



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, May 12th 2022 9:00 a.m.

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

Zoom Link to Webinar for Public to Join the Meeting:

<https://washtenawcounty.zoom.us/j/88190242596?pwd=L2pwNy9PT3d1TkY2OU1Ga0MvVXFWdz09>
Passcode: 733219

Join Webinar by Telephone:

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Webinar ID: 881 9024 2596 Passcode: 733219

1. Call to Order

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

a. April 14, 2022 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. Thompson Block Eligible Activities Approval – Action
2. Federal Screw Environmental Assessment Grant Application, Main Street Park Alliance – Action
3. 2 W. Michigan Environmental Assessment Grant Application – Action
4. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action
5. 300 W. Michigan Ave., City of Ypsilanti, Environmental Assessment Grant Application – Action
6. Election of Board Officers – Action
7. April 2022 Financial Report – Action
8. Approval of 2021 Interest as Reimbursable Eligible Activity – 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, April 14, 2022, 9:00 a.m.

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

Board Absent: Morgan Foreman (excused), Colleen O'Toole (Joined via Zoom)

Staff: Nathan Voght – OCED

Joining the Meeting: Jill Ferrari – 220 N. Park, Scott Wasielewski – 220 N. Park, Patti McCall – TetraTech for 415 W. Washington and City of Saline LBRF, Cam McCausland – 3874 Research Park Drive, Derek Delacourt – City of Ann Arbor (on Zoom), Jennifer Hall – Ann Arbor Housing Commission (on Zoom), Wendy Carty-Saxon and Don Wesley – Avalon Housing (on Zoom).

Handouts: None

1. Call to Order

Chair Woollatt called the meeting to order at 9:01 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

Business Item #4 was amended to only for a Brownfield Plan Review Sub-Committee, with no project introduction. J. Meyers move to approve the agenda as amended (2nd C. Maier), and the motion passed unanimously.

4. Approval of March 10th, 2022 Meeting Minutes

J. Meyers move to approve the March 10th minutes (2nd C. Maier), with a change to the 400 N. Freer Business Item, and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

J. Meyers stated he works for the City, and the 220 N. Park agenda item is in the City, however he has no personal financial stake in the project

The Board took this opportunity to introduce themselves to the newest board members, Sam Baushke, an environmental consultant with GeoSyntec, who was in attendance, and Colleen O'Toole, the City of Saline City Manager, who could not attend the meeting, but joined remotely via Zoom..

6. Business

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

Staff provided an overview of the project, and introduced Cam McCausland, the developer of the project. Ann Arbor City Council approved the Plan at their April 4th meeting. The County Board of Commissioners is scheduled to set the public hearing for May 4th on the Plan.

J. Meyers asked about the City of Ann Arbor's approval of the IFT (Industrial Facilities Tax Exemption), which would reduce local taxes by 50% for up to 12 years. Mr. McCausland is hopeful the City will still approve the IFT. They have to address some issues raised by the City's Sustainability staff person.

J. Meyers moved to approve the Brownfield Plan, (2nd A. Krueger), and the motion passed unanimously..

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

N. Voght reminded the Board of their previous LBRF Grant approval of \$50,000 to the City, with an invitation to come back to the Board for increases in cost. The City is requesting approval of \$35,159.97 in actual Eligible Activities for reimbursement, and an increase in the Grant award to \$78,195, from \$50,000.

Patti McCall, with TetraTech, provided detailed information on the areas of soil excavation and disposal that reflect the increased costs.

A. Krueger moved to approve the reimbursement of \$35,159.97 in Eligible LBRF expenses (2nd J. Harless), and the motion passed unanimously.

J. Meyers moved to increase the LBRF Grant award from \$50,000 to \$78,195 (2nd C. Maier), and the motion passed unanimously.

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

Staff discussed the project, and the Board's previous approval of \$20,700 for phase II investigation, which is completed, and fully reimbursed. The City now seeks to investigate off-site sources of TCE impacting the site, and is requesting an additional \$52,593 in Phase II investigation costs.

The Board discussed the current status, and whether a developer is in place. Mr. Derek Delacourt, with the City of Ann Arbor, stated a developer will only be sought once the site is pre-entitled through the PUD process. This allows a community-driven process to arrive at a development that responds to the City's goals.

T. Woollatt asked if the buildings could be reused, and Mr. Delacourt responded the buildings need to be demolished. He further asked for the purpose of the investigation. Ms. McCall stated it's to determine the extent of off-site impacts of TCE that is impacting the sites, which could have come from Eaton or Argus building.

S. Shink asked if we're addressing the TCE on site, and Ms. McCall indicated there is concern for impacts to neighboring properties.

J. Meyers stated his support for the pre-entitlement process.

Mr. Delacourt stated they will push to address the TCE issue as much as possible through the site's redevelopment. Once developed, there will be a significant LBRF contribution back into the fund, as well.

J. Harless moved to approve the Assessment Grant application for \$52,593, to be funded from the LBRF (2nd S. Shink), and the motion passed unanimously.

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

The Township requested that public vetting of the project be put on hold until the Township can conduct additional review of the request. Therefore, the agenda was limited to requesting volunteers assist with review of the Draft Brownfield Plan.

J. Harless asked about the look-back expenses of Site Demolition included in the draft Brownfield Plan provided using “Local Only” taxing jurisdictions. Staff’s understanding is using Local Only allows that flexibility, but will verify this.

Board members J. Harless, C. Maier, and S. Baushke volunteered to assist with reviewing the Draft Brownfield Plan

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

Staff reminded the Board that J. Meyers discussed this project last year with the Board, and the potential use of TIF to support property acquisition and down payment assistance costs, using Local Only millages. This idea was first presented to the Board in March of 2020 by Jim Tischler, from the Michigan Land Bank.

Staff introduced Jill Ferrari, one of the developers with Renovare. Ms. Ferrari presented her development company and business partner, and the proposed project in the City of Ypsilanti, with 46 detached and attached units, 23 of which will be affordable to families earning between 40% and 80% of the Area Median Income.

Ms. Ferrari discussed \$1 million in financing from the Ann Arbor Area Community Foundation, and a recent meeting with the County’s Racial Equity Office regarding potential ARPA funding of \$2.7 million. S. Shink, County Board of Commissioners Chair, stated she had not heard of the request, and it would need to go to the County Board of Commissioners for approval.

The following members volunteered to serve on the Brownfield Plan sub-committee: J. Meyers, A. Krueger, S. Baushke, and J. Harless.

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

Jennifer Hall, from the Ann Arbor Housing Commission, and Derek Delacourt, from the City of Ann Arbor joined the meeting via Zoom, and discussed these two sites. They are City-owned, and being explored for affordable housing. The Catherine site was already put out for RFP, and Avalon Housing was selected to be a co-developer with the Ann Arbor Housing Commission.

They are requesting an assessment grant to conduct a Phase II on the Catherine site for \$15,130, with a proposal from ECT. They have a \$22,100 Phase II application for the S. Industrial Site.

The Board discussed potential Liabe Party concerns, particularly with S. Industrial. The Catherine site is not a concern, due to time elapsed. The S. Industrial site, since owned by the City, and the applicant/developer would be the Housing Commission and another entity, would also not be a concern.

T. Woollatt asked about parking requirements for the Catherine site, but since it's downtown, no parking is required, but 25 spaces are proposed.

The Board decided that the Catherine Phase II could be sent to the DCC for funding. The consultant on S. Industrial, Atlas, is currently conducting a limited Phase II now, and J. Hall indicated that additional testing could be done by a DCC-approved consultant for the next phase.

J. Meyers moved to request the applicant prepare a DCC application for 121 E. Catherine (2nd J. Harless), and the motion passed unanimously.

The Board further suggested that Ms. Hall prepare a cost proposal from a DCC-approved vendor for the additional Phase II work needed on S. Industrial, and also prepare an application to the DCC, through staff.

7. March 2022 Financial Report – Action

Staff reviewed the financial statement, and calculations for all 2021 Administrative Fees' Capture on all 16 active Brownfield projects. He noted the calculations where smaller capture projects, with defined annual Admin capture amounts remained, and other projects with higher amounts, and floating capture rates, were reduced by 10% to arrive at the maximum \$192,500 allowed pursuant to Act 381.

After Admin and LBRF capture amounts are transferred, remaining balances will be reimbursed to the developers for projects with approved Eligible Activities' balances.

J. Harless moved to approve the March 2022 Financial Report, with all noted Admin, LBRF and Developer reimbursement transactions (2nd J. Meyers), and the motion passed unanimously.

7. Other Business

None.

8. Public Comment:

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

9. Adjournment:

The meeting was adjourned at 10:45 a.m.

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, May 12th, 2022

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

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: May 6, 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. Thompson Block Eligible Activities Approval – Action

The Thompson Block Brownfield Plan was approved in 2017. The developers completed the project in 2021. The Board approved an amendment to the Reimbursement Agreement in 2021 to allow submitted Eligible Activities to have occurred up to 48 months prior, rather than 24, due to the complexity of the project, construction delays due to the pandemic. Any costs submitted that exceed the four year time-frame appear to be Environmental Due Diligence and consulting fees for Site Plan and Brownfield Plan preparation.

