further the details of the project and Plan, and then form a Brownfield Plan Review Sub-Committee to assist with the final draft of the Brownfield Plan.

6. 121 E. Catherine, and 2000 S. Industrial Phase II Environmental Assessment Grants, Ann Arbor Housing Commission – Action

Please find enclosed two applications to conduct Phase II investigations at two separate properties owned by the Ann Arbor Housing Commission. Both of these sites are being explored and pursued for redevelopment as Affordable Housing.

7. March 2022 Financial Report – Action

All 2021 Administrative Fees' calculations and capture are enclosed for Board review. With 16 brownfield projects actively capturing TIF in 2021, we are authorized to capture \$192,500 in Administrative Fees, under Act 381. As you can see, if we were to capture the full amount authorized under all Plans, we would collect \$210,989, which exceeds our statutory authority. It is proposed that for those projects where Admin was expressed as a fixed amount in the approved Brownfield Plan and Reimbursement Agreement (Maple Shoppes, Michigan Inn, 544 Detroit) those figures are not reduced, as the flexibility is not as clear, in addition they are smaller amounts. All other projects were reduced by a straight 10% (coincidence that it's even) to arrive at \$192,500.

Note the LBRF transactions, and several developer reimbursements. Whatever remains in the account after Admin and LBRF obligations are fulfilled are reimbursed to the developer for approved Eligible Activities.

If there are questions about proposed Admin capture, staff will answer them at the meeting.

Other Business

Colleen O'Toole, the City of Saline City Manager, and Sam Baushke, an environmental consultant with GeoSyntec, were appointed on April 6 as new Board members, replacing Mike Green and Karen Lancaster. Please see the current roster of the Board in the packet. This meeting will be their first.

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

Task	Anticipated Costs		January 2021 - December 2021	Total
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 -Completed 9 shallow soil samples in 3 separate mobilizations due to scope changes	\$8,000	Task 1		
		Labor	\$ 6,685.50	\$ 6,685.50
		Field Supplies/Equipment Total	\$ 96.19	\$ 96.19
		Laboratory Services Total	\$ 4,451.00	\$ 4,451.00
		Subcontractor	\$ -	\$ -
			\$ 11,232.69	\$ 11,232.69
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 2		
		Labor	\$ 3,404.25	\$ 3,404.25
		Field Supplies/Equipment Total	\$ -	\$ -
		Laboratory Services Total	\$ -	\$ -
		Subcontractor	\$ -	\$ -
			\$ 3,404.25	\$ 3,404.25
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 3		
		Labor	\$ 11,359.50	\$ 11,359.50
		Field Supplies/Equipment Total	\$ 83.49	\$ 83.49
		Laboratory Services Total	\$ 3,950.00	\$ 3,950.00
		Subcontractor (Drilling)	\$ 1,768.54	\$ 1,768.54
			\$ 17,161.53	\$ 17,161.53
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 -Midwestern consulting completed bid documents for worker safety related to lead and waste hauling	\$46,000	Task 4		
		Labor	\$ -	\$ -
		Field Supplies/Equipment Total	\$ -	\$ -
		Laboratory Services Total	\$ -	\$ -
		Subcontractor (Midwestern Cons.)	\$ 3,361.50	\$ 3,361.50
			\$ 3,361.50	\$ 3,361.50
		Total	\$ 35,159.97	\$ 35,159.97
	Requested Budget	\$83,000		
	Approved Budget	\$50,000		

Reimbursable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Parking Lot
City of Saline
Brownfield Plan
January 2021 - December 2021
Current Reimbursement

Invoice Number	51704524	51717649	51730512	51743752	51756148	Tt Invoice Number 51756149	51766863	51783421	51816111	51826234	51840719	Midwestern Consulting Invoice Number 18064A-6	18064A-7	Totals
Invoice Dates	January 23- February 19, 2021	February 19, 2021 - March 26, 2021	March 26, 2021 - April 30, 2021	April 20, 2021 - May 21, 2021	May 13, 2021 June 25, 2021	May 22, 2021 June 25, 2021	June 26, 2021 July 23, 2021	July 24, 2021 - August 27, 2021	October 2, 2021 - October 29, 2021	October 30, 2021 - November 26, 2021	November 27, 2021 - December 31, 2021	July 26, 2020- May 29, 2021	May 29, 2021 - August 8, 2021	
Category														
Labor	\$ 3,554.50	\$ 3,377.50	\$ 147.00	\$ 6,786.00	\$ 991.50	\$ 1,290.75	\$ 2,211.50	\$ 210.00	\$ 549.50	\$ 346.50	\$ 1,984.50	\$ 1,275.50	\$ 2,086.00	\$ 24,810.75
Field Equipment	-	-	-	-	\$ 84.80	-	-	-	-	-	-	-	-	\$ 84.80
Field Supplies	\$ 83.49	-	-	-	\$ 11.39	-	-	-	-	-	-	-	-	\$ 94.88
Incident travel/parking	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Laboratory Services	-	\$ 3,950.00	-	-	\$ 3,065.00	-	\$ 1,386.00	-	-	-	-	-	-	\$ 8,401.00
Mileage	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Outside Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Subcontractor	-	\$ 1,768.54	-	-	-	-	-	-	-	-	-	-	-	\$ 1,768.54
Vehicle charges	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Permit	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Shipping charges	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Field Equipment Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
G&A on ODC's	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Invoiced	\$ 3,637.99	\$ 9,096.04	\$ 147.00	\$ 6,786.00	\$ 4,152.69	\$ 1,290.75	\$ 3,597.50	\$ 210.00	\$ 549.50	\$ 346.50	\$ 1,984.50	\$ 1,275.50	\$ 2,086.00	\$ 35,159.97
														Approved Funding \$ 50,000.00
														Amount Remaining \$ (14,840.03)



Billing and Cash Receipts Report

Run By: Kelly, Judith M (Judy)
Run Date: Dec 2, 2021 03.44.20 AM PST
Projects Reported: 1 Projects
Page: 1 of 1

Selected Report Options: Operating Unit (200 IEW); Project Number (200-12789-21005); Date Range (All); Group By (Project Manager)

					Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount				
AR for Rubel, Brian M. (Brian) - (1 Projects with AR)					PM TOTALS	0.00		0.00	0.00	51,867.21	51,867.21				
					Invoice Date	Invoice Number	Curr	Total Inv Amt	Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount
200-12789-21005	City of Saline WWTP Phase II ESA for two Monroe Street parcels				Client:			Status:							
	02/25/21	51704524	USD	24,842.46		03/20/21	065288						24,842.46	24,842.46	
	04/01/21	51717649	USD	23,566.25		04/29/21	065412						23,566.25	23,566.25	
	05/03/21	51730512	USD	3,458.50		05/21/21	065551						3,458.50	3,458.50	
Totals for				51,867.21	0.00			0.00	0.00	51,867.21	51,867.21				

Paid Invoices for Reimbursement
Outlined in Red
(Eligible Expenses Only)



Billing and Cash Receipts Report

Run By: Scott, Daniel Fritz (Danny)
Run Date: Jan 24, 2022 12.44.05 PM PST
Projects Reported: 1 Projects
Page: 1 of 1

Selected Report Options: Operating Unit (200 IEW); Project Number (200-12789-21012); Date Range (All); Group By (Project Manager)

					Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount				
AR for Rubel, Brian M. (Brian) - (1 Projects with AR)					PM TOTALS	0.00		0.00	0.00	10,786.69	10,786.69				
					Invoice Date	Invoice Number	Curr	Total Inv Amt	Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount
200-12789-21012	Additional Soil Sampling to Characterize Park Components and Provide Brownfield Assistance for Monroe Street					Client:			Status:						
	06/04/21	51743752	USD	6,332.00		06/26/21		065706						6,332.00	6,332.00
	07/05/21	51756148	USD	4,454.69		07/25/21		065849						4,454.69	4,454.69
Totals for				10,786.69	0.00				0.00	0.00			10,786.69	10,786.69	

Paid Invoices for Reimbursement
Outlined in Red
(Eligible Expenses Only)



Billing and Cash Receipts Report

Run By: Scott, Daniel Fritz (Danny)
Run Date: Jan 28, 2022 07:15:15 AM PST
Projects Reported: 1 Projects
Page: 1 of 1

Selected Report Options: Operating Unit (200 IEW); Project Number (200-12789-21013); Date Range (All); Group By (Project Manager)

					Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount
AR for Rubel, Brian M. (Brian) - (1 Projects with AR)					PM TOTALS	1,925.00		0.00	0.00	8,446.25	8,446.25
					Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount
200-12789-21013	Additional Soil Sampling for Monroe Street Park and Sidewalk				Client:		Status:				
	07/05/21	51756149	USD	1,290.75		07/25/21	065883			1,290.75	1,290.75
	07/30/21	51766863	USD	4,998.00		08/24/21	066010			4,998.00	4,998.00
	09/10/21	51783421	USD	383.00		09/25/21	066177			383.00	383.00
	10/20/21	51806355	USD	234.50		11/05/21	066378			234.50	234.50
	11/09/21	51816111	USD	707.00		11/20/21	066461			707.00	707.00
	12/02/21	51826234	USD	833.00		12/26/21	066603			833.00	833.00
	01/07/22	51840719	USD	1,925.00	1,925.00						
Totals for				10,371.25	1,925.00			0.00	0.00	8,446.25	8,446.25

Paid Invoices for Reimbursement
Outlined in Red
(Eligible Expenses Only)

Client Receipt

Client: Saline, City of
Invoice Number: 18064A-6
Invoice Date: 06/09/2021

Receipt Text	Receipt Type	Client	Project ID & Description	Invoice Number	Receipt Date	Receipt Method	Receipt Status
Saline, City of 06	Client Receipt	Saline, City of	18064A SALT SPRINGS PARK - MD	18064A-6	06/24/21	Check	Active

Method ID	Amount	Amount Labor	Amount Expense	Amount Consultant	Amount Adjustment	Amount Sales Tax	Amount Prepayment	Reduced Billed
65695	1,275.50	1,275.50						

Deposit Bank Name	Client Invoice	Deposit Date
Main Checking Acct Level	Client Invoice	06/24/21



M I D W E S T E R N
C O N S U L T I N G

Land Development,
Land Surveying, Municipal,
Wireless Communications,
Institutional, Transportation,
Landfill Services

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734-995-0200

Saline, City of
Attn: J Jeffrey Fordice
100 N. Harris Street
Saline, MI 48176

August 11, 2021
Invoice No: 18064A-7

Project: 18064A SALT SPRINGS PARK - MDNR LWC GRANT APPLICATION

Professional services provided from 5/29/2021 through 8/8/2021

PAYMENT TERMS: NET 30 DAYS

TOTAL DUE THIS INVOICE: 2,086.00

PHASE: 00305 PHASE II AND BROWNFIELD

Professional Fees

	Hours	Rate	Billed Amount
Field Technician			
ANDRE C. TORRES	1.00	88.00	88.00
Project Manager			
SUSAN C. DICKINSON	2.00	142.00	284.00
Sr. Project Engineer			
SCOTT G. FISHER	1.00	130.00	130.00
	12.00	132.00	1,584.00
Subtotal	13.00		1,714.00
Phase subtotal			2,086.00

Invoice total **2,086.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18064A-7	08/11/2021	2,086.00	2,086.00				
	Total	2,086.00	2,086.00	0.00	0.00	0.00	0.00

Client Receipt

Client: Saline, City of
Invoice Number: 18064A-7
Invoice Date: 08/11/2021

Receipt Text	Receipt Type	Client	Project ID & Description	Invoice Number	Receipt Date	Receipt Method	Receipt Status
Saline, City of 08	Client Receipt	Saline, City of	18064A SALT SPRINGS PARK - MD	18064A-7	08/20/21	Check	Active

Method ID	Amount	Amount Labor	Amount Expense	Amount Consultant	Amount Adjustment	Amount Sales Tax	Amount Prepayment	Reduced Billed
66029	2,086.00	2,086.00						

Deposit Bank Name	Client Invoice	Deposit Date
Main Checking Acct Level	Client Invoice	08/20/21

Reimburseable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline
Brownfield Plan
January 2021 - December 2021

Task 1									
Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51743752	2021-05-03	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation with staff
51743752	2021-05-04	Labor	Regular Hours	Allen, Bryan		6.25	79.00	493.75	Scheduled MissDig, ordered lab supplies, reviewed proposal, rented PID, proposed soil boring locations, and discussed SOW with Patti
51743752	2021-05-04	Labor	Regular Hours	McCall, Patti J.		1.25	168.00	210.00	team call for task delegation; review drawings and proposed locations; update client on schedule and citizen access; financials and coordination with client manager
51743752	2021-05-04	Labor	Regular Hours	Rauss, Alison D.		.50	98.00	49.00	Ph. II planning meeting
51743752	2021-05-05	Labor	Regular Hours	McCall, Patti J.		.75	168.00	126.00	coordination with staff and City of Saline personnel for homeowner access
51743752	2021-05-06	Labor	Regular Hours	Allen, Bryan		1.25	79.00	98.75	Field prep: review sample bottles, print forms, and collect equipment
51743752	2021-05-06	Labor	Regular Hours	Kelly, Christina E		.50	65.00	32.50	publish data for field work to arconline, create map for collector in arconline.
51743752	2021-05-06	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation with staff; contact client
51743752	2021-05-07	Labor	Regular Hours	Allen, Bryan		4.00	79.00	316.00	Soil Sampling Event
51743752	2021-05-07	Labor	Regular Hours	Kelly, Christina E		.25	65.00	16.25	discussion re: soil boring location and coordinates from field map
51743752	2021-05-07	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	coordination with City personnel regarding second proposal and remediation contracting
51743752	2021-05-10	Labor	Regular Hours	McCall, Patti J.		.75	168.00	126.00	info with engineering team; review financials, task delegation
51743752	2021-05-11	Labor	Regular Hours	McCall, Patti J.		2.00	168.00	336.00	New sampling with engineering team related to landscaping and sign posts; review; draft plan and delegate tasks with team; changes to funding request
51743752	2021-05-12	Labor	Regular Hours	Rauss, Alison D.		.75	98.00	73.50	reviewed cyanide results from parking lot area, reviewed if cyanide collected from sidewalk samples, provided findings to PJM
51743752	2021-05-13	Labor	Regular Hours	Allen, Bryan		5.00	79.00	395.00	Performed soil sampling in proposed landscaping areas along driveway to Saline WWTP. Field prep, relinquished samples, and updated field notes.
51756148	2021-05-13	Labor	Regular Hours	Delehanty, John		2.00	66.00	132.00	Soil sampling
51743752	2021-05-13	Labor	Regular Hours	Kelly, Christina E		2.50	65.00	162.50	Hand auger soil sampling near planned landscaping changes.
51743752	2021-05-13	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	field calls for sampling landscaping areas
51743752	2021-05-13	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	review/save sample logins
51743752	2021-05-14	Labor	Regular Hours	Allen, Bryan		1.00	79.00	79.00	Updated soil boring logs.
51743752	2021-05-17	Labor	Regular Hours	Allen, Bryan		2.00	79.00	158.00	Began Draft Report Text and Laboratory Analytical data table
51743752	2021-05-17	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	sample data with lab regarding concentrations; task delegation
51743752	2021-05-19	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	call w/ PJM - lab data and file management, saved lab file to project folder
51743752	2021-05-21	Labor	Regular Hours	Allen, Bryan		1.75	79.00	138.25	Update Laboratory Analytical data table
51743752	2021-05-21	Labor	Regular Hours	Kiser, Bridget L		.25	68.00	17.00	Procurement process for SourceOne and Eurofins
51743752	2021-05-21	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	review data; task update; review and approve invoices
51743752	2021-05-21	Labor	Regular Hours	Rauss, Alison D.		.75	98.00	73.50	review invoice/, correspondence with admin and PJM for processing, save lab reports, reorganize project files
51756148	2021-05-26	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	download data; task delegation
51756148	2021-05-27	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	review sample invoice, send to admin for processing, save sample files
51756148	2021-05-28	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	Corresponded w/ staff re GIS/GPS files for last round of sampling
51756148	2021-05-31	Labor	Regular Hours	Allen, Bryan		1.50	79.00	118.50	Sidewalk and Signage Sampling: Update laboratory Analytical Tables and processed expense report
51756148	2021-06-04	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	ISA coordination; tasks with staff
51756148	2021-06-07	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	review weekly financials; tasks with staff
51756148	2021-06-08	Labor	Regular Hours	Kiser, Bridget L		.25	68.00	17.00	Project admin
51756148	2021-06-10	Labor	Regular Hours	Kiser, Bridget L		.25	68.00	17.00	Project admin
51756148	2021-06-11	Labor	Regular Hours	Rauss, Alison D.		1.75	98.00	171.50	Sidewalk project updates w/ PJM reviewed/edited soil sampling table
51756148	2021-06-14	Labor	Regular Hours	Rauss, Alison D.		.75	98.00	73.50	correspondence w/ lab and staff - lab report sample name edit, call w/ PJM - Ph. I/Ph. II edits (remove historical dump references)
51756148	2021-06-16	Labor	Regular Hours	Rauss, Alison D.		2.50	98.00	245.00	Call w/ KMR - questions on scope of Saline project (0.25), Ph. II and Ph. I edits to remove 'city dump' references (2.25)
51756863	2021-06-30	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	correspondence w/ lab - revise sample report, saved lab data and invoice, updated lab tracking sheet w/ May and June sample info.
51756863	2021-07-16	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	task delegation with staff for data/SB logs and report needs
5186234	2021-11-18	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	reporting task delegation; coordination for EPA/Adient call
5186234	2021-11-18	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	locate/review status of sidewalk sampling report
5186234	2021-11-19	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	task delegation with staff; schedule for EPA/Adient/Saline meeting
5186234	2021-11-19	Labor	Regular Hours	Rauss, Alison D.		.50	98.00	49.00	sidewalk sampling letter report
51840719	2021-11-29	Labor	Regular Hours	Rauss, Alison D.		1.75	98.00	171.50	sidewalk sampling letter report
51840719	2021-11-30	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	report task with staff
51840719	2021-11-30	Labor	Regular Hours	Rauss, Alison D.		2.00	98.00	196.00	sidewalk sampling letter report, call w/ PJM for letter report questions, emailed staff re GIS/figure status
51840719	2021-12-02	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	sidewalk sampling figure, email to staff for clarification of locations/files
51840719	2021-12-06	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation with staff for sidewalk / parking lot Phase II report

Task 1									
Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51840719	2021-12-06	Labor	Regular Hours	Rauss, Alison D.		2.75	98.00	269.50	sidewalk sampling letter report figures
51840719	2021-12-08	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	respond to emails
51840719	2021-12-08	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	sidewalk sampling letter report
51840719	2021-12-13	Labor	Regular Hours	McCall, Patti J.		1.00	168.00	168.00	review draft Phase II report for sidewalk project
51840719	2021-12-13	Labor	Regular Hours	Rauss, Alison D.		1.75	98.00	171.50	sidewalk sampling letter report
51840719	2021-12-14	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	sidewalk sampling letter report - correspondence re HA-06
51840719	2021-12-30	Labor	Regular Hours	McCall, Patti J.		3.50	168.00	588.00	review report; data and SB log review; task delegation
51840719	2021-12-30	Labor	Regular Hours	Rauss, Alison D.		.75	98.00	73.50	letter report edits, review previous data for parameters analyzed, correspondence w/ PJM

Labor Total	\$ 6,685.50
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51756148	2021-05-07	Materials/Equipment	Field Supplies	Allen, Bryan	0100-2801-6902	.00	.00	11.39	Ice for sample preservation, decon supplies
51756148	2021-05-07	Materials/Equipment	Field Equipment-Rental	SOURCEONE RENTAL COMPANY LLC	RI-0015541		.00	84.80	FIELD EQUIPMENT RENTAL

Field Supplies/Equipment	\$ 96.19
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51756148	2021-05-20	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400045281		.00	3,065.00	City of Saline - lab services
51756863	2021-05-26	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400045577		.00	1,236.00	City of Saline - Lab Services
51756863	2021-06-30	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400047373		.00	150.00	Additional Funds

Laboratory Services	\$ 4,451.00
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Task 1 Total	\$ 11,232.69
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Reimbursable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline
Brownfield Plan
January 2021 - December 2021

Task 2									
Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51756149	2021-06-13	Labor	Regular Hours	McCall, Patti J.		1.75	168.00	294.00	review data; task delegation to waste specialist and IH for modeling; filing and PM
									Reviewed shallow soil data for parking lot construction; Conducted predictive modeling for worst case particulate exposure concentrations; Provided recommendations for
51756149	2021-06-14	Labor	Regular Hours	Gillie, Michelle F		.75	155.00	116.25	lead hazard awareness information (handout) for construction worker.
51756149	2021-06-14	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	review IH model and waste info; update client; task delegation to staff for Ph I and II updates
51756149	2021-06-14	Labor	Regular Hours	Roznay, Kenneth M		1.50	178.00	267.00	Reviewed soil data for waste determination and evaluation.
51756149	2021-06-18	Labor	Additional Time	Allen, Bryan		1.50	79.00	118.50	Hand auger for waste characterization at SB-7 at proposed new signage location
51756149	2021-06-18	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	call with IH for bid doc information
51756149	2021-06-22	Labor	Regular Hours	Kiser, Bridget L		.25	68.00	17.00	Processed requisition for laboratory services.
51756149	2021-06-23	Labor	Regular Hours	Gillie, Michelle F		2.00	155.00	310.00	Drafted lead hazard awareness notice for City of Saline bid package for parking lot and sidewalk construction.
51756149	2021-06-25	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	tasks with staff
51756863	2021-06-29	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	waste sampling/TCLP results reviewed
51756863	2021-06-30	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	waste sample depth with staff and waste specialist; review invoice; task delegation for data table
51756863	2021-07-01	Labor	Regular Hours	Allen, Bryan		.50	79.00	39.50	Review sidewalk/parking lot construction plans and calculate volume of excavated material for waste disposal
51756863	2021-07-01	Labor	Regular Hours	McCall, Patti J.		.75	168.00	126.00	waste tasks with KMR; task delegation with BNA for volumes, table and borelogs
51756863	2021-07-01	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	correspondence w/ PM and admin staff - processing lab invoice
51756863	2021-07-01	Labor	Regular Hours	Roznay, Kenneth M		.50	178.00	89.00	Attended meeting to discuss soil excavation project. Commentated with waste facility for disposal and transportation quote.
51756863	2021-07-02	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	waste volumes with staff
51756863	2021-07-08	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	lab data; invoice review; task delegation with staff
51756863	2021-07-08	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	waste profile with specialist; coordinate with client for meeting
51756863	2021-07-08	Labor	Regular Hours	Roznay, Kenneth M		1.00	178.00	178.00	Attended meeting to discuss sidewalk construction project. Initiated draft soil waste profile.
51756863	2021-07-09	Labor	Regular Hours	McCall, Patti J.		1.00	168.00	168.00	call with client for waste profiling logistics; review lead document and waste questions
51756863	2021-07-09	Labor	Regular Hours	Roznay, Kenneth M		1.50	178.00	267.00	Attended meeting with City and client manager. Continued drafting waste profile.
51756863	2021-07-13	Labor	Regular Hours	Gillie, Michelle F		.50	155.00	77.50	Drafted hazard communication language for bidder package.
51756863	2021-07-13	Labor	Regular Hours	McCall, Patti J.		1.25	168.00	210.00	finalize lead information for bid document; assist Midwest Consultants; waste proxy letter with waste specialist and updates to City personnel
51756863	2021-07-14	Labor	Regular Hours	McCall, Patti J.		1.50	168.00	252.00	edit soil data in bid document; review data, proxy letter and waste needs with specialist, City of Saline personnel and engineering firm
51756863	2021-07-14	Labor	Regular Hours	Roznay, Kenneth M		1.00	178.00	178.00	Drafted and submitted waste proxy form. Reviewed and discussed contractor scope of work and specifications for waste.
51756863	2021-07-15	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	waste profile and soil information in bid document with Midwest Consulting
51783421	2021-08-03	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	waste profile info with KMR
Labor Total							\$	3,404.25	
Task 2 Total							\$	3,404.25	

Reimbursable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline
Brownfield Plan
January 2021 - December 2021

Task 3									
Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51704524	2021-01-25	Labor	Regular Hours	McCall, Patti J.		3.25	168.00	546.00	onsite for boring locations; field calls; coordination with city engineer
51704524	2021-01-26	Labor	Regular Hours	Allen, Bryan		11.00	79.00	869.00	Continue with Phase II subsurface investigation with soil and gw sampling
51704524	2021-01-26	Labor	Regular Hours	Kelly, Christina E		.25	65.00	16.25	Meeting with Patti, days of field work and scope of work changed for this week.
51704524	2021-01-27	Labor	Regular Hours	Allen, Bryan		12.00	79.00	948.00	Continue with Phase II subsurface investigation with soil and gw sampling
51704524	2021-01-27	Labor	Regular Hours	Kelly, Christina E		12.00	65.00	780.00	Temp. well groundwater sampling
51704524	2021-01-27	Labor	Regular Hours	McCall, Patti J.		2.00	168.00	336.00	field calls; issues along Monroe Street/requested City resources; coordinate staff onsite
51704524	2021-02-10	Labor	Regular Hours	Allen, Bryan		.75	79.00	59.25	Upload field photos
51717649	2021-03-01	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	pptx with staff for meeting
51717649	2021-03-01	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	call w/ PJM - ppt figures, begin updating figures
51717649	2021-03-02	Labor	Regular Hours	Rauss, Alison D.		2.25	98.00	220.50	Created updated figures for City meeting ppt
51717649	2021-03-03	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	Updated City meeting ppt
51717649	2021-03-05	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	Updated City meeting figures/ppt, call w/ PJM
51717649	2021-03-07	Labor	Regular Hours	McCall, Patti J.		5.00	168.00	840.00	reviewed Phase II ESA; QC data, tables, figures; edited; task delegation, pptx changes
51717649	2021-03-08	Labor	Regular Hours	McCall, Patti J.		.75	168.00	126.00	tasks with staff for pptx, report; financial review
51717649	2021-03-08	Labor	Regular Hours	Rauss, Alison D.		2.00	98.00	196.00	figure edits
51717649	2021-03-09	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	figure edit
51717649	2021-03-12	Labor	Regular Hours	Rauss, Alison D.		4.75	98.00	465.50	figure and ppt edits, call w/ PJMr e edits
51717649	2021-03-15	Labor	Regular Hours	Rauss, Alison D.		6.25	98.00	612.50	Ph. II report - figures and table edits, created additional figures, assisted with report text and appendices, calls w/ PJM; powerpoint updates
51717649	2021-03-23	Labor	Regular Hours	Rauss, Alison D.		3.25	98.00	318.50	Update text, tables, figures, appendices pdf w/ additional sample data; call w/ PJM, correspondence w/ BNA - boring logs
51717649	2021-03-24	Labor	Regular Hours	Rauss, Alison D.		1.75	98.00	171.50	Update figures, update text, call w/ PJM, package updated report pdf for submittal
51717649	2021-03-25	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	Call w/ PJM - ppt edits
51730512	2021-03-29	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	Updated ppt
51730512	2021-03-30	Labor	Regular Hours	Rauss, Alison D.		.50	98.00	49.00	Update ppt figures
51743752	2021-04-20	Labor	Regular Hours	McCall, Patti J.		1.00	168.00	168.00	contact WCBRA and coordinate meeting
51743752	2021-04-22	Labor	Regular Hours	McCall, Patti J.		2.00	168.00	336.00	prepare for and attend meeting with WCBRA coordinator / City of Saline personnel
51743752	2021-04-26	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	City of Saline LBRF proposal with BR; cyds from Jeff
51743752	2021-04-27	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	City of Saline LBRF proposal with BR; task delegation
51743752	2021-04-28	Labor	Regular Hours	McCall, Patti J.		1.50	168.00	252.00	Brownfield Application with ADR; review
51743752	2021-04-28	Labor	Regular Hours	Rauss, Alison D.		6.00	98.00	588.00	brownfields funding - call w/ PJM and application
51743752	2021-04-29	Labor	Regular Hours	McCall, Patti J.		2.25	168.00	378.00	LBRF documents; reviewed, task delegation; split request and resend
51743752	2021-04-29	Labor	Regular Hours	Rauss, Alison D.		1.50	98.00	147.00	brownfields funding application and figure
51743752	2021-04-30	Labor	Regular Hours	McCall, Patti J.		2.00	168.00	336.00	LBRF costs for waste/excavation and landfilling; documents completed and sent to WCBRA on City of Saline's behalf
51743752	2021-04-30	Labor	Regular Hours	Rauss, Alison D.		1.50	98.00	147.00	brownfields funding application
51743752	2021-05-03	Labor	Regular Hours	McCall, Patti J.		1.00	168.00	168.00	review and finalize financial spreadsheet to WCBRA
51743752	2021-05-03	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	WCBRA funding application - summarize costing/assumptions
51743752	2021-05-05	Labor	Regular Hours	McCall, Patti J.		.75	168.00	126.00	project set up, financial review and transfers
51743752	2021-05-06	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation with staff; contact client
51743752	2021-05-10	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	review meeting agenda from WCBRA
51743752	2021-05-12	Labor	Regular Hours	McCall, Patti J.		1.50	168.00	252.00	review sampling data, reorganize text for additional funding through BF; task delegation with staff, coordinate sampling needs with lab/staff
51743752	2021-05-13	Labor	Regular Hours	McCall, Patti J.		1.50	168.00	252.00	attend BF meeting
51783421	2021-08-18	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	respond to client regarding brownfield funding and waste costs
51783421	2021-08-23	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	brownfield reimbursement coordination with City
51783421	2021-08-25	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation for reimbursement assistance
51816111	2021-10-12	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	task delegation for text and brownfield reimbursement
51816111	2021-10-12	Labor	Regular Hours	Rauss, Alison D.		1.00	98.00	98.00	mtg. w/ PJM - brownfield reimbursement task and adient data task, begin drafting adient writeup, request for admin staff to run charges to date for reimbursement task
51816111	2021-10-13	Labor	Regular Hours	Rauss, Alison D.		1.25	98.00	122.50	brownfield reimbursement task (1.25)
51816111	2021-10-14	Labor	Regular Hours	Rauss, Alison D.		.50	98.00	49.00	brownfield reimbursement task
51816111	2021-10-15	Labor	Regular Hours	McCall, Patti J.		.25	168.00	42.00	review brownfield reimbursement with staff; task delegation
51816111	2021-10-15	Labor	Regular Hours	Rauss, Alison D.		1.25	98.00	122.50	brownfield reimbursement task
51816111	2021-10-18	Labor	Regular Hours	Rauss, Alison D.		.75	98.00	73.50	brownfield reimbursement task
5186234	2021-11-19	Labor	Regular Hours	Rauss, Alison D.		.25	98.00	24.50	discussed brownfield task w/ PJM, requested charges through Oct from admin staff
5186234	2021-11-22	Labor	Regular Hours	Rauss, Alison D.		1.25	98.00	122.50	brownfield reimbursement spreadsheet
Labor Total								\$ 11,359.50	

51704524	2021-01-25	Materials/Equipment	Field Equipment (each)	2010 Ford F-150		5.00	.00	83.49	Bryan Allen-DAYS
Field Supplies/Equipment								\$ 83.49	

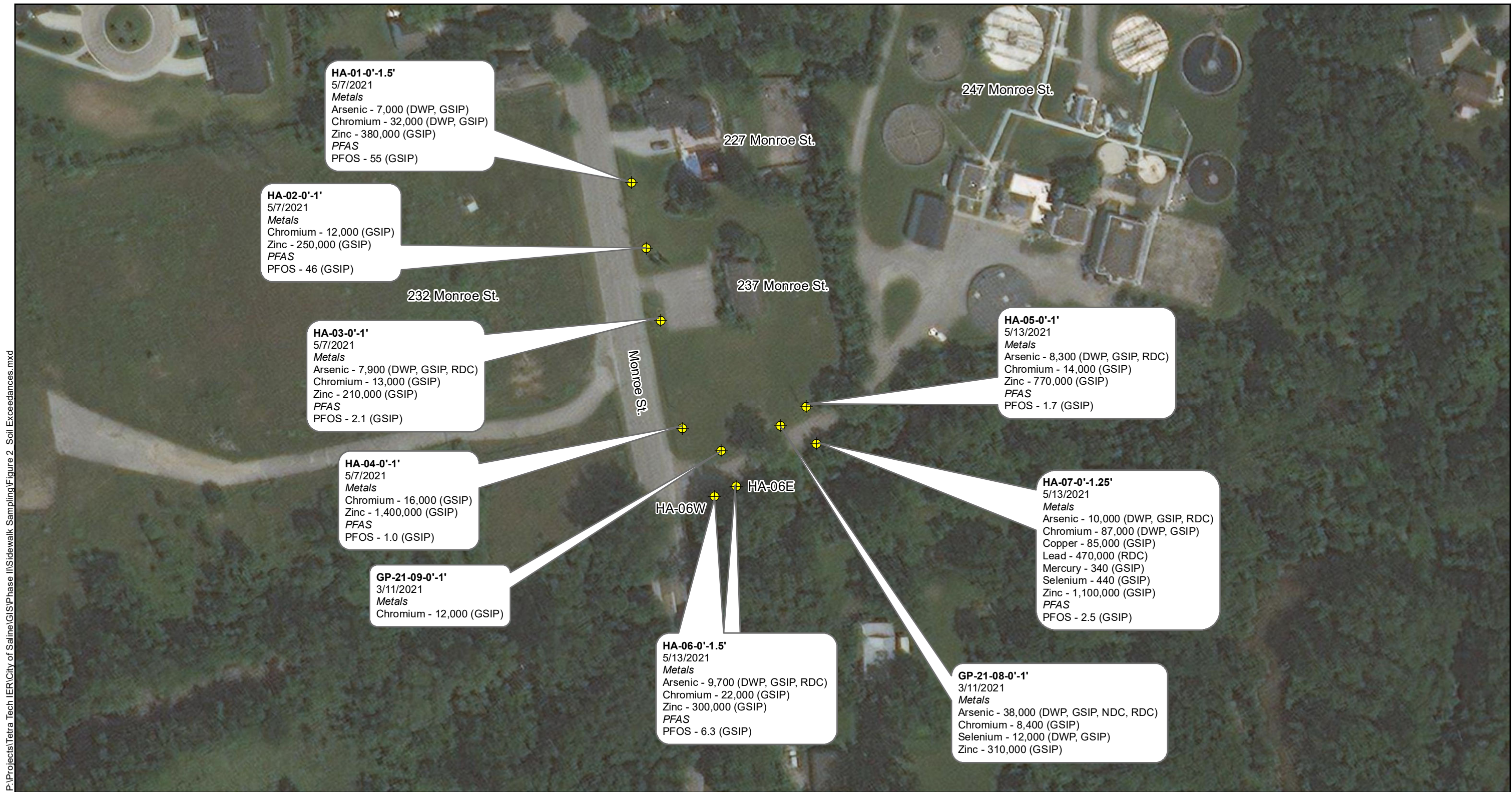
51717649	2021-02-03	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400040447		.00	1,186	City of Saline - Laboratory analytical services
51717649	2021-02-05	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400040533		.00	1,333	City of Saline - Laboratory analytical services
51717649	2021-02-11	Subcontractors	Laboratory Services	EUROFINS TESTAMERICA	2400040699		.00	1,431.00	City of Saline - Laboratory analytical services
Laboratory Services								\$ 3,950.00	

51717649	2021-02-01	Subcontractors	Subcontractor-External	TERRA PROBE ENVIRONMENTAL INC	9255		.00	1,769	City of Saline - drilling services
Subcontractor Services								\$ 1,768.54	

Task 3 Total								\$ 17,161.53	
--------------	--	--	--	--	--	--	--	--------------	--

Reimburseable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline
Brownfield Plan
January 2021 - December 2021

Task 4									
Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
18064A-6	2021-06-09	Subcontractors		Midwestern Consulting				1275.50	Invoiced directly to City of Saline for bid document and worker protection
18064A-7	2021-08-11	Subcontractors		Midwestern Consulting				2086.00	Invoiced directly to City of Saline for bid document and worker protection
Subcontractor Services								\$ 3,361.50	
Task 4 Total								\$ 3,361.50	



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

Soil Boring

Notes:
1. Results are in ug/Kg
2. Posted laboratory results exceed EGLE Residential and Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, June 25, 2018.
3. Total chromium concentrations compared to hexavalent chromium criteria.