Please follow [this link to the Brownfield Plan](#) for this project from May 2017. [Here is the Act 381 Work Plan](#). Below is the Eligible Activity Table 1 from the Work Plan:

Table 1
Brownfield Eligible Activities
Thompson Block Redevelopment
400 N. River Street, Ypsilanti, MI
July 10, 2017

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
DEQ ELIGIBLE ACTIVITIES							
Department Specific Activities							
Phase I Environmental Site Assessment	1	LS	\$ 1,800	\$ 1,800	\$ 1,800		
Phase II Environmental Site Assessment	1	LS	\$ 4,450	\$ 4,450	\$ 4,450		
Baseline Environmental Assessment	1	LS	\$ 3,200	\$ 3,200	\$ 3,200		
Soil Management - Transportation of Impacted Soils	750	TN	\$ 8	\$ 6,000			\$ 6,000
Soil Management - Disposal of Impacted Soils	750	TN	\$ 35	\$ 26,250			\$ 26,250
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 41,700	\$ 9,450	\$ -	\$ 32,250
MSF ELIGIBLE ACTIVITIES							
Demolition							
Life Safety Demolition - Eng. Design, Demo./Shoring Plan	1	LS	\$ 12,000	\$ 12,000		\$ 12,000	
Life Safety Demolition	1	LS	\$ 175,000	\$ 175,000		\$ 175,000	
Site Demolition	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Building Demolition - Interior	1	LS	\$ 120,000	\$ 120,000		\$ 120,000	
On-Site Demolition Oversight	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
Demolition - Bid Specs. and Contractor Procurement	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Demolition - Project Management	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Subtotal Demolition Activities				\$ 342,000		\$ 342,000	
Site Preparation							
Geotechnical Engineering	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Clearing and Grubbing	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
Soil Management - Excavation	1	LS	\$ 23,000	\$ 23,000		\$ 23,000	
Fill - Importing Sand Backfill Material	1,500	CY	\$ 11	\$ 16,500		\$ 16,500	
Fill - Backfill & Compaction of Imported Sand Material	1,500	CY	\$ 4	\$ 6,000		\$ 6,000	
Fill - Importing Pea Gravel Backfill Material	2,100	CY	\$ 15	\$ 31,500		\$ 31,500	
Fill - Backfill of Pea Gravel Material (Equip. & Labor)	2,100	CY	\$ 29	\$ 60,900		\$ 60,900	
Relocation of Existing/Active Utilities - OH Electric	1	LS	\$ 52,000	\$ 52,000		\$ 52,000	
Replacement of Utilities - Telecom Conduit	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Temporary Construction Access	1	LS	\$ 2,500	\$ 2,500		\$ 2,500	
Temp. Erosion Control - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 6,750	\$ 6,750		\$ 6,750	
Temporary Fencing / Site Control	1	LS	\$ 6,500	\$ 6,500		\$ 6,500	
Temporary Traffic Control	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Site Preparation - Bid Specs. and Contractor Procurement	1	LS	\$ 2,500	\$ 2,500		\$ 2,500	
Site Preparation - Project Management	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Subtotal Site Preparation Activities				\$ 268,150		\$ 268,150	
Infrastructure Improvements							
Entrance Improvements-Curbs, Gutters, Pavement	330	LF	\$ 30	\$ 9,900		\$ 9,900	
Sidewalks and Pavers in Right of Way	5,000	SF	\$ 8	\$ 40,000		\$ 40,000	
Landscaping in Right of Way	1	LS	\$ 2,500	\$ 2,500		\$ 2,500	
Irrigation in Right of Way	1	LS	\$ 2,500	\$ 2,500		\$ 2,500	
Signage in Right of Way	1	LS	\$ 3,500	\$ 3,500		\$ 3,500	
Roads - Straightening/Realigning River Street	1	LS	\$ 35,000	\$ 35,000		\$ 35,000	
Utility - 4" and 6" Water Service Upgrades in ROW	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
Utility - Sanitary Upgraded Connection in ROW	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
USM - Bioswale / Underground Detention System	1	LS	\$ 55,000	\$ 55,000		\$ 55,000	
Infrastructure - Bid Specs. and Contractor Procurement	1	LS	\$ 2,500	\$ 2,500		\$ 2,500	
Infrastructure - Project Management	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Subtotal Infrastructure Improvement Activities				\$ 185,900		\$ 185,900	
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 796,050	\$ -	\$ 796,050	\$ -
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 837,750	\$ 9,450	\$ 796,050	\$ 32,250
Contingency (15%)				\$ 124,246	\$ -	\$ 119,408	\$ 4,838
Brownfield Plan	1	LS	\$ 7,500	\$ 7,500		\$ 7,500	
Act 381 Work Plan	1	LS	\$ 6,200	\$ 6,200		\$ 6,200	
Interest (3%, simple)				\$ 356,917	\$ 3,424	\$ 336,641	\$ 16,852
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 1,332,613	\$ 12,874	\$ 1,265,799	\$ 53,940
State Brownfield Revolving Fund				\$ 79,740			
BRA Administrative Fees				\$ 73,421			
Local Brownfield Revolving Fund (LBRF)				\$ 165,467			
GRAND TOTAL				\$ 1,651,241			
					0.97%	94.99%	4.05%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for preparation of Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

The Brownfield Plan and Work Plan include a maximum \$975,696 in Developer-Reimbursable Eligible Activities (\$32,250 of which is Local Only), not including maximum 3% Interest for up to an additional \$356,917 that could be reimbursed to the developer.

A summary spreadsheet of all requested Eligible Activities is in the packet, indicating a request to approve the maximum \$975,696, (before accrued Interest). This includes \$53,606.48 in Local Only Soil Disposal Activities, which utilizes \$21,256.48 in Contingency above the approved \$32,360 in soil management costs.

As with most projects, there are general costs incurred that support and administer the entire development, a portion of which are added as eligible brownfield costs. A simple example is a porta-potti on site for the duration of the construction. This is not an eligible cost, directly, yet supports the completion of the eligible brownfield activities. A calculation for attributing a portion of General Contractor soft costs to brownfield activities is in Table 2a (proposed as 8.56%, which is total hard construction costs divided by the total hard Eligible Activities). Note the calculation does not include any GC soft costs, only hard construction costs. Then Table 2b applies the 8.56% to the General Contractor's soft costs, including General Requirements, Overhead/Supervision/Mobilization, Administration, and Construction Management, arriving at an additional \$131,442.45 in Eligible costs, to be added to Eligible Tasks. However, only \$80,135.37 is available to attribute (proportionally per that task's cost) to the tasks, as that's all that's left before the Brownfield Plan cap of \$975,696. Refer to the "Notes" column in the summary spreadsheet where it's stated:

Portion of \$80,135.37 of eligible GC's eligible Soft Cost (see Table 2b) and calculated on a pro rata cost between applicable eligible activities.

Back-up documentation has been provided, including [Contracts](#), [Soil Manifests](#), [Proof of Payment](#), and [Invoices](#). Staff is satisfied with the documentation provided.

Dave Van Haaren, from TriTerra, who prepared the submittal, will be in attendance to answer any further questions.

Should a motion be made to approve the eligible activities, it should note the portion that is Local Only of \$53,606.48.

2. Federal Screw Environmental Assessment Grant Application, Main Street Park Alliance – Action

The non-profit developer, Joe Ziolkowski, presented the project to the Board in February. He was invited to seek an assessment grant to further delineate existing conditions. In the meantime, the Liable Party, Federal Screw, was given access to the Site and has conducted additional testing. We are awaiting access to the results.

Mr. Ziolkowski indicates a Purchase Agreement should be in place prior to the May 12th Board meeting, or soon thereafter.

Please see the assessment grant application to conduct Phase II investigation, for \$64,695, and the accompanying revised scope and quote from Hydro-Logic Associates, Inc. Staff asked for feedback from Mr. Harless and Mr. Woollatt on the updated scope dated April 28th (they had previously provided feedback on the first scope version in February), and the scope was revised in response to their comments, and is dated May 5th.

Here are the questions/concerns on the first scope, and responses from Hydro-Logic, addressed with the updated May 5th scope:

Here is the feedback from Trevor and James: *Hydro-Logic Associates, Inc., comments in red.*

- *If they're worried about off-site migration, why aren't they sampling existing monitoring wells EMW-3, EMW-18 and EMW-9 along the western property boundary? That would complete the "picket fence" around the southwestern corner of the property, which is presumably the downgradient property boundary area (GW flow is South to South-Southwest)? The wells are there, so assuming they are still serviceable, just developing and sampling will not be costly and will provide good data points. I don't remember an explanation of why weren't planning to sample those, if one was provided previously. We will add these (3) MWs to our ground water sampling event.*
- *The text and Table 1 state that the vapor samples around the building are to evaluate vapor intrusion into the building. I think that VW-22-3 and VW-22-4 should be vapor pins and not vapor wells. Sub-slab (vapor pin) sampling is not feasible at this time inside the footprint of the building due to a highly-deteriorated and cracked concrete slab floors. VW-22-5 and VW-22-2 should be moved a few feet onto the concrete slab and converted to vapor pins as well. See above. This approach and sampling technique is more reliable for evaluating potential VI into structures, and it requires less effort.*
- *.*
- *Vapor sampling: They are proposing 3 locations within the existing building that will remain on the site. Why not use vapor pins instead of wells. Sub-slab (vapor pin) sampling is not feasible at this time inside the footprint of the building due to a highly-deteriorated and cracked concrete slab floors. Their drilling cost to install 5 vapor wells is \$3,600. Considering 3 of these should be installed with a hammer drill by field staff that is really high. Costs will be decreased by \$1,090 by making the vapor wells temporary instead of permanent. Also, the 2 locations outside the building could be installed while the geoprobe is onsite doing the other borings. The geoprobe company we use for soil borings and ground water monitoring wells (best costs and best service) does not install vapor wells. Vapor wells are typically about 7 feet deep, this should not cost that much*
- *.*
- *I question why they would need 2" diameter permanent wells and not 1" temp wells. I can't see why as a non-labile party they would ever need to resample water. Ground water monitoring wells will be completed as 1" diameter above-grade temp wells.*

Staff suggests the Board discuss the updated scope and application, seeking to resolve any outstanding concerns. If the Board is inclined to approve the grant application, it's suggested it be funded with LBRF, due to the amount.

Julia Upfal is no longer with the City of Chelsea, but staff will try to reach out to other Chelsea officials for an update on status prior to our Board meeting.

3. 2 W. Michigan (Materials Unlimited) Environmental Assessment Grant Application – Action

Please see an Environmental Assessment Application for environmental due diligence for a prospective purchaser, Jamie Taralunga. The amount requested is between \$27,000 and \$47,000, and is not known at this time. She would like to redevelop the building with various uses around musicians, music making, selling, and record producing. Ancillary uses could be retail and café. She has already conducted a [Phase I with a consultant](#), however, staff has encouraged her to seek complementary funding through the DCC,

and she is in agreement to work with one of their pre-approved consultants, and John D’Adonna, the Director of the DCC, has put her in touch with SME.

In consultation with John D’Adonna the DCC funding request will be \$20,000, which is twice the limit in that program, but is warranted due to the complexity. The applicant will work with SME to develop a detailed cost estimate for the necessary due diligence.

The Materials Unlimited building in Downtown Ypsilanti has been for sale for 3 years. The Board funded an assessment grant for a previous interested buyer, Bill Kinley, in 2019. This study revealed a potentially larger issue with the nearby (northwest) Jackson Dry-Cleaners. The EPA and EGLE, State and County Health Depts, City of Ypsilanti and Brownfield Staff, have been working on investigation and mitigating the source and extent of impacts to this block since 2019. The EPA took lead starting in 2020 and provided substantial resources to assist. The situation is still on-going, with a recent EPA Administrative Order given to the owners of the Jackson Cleaners, outlining next steps required of them.