4. HA-06E and HA-06W soil samples were composited for laboratory analysis.
DWP = Drinking Water Protection Criteria (Residential and Nonresidential)
GSIP = Groundwater Surface Water Interface Protection Criteria
NDC = Nonresidential Direct Contact
RDC = Residential Direct Contact

PFAS = Per- and Polyfluoroalkyl Substances
PFOS = Perfluorooctanesulfonic acid
EGLE = Michigan Department of Environment, Great Lakes, and Energy

0 100 200 Feet

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

Request for additional funding for Task 4 of the Monroe St. Sidewalk and Salt Springs Park Parking Lot project.

Task 4 – Excavation, Transport and Disposal

- Additional funds are being requested for PFAS and heavy metal impacted soil excavation, transport and disposal costs for the Monroe St. sidewalk expansion and Salt Springs Park Parking Lot construction.
- Initial funding request was insufficient for transport and disposal costs.
- Approximately \$5,000 remains between Tasks 1 – 3 that will be used for waste assistance, manifesting and onsite time as needed.
- The remaining \$9,638 is subtracted for the estimated cost.

Initial amount funded	\$50,000
Reimbursement request 1	\$35,159.97 (request date April 14, 2022)
Initial funding remaining	\$14,840.03

Monroe St. Sidewalk and Salt Springs Park Parking Lot WCBRA Funding

Task	Funded Amount	Reimbursement Request 1 (Jan. 2021 – Dec. 2021)	Amount Remaining
Task 1: Investigation and Analytical	\$8,000	\$11,232.69	-\$3,232.69
Task 2: Waste Profiling, Lead Exposure Risk/Modeling/Monitoring, Manifest and Additional Bid Documents	\$9,500	\$3,404.25	\$6,095.75
Task 3: Reimbursement for initial parking lot / LBRF assistance	\$19,500	\$17,161.53	\$2,338.47
Total (Task 1, Task 2 and Task 3)	-	-	\$5,201.53
Task 4: Excavation, Transport and Disposal	\$13,000*	\$3,361.50	\$9,638.50
Total	\$50,000	\$35,159.97	\$14,840.03

*Initial funding request for task 4 was \$46,000. The amount approved for funding was \$13,000.

Task 4 Funding Request Summary

Salt Springs Park	\$16,580
Monroe Sidewalk	<u>\$21,253</u>
Total	\$37,833

Existing funding remaining (Task 4)	<u>\$9,639</u>
Additional amount requested	\$28,195

SCHEDULE OF PAY ITEMS AND ESTIMATED QUANTITIES

PROJECT 1 - SALT SPRINGS PARK

Item Code	MDOT Pay Item Number	Item	Quantity	Unit	Engineers Estimate		Fonson	
					Unit Price	Total	Unit Price	Total
1-001	1050001	Mobilization, Max. 10% - Salt Springs	1	LSum	\$16,000.00	\$16,000.00	\$19,000.00	\$19,000.00
1-002	2010001	Clearing	1	LSum	\$750.00	\$750.00	\$4,000.00	\$4,000.00
1-003	2040025	Fence, Rem	74	Ft	\$15.00	\$1,110.00	\$7.00	\$518.00
1-004	2057002	Machine Grading, Special - Salt Springs	1	LSum	\$12,000.00	\$12,000.00	\$16,000.00	\$16,000.00
1-005	2057021	Undercut Class 2	10	Cyd	\$60.00	\$600.00	\$100.00	\$1,000.00
1-006	2057021	Undercut Class 3	3	Cyd	\$75.00	\$225.00	\$170.00	\$510.00
1-007	2057031	Non Haz Contaminated Material Handling and Disposal	180	Ton	\$65.00	\$11,700.00	\$55.00	\$9,900.00
1-008	2080036	Erosion Control, Silt Fence	700	Ft	\$2.00	\$1,400.00	\$2.50	\$1,750.00
1-009	2087011	Stone Maintenance Edge, 9 inch	116	Syd	\$22.00	\$2,552.00	\$80.00	\$9,280.00
1-010	2087050	Erosion Control, Inlet Filter Bag	1	Ea	\$150.00	\$150.00	\$150.00	\$150.00
1-011	2090001	Project Cleanup - Salt Springs	1	LSum	\$1,750.00	\$1,750.00	\$5,500.00	\$5,500.00
1-012	3027011	Aggregate Base, 4 inch, Modified	515	Syd	\$7.00	\$3,605.00	\$30.00	\$15,450.00
1-013	3027011	Aggregate Base, 6 inch, Modified	340	Syd	\$12.00	\$4,080.00	\$35.00	\$11,900.00
1-014	3027011	Stabilized Aggregate Path	72	Syd	\$25.00	\$1,800.00	\$48.00	\$3,456.00
1-015	3080010	Geotextile, Stabilization	340	Syd	\$3.00	\$1,020.00	\$2.00	\$680.00
1-016	4037050	Utility Structure Cover	1	Ea	\$750.00	\$750.00	\$700.00	\$700.00
1-017	4037050	Utility Structure Cover, Adj, Case 1	2	Ea	\$650.00	\$1,300.00	\$700.00	\$1,400.00
1-018	4037050	Utility Structure, Add Step	1	Ea	\$525.00	\$525.00	\$700.00	\$700.00
1-019	5010005	HMA Surface, Rem	67	Syd	\$17.50	\$1,172.50	\$20.00	\$1,340.00
1-020	5010025	Hand Patching	3	Ton	\$250.00	\$750.00	\$235.00	\$705.00
1-021	5010033	HMA, 13A	55	Ton	\$150.00	\$8,250.00	\$235.00	\$12,925.00
1-022	8027001	Curb and Gutter, Conc, Det F4, Modified	195	Ft	\$26.00	\$5,070.00	\$38.00	\$7,410.00
1-023	8037010	Sidewalk, Conc	1091	Sft	\$7.00	\$7,637.00	\$8.25	\$9,000.75
1-024	8037010	Sidewalk with Integral Curb, Conc	3105	Sft	\$8.00	\$24,840.00	\$10.00	\$31,050.00
1-025	8087001	Ex. Fence Top Rail Installation	402	Ft	\$22.75	\$9,145.50	\$14.00	\$5,628.00
1-026	8087001	Fence, Chain Link, 42 inch, Vinyl Coated	465	Ft	\$50.00	\$23,250.00	\$33.00	\$15,345.00
1-027	8087050	Swing Gate Cane Pole Receptor	1	Ea	\$125.00	\$125.00	\$500.00	\$500.00
1-028	8087050	Swing Gate with Locking Mechanism	1	Ea	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00
1-029	8107050	Barrier Free Parking Sign and Post	2	Ea	\$300.00	\$600.00	\$325.00	\$650.00
1-030	8117051	Parking Lot Striping	1	LSum	\$1,400.00	\$1,400.00	\$1,250.00	\$1,250.00
1-031	8120252	Plastic Drum, Fluorescent, Furn	15	Ea	\$14.00	\$210.00	\$13.20	\$198.00
1-032	8120253	Plastic Drum, Fluorescent, Oper	15	Ea	\$1.00	\$15.00	\$0.30	\$4.50
1-033	8167011	Slope Restoration	350	Syd	\$9.00	\$3,150.00	\$12.00	\$4,200.00
1-034	8230411	Gate Box, Reconst, Case 1	2	Ea	\$650.00	\$1,300.00	\$700.00	\$1,400.00
1-035	8230431	Gate Box, Adj, Case 1	1	Ea	\$450.00	\$450.00	\$700.00	\$700.00
1-036	8507050	Metal Transition Plate	1	Ea	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
1-037	8507051	WCWRC SESC Permit Fee	0.5	LSum	\$500.00	\$250.00	\$500.00	\$250.00
Project 1 Total=					\$151,632.00		Project 1 Total=	\$199,250.25

Brownfield Note

Brownfield Amount

10% of Brownfield Items \$1,500.00

15% towards Brownfield \$2,400.00

All towards Brownfield \$9,900.00

All towards Brownfield \$680.00

50% toward Brownfield \$2,100.00

Brownfield Grant Project 1= \$16,580.00
MDNR Grant= \$75,000.00

PROJECT 2 - MONROE SIDEWALK

Item Code	MDOT Pay Item Number	Item	Quantity	Unit	Unit Price	Total	Unit Price	Total
2-001	1050001	Mobilization, Max. 10% - Monroe	1	LSum	\$9,400.00	\$9,400.00	\$8,000.00	\$8,000.00
2-002	2040020	Curb and Gutter, Rem	37	Ft	\$20.00	\$740.00	\$8.00	\$296.00
2-003	2040021	Curb, Rem	21	Ft	\$18.00	\$378.00	\$14.00	\$294.00
2-004	2040055	Sidewalk, Rem	21	Syd	\$10.00	\$210.00	\$20.00	\$420.00
2-005	2057002	Sidewalk Grading, Special - Monroe	1	LSum	\$8,000.00	\$8,000.00	\$14,000.00	\$14,000.00
2-006	2057031	Non Haz Contaminated Material Handling and Disposal	230	Ton	\$65.00	\$14,950.00	\$50.00	\$11,500.00
2-007	2087050	Erosion Control, Inlet Filter Bag	3	Ea	\$150.00	\$450.00	\$150.00	\$450.00
2-008	2090001	Project Cleanup - Monroe	1	LSum	\$2,000.00	\$2,000.00	\$5,500.00	\$5,500.00
2-009	3027011	Aggregate Base, 4 inch, Modified	230	Syd	\$7.00	\$1,610.00	\$30.00	\$6,900.00
2-010	3027011	Aggregate Base, 6 inch, Modified	90	Syd	\$12.00	\$1,080.00	\$35.00	\$3,150.00
2-011	3027011	Aggregate Drive, 6 inch	37	Syd	\$25.00	\$925.00	\$15.00	\$555.00
2-012	3080010	Geotextile, Stabilization	127	Syd	\$3.00	\$381.00	\$4.00	\$508.00
2-013	5010005	HMA Surface, Rem	54	Syd	\$25.00	\$1,350.00	\$22.00	\$1,188.00
2-014	5010025	Hand Patching	6	Ton	\$300.00	\$1,800.00	\$235.00	\$1,410.00
2-015	8010005	Driveway, Nonreinf Conc, 6 inch	31	Syd	\$70.00	\$2,170.00	\$87.00	\$2,697.00
2-016	8020038	Curb and Gutter, Conc, Det F4	36	Ft	\$40.00	\$1,440.00	\$38.00	\$1,368.00
2-017	8030030	Curb Ramp Opening, Conc	6	Ft	\$40.00	\$240.00	\$38.00	\$228.00
2-018	8030044	Sidewalk, Conc, 4 inch	1815	Sft	\$6.00	\$10,890.00	\$7.00	\$12,705.00
2-019	8030046	Sidewalk, Conc, 6 inch	260	Sft	\$12.00	\$3,120.00	\$10.00	\$2,600.00
2-020	8120026	Pedestrian Type II Barricade, Temp	1	Ea	\$150.00	\$150.00	\$100.00	\$100.00
2-021	8120140	Lighted Arrow, Type C, Furn	1	Ea	\$400.00	\$400.00	\$465.00	\$465.00
2-022	8120141	Lighted Arrow, Type C, Oper	1	Ea	\$50.00	\$50.00	\$15.00	\$15.00
2-023	8120170	Minor Traf Devices	1	LSum	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00
2-024	8120252	Plastic Drum, Fluorescent, Furn	20	Ea	\$14.00	\$280.00	\$13.20	\$264.00
2-025	8120253	Plastic Drum, Fluorescent, Oper	20	Ea	\$1.00	\$20.00	\$0.30	\$6.00
2-026	8120350	Sign, Type B, Temp, Prismatic, Furn	96	Sft	\$5.00	\$480.00	\$4.10	\$393.60
2-027	8120351	Sign, Type B, Temp, Prismatic, Oper	96	Sft	\$0.50	\$48.00	\$0.05	\$4.80
2-028	8120370	Traf Regulator Control	1	LSum	\$500.00	\$500.00	\$1,500.00	\$1,500.00
2-029	8167011	Slope Restoration	725	Syd	\$9.00	\$6,525.00	\$12.00	\$8,700.00
2-030	8230422	Water Shutoff, Adj, Case 2	1	Ea	\$400.00	\$400.00	\$500.00	\$500.00
2-031	8507051	WCWRC SESC Permit Fee	0.5	LSum	\$500.00	\$250.00	\$500.00	\$250.00
					Project 2 Total=	\$72,237.00	Project 2 Total=	\$87,767.40

415 W. Washington Street
Additional Investigation/Delineation
Proposed Scope of Work

This sampling is proposed to delineate extent of TCE impacts that may be migrating onto the 415 W. Washington, Ann Arbor property. Locations are identified in the City of Ann Arbor's right of way and City property; and adjacent to the 415 property boundary to reduce drilling impacts to neighboring residences and businesses.

Proposed Scope of Work Cost: \$52,593

Install and sample 9 temporary monitoring wells

- Complete joint MISSDIG meeting onsite for utilities
- Coordination with City of Ann Arbor personnel and communicate with area residents for work that will be completed adjacent in the ROW and potentially on their properties.
- Complete permits and access requirements for lane closure, ROW access, meter bags, and 9 Washtenaw County environmental well permits
- Complete GPR at all locations during MISSDIG meeting
- Well installation (9 temporary monitoring wells, up to 20' deep) (see **Figure 1** for proposed locations)
 - 2 onsite wells
 - 7 offsite wells
- Groundwater Sampling
 - Sample all locations for volatile organic compounds (VOCs) + 1 trip blank
- Soil Sampling
 - No soil sampling anticipated
 - *Costs include 6 VOC soil samples (soil samples will only be collected if impacts observed during soil borings/temporary well installations)
- GPS new well locations
- Waste characterization and drum disposal

**Field work estimated for: 1 day for GPR/MISSDIG meeting, and 1 day of drilling/sampling for the 3 ROW borings along Liberty and 3rd Street.*

***Field work assumes 1 mobilization for drilling/sampling for remaining 6 borings.*

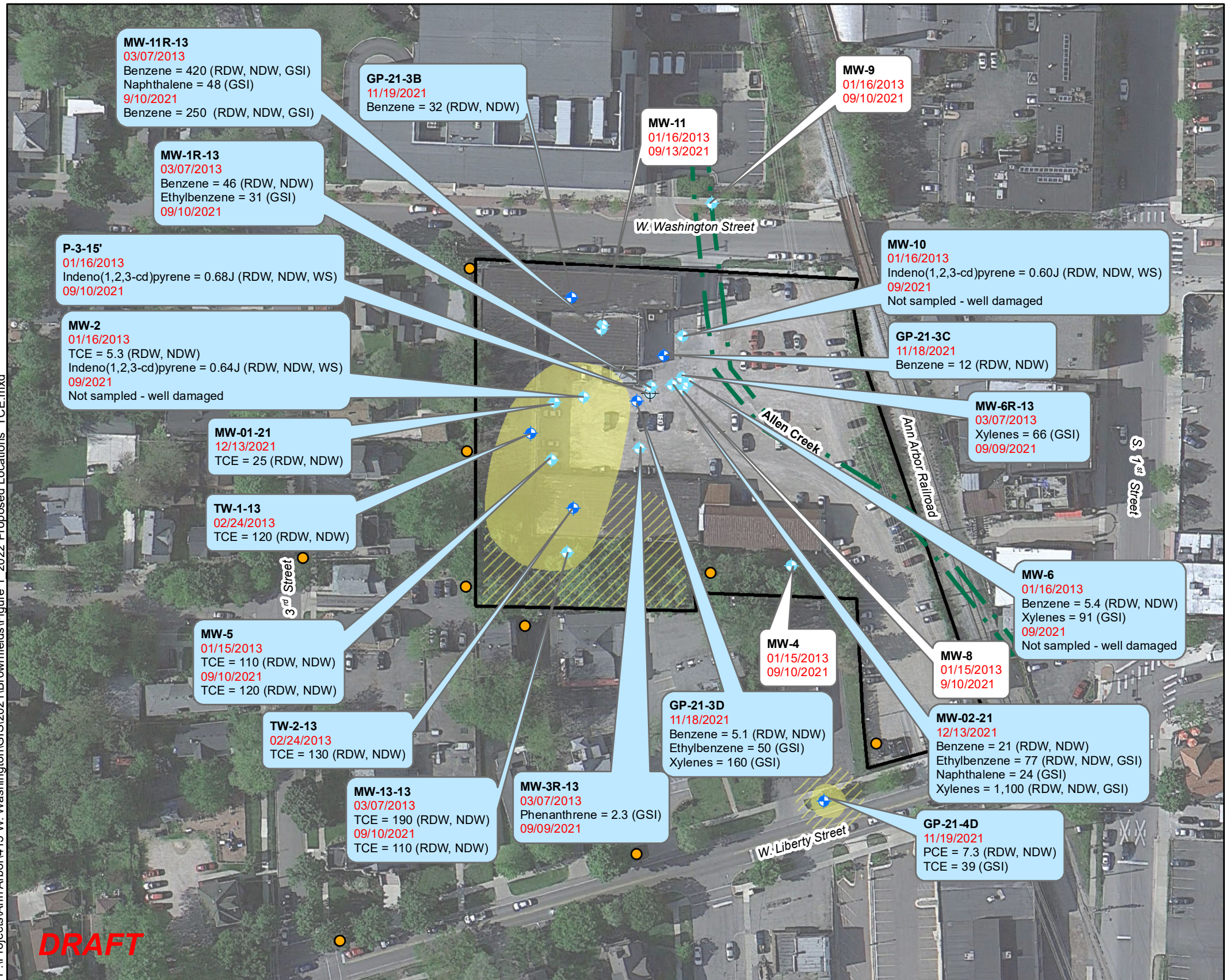
Data Analysis

- Complete data analysis and update figures and tables with new analytical data
- Complete soil boring/temporary monitoring logs
- Assess data for potential data gaps /steps going forward
- Complete reporting

Meetings, Updates to Client

- Correspondence and updates with client
- Assumes 2 virtual meetings to summarize findings
- Communicate with EGLE, Washtenaw County Health Department and City of Ann Arbor personnel
- Complete follow-up communication with area residents

P:\Projects\Ann Arbor\415 W. Washington\GIS\2021\Brownfields\Figure 1 2022 Proposed Locations TCE.mxd