The Materials Unlimited building is impacted by Methylene Chloride and TCE and PCE. The MC originates from furniture stripping operations and should resolve when the business closes. Any re-use of the building will require retrofitting with Vapor Mitigation systems to address vapor intrusion. The source of the TCE and PCE is suspected to derive upstream from the dry cleaning operations. Although, historic auto repair operations at 2 W. Michigan in the 1930s is a possible source, too.

Staff recommends supporting the application with a range of funding (or maximum), and allowing a sub-committee of members to review/approve a more detailed scope from SME. The Sub-Committee would approve the final grant award amount.

4. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action

Please refer to the application for Phase I, II, BEA and DDCC for this property located in Scio Township. Staff had conversations previously with the Township and current owner, MAV Development, in 2019. Staff presented a brownfield overview at the Scio Township Board of Trustees in November 2019.

The applicant is a new developer, which will preserve and re-use the existing building on-site, and redevelop it into a STEM focused office, research and development, manufacturing and warehousing campus. This is the same developer proposing re-use of 300 W. Michigan Avenue, the former EMU College of Business in Downtown Ypsilanti.

The total request is for \$12,980 to conduct Environmental Due Diligence prior to acquisition. They also intend to seek Brownfield TIF incentives to support selective interior demolition, asbestos abatement, and soil remediation.

The Board could support the entire application, or just the Phase I, and direct the applicant to seek complementary funding through the DCC for the Phase II, BEA, DDCC, which would require use of their pre-approved consultants.

5. 300 W. Michigan Avenue, City of Ypsilanti, Environmental Assessment Grant Application – Action

The former EMU College of Business will be sold to a company to create a “Life science and Technology Hub,” incubator space for lab work and other research.

They have submitted an assessment grant application for Phase I, for \$2,500, from PM Environmental. The site had a leaking underground storage tank, and has a Restrictive Covenant from 1999 (included in the packet), which restricts certain activities on the site, such as digging, wells, and occupation of sub-surface structures. No specific land uses, per se, are prohibited.

The City of Ypsilanti is currently in the process of amending the Zoning Ordinance text to allow Wet Labs in the building.

Staff is supportive of approving the Phase I with PM, and then if additional investigation is needed, directing the applicant to the DCC.

6. Election of Board Officers – Action

Every year, the [Authority's By-Laws](#) state the Officer Elections must take place to nominate a Chair, Vice-Chair and Secretary. Currently, Trevor Woollatt, Allison Krueger, and Joe Meyers hold those three positions, respectively.

Any member may make a nomination for each position, then a vote is needed for each nomination.

The Officers have terms of one year, and can hold positions they've previously held in the past.

7. April 2022 Financial Report – Information

The current report reflects all the Admin, LBRF and developer reimbursements approved last month.

8. Approval of 2021 Interest as Reimbursable Eligible Activity – Action

There are seven active projects that included Interest as an Eligible Activity. Three of those have reached maximum Interest to be reimbursed, while four have continued to generate Interest in 2021. Please refer to calculations provided in the packet. Below are the four projects, and Interest generated in unreimbursed Eligible Activities, to be added to the total Interest to be reimbursed:

Zingerman's: \$17,114.47

618 S. Main: \$53,081.60

544 Detroit St: \$10,877.85

Grandview Commons: \$71,148.70

The Board needs to approve the above amounts, which will be added to the reimbursable balance due each developer.

Table 1
Request for Approval of Eligible Activities
Thompson Block Redevelopment
The Original and Only Thompson Block, LLC

Item	Approved Act 381 Brownfield Eligible Activity	Approved Amount for Brownfield Plan / Act 381 Work Plan	Eligible Activity	Contractor / Subcontractor	Contractor Invoice	Invoice No(s).	Invoice Date(s)	Item No(s).	Total (Line Item) Amount	Request No. 1	% of Total Cost Requested As Eligible	Invoice Attached?	Proof of Payment	Notes
	EGLE ELIGIBLE ACTIVITIES	\$9,450.00								\$ 9,450.00				
1			Phase I ESA	Triterra	Triterra	2939	2/23/2017	NA	\$ 1,800.00	\$ 1,800.00	100%	X	PUW 3/23/2021	
2			Phase II ESA	Triterra	Triterra	2939	2/23/2017	NA	\$ 4,450.00	\$ 4,450.00	100%	X	PUW 3/23/2021	
3			BEA / Due Care Plan	Triterra	Triterra	2939	2/23/2017	NA	\$ 2,200.00	\$ 2,200.00	100%	X	PUW 3/23/2021	
4			BEA / Due Care Plan	Triterra	Triterra	3050	6/26/2017	NA	\$ 1,000.00	\$ 1,000.00	100%	X	PUW 3/23/2021	
	DEMOLITION (APPROVED)	\$342,000.00												
	CONTINGENCY (ADDED)	\$117,097.70												
	DEMOLITION TOTAL	\$459,097.70								\$ 459,097.70				
5			Pre-Demolition Survey - Asbestos and Lead Inspection	Triterra	Triterra	3316	12/28/2017	NA	\$ 1,475.00	\$ 1,475.00	100%	X	PUW 3/23/2021	
6			Demolition	KBG / Reese Contracting	Reese Contracting	Reese App. 10	8/19/2019	1 - 12	\$ 219,547.00	\$ 219,547.00	100%	X	FUW 11/5/2019	
7			Site Demolition	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	2	\$ 9,500.00	\$ 9,500.00	100%	X	Sworn Statement dated 4/29/19	Carrigan was removed from the job and, therefore, there is no final waiver available from the contractor. Carrigan's Pay Application No. 11 and associated Sworn Statement demonstrates payments to date at that time.
8			Demolition - interior concrete removal	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	12	\$ 3,000.00	\$ 3,000.00	100%	X	Sworn Statement dated 4/29/19	
9			Demolition - removal of additional concrete	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	21	\$ 919.60	\$ 919.60	100%	X	Sworn Statement dated 4/29/19	
10			Site Demolition - utility disconnects	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	22	\$ 3,822.50	\$ 3,822.50	100%	X	Sworn Statement dated 4/29/19	
11			Demolition	KBG / Roberts Masonry	Roberts Masonry	Roberts App. 11/18/20	11/25/2020	"Masonry Demo"	\$ 140,000.00	\$ 140,000.00	100%	X	FUW 1/14/2021	
12			Demolition	KBG / Roberts Masonry	Roberts Masonry	Roberts App. 11/18/20	11/25/2020	CO #2	\$ 18,600.00	\$ 18,600.00	100%	X	FUW 1/14/2021	
13			Demolition - engineering - life safety shoring plan for south wall	KBG / Mitchell Welding	Mitchell Welding	Mitchell App. 14	6/20/2020	3 (CO #2)	\$ 3,500.00	\$ 3,500.00	100%	X	FUW 3/16/21	
14			Demolition - clean out block pockets for columns and beams	KBG / Mitchell Welding	Mitchell Welding	Mitchell App. 14	6/20/2020	7 (CO #6)	\$ 2,462.20	\$ 2,462.20	100%	X	FUW 3/16/21	
15			Demolition - cut columns down and weld in the field	KBG / Mitchell Welding	Mitchell Welding	Mitchell App. 14	6/20/2020	10 (CO#9)	\$ 3,396.80	\$ 1,698.40	50%	X	FUW 3/16/21	50% of line item cost applied as Demolition cost
16			Site Demolition	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	1	\$ 1,500.00	\$ 1,500.00	100%	X	FUW 1/28/21	
17			Site Demolition - utility disconnects	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	7	\$ 11,467.50	\$ 11,467.50	100%	X	FUW 1/28/22	
18			Demolition - Soft Cost (Pro Rata) PM/Oversight (See Table 2 attached)	Kincaid Building Group	Kincaid Building Group	KBG App. 35	3/31/2021	1 00 00	\$ 1,536,275.32	\$ 41,605.50	2.71%	X	FUW 9/3/21	Portion of \$80,135.37 of eligible GC's eligible Soft Cost (see Table 2b) and calculated on a pro rata cost between applicable eligible activities.
	SITE PREPARATION (APPROVED)	\$268,150.00												
	(REALLOCATED)	(\$69,110.77)												
	SITE PREPARATION TOTAL	\$199,039.23								\$ 199,039.23				
19			Soil Erosion Control during site demolition and site preparation activities	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	1	\$ 3,300.00	\$ 3,300.00	100%	X	Sworn Statement dated 4/29/19	Carrigan was removed from the job and, therefore, there is no final waiver available from the contractor. Carrigan's Pay Application No. 11 and associated Sworn Statement demonstrates payments to date at that time.
20			Utility Relocation - sanitary sewer	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	5	\$ 5,600.00	\$ 5,600.00	100%	X	Sworn Statement dated 4/29/19	
21			Utility Relocation - water	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	6	\$ 9,000.00	\$ 9,000.00	100%	X	Sworn Statement dated 4/29/19	
22			Traffic control during Site Preparation Activities	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	10	\$ 3,000.00	\$ 3,000.00	100%	X	Sworn Statement dated 4/29/19	
23			Fill - imported backfill to fill basement (void)	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	11	\$ 100,000.00	\$ 100,000.00	100%	X	Sworn Statement dated 4/29/19	
24			Soil Management-Excavation-footing undercut	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	14	\$ 28,000.00	\$ 28,000.00	100%	X	Sworn Statement dated 4/29/19	
25			Cut/fill activities, proof rolling due to unstable soils	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	2	\$ 25,000.00	\$ 25,000.00	100%	X	FUW 1/28/21	see Gillett "main contract"
26			Traffic control during Site Preparation Activities	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	6	\$ 3,000.00	\$ 2,250.00	75%	X	FUW 1/28/21	see Gillett "main contract" 75% of line item cost applied as Site Preparation activity
27			Fill - addit. imported sand backfill due to unstable soils	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	8 (F.D. 49)	\$ 4,851.40	\$ 4,851.40	100%	X	FUW 1/28/21	
28			Site Preparation - Soft Cost (Pro Rata) PM/Oversight (See Table 2 attached)	Kincaid Building Group	Kincaid Building Group	KBG App. 35	3/31/2021	1 00 00	\$ 1,536,275.32	\$ 18,037.83	1.17%	X	FUW 9/3/21	Portion of \$80,135.37 of eligible GC's eligible Soft Cost (see Table 2b) and calculated on a pro rata cost between applicable eligible activities.
	INFRASTRUCTURE (APPROVED)	\$185,900.00												
	CONTINGENCY (ADDED)	\$53,522.59												
	INFRASTRUCTURE TOTAL	\$239,422.59								\$ 239,422.59				
29			USM - underground detention system components	KBG / Carrigan	Carrigan Development, Inc.	Carrigan App. 11	4/30/2019	7	\$ 67,000.00	\$ 67,000.00	100%	X	Sworn Statement dated 4/29/19	Carrigan was removed from the job and, therefore, there is no final waiver available from the contractor. Carrigan's Pay Application No. 11 and associated Sworn Statement demonstrates payments to date at that time.
30			USM - underground detention system installation, bioswale, storm sewer installation	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	3	\$ 33,000.00	\$ 33,000.00	100%	X	FUW 1/28/21	see Gillett "main contract"
31			USM - bioswale soils	Companies	Margolis Companies, Inc.	Margolis App. 3	9/25/2020	6	\$ 3,600.00	\$ 3,600.00	100%	X	FUW 4/6/21	
32			USM - bioswale soils	Companies	Margolis Companies, Inc.	Margolis App. 3	9/25/2020	6	\$ 3,250.00	\$ 3,250.00	100%	X	FUW 4/6/21	

Table 1
Request for Approval of Eligible Activities
Thompson Block Redevelopment
The Original and Only Thompson Block, LLC

Item	Approved Act 381 Brownfield Eligible Activity	Approved Amount for Brownfield Plan / Act 381 Work Plan	Eligible Activity	Contractor / Subcontractor	Contractor Invoice	Invoice No(s).	Invoice Date(s)	Item No(s).	Total (Line Item) Amount	Request No. 1	% of Total Cost Requested As Eligible	Invoice Attached?	Proof of Payment	Notes
33			Road, curb & gutter - new curb & gutter & road realignment	KBG / 6-K Construction Co.	6-K Construction Co.	6-K App. 12	3/20/2021	8	\$ 19,000.00	\$ 19,000.00	100%	X	FUW 4/1/2021	
34			patch, abandon water leads and associated fill material	KBG / Gillett Excavating	Gillett Excavating, LLC	Gillett App. 7	9/25/2020	10 (F.D. 50, 56)	\$ 17,322.05	\$ 5,629.85	~32.5%	X	FUW 1/28/21	See F.D. 50 (\$3,656.84) and F.D. 56 (\$1,973.01) to review specific line item costs applied as eligible activities
35			Road - asphalt repair work in road ROW	KBG / Asphalt Specialists	Asphalt Specialists, Inc.	Asphalt Spec. 6	9/30/2021	1-3	\$ 24,000.00	\$ 8,000.00	33.3%	X	FUW 3/11/21	1/3 of overall cost was associated with work within the road ROW
36			Road - signage	KBG / Asphalt Specialists	Asphalt Specialists, Inc.	Asphalt Spec. 6	9/30/2021	CO 1	\$ 400.00	\$ 400.00	100%	X	FUW 3/11/21	noted as "CO Per Bulletin #5: Signage" on pay application.
37			Road - asphalt repair work in road ROW	KBG / Asphalt Specialists	Asphalt Specialists, Inc.	Asphalt Spec. 6	9/30/2021	CO 2	\$ 7,500.00	\$ 7,500.00	100%	X	FUW 3/11/21	
38			Road - additional asphalt repair work in road ROW	KBG / Asphalt Specialists	Asphalt Specialists, Inc.	Asphalt Spec. 6	9/30/2021	CO 3	\$ 9,500.00	\$ 9,500.00	100%	X	FUW 3/11/21	
39			Engineering Review - Site Plan Review	OHM Advisors	OHM Advisors	184328	3/28/2017	NA	\$ 338.25	\$ 169.13	50%	X		50% of line item cost applied as Infrastructure Improvement activity
40			Engineering Review - Site Plan Review	OHM Advisors	OHM Advisors	185796	6/2/2017	NA	\$ 153.75	\$ 76.88	50%	X		50% of line item cost applied as Infrastructure Improvement activity
41			Engineering Review	OHM Advisors	OHM Advisors	190656	12/18/2017	NA	\$ 2,839.25	\$ 2,839.25	100%	X		
42			Engineering Review	OHM Advisors	OHM Advisors	190768	1/3/2018	NA	\$ 1,164.50	\$ 1,164.50	100%	X		
43			Engineering Review	OHM Advisors	OHM Advisors	191414	1/31/2018	NA	\$ 872.50	\$ 872.50	100%	X		
44			Engineering Review	OHM Advisors	OHM Advisors	192100	3/1/2018	NA	\$ 1,030.00	\$ 1,030.00	100%	X		
45			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	192822	3/30/2018	NA	\$ 1,932.50	\$ 1,932.50	100%	X		
46			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	193443	4/26/2018	NA	\$ 982.50	\$ 982.50	100%	X		
47			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	194265	5/24/2018	NA	\$ 338.75	\$ 338.75	100%	X		
48			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	195866	7/25/2018	NA	\$ 893.75	\$ 893.75	100%	X		
49			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	196764	8/22/2018	NA	\$ 997.50	\$ 997.50	100%	X		
50			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	197602	9/19/2018	NA	\$ 4,051.25	\$ 4,051.25	100%	X		
51			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	198465	10/18/2018	NA	\$ 2,853.75	\$ 2,853.75	100%	X		
52			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	199272	11/13/2018	NA	\$ 5,920.00	\$ 5,920.00	100%	X		
53			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	200195	12/18/2018	NA	\$ 11,837.50	\$ 11,837.50	100%	X		
54			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	201784	2/28/2019	NA	\$ 915.50	\$ 915.50	100%	X		
55			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	202683	3/29/2019	NA	\$ 1,377.50	\$ 1,377.50	100%	X		
56			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	203316	4/24/2019	NA	\$ 2,442.25	\$ 2,442.25	100%	X		
57			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	204121	5/22/2019	NA	\$ 2,045.00	\$ 2,045.00	100%	X		
58			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	204987	6/20/2019	NA	\$ 3,589.00	\$ 3,589.00	100%	X		
59			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	205980	7/29/2019	NA	\$ 8,234.00	\$ 8,234.00	100%	X		
60			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	206993	8/29/2019	NA	\$ 3,086.25	\$ 3,086.25	100%	X		
61			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	207597	9/18/2019	NA	\$ 1,182.50	\$ 1,182.50	100%	X		
62			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	208643	10/21/2019	NA	\$ 1,180.00	\$ 1,180.00	100%	X		
63			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	209387	11/14/2019	NA	\$ 665.00	\$ 665.00	100%	X		
64			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	210179	12/17/2019	NA	\$ 1,845.00	\$ 1,845.00	100%	X		
65			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	211010	1/29/2020	NA	\$ 1,060.75	\$ 1,060.75	100%	X		
66			Construction Services - Inspections/Oversight	OHM Advisors	OHM Advisors	301010	1/31/2019	NA	\$ 3,326.25	\$ 3,326.25	100%	X		
67			Infrastructure Improvements - Soft Cost (Pro Rata) PM/Oversight (See Table 2 attached)	Kincaid Building Group	Kincaid Building Group	KBG App. 35	3/31/2021	1 00 00	\$ 1,536,275.32	\$ 15,633.98	1.02%	X	FUW 9/3/21	Portion of \$80,135.37 of eligible GC's eligible Soft Cost (see Table 2b) and calculated on a pro rata cost between applicable eligible activities.
	CONTINGENCY (APPROVED)	\$124,246.00												
	CONTINGENCY (REALLOCATED)	(\$122,866.00)												
	CONTINGENCY TOTAL	\$1,380.00								\$ 1,380.00				
68			Implementation of Brownfield Plan and Act 381 Work Plan	Triterra	Triterra	4984	10/8/2020	NA	\$ 1,380.00	\$ 1,380.00	100%	X	PUW 3/23/21	
	PREPARATION OF BROWNFIELD PLAN	\$13,700.00								\$ 13,700.00				
69			Brownfield Plan / Act 381 Work Plan	Triterra	Triterra	3050	6/26/2017	NA	\$ 13,700.00	\$ 13,700.00	100%	X	PUW 3/23/21	
	LOCAL-ONLY (APPROVED)	\$32,350.00												
	CONTINGENCY (ADDED)	\$21,256.48												
	LOCAL-ONLY TOTAL	\$53,606.48								\$ 53,606.48				
70			Soil Management - transportation & disposal of contaminated soils	Kincaid Building Group (KBG) / Gillett Excavating	Gillett Excavating, LLC	Gillette App. 7	9/25/2020	9 (F.D. 48)	\$ 48,748.42	\$ 48,748.42	100%	X	FUW 1/28/21	Portion of approved Contingency line item applied to Department Specific Activity as needed.
71			Soil Management - Soft Cost (Pro Rata) PM/Oversight (See Table 2 attached)	Kincaid Building Group	Kincaid Building Group	KBG App. 35	3/31/2021	1 00 00	\$ 1,536,275.32	\$ 4,858.06	0.32%	X	FUW 9/3/21	Portion of \$80,135.37 of eligible GC's eligible Soft Cost (see Table 2b) and calculated on a pro rata cost between applicable eligible activities.
	TOTAL APPROVED	\$975,696.00						TOTAL REQUESTED	\$ 975,696.00					

NOTE: Eligible activities with direct oversight by Kincaid Buidling Group (General Contractor) \$ 804,121.87
(used to caculate pro rata cost for GC cost, see Table 2)

Table 2
Calculation of General Contractor / Soft Costs Associated with Brownfield Activities
The Original and Only Thompson Block, LLC
Thompson Block Redevelopment

Table 2a Total Construction Cost vs. Brownfield Eligible Activities			
(A) Total Cost of <u>Construction</u> to Owner from General Contractor (GC)			
Kincaid Building Group, Inc.	Pay App. 35 (final)	3/31/2021	\$ 9,398,429.04
Total (A):			\$ 9,398,429.04
(B) Total Cost of <u>Brownfield Activities</u> to Owner from General Contractor ¹			
Request for Approval of Eligible Activities	April 2022	\$	804,121.87
Total (B):			\$ 804,121.87
% Construction Cost associated w/ Brownfield Activities (B / A):			8.56%

¹ Calculation is based on costs/activities with direct oversight by Kincaid Building Group only; including costs from Gillett Excavating, LLC, Reese Contracting, Carrigan Development, Inc., Roberts Masonry, Mitchell Welding, Margolis Companies, Inc., 6-K Construction Co., and Asphalt Specialists, Inc. Calculation does not include costs associated with Triterra, and OHM Advisors.