BASE MAP: MAY 2010 GOOGLE EARTH IMAGERY



ORIGINAL BY: ADR

DATE: 4/7/2022

REVIEWED BY: PJM

DATE: 4/7/2022

415 W. WASHINGTON STREET
ANN ARBOR, MICHIGAN

PROPOSED LOCATIONS - TCE DELINEATION

FIGURE

1

Table 3:
Tax Increment Reimbursement Estimates
4025 Packard, Pittsfield Township

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	46.69%	\$ -	\$ -	\$ -
Local	53.31%	\$ -	\$ -	\$ -
TOTAL		\$ -	\$ -	\$ -
EGLE	0.00%	\$ -		\$ -
Local	100.00%	\$ 219,843		\$ 219,843
TOTAL		\$ 219,843	\$ -	\$ 219,843

Maximum
Years of Plan:
21

Estimated Capture	
Admin Fees and/or LBRF	\$ 85,238
State Revolving Fund	\$ -

	1	2	3	4	5	6	7	8	9	10	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Total Local Incremental Revenue	\$ 10,809	\$ 11,155	\$ 11,507	\$ 11,866	\$ 12,232	\$ 12,606	\$ 12,987	\$ 13,376	\$ 13,773	\$ 14,177	
BRA Administrative Fee/LBRF Capture (10%)	\$ 1,081	\$ 1,115	\$ 1,151	\$ 1,187	\$ 1,223	\$ 1,261	\$ 1,299	\$ 1,338	\$ 1,377	\$ 1,418	
Local TIR Available for Reimbursement	\$ 9,729	\$ 10,039	\$ 10,356	\$ 10,679	\$ 11,009	\$ 11,345	\$ 11,688	\$ 12,038	\$ 12,395	\$ 12,759	
Total State & Local TIR Available	\$ 9,729	\$ 10,039	\$ 10,356	\$ 10,679	\$ 11,009	\$ 11,345	\$ 11,688	\$ 12,038	\$ 12,395	\$ 12,759	
DEVELOPER	Beginning Balance										
DEVELOPER Reimbursement Balance	\$ 219,843	\$ 210,114	\$ 200,075	\$ 189,719	\$ 179,039	\$ 168,030	\$ 156,685	\$ 144,996	\$ 132,958	\$ 120,563	\$ 107,803
Local Only Costs	\$ 219,843										
Local Tax Reimbursement		\$ 9,729	\$ 10,039	\$ 10,356	\$ 10,679	\$ 11,009	\$ 11,345	\$ 11,688	\$ 12,038	\$ 12,395	\$ 12,759
Total Local Only Reimbursement Balance		\$ 210,114	\$ 200,075	\$ 189,719	\$ 179,039	\$ 168,030	\$ 156,685	\$ 144,996	\$ 132,958	\$ 120,563	\$ 107,803
Total Annual Developer Reimbursement		\$ 9,729	\$ 10,039	\$ 10,356	\$ 10,679	\$ 11,009	\$ 11,345	\$ 11,688	\$ 12,038	\$ 12,395	\$ 12,759
LOCAL BROWNFIELD REVOLVING FUNI											
LBRF Deposits *											
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Table 3:
Tax Increment Reimbursement Estimates
4025 Packard, Pittsfield Township

	11	12	13	14	15	16	17	18	19	20	21	
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	TOTAL
Total Local Incremental Revenue	\$ 14,590	\$ 15,010	\$ 15,440	\$ 15,878	\$ 16,324	\$ 16,780	\$ 17,244	\$ 17,718	\$ 18,202	\$ 18,695	\$ 19,198	\$ 309,565
BRA Administrative Fee/LBRF Capture (10%)	\$ 1,459	\$ 1,501	\$ 1,544	\$ 1,588	\$ 1,632	\$ 1,678	\$ 1,724	\$ 1,772	\$ 1,820	\$ 1,869	\$ 1,920	\$ 30,957
Local TIR Available for Reimbursement	\$ 13,131	\$ 13,509	\$ 13,896	\$ 14,290	\$ 14,692	\$ 15,102	\$ 15,520	\$ 15,946	\$ 16,381	\$ 16,825	\$ 17,278	\$ 278,609
Total State & Local TIR Available	\$ 13,131	\$ 13,509	\$ 13,896	\$ 14,290	\$ 14,692	\$ 15,102	\$ 15,520	\$ 15,946	\$ 16,381	\$ 16,825	\$ 17,278	\$ 278,609
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 94,673	\$ 81,163	\$ 67,268	\$ 52,978	\$ 38,286	\$ 23,184	\$ 7,665	\$ (0)	\$ -	\$ -	\$ -	

Local Only Costs												
Local Tax Reimbursement	\$ 13,131	\$ 13,509	\$ 13,896	\$ 14,290	\$ 14,692	\$ 15,102	\$ 15,520	\$ 7,665	\$ -	\$ -	\$ -	\$ 219,843
Total Local Only Reimbursement Balance	\$ 94,673	\$ 81,163	\$ 67,268	\$ 52,978	\$ 38,286	\$ 23,184	\$ 7,665	\$ (0)	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 13,131	\$ 13,509	\$ 13,896	\$ 14,290	\$ 14,692	\$ 15,102	\$ 15,520	\$ 7,665	\$ -	\$ -	\$ -	\$ 219,843
LOCAL BROWNFIELD REVOLVING FUNI												
LBRF Deposits *												
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,281	\$ 16,381	\$ 16,825	\$ 12,794	\$ 54,282
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,281	\$ 16,381	\$ 16,825	\$ 12,794	\$ 54,282

* Up to five years of capture for LBRF Deposits

RENOVARE YPSILANTI HOMES

Renovare Ypsilanti Homes proposes to construct **46 for-sale single family residential units** at 220 North Park Street, a publicly owned site near Depot Town in the City of Ypsilanti. The project is designed as a dense, walkable community with **Environmental, Social and Governance (ESG)** components. **Fifty-percent of the housing units will be set aside for qualified individuals and families making 40% to 120% of area median income (AMI).** This mixed-income approach will target Michigan's working families and help create a more sustainable community.

This project includes the following mix of missing middle single-family product types:

Unit Type	Bedrooms	Baths	Square Footage	Number
D-Row	2	1 1/2	900	19
Duplex/Town	2	1 1/2	1200	27

The project financing is as follows:

SOURCES		USES	
Construction Loan	\$5,168,065.00	Acquisition	\$250,000.00
GAP	\$2,750,000.00	Hard Costs	\$7,658,159.89
Brownfield TIF	\$2,683,419.30	Soft Costs	\$1,362,112.60
Equity	\$1,000,000.00	Site Work/Infrastructure	\$1,991,211.60
		Developer Fee	\$340,000.00
TOTAL	\$11,601,484.30	TOTAL	\$11,601,484.30

The project will utilize Michigan Act 381 Brownfield Redevelopment Tax Increment Financing to support the project, including subsidy for the units set aside as workforce housing. The estimated total of eligible brownfield activities is **\$2,683,419.30**, including acquisition, site preparation, public infrastructure and assistance with disposition for economic development purposes, plus interest.

A portion of the site will include an **environmentally sustainable stormwater management system** with carefully landscaped plantings that is open to the public. This area will include environmental education features explaining the purpose of each system within the system and its relation to the overall initiative to maintain clean water in Washtenaw County.

The project is expected to close in the **third quarter of 2022** with construction estimated at **24 months**.

RENOVARE YPSILANTI HOMES

Fifty percent of the units will be set aside for households between 40% AMI and 120% AMI through an innovative workforce housing financing program that will offer substantial down payment assistance. The DPA will be allocated on a sliding scale based on multiple factors:

- The DPA may take a 3rd position lien so buyers under 80% AMI will qualify for MSHDA statewide DPA
- DPA will be increased to accommodate lower income households 40-80%
- Ypsilanti city employees and residents will qualify for additional assistance
- All final terms will be outlined in a Program Guideline Manual and Homebuyer Application Form

This approach to equitable development will provide an opportunity for residents to invest in their community and in their futures. The city will also work with local realtors and the housing commission to target outreach for marketing on this project and allow for creative financing such as the HCV Homeownership program.

Ypsilanti is home to Eastern Michigan University. It is a creative and diverse community of 20,000 people clustered in a historic 4.51 miles section of Southeast Michigan, located just 30 miles from Detroit and 15 minutes from the University of Michigan Campus in Ann Arbor. In 2018, the City of Ypsilanti had an estimated population of 20,939. With a median age of 24.2, Ypsilanti residents are younger, on average, than residents of Michigan, Washtenaw County, and Ann Arbor. After the crash of the housing market in 2008, Ypsilanti saw a steep decline in housing prices, accompanied by an increase in foreclosures and a decline in the homeownership rate due to an influx of “house flipping,” whereby landlords and speculators purchased foreclosed homes and converted them into investment properties.

For-sale housing prices remained low for several years post-crisis before starting to pick up again in 2012-2013. Since then, available housing stock has dried up, leading to a very low vacancy rate, increases in demand, and higher prices for both rental and for-sale housing. Based on the Michigan Statewide Housing Plan the average sales price for a home in Michigan has increased by 84% since 2013. Michigan’s housing market faces numerous long-standing inequities that make it difficult for residents to obtain safe, healthy, and attainable housing. The Covid-19 pandemic has amplified existing disparities in housing access as well as other indicators of health and quality of life. These disparities are higher in many urban LMI census tracts.

New construction has become restrained due to skyrocketing construction costs, lack of available trades and supply chain challenges, which is why the project is seeking gap financing through resources allocated with American Rescue Plan Funding.

ATTACHMENT E

ESTIMATED COSTS OF ELIGIBLE ACTIVITIES

Act 381 MSF Eligible Activities Costs and Schedule 220 N Park Street and 206 N Grove Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition		
Site demolition - Removals (fences, sidewalks, former recreation equipment)	\$24,745	Summer 2022
<i>Subtotal</i>	\$24,745	
Site Preparation		Summer 2022
Temporary erosion control	\$24,325.00	
Clearing and Grubbing	\$41,550	
Grading	\$28,000	
Fill - unstable soils	\$180,000	
<i>Subtotal</i>	\$273,875	
Soft Costs		Summer 2022
Civil Engineering	\$8,000	
Architect	\$10,920	
Legal (general)	\$20,000	
Legal (condo)	\$1,000	
<i>Subtotal</i>	\$39,920	
Public Infrastructure Improvements		Fall 2022
Right of Way Improvements	\$ 1,000,000.00	
Urban Storm Water Management - LID	\$ 104,400.00	
Public Dog Park (City Owned)	\$ 94,828.00	
<i>Subtotal</i>	\$1,240,148	
Assistance with Disposition for Economic Development Purposes		
Sale of Property through Land Contract	\$250,000	Summer 2022
Homebuyer assistance counseling	\$26,000	Summer 2023
Downpayment Assistance (construction subsidy)	\$460,000	Summer 2023
<i>Subtotal</i>	\$736,000	
SUBTOTAL MSF ELIGIBLE ACTIVITIES	\$2,314,688	
Contingency 10%	\$231,469	
Interest (5% for 10 years)	\$264,000	
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000	
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000	
TOTAL		
TOTAL MSF	\$2,840,157	

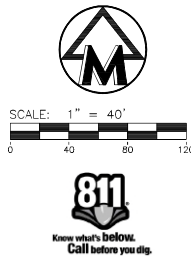
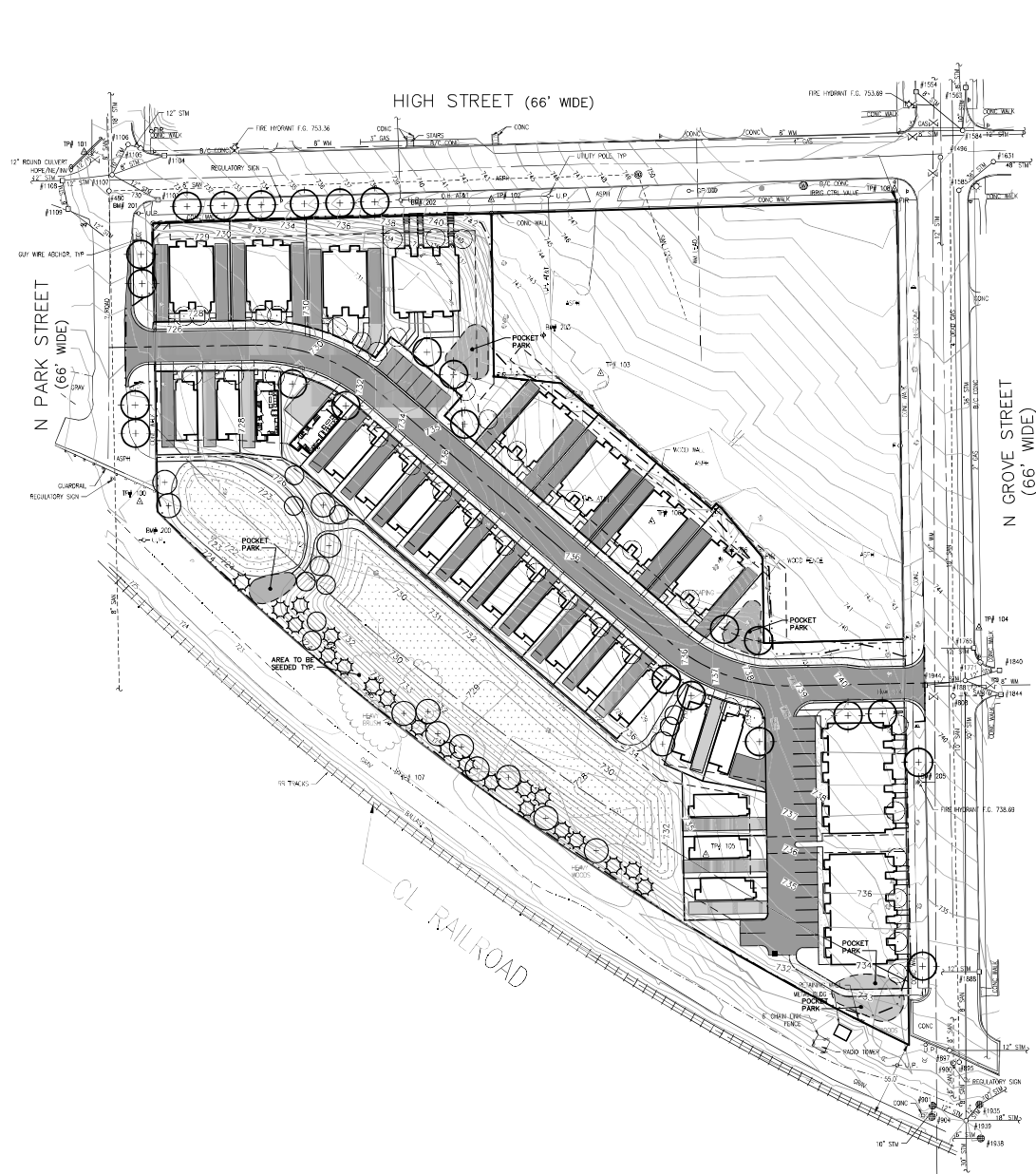
220 North Park Street and 206 N Grove Street
Brownfield Redevelopment Plan

Act 381 EGLE Eligible Activities Costs and Schedule 220 North Park Street and 206 N Grove Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		Summer 2022
<i>Due Care Activities</i>		Spring/Summer 2022
<i>Due Care Investigation</i>	\$9,250	
<i>BEA and Section 7A Compliance Analysis</i>	\$2,500	
<i>Subtotal</i>	\$11,750	
<i>Proper Handling of Contaminated Soils</i>		Summer 2022
<i>Excavation, transportation and disposal</i>	\$75,000	
<i>Subtotal</i>	\$75,000	
EGLE Eligible Activities Subtotal	\$86,750	
Contingency (15%)	\$13,013	
EGLE Eligible Activities Subtotal	\$99,763	
Interest (5% for 10 Years)	\$11,000	
EGLE Eligible Activities Total Costs	\$110,763	
Act 381 Work Plan Technical Writing	\$2,500	Spring/Summer 2022
Work Plan Implementation	\$5,000	on-going
EGLE Eligible Activities Total Costs	\$118,263	

DOI:10.1002/eqe.3111
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1

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

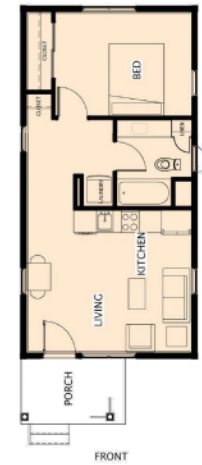


LANDSCAPE LEGEND	
	TREE OR BRUSH LIMIT
	PROPOSED STREET TREE
	PROPOSED CANOPY TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	PROPOSED STREET TREE ON LOT
	DETENTION BASIN SEED MIX
	PARK AREA 100

LANDSCAPE REQUIREMENTS		
LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
Overall site landscaping	30 % of the site = 36,553 sq. ft.	13 % = 22,136 sq. ft. provided
Tree Mitigation	None found; credits for existing to remain	N/A. Credits for existing TBD
Front Greenbelt	Front yard and street side yards, 3 trees per 300 sq. ft. minimum, 10 ft width, 20 ft height/20-25 trees	12 trees provided, use of 2 existing trees, waiver requested for 11 trees due to lack of available planting area and existing utility conflicts
Conflicting land use buffer	Solid wall or fence adjacent to Ch-3F, 80% opaque min., evergreen trees/shrubs for 80% opacity	N/A
Parking lot	Interior islands: 1,600 min., 10 ft wide min., with pathway - 10 ft wide, 5 ft walk, 3 ft landscape buffer sides Interior island trees: 1 tree per 8 parking spaces, 8 ft spacing/6 ft trees	N/A
Perimeter	Screening along Ch-3F (see CUI section); screening along RDW - solid wall or vegetation 10 ft min., 4 ft max, 80% opacity	N/A
Foundation landscaping	Not applicable	N/A
Street trees	Proposed Street: 500 ft frontage / 30 = 20 (x 2 for both sides) = 40 trees total	40 trees provided, some on unit (lot) due to utility or easement conflicts
Outdoor equipment	Outdoor refuse: Not in front yard, adequate vehicular access, screened with enclosure 6 ft ht	Individual roll out, storage at rear of unit
Fence Regulations	Front Yard: no more than 6 ft and 50% opacity	N/A
	Side, Street side, rear yards: 10 ft min, 6 ft max	N/A