Table 2b Calculation of General Contractor Cost Associated with Brownfield Activities					
General Contractor (GC)	Invoice #	Invoice Date	Division / Item #	Activity	Total Costs To Date
Kincaid Building Group, Inc.	Pay App. 35	3/31/2021	01 00 00	General Requirements	\$ 524,416.98
Kincaid Building Group, Inc.	Pay App. 35	3/31/2021	01 00 00	Overhead / Supervision / Mobilization	\$ 506,024.01
Kincaid Building Group, Inc.	Pay App. 35	3/31/2021	01 00 00	Construction Administration & Certification	\$ 105,031.90
Kincaid Building Group, Inc.	Pay App. 35	3/31/2021	01 00 00	Construction Management Fee	\$ 400,802.43
Total GC General Requirement/Mgmt. Fee:					\$ 1,536,275.32
% Construction Cost associated with Brownfield Activities (see Table 1a):					8.56%
Calculated Pro Rata Soft Cost associated with Brownfield Activities:					\$ 131,442.45
Requested Pro Rata Soft Cost based on total capped amount of approved Brownfield Activities:					\$ 80,135.37
(Costs presented on Petition are split proportionally between principal eligible activities)					

\$	975,696.00	EA Approved in BP/WP
\$	895,560.63	EAs w/o Soft Costs
\$	80,135.37	Available Soft Cost
\$	51,307.08	



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: Magellan Development Company Contact: 734 930-2484
Property Address: 425 Congdon/500 South Main, Chelsea Phone No.: _____
Property Tax ID #: 0606124350015/005/021

Applicant Information

Applicant Name: Main Street Park Alliance Phone No.: 734 883-1514
Address: P.O. Box 222 Chelsea Mi, 48118
Developer (Entity) Name (if different than applicant): _____

Project Information

Project Name: Main Street Park
Project Description: Transform the former FSW site into a dynamic community park centrally located in downtown
Chelsea, MSPA will raise funding and construct Park to benefit entire Chelsea Community



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

Property Information

Previous Owners: Chelsea Screw Works then Federal Screw Works and now Magellan Development Company

Historic Property Uses: Chelsea/Federal Screw Works operated at site in an industrial manner for over 100 years
Magellan purchased property in 2007, removed structures. Between FSW and Magellan
some remediation was performed at site. Currently FSW has an NFA for soil but not water.

Property Acreage: 2.6

Zoning: municipal park/commercial

Surrounding Land Use: residential/light commercial

Proposed Environmental Activities:

	Estimated Cost
☒ Phase I	pls see attached quote
☒ Phase II	
☒ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	\$64,695.00

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: _____

Magellan performed phase 1, 2 and BEA in 2007, FSW sampled wells in April, but has not shared results with
EGLE or MSPA as of yet.

Please describe environmental conditions: _____

FSW has an NFA for soil but not Water, EGLE as well as the City of Chelsea are concerned about offsite

water and potential vapor issues, the site has been largely neglected and unmonitored for the last 10 years

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

Nathan Voght

Economic Development Specialist

Washtenaw County Office of Community and Economic Development

415 W. Michigan Ave.

Ypsilanti, MI 48197

734-660-1061

voghtn@washtenaw.org



Hydro-Logic Associates, Inc.

7281 Grand River • Brighton, Michigan 48114 • (810) 220-3202 • hlami@hydrologic-mi.com

May 05, 2022

Mr. Joe Ziolkowski
Main Street Park Alliance

Subject: UPDATED WORK PLAN:
 Recommended Site Assessment Activities and Estimated Costs
Former Federal Screw Works Property
425 Congdon Street and 500 S. Main Street
Chelsea, Michigan
EGLE Facility ID No. 81000575
Hydro-Logic Project No. 21-603

Hydro-Logic Associates, Inc. (Hydro-Logic) has completed a preliminary review of the available environmental data and documentation pertaining to the Former Federal Screw Property located in Chelsea, Michigan (the Site). In addition, we have also discussed the Site with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the Washtenaw County Office of Community and Economic (Brownfield) Development Committee.

As a result of these activities, we recommend the completion of this updated Work Plan to further assess the status of the identified on-Site environmental conditions and establish a baseline prior to the potential purchase or any proposed (re)use of the Site. The results of the assessment activities will be used to provide a current evaluation of the Site, identify the Due-Care requirements, and begin to plan for the safe usage of the Site for all potential stakeholders including the Site developer, the park construction team, utility workers, adjacent property owners, the City of Chelsea, and future park patrons.

WORK PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Hydro-Logic will complete a **Phase I Environmental Site Assessment** (Phase I ESA) for the Site in accordance with the ASTM Practice E 1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The Phase I ESA will assess the potential for, or presence of, *Recognized Environmental Conditions* associated with current or past property use, according to federal and state requirements, and will include and address the following:

SITE RECONNAISSANCE

This task is intended to visually evaluate the Site and the immediately surrounding properties for potential environmental risk including:

- An interview with person(s) who are familiar with historic and current uses of the Site.
- A visual inspection of the Site and adjoining properties to look for evidence of historic and present use that could pose an environmental risk.
- A photographic record of current Site conditions and/or activities.

RECORDS REVIEW

This task is intended to identify past ownership and land use that may be relevant in identifying potential environmental risk associated with the Site including:

- Review of available standard historical sources including aerial photographs, topographic maps, fire insurance maps, and city directories.

UPDATED WORK PLAN: Recommended Site Assessment Activities and Estimated Costs

Former Federal Screw Works Property

Chelsea, Michigan

Page 2

- Review of available pertinent local government records including the fire department, municipal planning/zoning office, building department, local health department, and EGLE.
- Review of available federal, state, or local published geologic and hydrogeologic information, including other site maps and water well records.
- Review of a regulatory environmental database search radius report.

PHASE II ENVIRONMENTAL SITE ASSESSMENT ACTIVITIES

Hydro-Logic will complete the following **Phase II Environmental Site Assessment** Activities (Phase II ESA) for the Site to further assess the current on-Site environmental conditions prior to the potential purchase or any proposed (re)use of the Site. Specifically, this includes the following:

CABLE PIPE LOCATOR and GROUND PENETRATING RADAR SITE ASSESSMENT

A Cable Pipe Locator and a Ground Penetrating Radar will be used to scan the Site. These activities will include, but are not limited to, scanning for underground storage tanks (USTs) and other shallowly-buried plant equipment, storage containers, building foundations, and debris. The locating tools will also be used to identify underground utilities. One field day is budgeted. The results from this assessment will assist in identifying the most viable locations to complete soil borings, ground water monitoring wells, and soil vapor sampling points, necessary to assess the Site. Refer to Figure 1.

SOIL and GROUND WATER SITE ASSESSMENT

A **geoprobe** will be used to complete a minimum of (10) soil borings across the Site. Refer to Figures 1 and 2 for boring locations, and Table 1 for an explanation of the environmental concerns being assessed at each boring location and the recommended analytical parameters for each boring/well.

Five (5) of the proposed soil borings will be advanced into the shallow ground water table and each will be completed as a temporary **ground water monitoring well** (MW-22-1 through MW-22-5), as directed by the field geologist or engineer. Each temporary well will be constructed of 1-inch inside diameter, flush-threaded, schedule 40 PVC well casing, with a 5-foot long, 10-slot PVC well screen. A coarse silica sand filter pack will be placed to fill the annular space surrounding the well screen until it is approximately 1 to 3 feet above the top of the screen. Hydrated bentonite will then be placed into the annular space above the filter pack to seal the boring until it reaches ground surface. The well casing will stick-up above-ground and a PVC cap will be placed on its top. Each temporary monitoring well will be developed to remove the very fine-grained materials within and surrounding each well screen. Development water will be collected for proper disposal.

A minimum of (5) additional **soil borings** (SB-22-1 through SB-22-5) will be advanced to the shallow ground water table, as directed. All borings will be logged continuously, and a photoionization detector (PID) will be used to evaluate for organic vapors. Ten (10) **soil samples** will be collected from the soil borings across the Site at a depth of approximately 0 to 2 feet below ground surface (BGS) and submitted for laboratory analytical analysis of the parameters indicated on Table 1. To thoroughly assess the Site, we recommend that select soil samples are analyzed for SVOCs instead of PNAs. Because on-Site plating activities could not be eliminated, we recommend analyzing for Michigan-10 metals rather than the RCRA-8. Our proposal includes (2) days of geoprobe activities on-Site. Additional shallow geoprobe soil borings will be completed across the Site as time allows.

All soil samples will be collected, preserved, handled, and analyzed according to EGLE sample handling and analysis procedures. The laboratory analysis of additional soil samples, collected at a depth greater than 2 feet BGS, will be considered if warranted by observed conditions or because of elevated PID readings. Any soil boring not completed as a ground water monitoring well will be properly abandoned.

UPDATED WORK PLAN: Recommended Site Assessment Activities and Estimated Costs

Former Federal Screw Works Property

Chelsea, Michigan

Page 3

A **static ground water elevation** will be measured and recorded from proposed on-Site temporary ground water monitoring wells MW-22-1 through MW-22-5, and from existing monitoring wells EMW-3, EMW-5R, EMW-9, EMW-14, EMW-15R, and EMW-18; on (3) different dates to confirm the direction of ground water flow. Depth-to-ground water measurements will be collected using an electronic sounding device that alerts the user when an attached probe contacts the water. The distance between the top-of-casing for the PVC well riser and the surface of the ground water is read from the incremented probe line. All measurements are recorded to the nearest 0.01 foot and related to the survey datum.

A horizontal and vertical **survey** will be completed, including ground surface and top-of-casing measurements, at each ground water monitoring well location identified above.

A **ground water sample** will be collected from each of the (5) proposed temporary ground water monitoring wells and (6) of the existing monitoring wells including EMW-3, EMW-5R, EMW-9, EMW-14, EMW-15R, and EMW-18. The ground water samples will be submitted for laboratory analysis of the parameters identified on Table 1. To thoroughly assess the Site, we recommend that select ground water samples are analyzed for SVOCs instead of PNAs. Because on-Site plating activities could not be eliminated, we recommend analyzing for Michigan-10 metals rather than the RCRA-8. All ground water samples will be collected, preserved, handled, and analyzed according to EGLE sample handling and analysis procedures, and low-flow sampling requirements. Development water will be collected for proper disposal.

SOIL VAPOR ASSESSMENT

Proposed future Site-use plans include preserving a portion of the existing historic Federal Screw Works building and convert it to enclosed, indoor recreation space. To evaluate this consideration, a geoprobe will be utilized to advance (5) soil borings as temporary, subgrade, **soil vapor sampling points** (VW-22-1 through VW-22-5) in the approximate locations identified on Figures 1 and 2. Each boring will be advanced to a depth of approximately 2 feet above the ground water surface. Each soil vapor sampling point will be constructed of a 6-inch long, stainless steel screen, attached to 0.25-inch diameter tubing to grade. A coarse silica sand filter pack will be placed from the base of the screen to fully cover the screen. Hydrated bentonite will then be placed into the annular space above the filter pack to seal the boring until it reaches ground surface.

A **soil vapor sample** will be collected from each of the (5) proposed temporary soil vapor sampling points and submitted for laboratory analysis of the parameters identified on Table 1. All soil vapor samples will be collected, preserved, handled, and analyzed according to EGLE sample handling and analysis procedures.

BASELINE ENVIRONMENTAL ASSESSMENT

Hydro-Logic will prepare a combined Phase I ESA, Phase II ESA, Baseline Environmental Assessment Report (BEA) for submittal/disclosure to EGLE. The BEA will document the results of the assessment activities identified within the Work Plan and the additional requirements as specified within EGLE EQP4025.

PROJECT ASSUMPTIONS

- (1) This recommended Work Plan has been prepared to the best of our ability, using the data and reports currently available and provided to Hydro-Logic.
- (2) The completion of the activities specified within the Work Plan could identify environmental concerns on the Site that may require additional assessment or investigation activities and associated costs that are not included within the Work Plan.

UPDATED WORK PLAN: Recommended Site Assessment Activities and Estimated Costs

Former Federal Screw Works Property
Chelsea, Michigan
Page 4

- (3) Costs associated with the preparation or completion of Due Care requirements, including a Response Activity Plan, are not included.

PERSONNEL

Mr. Mark Zayatz, MS, Certified Professional Geologist and Principal Senior Project Manager for Hydro-Logic prepared this Work Plan. Mr. Zayatz will manage the project, coordinate all investigation activities, and be on-site for all critical field investigation activities. Ms. Beth Lindblade, MS, Geological Engineer for Hydro-Logic will direct all other Site activities. Professional profiles for Mr. Zayatz and Ms. Lindblade are available upon request.

ESTIMATED COSTS

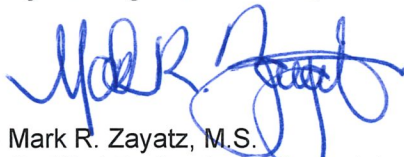
Based on the above-referenced Work Plan, our professional experience and knowledge of the Site and current regulatory conditions, Hydro-Logic proposes the following estimated project budget:

Hydro-Logic Professional Fees	\$ 40,050
Expenses & Equipment	3,145
CP and GPR Subcontractor	2,700
Drilling Subcontractors (SBs, MWs, and VWs)	7,960
Laboratory Fees (Soil, Ground Water, and Vapor Samples)	10,840
Surveyor (estimated \$ 3,500)	0
TOTAL ESTIMATED WORK PLAN BUDGET	\$ 64,695

Actual fees for services rendered by Hydro-Logic and subcontractors will be invoiced on a time-and materials basis. Only actual costs will be invoiced. Refer to Table 2 for a more detailed explanation of the estimated costs to complete this recommended Work Plan.

Hydro-Logic is pleased to have the opportunity to present this work plan to you. If you have any comments or questions, or require additional information, please contact us at (810) 220-3202. Thank you for your consideration.

Sincerely,
Hydro-Logic Associates, Inc.



Mark R. Zayatz, M.S.
Certified Professional Geologist
Principal Senior Project Manager

TABLE 1: RECOMMENDED SITE ASSESSMENT ACTIVITIES

FORMER FEDERAL SCREW WORKS PROPERTY
CHELSEA, MICHIGAN

	ENVIRONMENTAL CONCERN(S)	INVESTIGATION PARAMETERS
PROPOSED SOIL BORING ONLY LOCATIONS:		Soil Samples Only
SB-22-1	Manufacturing Building Subslab Former Wood Block Area	VOCs, SVOCs, PCBs, MI-10
SB-22-2	Former 500-Gallon Kerosene Tank & Fueling Area	VOCs, PNAs, MI-10
SB-22-3	Former 10,000-Gallon Cutting Oil Tank	VOCs, PNAs, MI-10
SB-22-4	Former 15,000-Gallon Fuel Oil Tank	VOCs, PNAs
SB-22-5	Former Electrical Substation, Parts Cleaning Area Former 1,500-Gallon Cutting Oil UST Former 5,000-Gallon Paraffin Oil AST	VOCs, PNAs, PCBs, MI-10
PROPOSED SOIL BORINGS & GROUND WATER MONITORING WELL LOCATIONS:		Soil Samples GW Samples
MW-22-1	Adjacent/Downgradient of Degreaser Adjacent/Downgradient of Former LNAPL Area	Soil: VOCs, SVOCs, PCBs, MI-10 GW: VOCs, SVOCs, MI-10
MW-22-2	Adjacent/Downgradient of Manufacturing Building Center of Manufacturing/Shipping Areas	Soil: VOCs, SVOCs, PCBs GW: VOCs, SVOCs, MI-10
MW-22-3	Adjacent to Rail Spur Fueling Area, NAPL Area Former Transformer Area Downgradient of Entire Central Portion of the Site	Soil: VOCs, PNAs, PCBs GW: VOCs, PNAs, MI-10
MW-22-4	Former Machine Shop Area Adjacent to Loading & Shipping Area Northcentral Portion of the Site	Soil: VOCs, PNAs, MI-10 GW: VOCs, PNAs, MI-10
MW-22-5	12,000-Gallon Lube Oil UST (closed-in-place) Downgradient of Entire Eastern Portion of the Site	Soil: VOCs, PNAs GW: VOCs, PNAs, MI-10
EXISTING GROUND WATER MONITORING WELLS		GW Samples Only
EMW-3	Adjacent to Manufacturing Area	VOCs, PNAs, MI-10
EMW-5R	Former LUST, LNAPL Area	VOCs, SVOCs
EMW-9	Downgradient of Former LUST, LNAPL Area	VOCs, SVOCs, MI-10
EMW-14	Parts Cleaning Area, Center of Site, E-Substation	VOCs, SVOCs, MI-10
EMW-15R	Adjacent to Degreaser, LNAPL Area	VOCs, PNAs
EMW-18	Downgradient of Manufacturing Area, Former LUST	VOCs, SVOCs
PROPOSED SOIL VAPOR SAMPLING LOCATIONS		
Historic Building Preservation and Enclosed Structure Indoor Reuse		Vapor Samples Only
VW-22-1	Oil Salvage Concrete Pit, LNAPL, Methane >LEL	VOCs (TO-15), PNAs, Methane
VW-22-2	Southern Edge of Manufacturing Building Subslab	VOCs (TO-15), PNAs, Methane
VW-22-3	Central Manufacturing Building Subslab	VOCs (TO-15), PNAs, Methane
VW-22-4	Central Manufacturing Building Subslab	VOCs (TO-15), PNAs, Methane
VW-22-5	Northern Edge of Manufacturing Building Subslab	VOCs (TO-15), PNAs, Methane

TABLE 2: ESTIMATED WORK PLAN COSTS
FORMER FEDERAL SCREW WORKS PROPERTY
CHELSEA, MICHIGAN

TASK	Hydro-Logic Professional Fees	Equipment & Expenses	Labs/Subs
Project/Site Review & WP (a)	\$10,000	\$0	\$0
Project Management	\$6,500	\$0	\$0
Phase I ESA	\$2,600	\$0	\$0
EDR Report	\$0	\$400	\$0
CP & GPR Site Assessment	\$1,400	\$150	\$2,700
Complete/Install SBs & MWs	\$4,500	\$1,000	\$5,450
Soil Sample Lab Charges	\$0	\$0	\$2,800
Sample MWs	\$1,850	\$795	\$0
Ground Water Sample Lab Charges	\$0	\$0	\$3,040
Install VWs	\$1,400	\$200	\$2,510
Sample VWs	\$1,400	\$200	\$1,400
Soil Vapor Lab Charges	\$0	\$0	\$3,600
(3x) Round of WLs	\$1,400	\$400	\$0
Evaluate Data	\$2,500	\$0	\$0
Reporting: Phase I/II/BEA	\$6,500	\$0	\$0
MW Survey	\$0	\$0	\$0
Subtotals	\$40,050	\$3,145	\$21,500

Project Budget Total	\$64,695.00
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NOTES:

(a) Includes approximately 100 professional hours of preliminary report and document review; site visits; meetings with EGLE, legal counsel, City of Chelsea, Washtenaw County Office of Community and Economic (Brownfield) Development Committee, outside environmental consultants, and contractors; and work plan preparation.