PLANT PALETTE				
Species	Botanical Name	Common Name	Size	Cost / Notes
Shrub Trees				
SP	Bayberry reticulata	Japanese Laurel Tree	2.5" cal	\$850 on unit
CG	Liquidambar styraciflua 'Starburst' 'Shirobuki'	Starburst Shinkweide (Sweetgum)	2.5" cal	\$850 on unit
TA	Thuja occidentalis 'Spiraliformis'	Spiraliformis Liriodendron	2.5" cal	\$850
AR	Aucuba japonica 'Autumn Blaze'	Autumn Blaze Holly Maple	2.5" cal	\$850
CC	Cornus canadensis	Redstart	2.5" cal	\$850 on unit
CC	Prunella virginiana 'Cherry'	Cherry Plum	2.5" cal	\$850
GR	Quercus rubra 'Atlas' 'Crinoid'	Crimson Spice Oak	2.5" cal	\$850 on unit
Open Space / Park Plants				
CC	Prunella virginiana 'Tamarisk'	Green Hills Spirea	6 ft high	\$850
N	Rosa virginica	White Cherry Spirea	30" high	\$850
DA	Arctostaphylos uva-ursi	Red Chokeberry	No. 3	Cont.
AC	Arctostaphylos uva-ursi	Red Chokeberry	No. 3	Cont.
CC	Cornus canadensis	Redstart	2.5" cal	\$850
CC	Prunella virginiana 'Cherry'	Cherry Plum	2.5" cal	\$850
TS	Thuja occidentalis 'Spiraliformis'	Spiraliformis Liriodendron	2.5" cal	\$850
Edible / Park Plants				
CA	Campanula medium 'Karl Foerster'	Karl Foerster Grass	No. 3	Cont.
SS	Scilla maritima 'Sibirica'	Blue Bellflower	No. 3	Cont.
HE	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	No. 3	Cont.
GR	Geranium 'Platanus'	Platanus Geranium	No. 3	Cont.
TOTAL				

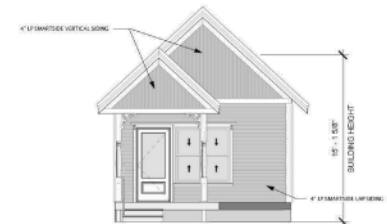
ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



FIRST FLOOR PLAN - 445 S.F.
SCALE: 3/16" = 1'-0"



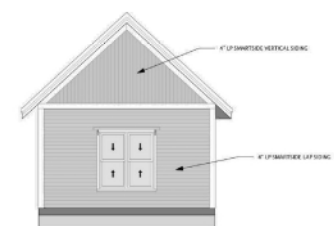
RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

1 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MCA
Date of Issue: 05/10/22

REVISION	DATE	ISSUE	BY

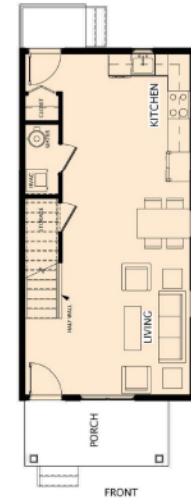
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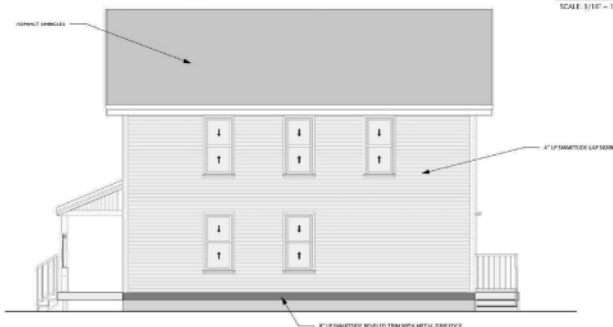


SECOND FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"

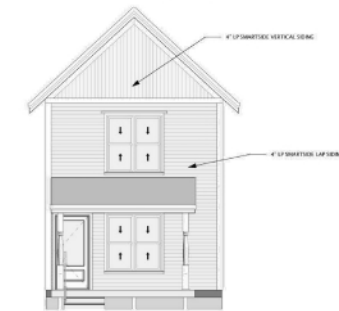


FIRST FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"

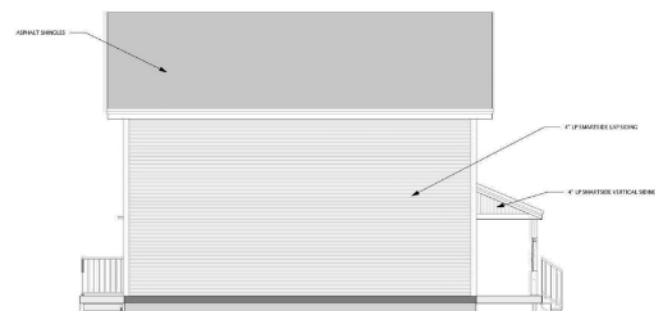
ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



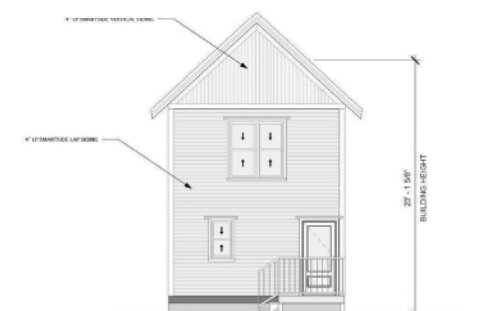
RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

2 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

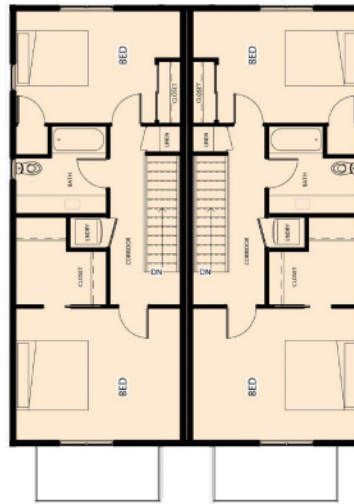
Design: Barry J. Polzin
Drawn By: MSA
Date of Issue: 05/05/22

REVISION	DATE	ISSUE BY

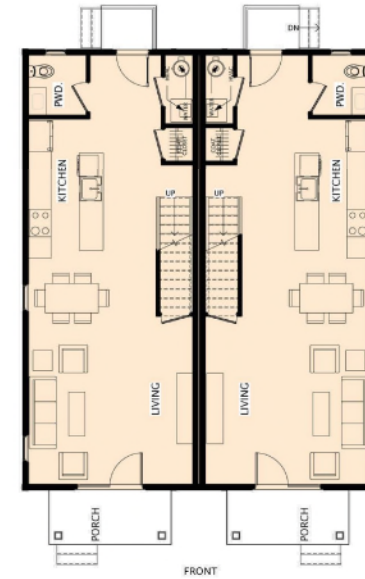
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SECOND FLOOR PLAN - 1280 S.F.
SCALE: 3/16" = 1'-0"

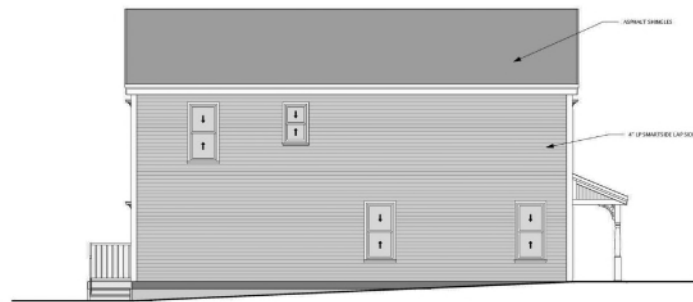


FIRST FLOOR PLAN - 1280 S.F.
SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

DUPLEX

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

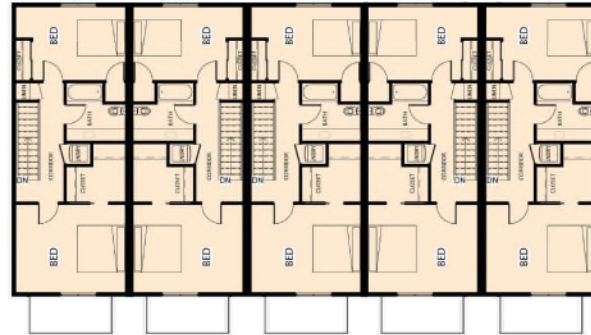
Design: Barry J. Pojin
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

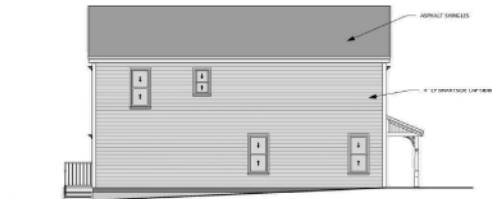


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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: City of Ann Arbor Contact: Derek Delacourt 794- 6000 ext 43902

Property Address: 121 E. Catherine, Ann Arbor MI 48104 Phone No.: 734 794-6721

Property Tax ID #: 09-09-29-135-001

Applicant Information

Applicant Name: Jennifer Hall, Ann Arbor Housing Commission Phone No.: 734 794-6721

Address: 2000 S. Industrial Hwy Ann Arbor MI 48104

Developer (Entity) Name (if different than applicant): Ann Arbor Housing Development Corporation, a 501c3 whose single member is the Ann Arbor Housing Commission

Project Information

Project Name: 121 E. Catherine



Project Description: Phase I & Phase II in anticipation of developing the property as affordable rental housing for households at 60% of the Area Median Income or less

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

Property Information

Previous Owners: City of Ann Arbor, Ann Arbor Dairy Company, C H St Clair Steam Carpenter Shop, C H St Clair & Sons School Furniture Factory

Historic Property Uses: parking lot, black smith, furniture shop, carpenter shop and a dairy with the potential for an underground fuel storage

Property Acreage: .381 acres

Zoning: D2 Downtown Interface Surrounding Land Use: Currently commercial buildings with offices & restaurants. Previous surrounding uses includes blacksmith, furniture factory, gas station (including buried gas tanks), laundry/dry cleaner (including buried naphtha tanks), parking garage and auto glass repair.

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	
X Phase II	\$15,130.00
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	\$15,130.00

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: Phase I completed by Environmental Consulting Services.

Please describe environmental conditions: Evidence or indication of REC's based on historical data and adjoining uses

Please provide cloud links to any relevant environmental reports.



<https://www.a2gov.org/departments/Housing/SiteAssets/Pages/Analysis-of-City-Owned-Properties-as-Affordable-Housing/A108-0014%20Phase%20I%20ESA%20Report%20121%20E%20Catherine%20Final%20%28without%20MSHDA%20questionnaire%29.pdf>

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

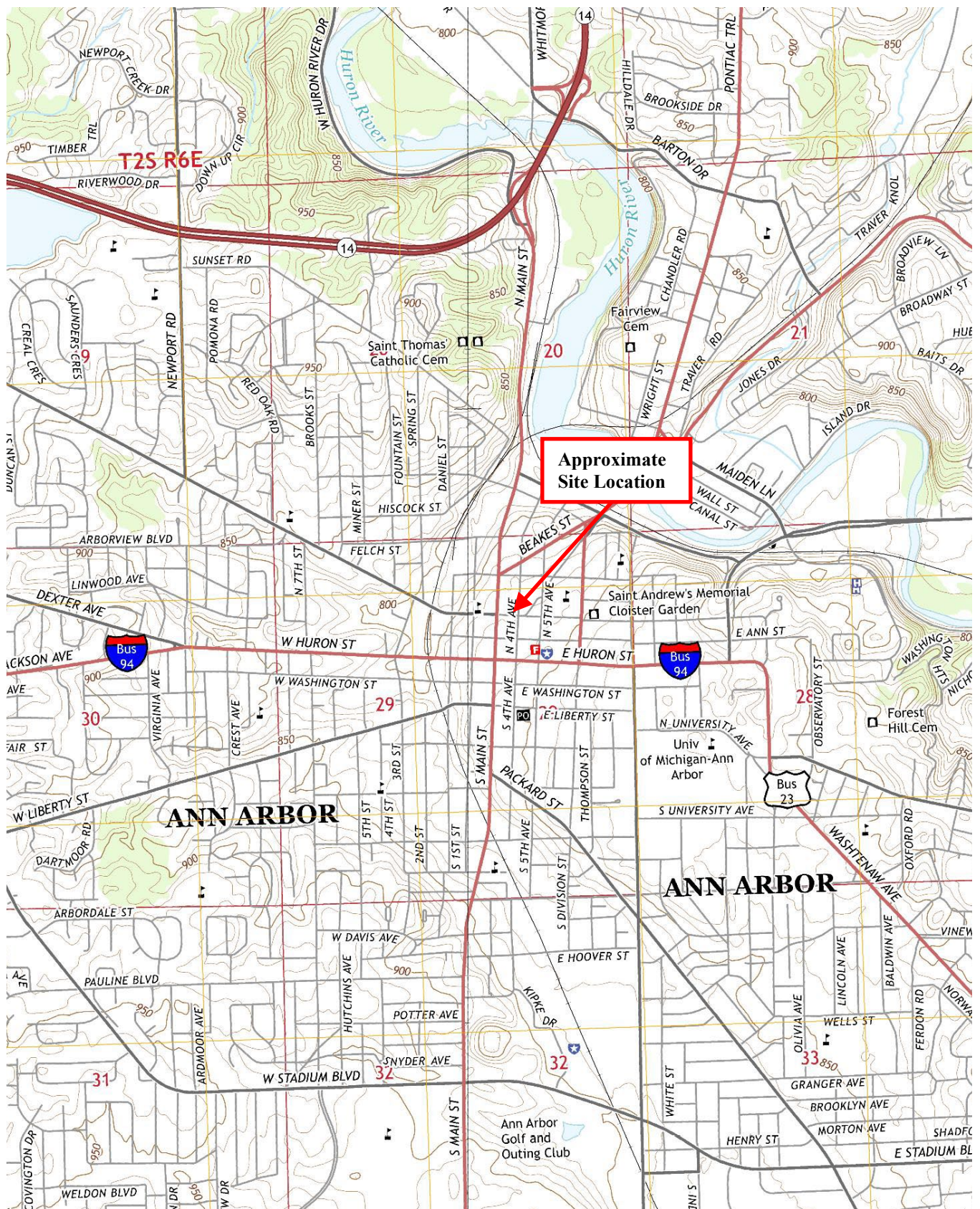


Figure 1: Site Location Map

121 E Catherine Street

Ann Arbor, Michigan

ECS Project A108-0014

Source: Ann Arbor East 2014 USGS Map





Legend

 Approximate property boundary





Avalon Housing/Landon Bone Baker Architects

PROPOSAL FOR A PHASE II ENVIRONMENTAL SITE ASSESSMENT

For Public Parking Lot Property Located at 121 East Catherine Street in Ann Arbor, Michigan

PM Environmental, Inc. Proposal No. 01021152

PM Environmental, Inc. (PM) is pleased to present this proposal and cost estimate for a Phase II Environmental Site Assessment (ESA) of the Public Parking Lot Property located at 121 East Catherine Street in Ann Arbor, Michigan (subject property).

This proposal includes a scope of work, costs, schedule for completion of work, and the terms and conditions of the agreement. After reviewing the Scope of Work and Terms and Conditions, please initial each page in the boxes provided, complete the information in the Acceptance of Proposal section, and return it to our attention. PM requires written authorization to proceed prior to commencing a project.

BASIS FOR ASSESSMENT

PM was provided with a previous Phase I ESA completed for the subject property by Environmental Consulting Solutions, LLC (ECS) dated December 10, 2021. PM has determined the scope of work for the Phase II ESA based upon the findings of this 2021 ECS Phase I ESA.

The following on-site recognized environmental condition (REC)/vapor encroachment concern (VEC) was identified within the Phase I ESA:

- Historic resources (i.e., Sanborn Maps, city directories) have identified several former commercial/industrial uses at the Site including: a blacksmith, furniture factory, carpenter shop, and dairy (including potential underground fuel storage). Improper use, storage and handling of petroleum products and other chemicals associated with historic site use have the potential to negatively impact the Site.

The following adjoining and/or nearby RECs/VECs were identified:

- Historic resources (i.e., Sanborn Maps, city directories) have identified several former commercial/industrial uses at the adjoining properties including: a black smith, furniture factory, gas stations (including buried gas tanks), laundry/dry cleaners (including buried naphtha tanks), parking garage and auto glass repair. Improper use, storage and handling of petroleum products and other chemicals associated with historic adjoining property use have the potential to negatively impact the Site.
- The dry cleaners to the west of the site had operating dates from 1969 through 2020.
- The gas station to the west of the site has active underground storage tanks (USTs) in addition to documented soil and/or groundwater contamination based on the Baseline Environmental Site Assessment and Leaking Underground Storage Tank (LUST) database listings.

SCOPE OF WORK

PM proposes the following scope of work:

- Conduct a geophysical survey using ground penetrating radar (GPR) to determine the potential presence of orphaned USTs on the subject property and clear the proposed soil boring locations of private subsurface utilities. If anomalies are encountered, possibly indicative of USTs, a hand auger soil boring would be drilled at the anomalies. If evidence of a UST is encountered (i.e., top of UST encountered with a hand auger), it may be necessary to properly close the UST. The cost to remove and sample a potential orphan UST is not included in this proposal.

- Based upon PM's experience with projects in the subject property area, local geology is expected to consist of sand, and groundwater is not anticipated to be encountered at depths shallower than 75.0 feet. Based on the RECs identified and anticipated local geology, PM will advance up to seven soil borings using a Geoprobe® drill rig and/or stainless-steel hand auger to a maximum depth of 25.0 feet below ground surface (bgs). In the event that groundwater is encountered at a depth shallower than 25.0 feet bgs and/or refusal is encountered, soil borings may be terminated prior to reaching the intended terminal depth (i.e., 25.0 feet bgs), if the RECs can be appropriately assessed without advancing the borings to 25.0 feet bgs.
- A Geoprobe® and/or hand auger will be utilized to collect soil samples. Soils will be examined for physical evidence of contamination and classified by a PM field scientist. Soil sample selection will be based upon field screening for the highest PID readings, visual contamination and depths likely to encounter contamination based upon the RECs identified.
- Polyvinyl chloride (PVC) temporary well installation materials will be installed in the annulus of borehole from which groundwater samples are to be collected, if groundwater is encountered in sufficient quantities for sampling. These well materials will be removed from the subject property following completion of the Phase II ESA.
- All soil and groundwater samples will be sealed in appropriate sample containers, placed in ice-packed coolers for transportation, and stored in a refrigerator to await pick-up for laboratory analysis under chain of custody (COC) procedures.
- Install three soil gas sampling points within the soil borings using high-density polyethylene soil gas sampling materials from which soil gas samples will be collected. These materials will be removed from the subject property following completion of the Phase II ESA.
- Soil samples will be collected from each boring and chemically analyzed by an independent laboratory for analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), polychlorinated biphenyls (PCBs), cadmium, chromium, lead, arsenic, and mercury, or some combination thereof. Groundwater samples, if groundwater is encountered, will also be collected for laboratory analysis of some combination of the aforementioned parameters. However, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Cleanup Criteria for Response Activity (R299.1 through 299.50) states that PCBs are "Not Likely to Leach" to groundwater; therefore, groundwater samples will not be analyzed for PCBs.
- Soil gas samples will be collected from the soil gas sampling points in accordance with current guidance, and chemically analyzed by an independent laboratory for analysis of VOCs via USEPA method TO-15.
- A Phase II ESA Report will be prepared documenting the geology encountered, chemical analytical results, and comparisons to applicable cleanup criteria.

COST TABLE

Field Activities		
Ground Penetrating Radar Survey		\$1,700
Drilling and operations (seven soil borings and three in boring soil gas points)		\$5,900
Laboratory Analytical		
Laboratory Analysis of 11 samples for VOCs, PNAs, PCBs, cadmium, chromium, and lead		\$2,970
Laboratory Analysis of 3 samples for arsenic and mercury		\$120
Laboratory Analysis of 3 soil gas samples for VOCs		\$690
Project Management and Reporting		
Data evaluation, project management, and Phase II ESA report		\$3,750
TOTAL LUMP SUM COSTS		\$15,130

A 50% down payment is required prior to initiating the Phase II ESA. The balance is due upon completion of services/production of written documentation. If the deposit is not received within 3 business days of engagement, the project will be placed on hold and completion dates adjusted accordingly. Further information about the deposit is included on the Acceptance of Proposal page of this proposal.

SCHEDULE

Activity	Turnaround Time*
Schedule and complete field activities	10-15 business days
Request clearing of public utilities with the state one-call center	3 business days prior to scheduled field activities
Standard turnaround of laboratory analytical results	7 business days from final day of field activities
Data evaluation and preparation of a Phase II ESA Report	10-15 business days after receipt of analytical results

*The turnaround times and costs included above are contingent on engagement within 7 business days of the proposal date. Turnaround times and costs can change and if not engaged within 7 business days, it may be necessary for PM to provide a new proposal with updated turnaround times and costs.

ASSUMPTIONS AND CLIENT RESPONSIBILITY

- PM will include an electronic copy of the report within the lump sum fee. PM can provide one hard copy of the report within the lump sum fee, at the request of the client. Additional hard copies of the report can be provided for an additional \$100 per copy at the request of the client.
- The scope herein includes up to two hours of consultation after the final report has been submitted to the client. Additional time for consultation services will be billed on a time and materials basis.
- The current owner will be cooperative in providing site access and allow soil borings to be advanced on the subject property.
- Property access must be granted to allow PM's employees freedom of movement to perform all necessary on-site tasks. Our GPR units are relatively equivalent to a push lawn mower in size and physical shape. The same limitations of terrain and accessibility existing with a lawn mower would apply to the GPR unit. All areas to be scanned must be dry and free of debris, tall vegetation and snow in advance of the technician arriving on site. All site preparation is by others and not included in this quote. Traffic control, permits, scaffolding, etc. is the responsibility of others. PM makes no warranty that the targets marked are the only potential targets located in the area of investigation.
- Please note that if petroleum hydrocarbon concentrations are identified in soil, additional laboratory analysis of Diesel Range Organics (DRO) and/or Gasoline Range Organics (GRO) may be required in accordance with the June 2014 *EGLE Non-Aqueous Phase Liquid (NAPL) Characterization, Remediation, and Management for Petroleum Releases Resource Materials document*. PM will notify the client if the additional analysis is necessary and will issue a change order for the associated analytical fees.
- The generic volatilization to indoor air inhalation criteria in Michigan are based upon several default assumptions (homogenous soils, depth of groundwater, building construction, etc.), which may not be representative of subject property conditions. For locations where generic volatilization to indoor air inhalation criteria do not apply, a request to EGLE to develop site-specific volatilization to indoor air criteria (VIAC) must be made, or site-specific criteria can be developed independently and submitted to EGLE for approval prior to use.

Timelines/schedules for EGLE VIAC development requests and/or approvals of plans, reports, or site-specific criteria submitted to EGLE cannot be guaranteed by PM.

Services Not Included

Any document review outside of the records review noted above, meetings and consultations or report revisions by third parties will be billed when requested on a time and materials basis at PM's current billing rates. Overnight Delivery Costs will be billed at cost plus 15%.

TERMS AND CONDITIONS

These Terms and Conditions, including any Additional Provisions which are or may become applicable to the services described in the Proposal dated April 5, 2022, shall also be incorporated by reference into any agreement under which services are to be performed by PM for the client.

- PARTIES & SCOPES OF SERVICES:** (a) "PM" means the company or its division, subsidiary, subcontractor or affiliate performing the work. This "Agreement" consists of PM's Proposal, PM's Standard Billing Rates and these Terms and Conditions. "Client" means the person or entity ordering the work to be done by PM. If Client is ordering the work on behalf of another, Client represents and warrants that Client is the authorized agent of the party for the purpose of ordering and directing the work and in such case the term "Client" also includes the principal for whom the work is being performed. (b) The services that PM will provide are specifically described in the **Proposal dated April 5, 2022**.
- PERFORMANCE:** PM will conduct services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of PM's profession currently practicing in the same locality under similar conditions where such services are performed. **PM MAKES NO OTHER WARRANTY, GUARANTEE, OR CERTIFICATION, EXPRESSED OR IMPLIED, WITH RESPECT TO ANY SERVICES PERFORMED. PM SHALL NOT BE LIABLE FOR ANY CLAIM, DAMAGE, COST OR EXPENSE, INCLUDING ATTORNEY FEES, OR OTHER LIABILITY OR LOSS NOT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF PM.**
- TERMINATION:** This Agreement may be terminated by either party, with or without cause, by providing ten (10) days prior written notice to the non-terminating party. In the event of termination, PM shall be paid all costs and fees for all work authorized and performed as of the effective date of termination, plus any additional charges agreeable to Client, to cover any final work necessary to bring ongoing work to a logical conclusion. Any rights provided by this Section are in addition to all other rights and remedies that belong to either party.
- PAYMENT:** The lump sum is due upon completion of services/production of written documentation. PM shall bill for services rendered and reimbursable costs incurred on a monthly basis. Each invoice shall be due upon receipt. Invoices over thirty (30) days past due will be charged a service charge at the rate of One and One-half percent (1½%) per month on the unpaid balance. PM may, after ten (10) days written notice to Client, suspend performance of services until all past due amounts are paid.
- INDEMNITY:** Client shall indemnify, protect and hold PM and its officers, directors, shareholders, and agents harmless from and against all liability, claims, demands, losses, damages, expenses and costs (including reasonable attorney fees), related in any way to PM's performance of services under this Agreement; provided, however, that Client shall not be obligated to indemnify PM and its officers, directors, shareholders, and agents for any injury or damage caused by the negligence or willful misconduct of PM. PM shall indemnify, protect and hold Client harmless from and against all liability, claims, demands, losses, damages, expenses, and costs which are the result of the negligence or willful misconduct of PM, subject to all limitations, exceptions and exclusions in this Agreement.
- HAZARDOUS MATERIALS:** Client acknowledges that PM and its subcontractors have played no role in the generation, disposal, release or threat of release of any substance, waste, compound or material ("Hazardous Materials"). PM shall not assume the status of generator, transporter, or disposal facility or as one who stores or treats under the Resource Conservation and Recovery Act ("RCRA") or any federal, state, or local statute or regulation. Client assumes full responsibility for compliance with RCRA and all other laws governing the generation, transporting, handling, treatment, storage and disposal of Hazardous Materials.
- ACCESS TO SITE:** Client will provide access to each site upon which PM will perform its work. If work is required on a site not owned by Client, Client represents and warrants that Client has obtained all necessary permission, in writing, for PM to enter the site and conduct its work. Client shall, upon request, provide PM with evidence of such permission as well as acceptance of the other terms and conditions set forth by Client(s) and tenant(s), if applicable, of such site(s) in a form acceptable to PM. Any work performed by PM with respect to obtaining permission to enter upon and do work on the lands of others, as well as any work performed by PM pursuant to this Agreement, shall be deemed as being done on behalf of Client and Client agrees to assume all such risks.
- CLIENT'S DUTY TO NOTIFY:** Client shall provide PM with all information in Client's possession required for PM to perform its work and represents and warrants that it has advised PM in writing of any known or suspected Hazardous Materials and subsurface tanks, utilities, objects, structures, lines, or other improvements located at, on or under any site at which PM is to do work. PM shall be responsible for contacting the public utility marking system that services the area. PM may request that the Client, prior to PM initiating field activities, have marked by appropriate utility or other companies the location of all private underground utilities, USTs, piping, and other improvements and to provide a knowledgeable person on-site at the time of PM's activities to identify said utilities and improvements. PM shall not be liable for any consequences of inaccurate or incomplete information supplied or withheld by Client, governmental agencies or third parties. Client shall indemnify, defend and hold harmless PM from and against all liability related to damage to underground utilities or improvements, except those caused by the sole and gross neglect of PM.
- LIMITATIONS/ASSUMPTION OF RISK:** Information obtained from inspections, analysis and testing of sample materials is considered evidence with respect to the detection, quantification and identification of pollutants, but any inference or conclusion based thereon is an opinion based upon engineering judgment and shall not be construed as a representation of fact. Groundwater levels and composition may vary due to seasonal and climatological changes and extrinsic conditions and pollutants may or may not be found to exist at a specific time of inspection. Client understands that, due to intervening causes such as natural groundwater flows or human intervention, such sampling and analysis may indicate the presence of contamination. There is a risk that sampling techniques may themselves result in contamination of certain subsurface areas such as when a probe or boring device moves through a contaminated area linking it to an aquifer or other medium not previously contaminated and capable of transporting pollutants. **BECAUSE SUCH RISKS ARE UNAVOIDABLE AND BECAUSE THE SAMPLING TECHNIQUES TO BE EMPLOYED ARE A NECESSARY ASPECT OF PM'S WORK ON CLIENT'S BEHALF, CLIENT AGREES TO ASSUME THESE RISKS, except those caused by PM's negligence or willful misconduct.** The discovery of certain pollutants may make it necessary for PM to take immediate measures to protect human health and safety. PM shall notify Client as soon as reasonably possible should such pollutants be suspected or discovered. Client agrees to reimburse PM for the reasonable cost of implementing such measures under the circumstances.
- SAMPLE DISPOSAL AND INVESTIGATION DERIVED WASTES:** Samples removed from the site by PM may, upon completion of testing, be disposed by PM or its subcontracted laboratory in an approved manner. PM may discard samples immediately after collection. Upon request, samples can be shipped (shipping charges collected) or stored at the rate indicated in PM's then-current standard fee schedule. Unless otherwise agreed in writing, investigation derived waste known at the time to be contaminated will be placed in containers, labeled and left on the site for disposition by Client. If Client asks PM to arrange for transport and disposal, Client will reimburse PM for the cost thereof.
- LIMITATION OF LIABILITY:** In recognition of the relative risks, rewards and benefits of the project to both the Client and PM, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, **TO LIMIT PM'S LIABILITY FOR ANY AND ALL CLAIMS, LOSSES,**

- COSTS, DAMAGES, OR EXPENSES FROM ANY CAUSE OR CAUSES ARISING OUT OF THIS AGREEMENT SO THAT THE TOTAL AGGREGATE LIABILITY OF PM SHALL NOT EXCEED \$50,000 OR PM'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT, WHICHEVER IS GREATER.** Such causes include, but are not limited to, negligence, professional errors or omissions, strict liability, and breach of contract or warranty.
12. **WITNESS FEES:** PM's employees shall not be retained as expert witnesses except by separate, written agreement. Client shall pay PM pursuant to PM's then current fee schedule for any PM employee subpoenaed by any party as an occurrence or material witness as a result of PM's work.
 13. **ENTIRE AGREEMENT:** This Agreement contains the entire understanding between the parties. Client acknowledges that no representations, warranties, undertakings or promises have been made other than those contained in this Agreement. This Agreement may be amended, modified or terminated only by a written instrument signed by Client and PM.
 14. **SEVERABILITY:** In the event that any provision of this Agreement shall be deemed invalid or unenforceable, the other provisions shall remain in full force and effect and binding upon the parties.
 15. **SURVIVAL:** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the Client and PM shall survive the completion of services and the termination of this Agreement.
 16. **FORCE MAJEURE:** If PM is delayed or prevented from completing its work by reason or acts of God, strikes, lockouts, labor troubles, inability to procure labor or materials, fire, accident, riot, civil commotion, laws or regulations of general applicability, acts of Client, or other cause without its fault and beyond its control (financial inability excepted), completion will be excused for the period of the delay and the period for completion will be extended for a period equal to the period of such delay. If PM is required to delay any part of its work to accommodate the requests or requirements of Client, regulatory agencies, or third parties or due to any causes beyond the direct reasonable control of PM, additional charges shall be assessed with Client's written approval.
 17. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. Any disputes shall be resolved in the court residing in Ingham County, Michigan.
 18. **WRITTEN NOTICE:** Written notice shall be deemed to have been duly served if delivered in person to the individual or a member of the entity or to an officer of the corporation for which it was intended, or if delivered at or sent by registered or certified mail to the last business address known to the party giving notice.
 19. **PRECEDENCE OF CONDITIONS:** Should any conflict exist between these Terms and Conditions and any other document, including the Proposal, Additional Provisions, work authorization, purchase order, confirmation, or invoice, these Terms and Conditions shall prevail, unless the parties expressly agree otherwise in writing.
 20. **CONFIDENTIALITY:** PM shall consider all work performed for the Client, and all results of that work, including, but not limited to, any reports or test results, as well as any and all information provided to PM in connection with this Agreement ("confidential information") as confidential to the Client, to be shared only with the Client, and the Client's legal counsel. Notwithstanding the above, PM may comply with all judicial orders or governmental directives and federal, state, and local laws, rules, regulations and ordinances which mandates reports to appropriate public agencies of PM's knowledge or findings; provided, however, that if PM determines that it is required to disclose confidential information, it shall notify the Client prior to disclosure.
 21. **RELIANCE BY THIRD PARTIES:** Any written documents, including but not limited to data, reports, findings, summaries or recommendations, prepared by PM for the Client in the course of performing the services under this Agreement may not be relied upon by any person or entity other than the Client without PM's prior written consent.

ACCEPTANCE OF PROPOSAL

PM has presented this proposal for your acceptance. Your acceptance of this proposal indicates that the terms, conditions, and provisions of this proposal are understood, including payment to PM upon receipt of the invoice, unless specifically arranged or otherwise in writing. The terms, conditions, and provisions of this proposal are for the client that the proposal is addressed to in the header. If a different client executes the proposal, PM retains the right to update the terms, conditions, and provisions of the proposal and request re-authorization. Of course, should you wish to discuss the terms and conditions of this proposal, we would be pleased to do so at your earliest convenience. Please initial each page in the boxes provided, complete the acknowledgement section below, and return it to our attention. PM requires written authorization to proceed prior to commencing a project.

Client Provided Information for BEA	
Earliest date of purchase, occupancy, or ownership through foreclosure (if known)	
Entity name which will be on property title and/or which will occupy property	
If a separate entity will own the property and operate on the property, and you would like liability protection for both entities, please include occupant name also. Each additional entity will require a separate BEA, and PM will provide the client with a change order for the additional reporting.	
Submittal of BEA Report to EGLE (client's responsibility) within 6 months of closing (initial to acknowledge client understanding of requirement)	

TOTAL ESTIMATED PROJECT COST BASED ON SCOPE OF WORK
\$15,130

A 50% down payment will be required before initiating work. The balance is due upon completion of services/production of written documentation. If the deposit is not received within 3 business days of engagement, the project will be placed on hold and completion dates adjusted based on the date the deposit is received.

DEPOSIT INFORMATION
Deposits checks or money orders can be made out to PM Environmental and mailed to 3340 Ranger Road, Lansing, Michigan 48906, Attn: Accounts Receivable. Please include the subject property address in your correspondence.
Deposits can also be paid by credit card by calling us at 800-313-2966. Credit cards are subject to a 3% processing fee.

Should a project change status at any time during the billing stage then the following conditions apply:

- If the project is canceled/placed on hold prior to the completion of field work, time and material (T&M) will be billed to the client.
- If the project is canceled/placed on hold after the completion of field work but prior to samples being submitted to the laboratory, then 100% of the field work cost is owed and T&M of the project management/reporting cost is owed.
- If the project is canceled/placed on hold after the completion of field work and after the samples have been submitted to the laboratory, then 100% of the field work cost and 100% of the laboratory analytical cost is owed and T&M of the project management/reporting cost is owed.
- If the project is canceled/placed on hold prior to finalizing the report, then 100% of the total project fee is owed.

ACKNOWLEDGEMENT AND AUTHORIZATION TO PROCEED			
Company Name			
Authorized Person Name		Federal Tax I.D. Number	
Title		Phone Number	
Signature		Date	
Mailing Address			
Billing Contact (if different than above; Name, Phone, Email and Address)			

PM looks forward to assisting you with this project. Please contact us at 800-313-2966 or email at lieder@pmenv.com with any questions related to the project or this proposal.