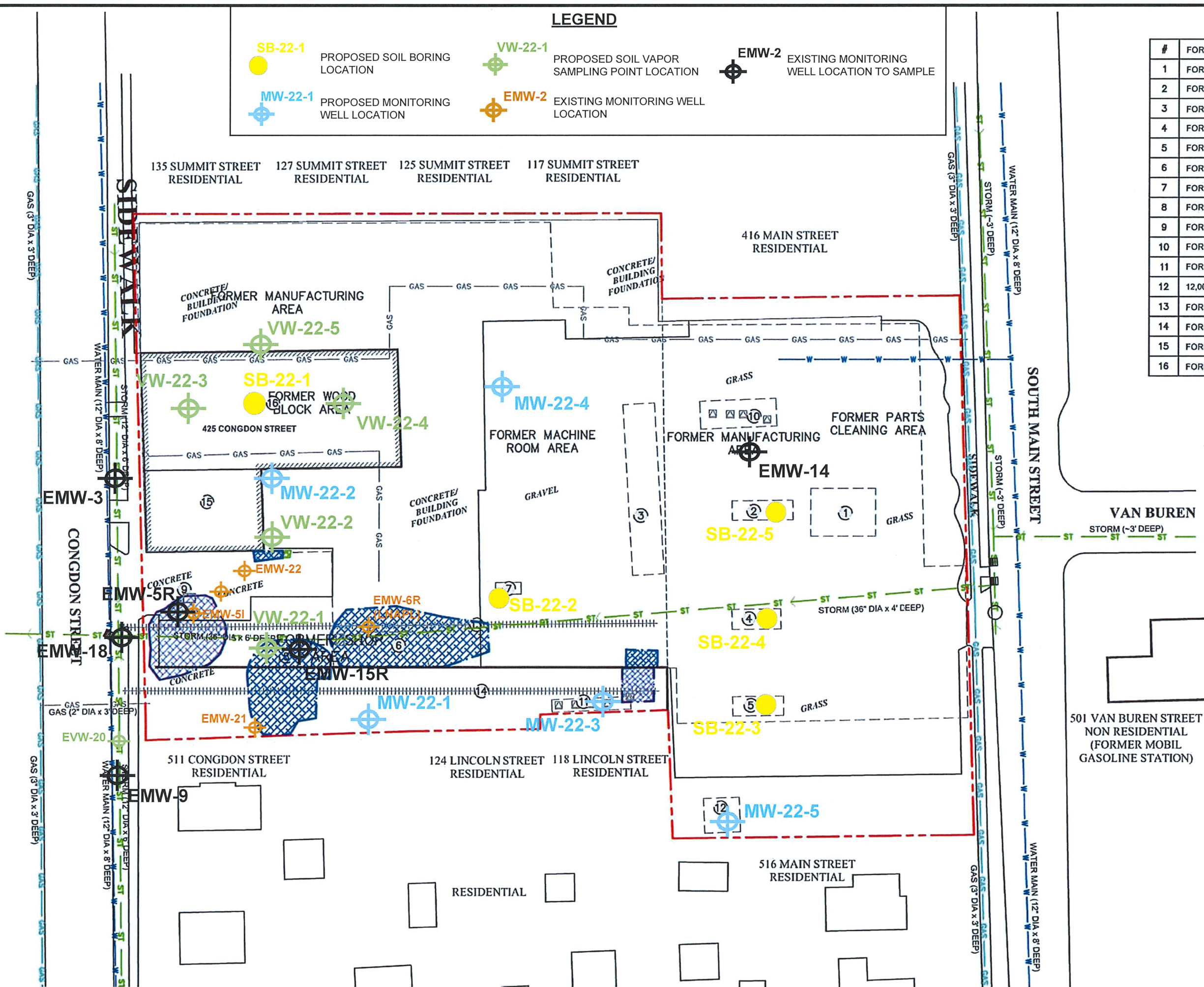
LEGEND

- SB-22-1** PROPOSED SOIL BORING LOCATION
- VW-22-1** PROPOSED SOIL VAPOR SAMPLING POINT LOCATION
- EMW-2** EXISTING MONITORING WELL LOCATION TO SAMPLE
- MW-22-1** PROPOSED MONITORING WELL LOCATION
- EMW-2** EXISTING MONITORING WELL LOCATION

#	FORMER SITE FEATURE DESCRIPTIONS
1	FORMER ELECTRICAL SUBSTATION
2	FORMER 1,500-GALLON CUTTING OIL UST/5,000-GALLON PARAFIN OIL AST
3	FORMER GAS FIRED INCINERATOR BUILDING
4	FORMER 15,000-GALLON FUEL OIL TANK
5	FORMER 10,000-GALLON CUTTING OIL TANK
6	FORMER GAS FIRED DEGREASER
7	FORMER 500-GALLON KEROSENE TANK AND PUMP
8	FORMER 1,500-GALLON OIL SALVAGE CONCRETE PIT
9	FORMER 1,000-GALLON GASOLINE TANK
10	FORMER TRANSFORMER AREA (3) 260 KVA & (1) 100 KVA
11	FORMER TRANSFORMER AREA (3) 250 KVA, (1) 350 KVA & (1) 150 KVA
12	12,000-GALLON LUBRICATING OIL UST
13	FORMER RAILROAD SPUR
14	FORMER RAILROAD SPUR
15	FORMER TWO STORY OFFICE BUILDING
16	FORMER WOOD BLOCK AREA

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- FORMER RAILROAD
- FORMER GAS
- STORM SEWER
- WATER
- GAS
- APPROXIMATE LOCATION OF FORMER FEATURE
- OCTOBER 2016 EXCAVATION LIMITS
- OCTOBER 2015 EXCAVATION LIMITS
- CLEAN BENCH AND SLOPE SOILS REMOVED TO FACILITATE 2016 EXCAVATION AREA



PM
 Environmental & Engineering Services

FIGURE 1
 GENERALIZED DIAGRAM OF SUBJECT PROPERTY
 AREAS OF CONTAMINATION AND RESPONSE
 ACTIVITIES

PROJ: FEDERAL SCREW WORKS PROPERTY
 425 CONGDON STREET
 CHELSEA, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS/TS/KS/CS	DATE: 9/1/2017
VERIFY SCALE	CHKD BY: SZ	SCALE: 1" = 50'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		FILE NAME: 01-4532-1F00R08



LEGEND

APPROXIMATE SITE BOUNDARY

SB-22-1 PROPOSED SOIL BORING LOCATION

MW-22-1 PROPOSED MONITORING WELL LOCATION

VW-22-1 PROPOSED SOIL VAPOR SAMPLING POINT LOCATION

EMW-2 EXISTING MONITORING WELL LOCATION

EMW-2 EXISTING MONITORING WELL LOCATION TO SAMPLE

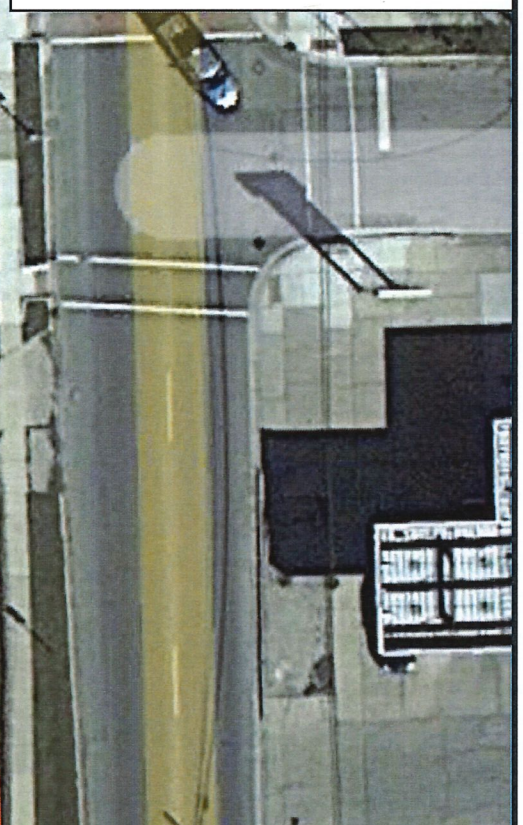


FIGURE 2 PHASE II INVESTIGATION PROPOSED SOIL BORING, MONITORING WELL, & SOIL VAPOR SAMPLING POINT LOCATIONS FEDERAL SCREW WORKS PROPERTY 425 CONGDON STREET CHELSEA, MICHIGAN		
PROJECT NO. 21-603	PREPARED BY BAL	DRAWN BY BAL
DATE 05/05/2022	REVIEWED BY MRZ	HLA INC.



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: Reynold & Judith A. Lowe Contact: Reynold Lowe

Property Address: 2 West Michigan Ave., Ypsilanti, MI 48197 Phone No.: 734-483-6980

Property Tax ID #: 11-11-40-401-001

Applicant Information

Applicant Name: Jamie Taralunga Phone No.: 734-274-1748

Address: 3399 Daleview Drive, Ann Arbor, MI 48105

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

Project Information

Project Name: 2 W. Michigan Ave

Project Description: Provide environmental assessments, BEA, hazmat survey, and due diligence clean-up responses so that the current building can better serve the public.



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

Property Information

Previous Owners: Ypsilanti Lodge NO 782, Staebler & Sons

Historic Property Uses: Auto Dealership, Moose Lodge, Unlimited Materials Antique Store

Property Acreage: 0.38 Acres

Zoning: B3 Surrounding Land Use: Commercial businesses, public park, river, and parking lot.

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	Already Completed
☒ Phase II	\$20-40,000
☒ BEA Report	\$1000
☒ Due Care Plan	\$1000
☒ Hazardous Material Survey	\$5000
TOTAL	~ \$27,000 to \$47,000

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: A previous Phase I and II have been completed in or around 2019. A recent Phase I completed for this purchaser, link provided in Brownfield meeting packet

Please describe environmental conditions: : Chlorinated solvent plume, methylene chloride, tetrachloroethene, and perchloroethylene (PERC)

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

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



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

X Privately-Owned Property

☐ Site is located within a Low or Very Low Opportunity Area, within the [Washtenaw County Opportunity Index](#)

Owner Information

Property Owner: MAV Development Contact: Mark Smith

Property Address: 300 N. Zeeb Road, Ann Arbor 48103 Phone No.: 734-516-1368

Property Tax ID #: H-08-22-200-005

Applicant Information

Applicant Name: Mark Smith, 600 S. Wagner LLC Phone No.: 734-516-1368

Address: 600 S. Wagner Road, Ann Arbor MI 48103

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

Project Information

Project Name: 300 N. Zeeb



Project Description: This project will be a complete strip out , abatement, remediation and redevelopment of the existing structures at this location. The property will be redeveloped into a STEM focused office, R&D, manufacturing and warehousing campus.

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

Property Information

Previous Owners: Proquest, Bell and Howell, University Microfilms

Historic Property Uses: Transfer of documents to microfilm and microfiche

Property Acreage: 72

Zoning: I1

Surrounding Land Use: Highway Commercial, Residential,

Public

Proposed Environmental Activities:

	Estimated Cost
X Phase I	\$3,500
X Phase II	\$2,100+\$1,380 Laboratory
X BEA Report	\$4,000
X Due Care Plan	\$2,000
☐ Hazardous Material Survey	
TOTAL	\$12,980

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: A phase I and II, asbestos survey, and BEA have previously been completed for this property. This request is for an updated Phase I for the purposes of applying for brownfield/TIF credits.

Please describe environmental conditions: A significant amount of asbestos is present on the site as well as some soil contamination in a localized area of the site.