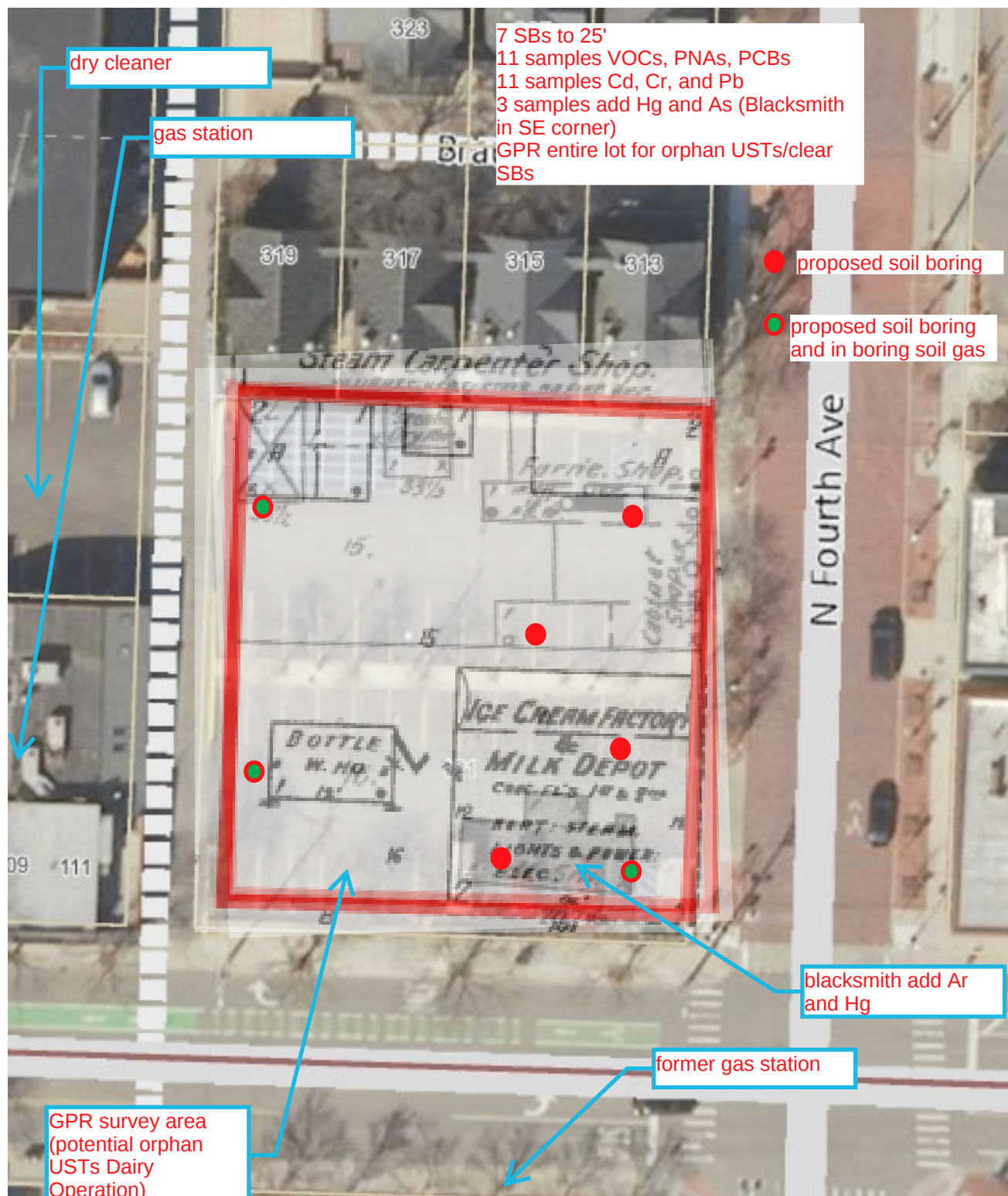
Sincerely,

PM ENVIRONMENTAL, INC.



Nicholas Lieder

Regional Manager – Site Investigation Services



Legend

— Approximate property boundary



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: City of Ann Arbor Contact: Brian Steglitz, Interim Public Services Director

Property Address: 2000 and 2050 S. Industrial, Ann Arbor MI 48104 Phone No.: 794- 6000 ext 43905

Property Tax ID #: 09-12-04-200-013

Applicant Information

Applicant Name: Jennifer Hall, Ann Arbor Housing Commission Phone No.: 734 794-6721

Address: 2000 and 2050 S. Industrial Hwy Ann Arbor MI 48104

Developer (Entity) Name (if different than applicant): Ann Arbor Housing Development Corporation, a 501c3 whose single member is the Ann Arbor Housing Commission

Project Information

Project Name: 2000 S. Industrial



Project Description: Phase I & Phase II in anticipation of developing the property as affordable rental housing for households at 60% of the Area Median Income or less

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

Attached aerial shows entire site (both 2000 and 2050 S. Industrial). The red line is the demarcation around 2050 that is the subject of the Phase II. The rest of the site will have further investigation at a later date. There is currently a noxious smell coming out of the ground at 2050 S. Industrial that is an immediate concern due to AAHC City Staff working out of the 2050 S Industrial bldg.)

Property Information

Previous Owners: City of Ann Arbor, Lewis & Frisinger Company

Historic Property Uses: farmstead, nursery, City water department, recycling center that accepted hazardous materials, City offices,

Property Acreage: 4.09 acres

Zoning: Public Land Surrounding Land Use: Currently commercial buildings and Armory. Previous surrounding uses includes an automotive repair shop/gas station/fuel dealer, collision shop and auto washing operations.

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	
X Phase II	\$22,100
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	\$22,100

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: Atlas Technical Consultants

Please describe environmental conditions: Historical presence of UST's, orphaned UST, and lack of supporting UST documentation associated with the on-site UST's, the potential exists for this are to contain an abandoned UST and is considered to be an REC. The garage/repair shop at 2050 S. Industrial and the shed attached to 2000 S. Industrial are considered to be a REC based on typical use of petroleum



products and generation of waste along with the use of sub-surface features identified within the building. Specific concerns include approximately 2 below-grade hydraulic hoists (which appear to have been removed); spray paint booth, and multiple trench and/or round floor drains throughout the buildings. 2050 S. Industrial has an oil and battery containment structure. Site contains soil stockpiles with debris (concrete and asphalt). Northwestern portion of project has historical railroad tracks/spurs which has the potential for unknown fill and introduction of contaminated material. Previous subsurface investigations conducted in 2021 at subject property has documented soil contamination, generally on southeastern portion of 2000 S. Industrial and contamination is associated with a former heating oil UST and is considered to be a REC. Building records indicate that 3 20,000 gallon fuel oil USTs's were installed in 1955 and are considered to be a REC because no removal information is available. One 1,000 gallon diesel UST, one 2,000 gallon diesel UST, and one 2,000 gallon gasoline UST with unknown installation dates were removed in 1992.

Please provide cloud links to any relevant environmental reports.

<https://www.a2gov.org/departments/Housing/SiteAssets/Pages/Analysis-of-City-Owned-Properties-as-Affordable-Housing/2000%20S%20Industrial%20Hwy%2c%20Phase%20I%20ESA%202022.pdf>

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



Imagery ©2022 Maxar Technologies, Map data ©2022 50 ft

March 24, 2022

Ms Jennifer Hall
Ann Arbor Affordable Housing Corporation
2000 S Industrial Hwy
Ann Arbor, Michigan 48104

via email: jhall@a2gov.org

**Re: Proposal for Limited Phase II Environmental Site Assessment
2050 S Industrial Hwy; Ann Arbor, Washtenaw County, Michigan
Atlas Proposal No. 22-03738**

Dear Ms Hall:

Atlas Technical Consultants LLC (Atlas) appreciates this opportunity to provide the Ann Arbor Affordable Housing Commission (AAHC) with our estimate of costs associated with conducting a limited Phase II Environmental Site Assessment (ESA) for the referenced site (Subject Property). The proposed scope of work for the Phase II ESA is based on the potential environmental concerns identified in Atlas' Phase I Environmental Site Assessment (Phase I ESA) report dated March 10, 2022:

BACKGROUND

Atlas understands that the Subject Property is an irregularly shaped, 4.08-acre parcel of land that was undeveloped from at least 1906 until the 1930's when the Subject Property was improved with farmstead/nursery structures on the northwestern and southern portions of the property. The property was redeveloped in the early 1950s for commercial purposes, and was occupied by the Lewis & Frisinger Co. The Subject Property has been occupied by City of Ann Arbor entities (i.e., water department, housing commission, police and fire department, etc.) since 1964 with garage and repair shops and the use remained as such through circa 2010. Ecology Center recycling has also occupied the Subject Property from the 1980s through 1997 with Re-Use/Recycling in Ann Arbor accepting recycling in 2021.

Atlas' Phase I ESA identified the following *recognized environmental conditions* (RECs) and/or *historical recognized environmental conditions* (HRECs) in connection with the Subject Property:

Recognized Environmental Conditions

1. A petroleum odor was noted within the exterior northern entrance area of the building addressed as 2050 South Industrial Highway. No apparent visual indications of the presence of areas of significantly stained soil or pavement were observed in this area, however, based on the historical presence of USTs, orphaned UST, and lack of pertinent supporting UST documentation associated with the on-site USTs, the potential exists for this area to contain an abandoned UST and is considered to be an REC.

2. The former garage/repair shop use of the 2050 building, and the shed attached to the 2000 building on the Subject Property from 1957 to 2010 is considered to be a REC. This is based on typical use of petroleum products and generation of waste along with the use of sub-surface features identified within the building. Features of specific concern include approximately 2 below-grade hydraulic hoists (which appear to have been removed); spray paint booth, and multiple trench and/or round floor drains throughout the buildings.
3. The Subject Property has been historically occupied by a recycling center which accepted hazardous materials such as oil and batteries. An oil and battery containment structure is associated with 2050 S. Industrial within the Subject Property and is considered to be a REC based on unknown housekeeping activities and likely spills/releases.
4. Based on an Atlas Closure Report for the City of Ann Arbor Fuel Farm for the Subject Property on behalf of the City of Ann Arbor, dated October 25, 2021 the site lithology generally consists of fill material consisting of sand, gravel, clay, concrete, and brick debris from depths varying from 5 to 13 feet bsg with native materials consisting of sand, silty-sand, and clay to the maximum depth investigated of 25 feet. In addition, the County Drain Commission and Water Department utilize the Subject Property. Soil stockpiles with debris (i.e., concrete and asphalt) were observed within the southern portion of the Subject Property. The presence of a significant amount of fill material from an unknown origin is considered to be a REC.
5. Historical railroad tracks/spurs were located within the northwestern portion of the Subject Property. Railroad tracks are typically constructed of unknown fill that presents a potential for introducing contaminated material to the vicinity. In addition, railroad ties are often treated with creosote and/or oils, and herbicides and/or oils are used to control encroaching vegetation. Therefore, the presence of the historic railroad track/spur has the potential to adversely impact the natural resources of the Subject Property is considered to be an REC.
6. Previous subsurface investigations conducted in 2021 at the Subject Property has documented soil contamination on the Subject Property. The contamination is generally at the southeastern portion of the main building 2000 S. Industrial. This contamination is associated with a former heating oil underground storage tank UST and is considered to be a REC.
7. Building records indicate three 20,000-gallon fuel oil USTs were installed in 1955 are considered to be a REC because no removal information or closure sampling data was available.
8. One 1,000-gallon diesel UST, one 2,000-gallon diesel UST, and one 2,000-gallon gasoline UST with unknown installation dates removed in 1992 are associated with the Subject Property. In addition, Fire Department records indicate two 1,500-gallon gasoline and one 1,500-gallon diesel tanks were associated with the Subject Property in 1958. These USTs/tanks are considered to be a REC because no closure information or sampling data was available.

9. The Subject Property is developed with a 4.2 million gallon reservoir constructed in 1967. Based on the age of the reservoir the potential exists for lead-based paint to have been utilized on the structure. The structure was reportedly sandblasted and repainted in 1994. The potential exists for elevated levels of lead to be present in the soils at the base of the reservoir and is considered to be an REC.
10. The western adjoining properties located at 2115 and 2141 South State Street have been occupied by automotive repair shops/gas stations/fuel oil dealers from 1971 until 2014 which are considered to be a *recognized environmental condition*. Specific environmental concerns include automotive service/repair, collision shop and auto washing operations along with storage of significant quantities of chemicals/petroleum products and wastes, open and closed LUST incidents, with documented contamination in soil and/or groundwater present. The potential for releases and lack of data regarding potential adverse impacts offsite to the Subject Property is considered to represent a vapor encroachment condition (VEC) and a REC.

Historical Recognized Environmental Conditions

1. A Corrective Action Notice to Register of Deeds, Michigan Department of Environmental Quality (MDEQ) – Underground Storage Tank Division, of 2000 South Industrial Highway, dated June 4, 1997 indicating the land use corrective action at the site is as follows; Commercial III restrictions utilization of the groundwater resources and underground utility/construction activities in localized area of impacted soils.
2. One 12,000-gallon gasoline UST installed 1979 and one 12,000-gallon gasoline UST installed 1980 removed in 1992 are associated with the Subject Property. Two confirmed “closed” LUST incidents dated September 14 and 15, 1992 are associated with these USTs. Regulatory database documentation indicated that closure of the site was completed to regulatory criteria as of June 16, 1997. As such, the 1992 UST releases are considered to be a *historical recognized environmental condition* HREC.
3. The Subject Property is identified on the ERNS database. Incident #337490 was from a 1,000-gallon a fuel oil spill from an open valve on an aboveground storage tank on construction site dated April 21, 1994. Approximately 750-gallons of diesel fuel was released, impacting a storm drain, the Huron River, and basin located a mile away. Regulatory documentation indicated that BTEX and PNA contamination from the diesel spill has been remediated via excavation and proper disposal and the incident is considered closed at the site. As such, the 1994 AST release is considered to be an HREC.
4. A Closure Report for the City of Ann Arbor Fuel Farm for the Subject Property, dated October 21, 2021 indicated a suspected release associated with the removal of the UST system (one 15,000-gallon gasoline, one 15,000-diesel, and Dispenser Island) was reported June 29, 2020. The primary source of the release was suspected to be from the dispenser locations due to soil impact observed at shallow sample locations collected 3 feet bsg underneath the former dispenser area. The area where the dispensers were located were subsequently

excavated to 4 feet bsg removing the impacted soil and disposed of at Woodland Meadows Landfill. In summary, the impacted areas were excavated and removed from the site and the area resampled indicating soil samples were below Part 213 Risk Based Screening Levels (RBSLs) and groundwater sampling indicated no impact in any monitoring wells. Furthermore, the Department of Environment, Great Lakes, and Energy issued a Notice of Closure Report Considered Approved, dated February 18, 2022, for the confirmed release. Based on the above, historical site uses represent a (HREC) for the Subject Property.

Ongoing Investigation

REC #6 above is currently being investigated, and will not be addressed as part of this investigation.

Atlas proposes to conduct a limited Phase II ESA in an attempt to determine if the site has been negatively impacted by the potential environmental concerns outlined above, subject to the following limitations.

- At the present time, the AAAHC's primary concern is with the odor related to the 2050 building, and Atlas will focus the scope of this investigation in that area, specifically:
 - REC #1 – Petroleum odor near north manway, 2050 building.
 - REC #2 – Use of 2050 building as an automotive garage/repair shop
 - REC #3 – Oil and battery containment structure - 2050 building.
 - REC #7 & #8 – Building and Fire Department records indicate the presence of USTs with no record of removal.
- AAAHC indicated that its plans to acquire the property are 2-3 years into the future, and it will address the remaining RECs at that time.

PROPOSED SCOPE OF WORK

Task 1 – Health & Safety Plan - Utility Clearance

Atlas will prepare a site-specific health and safety plan prior to beginning fieldwork at the site. The plan will include a request for a current utility clearance from the MISS DIG public utility locating service, and examination of any site plans (as available). All Atlas personnel are required to complete a 40-hour OSHA training course, with annual refresher courses. Anyone who enters the work zone will be required to read, sign, and conform to the health and safety plan.

Task 2 – GPR Survey Searching for Out-Of-Service/Orphan USTs and/or other subsurface structures

Atlas will obtain the services of a private utility locating service to conduct a ground penetrating radar, electro-magnetic (GPR/EM) survey of the area outside of building footprints in an attempt to determine if orphan/out-of-service USTs (e.g., heating oil, gasoline, waste oil, etc.) may be present

and also in an attempt to locate any other subsurface structures, including sewers and old out-of-service sanitary septic systems (e.g., tank, leach field, etc.). Areas to be surveyed will include:

- The perimeter of the 2050 building (within 50-feet of the building)

Atlas notes current or former building footprints, disturbed earth or fill materials may cause interference for GPR equipment. Also, inaccessible areas for the GPR equipment (e.g., parked cars, above ground structures such as buildings, fences, trees, snow piles, etc.) will not be included in the surveyed area. Atlas further notes below ground structures such as utilities, foundations, etc. can create interference for the GPR equipment which may result in a UST(s) not being detected.

Also, the GPR survey data cannot conclusively identify the source of anomalous readings and performing soil “test pit” excavations may be necessary to confirm the presence and/or absence of orphan USTs. The cost to perform soil excavation test pits is not included in this proposal/cost estimate.

Task 3 – Subsurface Investigation with Soil Sample Collection and Lab Analysis

Atlas proposes to advance Geoprobe and/or hand augered soil borings to depths up to approximately 20 feet below grade. The borings will be cleared by a private utility locating contractor using ground-penetrating radar (GPR) equipment. Soil samples will be continuously collected during boring activities for visual, olfactory, and photo-ionization detector (PID) field screening purposes. The areas of concern to be addressed are as follows:

- REC #1 – Petroleum odor near north manway, 2050 building.
 - Two (2) soil borings to a maximum depth of 20-feet below grade
 - Two (2) soil and one (1) groundwater sample to be collected for the following laboratory analyses:
 - Volatile organic compounds (VOC) by USEPA analytical method 8260;
 - Semi-volatile organic compounds (SVOCs) by USEPA 8270;
 - Gasoline Range Organics (GRO) by USEPA 8260 (mod); and
 - Diesel Range and Oil Range Organics (DRO/ORO) by USEPA 8270 (mod).
 - The two soil borings are to be plugged back with hydrated bentonite to a depth of 4-feet below grade, and each completed with a soil gas implant at a depth 3.5 feet below grade. A 6-inch bed of coarse filter sand is to be placed above and below the implant, with hydrated bentonite to surface.
 - Each implant is to be sampled one (1) week following installation, and the samples submitted for the following laboratory analysis: VOCs by USEPA method TO-15.

- REC #2 – Use of 2050 building as an automotive garage/repair shop
 - Two (2) soil borings to a maximum depth of 10-feet below grade adjacent to former hoists within the shop area;
 - One (1) soil boring to a maximum depth of 5-feet below grade adjacent to former paint booth
 - One (1) soil and one (1) groundwater sample to be collected for the following laboratory analyses:
 - VOCs by USEPA analytical method 8260;
 - SVOCs by USEPA 8270;
 - GRO by USEPA 8260 (mod); and
 - DRO and ORO by USEPA 8270 (mod).
 - Four (4) sub-slab soil-gas sample pins are to be installed within the 2050 building:
 - One (1) pin is to be installed near the north manway door at a point approximately 6-feet into the building;
 - One (1) pin is to be installed in the office area,
 - One (1) pin is to be installed in the west service bay area, and
 - One (1) pin is to be installed in the east service bay area.
 - Each implant is to be sampled one (1) week following installation, and the samples submitted for the following laboratory analysis: VOCs by USEPA TO-15.
- REC #3 – Oil and battery containment structure - 2050 building.
 - One (1) soil boring to a maximum depth of 15-feet below grade
 - One (1) soil and one (1) groundwater sample to be collected for the following laboratory analyses:
 - VOCs by USEPA analytical method 8260;
 - SVOCs by USEPA 8270;
 - DRO and ORO by USEPA 8270 (mod).
- REC #7 and REC #8 – will be addressed as part of the GPR/EM survey. In the event orphan USTs or their former locations are identified, a separate proposal will be prepared to address these potential concerns.
- The soil samples collected for laboratory analysis will be stored in a cooler filled with ice. Proper chain-of-custody documentation will be utilized for sample submittal to the analytical laboratory.

Task 4 –Report of Findings

Following the completion of Tasks 1, 2 and 3, and Atlas's receipt of all sample laboratory reports, Atlas will reduce the data; and evaluate the site using State of Michigan cleanup criteria; and, prepare a report of findings to include recommendations and/or conclusions, if applicable.

FEES

Atlas estimates the cost to provide the scope of services described above to be \$22,100.00. This cost breaks down as follows:

Task 1 - Preliminary Activities	
Labor	\$ 400.00
Sub-Total - Task 1	\$ 400.00
Task 2 - GPR Survey	
Labor	\$ 1,205.00
Reimbursable Expense	\$ 150.00
Sub-Contractor Expense	\$ 2,595.00
Sub-Total - Task 2	\$ 3,950.00
Task 3 - Subsurface Investigation	
Labor	\$ 1,425.00
Reimbursable Expense	\$ 1,215.00
Sub-Contractor Expense	\$ 3,395.00
Analytical Expense	\$ 9,165.00
Sub-Total - Task 3	\$ 15,200.00
Task 4 - Reporting	
Labor	\$ 2,550.00
Sub-Total - Task 4	\$ 2,550.00
Total Estimated Budget:	\$ 22,100.00

Any additional work resulting from unanticipated delays or scope changes will be charged on a time and materials basis. Atlas will present these changes to the client for approval prior to commencing any additional work, not included in this proposal.

Atlas will not exceed the cost estimate for the scope of work without written authorization from the client. Should the client require additional work, such as hard copies of the reports, consultation with attorneys, etc., Atlas can provide a cost estimate, as applicable.

PROJECT DELIVERABLES & SCHEDULE

Following receipt of written authorization to proceed, Atlas will conduct the ESA and report findings as described below:

Atlas will coordinate with the drilling contractor and designated site contact to schedule the field activities. Atlas will publish the completed electronic version of the Phase II ESA for your use and distribution within the agreed upon time or approximately 3 weeks following the scheduled field activities. A CD can be provided upon request.

ASSUMPTIONS

Atlas stated cost estimate is subject to the following assumptions:

- This fee assumes the study area will be readily accessible, with no standby time being incurred and work is conducted during normal weekday hours. If work is required to be conducted at night or on weekends, a 25% surcharge will be added.
- Atlas cannot assume liability for damages or disruption of service caused by a break in a utility line that was not adequately marked on a site map or in the field. Repair fees for any unmarked utilities are not the responsibility of Atlas and are not included in this proposal/cost estimate.
- The cost estimates includes no more than one (1) business day on-site.
- Fieldwork can be completed in Level D or modified Level D personal protective equipment.
- Regulatory reporting/compliance services are not included.
- This proposal/cost estimate does not include waste characterization sampling, laboratory analysis, or transportation/disposal of any waste generated during the project (e.g., soil).

CLIENT/USER RESPONSIBILITIES

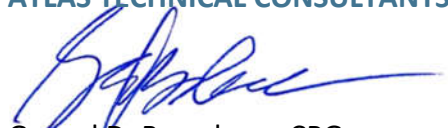
Client responsibilities include but are not limited to: providing timely access to the Site, prior environmental reports and other pertinent information.

AUTHORIZATION

If this proposal is acceptable, please sign and return the authorization sheet attached via email at gerard.debusschere@oneatlas.com or facsimile to 248-669-5147 to the attention of the undersigned. We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions or require further information, please email Mr. DeBusschere or call 810.287.1679.

Respectfully submitted,

ATLAS TECHNICAL CONSULTANTS LLC



Gerard DeBusschere, CPG

Senior Project Manager

Atlas – Novi, Michigan

O: 248.863.2563/C: 810.287.1679

Email: gerard.debusschere@oneatlas.com



Ann O'Brien

Due Diligence Manager

Atlas – Novi, Michigan

O: 248.863.2656/C: 517.375.1783

Email: ann.obrien@oneatlas.com



46555 Humboldt Drive, Suite 100
Novi, MI 48377
248.669.5140 | oneatlas.com

PROPOSAL ACCEPTANCE SHEET

Services Offered: Limited Phase II Environmental Site Assessment
Project Name: Ann Arbor Affordable Housing Corporation
Project Location: 2050 S Industrial Hwy., Ann Arbor, Washtenaw County, MI
Estimated Costs: **\$22,100.00**

FOR PAYMENT OF INVOICES: (Charge Invoice to the Account of)

Client Name: Ann Arbor Affordable Housing Corporation
Address: 2000 S Industrial Hwy
Ann Arbor, Michigan 48104
Attention: Ms. Jennifer Hall
Phone: 734.794.6721
E-Mail: jhall@a2gov.org

Proposal Accepted By:

Signature

3/31/22

Date

Jennifer Hall

Print Name

FOR APPROVAL OF CHARGES:**

Send Invoice To: Ms Jennifer Hall - jhall@a2gov.org

Phone: 734.794.6721

****If the invoice is to be mailed to someone other than the account charged, please indicate above.**

Note: Payment for services is expected within 30 days of the date of the invoice. Atlas reserves the right to withhold all reports until such time as we receive a signed Proposal Acceptance Agreement or other written authorization. This AGREEMENT together with Atlas' proposal and the Client Services Agreement dated February 17th, 2022 between Atlas and the Ann Arbor Affordable Housing Corporation (AAHC) constitutes the entire agreement between the AAHC and Atlas and supersedes all prior written or oral understandings for this project. Atlas is an Affirmative Action Equal Opportunity Employer and is committed to the policy of equal employment opportunity in Atlas recruitment, hiring, career advancements and all other personnel practices. Job-related experience and other qualifications will be considered without discrimination on the basis of race, color, religion, national origin, age, sex, physical or mental disability. AA/EOE/M/F/D/V.

SPECIAL INSTRUCTIONS: _____

		Developer Reimbursement Complete															
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	Maple Oaks-Saline
Project Parameters																	
*Brownfield Plan - Total Approved Elig Activities	\$ 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	\$ 5,109,420.00	\$ 4,489,510.00	\$ 3,370,613.00	\$ 13,159,069.00		\$ 2,739,022.00		
Brownfield Plan - Maximum Developer Reimburseme	\$ 1,010,042.00	\$ 569,414.00								\$ 4,000,000.00					\$ 2,039,022.00		
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		\$ 1,876,130.05		\$ 68,267.50
Approved Eligible Activity Expense Reimbursed to Dat	\$ 702,361.62	\$ 397,839.13	\$ 257,929.41	\$ 4,164,510.85	\$ 1,399,785.99	\$ 298,463.97	\$ 165,810.92	\$ 3,431,092.00		\$ 2,329,063.85	\$ 2,609,663.57	\$ 129,704.07	\$ 1,877,571.55				\$ 49,563.19
Remaining Approved Eligible Activity Expenses	\$ 307,680.38	\$ -	\$ 342,289.44	\$ 220,045.15	\$ 1,327,040.01	\$ -	\$ 217,557.08	\$ -	\$ -	\$ 1,670,936.15	\$ -	\$ 1,422,973.93	\$ 4,909,814.38	\$ -	\$ 1,876,130.05	\$ -	\$ 18,704.31
Approved Interest to be Reimbursed	\$ 41,282.00	\$ 36,964.00	\$ 195,056.69	\$ 1,015,444.00	\$ 404,253.61	\$ -	\$ 56,955.84	\$ 53,331.18				\$ 142,556.75					
Interest Reimbursed to Date		\$ 36,964.00						\$ 53,331.18									
Remaining Interest to be Reimbursed	\$ 41,282.00	\$ -	\$ 195,056.69	\$ 1,015,444.00	\$ 404,253.61		\$ 56,955.84	\$ -				\$ 142,556.75					
Project Financial Activity																	
12/31/21 Fund Balance	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -		\$ 5,000.00		\$ 156,495.82	\$ -	\$ 77,639.00	\$ 118,713.82	\$ -	\$ 6,876.68	\$ -	\$ 1,574.03	\$ -
TOTAL 2022 REVENUES																	
Application Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Revenue*																	
TIF Revenue/Capture	\$ 16,419.79	\$ 11,743.77	\$ 202.28	\$ 118,304.11	\$ 76,351.01	\$ 38,993.50	\$ 2,475.00		\$ 34,137.70	\$ 202,396.92		\$ 78,775.36	\$ 324,448.31	\$ 15,341.94	\$ 5,288.63	\$ 244.96	\$ 1,397.71
Total Revenues	\$ 16,419.79	\$ 11,743.77	\$ 202.28	\$ 118,304.11	\$ 76,351.01	\$ 38,993.50	\$ 2,475.00	\$ -	\$ 34,137.70	\$ 202,396.92	\$ -	\$ 78,775.36	\$ 324,448.31	\$ 15,341.94	\$ 5,288.63	\$ 244.96	\$ 1,397.71
2022 EXPENDITURES																	
Certified Expense Reimbursement						\$ -	\$ -	\$ -				\$ 118,713.82		\$ -		\$ -	
Administrative Fee Transfer													\$ -	\$ -	\$ -	\$ -	\$ -
LBRF Revenue or Deposit	\$ -	\$ 9,896.77		\$ -	\$ -		\$ -		\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
State of MI Brownfield Fund (Approved after 2014)						\$ 3,645.00	\$ 1,919.00		\$ 1,248.00	\$ 46,235.00	\$ 38,583.00	\$ 8,972.00	\$ 32,995.00	\$ 816.00	\$ -	\$ 32.50	\$ -
Total Expenditures	\$ -	\$ 9,896.77	\$ -	\$ -	\$ -	\$ 3,645.00	\$ 1,919.00	\$ -	\$ 1,248.00	\$ 46,235.00	\$ 38,583.00	\$ 127,685.82	\$ 32,995.00	\$ 816.00	\$ -	\$ 32.50	\$ -
Misc Refund																	
Current Brownfield Account Balance	\$ 16,419.79	\$ 1,847.00	\$ 5,202.28	\$ 118,304.11	\$ 76,351.01	\$ 35,348.50	\$ 5,556.00	\$ -	\$ 189,385.52	\$ 156,161.92	\$ 39,056.00	\$ 69,803.36	\$ 291,453.31	\$ 21,402.62	\$ 5,288.63	\$ 1,786.49	\$ 1,397.71
* Includes Admin and LBRF Funds																	
Total of all 2021 CY TIF Reimburse Transfers	\$ 118,713.82																
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																
Total of all CY 2015 Admin Transfers	\$ 114,437.35																
Total of all CY 2014 Admin Transfers	\$ 87,198.19																
2022 LBRF Capture Running Current Yr Total	\$ 9,896.77																

TRANSACTION APPROVALS REQUESTED

PROJECT							
Grand Total 2021 TIF Capture for all Projects	Total TIF Capture	Current Balance	Prop 2021 Admin	LBRF	Developer Reimbursement		
Maple Shoppes	\$ 81,102.94	\$ 16,419.79	\$ 3,189.00		\$ 13,230.79		
Michigan Inn	\$ 55,278.86	\$ 1,847.00	\$ 1,847.00	Already Trnsfrd	\$ -		
Zingerman's	\$ 33,982.88	\$ 5,202.28	\$ 3,089.00	\$ 5,097.00	\$ -	Neg Balance	
Arbor Hills	\$ 576,737.48	\$ 118,304.11	\$ 52,431.00		\$ 65,873.11		
618 S. Main	\$ 263,271.23	\$ 76,351.01	\$ 23,934.00		\$ 52,417.01		
Jiffy/140 Buchanan	\$ 70,043.49	\$ 35,348.50	\$ 6,368.00	\$ 28,980.50	Paid off	LBRF only \$18,214.50 remaining LBRF after this transfer	
544 Detroit St	\$ 33,259.67	\$ 5,556.00	\$ 2,596.00		\$ 2,960.00		
Kingsley Condos	\$ 931,474.65	\$ 156,161.92	\$ 84,680.00		\$ 71,481.92		
615 S. Main	\$ 895,824.78	\$ 39,056.00	LBRF Only	Already Trnsfrd	Paid off	LBRF only. Current balance to pay 3 mill SET from 2021	
1140 Broadway-Beekman on Broadway	\$ 1,519,128.99	\$ 291,453.31	LBRF Only	\$ 45,573.87	\$ 245,879.44		
309 N. Ashley	\$ 25,174.43	\$ 5,288.63	\$ 2,289.00		\$ 2,999.63		
Broadway Park	\$ 1,166.06	\$ 1,786.49	LBRF Only	\$ 81.62		No Elig. Activities yet	
Grandview Commons	\$ 197,489.19	\$ 69,803.36	\$ 8,977.00		\$ 60,826.36		
Water Street	\$ 34,137.70	\$ 189,385.52	\$ 3,100.00			No developer yet	
Thompson Block	\$ 15,341.94	\$ 21,402.62	No Admin - OPRA	At end of Plan	Need Elig Activities	No Admin during OPRA	
Maple Oaks	\$ 50,960.90	\$ 1,397.71	LBRF Only	\$ 2,548.00	\$ -	Neg balance, no dev reimbursement	
Grand Total	\$ 4,784,375.19	\$ 1,034,764.25	\$ 192,500.00	\$ 82,280.99	\$ 515,668.26		

		2021 Total TIF		2021 Admin Calc	2021 Notes	Adjustment to arrive at Statutory Amount
Maple Shoppes	No to exceed 5% of eligible activities. Payment of \$52,571, divided over length of TIF.	\$	81,103	\$ 3,189	FLAT RATE	
Michigan Inn	Not to exceed 5% of annual TIF revenue. Payment of \$26,300, divided over length of TIF, paid to BRA	\$	55,279	\$ 1,847	FLAT RATE	
Thompson Block	(No Admin during OPRA Period of 10 yrs)	\$	15,342		No Admin during OPRA	Proportional Reduction
Water Street	10% of total annual TIF	\$	34,138	\$ 3,414	(\$3100 actually due to rounding)	3,102
Zingerman's	10% of Eligible Activities. Payment of \$81,726, divided over length of TIF.	\$	33,983	\$ 3,398		3,089
Arbor Hills Crossing	BRA will collect payment for Admin fees of \$448,624. Payment will be divided over length of TIF, as determined by BRA.	\$	576,737	\$ 57,674	10%	52,431
618 S. Main	10% of annual TIF. RA does not address Admin Capture	\$	263,271	\$ 26,327	10%	23,934
544 Detroit Street	TIF Table shows straight \$2,596 annually for 22 years. RA does not address Admin Capture	\$	33,260	\$ 2,596	FLAT RATE	
140 Buchanan - Jiffy	BF Plan reflects 10% of annual TIF. RA does not address Admin capture.	\$	70,043	\$ 7,004	10%	6,368
615 S. Main	5% of Annual TIF Capture	\$	895,825	\$ -	LBRF Only	
Kingsley Condos - 221 Felch	10% of annual TIF, up to \$400,000 maximum, but flexible	\$	931,475	\$ 93,148	10%	84,680
1140 Broadway	NO ADMIN CAPTURE - 3% Annual TIF as LBRF ONLY	\$	1,519,129	\$ -	\$45,573.87 in LBRF only	
Grandview Commons-Dexter	5% of Annual Available TIF Capture (DDA Capture NOT available)	\$	197,489	\$ 9,874	5%	8,977
Broadway Park		\$	1,166	\$ -	7% for LBRF or Admin, \$81.62 in LBRF this year	
309 N. Ashley		\$	25,174	\$ 2,517	10%	2,289
Maple Oaks		\$	50,961	\$ -	5% for LBRF or Admin, \$2,548 in LBRF this year	
Total		\$	4,784,375	\$ 210,989	\$ 203,357	
		Proportionally reduce these projects to get to \$192,500		New Calculation after reduction	\$ 192,500	

						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 LL	\$ 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, Chelse	\$ 15,000	4,300.00	Need to close			\$ 4,300.00				
	11/7/2019 Ypsi Community Schools 3 Sites	OCD, 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 Townshi	\$ 6,167		Need to close							
	11/5/2020 8140 Main Street Phase I, Haz	City of Dexter	\$ 7,300	4,900.00	Open				\$ 7,300			
	12/3/2020 2260-2270 Platt Rd	Avalon Housing	\$ 7,800	6,800.00	Open				\$ 6,800			
	3/11/2021 S. Union St. Manchester	Manchester Market	\$ 9,160	6,960.00	Open				\$ 6,960			
	3/11/2021 220 N. Park	City of Ypsilanti	\$ 8,250	(DCC Funding to replace)	Open				\$ -			
	4/8/2021 3515 Broad Street	City of Dexter	\$ 7,375	5,750.00								

Washtenaw County Brownfield Redevelopment Authority Board

Representatives	Organizational Category	Address	Numbers	E-mail	Term Ends
Colleen O'Toole	County Municipality	100 N. Harris Street Saline, MI 48176	(312) 753-8664	cotoole@cityofsaline.org	12/31/24
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.assoc@charter.net	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
Sam Baushke	Env./Legal/Prof. Organization	346 Elm Street, Suite 100 Chelsea, MI 48118	(734) 794-1541 (w)	sbaushke@geosyntec.com	12/31/23
Sue Shink	W.C. Board of Commissioners			shinks@washtenaw.org	12/31/22
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	
Anthony Bui	Brownfield Assistant/Intern Office of Community & Economic Development				

4/7/2022