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

Nathan Voght

Economic Development Specialist



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

PROPOSAL FOR A PHASE I ENVIRONMENTAL SITE ASSESSMENT, PHASE II ENVIRONMENTAL SITE ASSESSMENT, BASELINE ENVIRONMENTAL ASSESSMENT, AND DOCUMENTATION OF DUE CARE COMPLIANCE

For Industrial Property and Vacant Land Located at 300 North Zeeb Road in Scio Township, Michigan

PM Environmental, Inc. Proposal No. 01020739

PM Environmental, Inc. (PM) is pleased to present this proposal and cost estimate for a Phase I Environmental Site Assessment (ESA), a Phase II ESA, and to prepare a Baseline Environmental Assessment (BEA) and Documentation of Due Care Compliance (DDCC), using current and existing data, of the Industrial Property and Vacant Land located at 300 North Zeeb Road in Scio Township, 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 SCOPE OF WORK

Previous investigations completed at the subject property identified soil and/or groundwater contamination at concentrations exceeding the Part 201 Residential and Nonresidential cleanup criteria. Therefore, the subject property has been classified as a "facility" as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

Additionally, concentrations were identified that exceed the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Volatilization to Indoor Air Pathway (VIAP)/Site-Specific Volatilization to Indoor Air Inhalation Criteria (SSVIAC), indicating a potential vapor intrusion concern exists in association with the current subject building, which PM understands that the new owner intends to utilize in the future.

PHASE I ESA SCOPE OF WORK

Records Review

- Federal and State database search for sites within the ASTM approximate minimum search distances.
- Review of one or more additional state environmental record sources (e.g., fire department, health department, published local or state site contamination lists, etc.). PM is typically exhaustive in inquiry with these resources.
- Utilization of as many of the ASTM standard historical sources as necessary and as reasonably ascertainable and likely to be useful to document all obvious uses of the subject property from present, back to the subject property's first developed usage (agricultural or the placement of fill) or 1940, whichever is earlier (e.g., aerial photographs, fire insurance maps, topographic maps, street directories, building record and other sources including knowledgeable interviewees). PM is typically exhaustive in usage of these resources to document subject property historical usages.

Site Reconnaissance

- The exterior of the subject property and any structures, as well as, pathways, roads, etc., will be visually and physically observed.
- The interior of the structures on the subject property will be visually and physically observed. This includes all common areas, maintenance and repair rooms, boiler rooms and representative number of occupant spaces. Observations under floors, above ceilings or behind walls are not required unless specified by requirements other than the ASTM standard.
- Current and past uses of the subject property and adjoining properties, and general uses of surrounding properties, to the extent visually and physically observed will be recorded. Emphasis is placed on subject property or adjoining property usages involving use, treatment, storage, disposal or generation of hazardous substances or petroleum products. These observations may include process details on raw material and waste management practices.
- PM will evaluate non-ASTM scope issues with a visual inspection for asbestos containing building materials, lead based paint, and water intrusion associated with mold.
- This scope of work includes one site reconnaissance for the subject property. PM will complete the site reconnaissance with confirmation from the site contact of a date and time that works for both parties. If PM is unable to complete the inspection at the scheduled date and time due to factors outside of PM's control (i.e. tenants will not allow access, unsafe conditions, etc.); PM will notify the client of any delays and/or additional costs incurred due to PM's lack of access.

Interviews

- Interviews with owners, occupants, key site manager and user (person on behalf of Phase I ESA conducted), typically regarding information about current and historical uses, general site setting information, site specific documents, litigation, administrative orders, notices of violations with regards to environmental issues, etc.
- A reasonable attempt will be made to interview at least one staff member of any of the following: the local fire department, the local agency or state agency having jurisdiction over environmental matters in the area in which the subject property is located, and/or the local health department. PM is typically exhaustive in its inquiry of these sources, unless professional experience has indicated the resource is not beneficial.

Evaluation and Report Preparation

- The report of the Phase I ESA findings will generally follow the ASTM standard format unless otherwise requested by the client or as outlined in any applicable lender requirements.
- The report will include documentation of sources, methodology, limitations, and credentials.
- Phase I ESA reports are kept in the strictest client confidence and are issued directly to the client.
- Issuance or reliance on the Phase I ESA report for purposes of making loan decisions by a private lender may be included in the Phase I ESA report if specified by the client.
- 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.

Services Not Included

The following items are not included as part of the Phase I ESA, but potentially can be provided as part of a subsequent investigation and separate scope of work with PM or specialty contractor services.

- Obtaining and review of any title documents for the subject property, other than those provided by the User as part of this engagement
- Liability/risk evaluations, recommendations for Phase II ESA testing and remediation techniques
- Testing for PCBs in hydraulic or electrical equipment
- Identification or testing of lead in paint or lead in piping solder

- Sampling of potential asbestos containing materials
- Sampling of suspect mold
- Sampling or evaluation of radon
- Compliance with applicable environmental permits, regulations or statutes
- Wetlands determination or delineation
- Urea formaldehyde foam insulation
- Testing for mold or other indoor air contaminants
- Assessment of vapor intrusion under the ASTM standard outside of what is required for ASTM E 1527-13
- Invasive sampling of soil or groundwater
- A records review in accordance with the requirements for a Vapor Intrusion Assessment per ASTM E 2600

Several options for additional data review of interest to the client or their respective lender may be chosen by the client at an additional cost as part of the Phase ESA initial investigation. Please consult with your respective lending institution relative to additional services potentially required as part of a Phase I ESA.

PHASE II ESA SCOPE OF WORK

PM proposes the following scope of work:

- Install six sub-slab soil gas sampling points using a hammer drill 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 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 or methane via USEPA method TO-15.
- PM will complete a BEA and DDCC for the subject property and include prior subsurface investigations and the current investigation findings.

BEA Process Explained

PM will rely on existing data for the completion of the BEA, including any recent data collected as part of the on-going assessment activities by others, in preparation of the BEA

- Since contamination was previously detected exceeding the most restrictive EGLE Part 201 Residential Cleanup Criteria and/or applicable Part 213 RBSLs, the subject property is classified as a “facility” and/or “site” and PM will complete a BEA to obtain liability protection for the client. DDCC, which includes a due care report and associated documentation, will be prepared outlining appropriate due care actions in accordance with Section 20107a of Part 201 and/or Section 20104c of Part 213.

BEA Process Explained

The objective of a BEA is to evaluate existing environmental conditions at the time of purchase, occupancy, or foreclosure of any property identified as a “facility” or “site” (i.e., contaminated). Parts 201 and 213 of NREPA, PA 451 of 1994, as amended, provide certain liability protections to a person who becomes an owner or operator of Part 201 contaminated “facility” on or after June 5, 1995 and March 16, 1996 for a Part 213 (leaking UST regulations) contaminated “site” (the effective date of the amendments to the law).

For the BEA to be used as a basis for an exemption of liability, it must be completed prior to or within 45 days of purchase, occupancy, or foreclosure and submitted to EGLE within six months of purchase, occupancy, or foreclosure. If clients closing is delayed, PM is not responsible to complete follow-up correspondence after completion of the project. It is the client’s responsibility to sign the BEA submittal form and submit along with the BEA to EGLE within this timeline. PM will provide the submittal form with the environmental professional signature executed by PM to the client. PM, as a courtesy, will offer to hand deliver or send certified mail upon completion if authorized to do so but the submittal is ultimately the responsibility of the client.

Based upon the concentrations and/or location of site contaminants, additional site investigation outside of this scope of work may be required to satisfy the requirements of the BEA and DDCC in accordance with Part 201 of NREPA, PA 451 of 1994, as amended. PM will advise the client, once the analytical results are received and evaluated, on whether additional investigation is necessary.

Although a BEA will provide liability protection from existing contamination, an owner of a property that is a "facility" or "site," must exercise due care, including the following.

1. Undertake measures to prevent exacerbation.
2. Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the subject property in a manner that protects the public health and safety.
3. Take reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that could result from those acts or omissions.
4. Provide reasonable cooperation, assistance, and access to the persons that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the subject property.
5. Comply with any land use or resource use restrictions established or relied on in connection with the response activities at the subject property.
6. Not impede the effectiveness or integrity of any land use or resource restriction employed at the subject property in connection with response activities.

As indicated in the Scope of Work section above, since the subject property is classified as a "facility", PM will prepare a DDCC that documents the activities necessary to maintain compliance with the due care obligations listed above.

COST TABLE

Phase I ESA Preparation	
Prepare a Phase I ESA	\$3,500
Field Activities	
Drilling and operations (6 soil gas points)	\$2,100
Laboratory Analytical	
Laboratory Analysis of six soil gas samples for VOCs	\$1,380
Project Management and Reporting	
Data evaluation, project management, and BEA report preparation	\$4,000
DDCC preparation	\$2,000
Total Lump Sum Costs	\$12,980

A 50% down payment is required prior to initiating the Phase I ESA and 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

After acknowledged receipt of the signed proposal and deposit, PM will complete this scope of work in accordance with the schedule below. The Phase I ESA and scheduling / completion of the field activities will be completed concurrently. Further documentation of the timeline of the scopes of work will be provided to the client once the engagement has been accepted.

Activity	Turnaround Time*
Prepare a Phase I ESA Report	40-45 business days
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 either a BEA and DDCC	10-15 business days after receipt of analytical results
Submittal of BEA Report to EGLE (client's responsibility)	Within 6 months of closing

***The Phase I ESA turnaround time included above is contingent on engagement within 3 business days of the proposal date. Turnaround times can change and if not engaged within 3 business days, it may be necessary for PM to provide a new proposal with an updated turnaround time.**

***The Phase II ESA 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

- 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.
- As of January 2020, the Michigan Department of Environmental, Great Lakes, and Energy (EGLE) has changed their FOIA process for obtaining files. Although PM is committed to working with EGLE on streamlining the process, PM has experienced significant delays and costs to obtain and review of EGLE maintained files. Additionally, PM maintains an archive of files previously obtained from EGLE, and will utilize this resource when available. The cost estimate for this proposal includes up to \$50 for obtaining EGLE files. If additional costs are required for EGLE files as part of this Phase I ESA, PM will advise the client and issue a change order for execution. PM will communicate this information as early in the process as available. However, it has been PM's experience that invoices for obtaining EGLE files have been issued after the fact. In that instance, costs exceeding the \$50 fee discussed in this proposal will be invoiced to the client. Additionally, the report may be delayed by the EGLE FOIA process, which PM will communicate to the client as needed.
- Please note that the Phase II ESA scope of work presented in this proposal may require revision based upon the results of the Phase I ESA proposed in this proposal. Scope of work and fee changes would be presented in a Change Order.
- The current owner will be cooperative in providing site access and allow sub-slab soil gas sampling points to be advanced on the subject property and within the subject building.



- If the project is placed on hold or canceled during or after report writing/review, then 100% of the total project fee per report 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 kratz@pmenv.com with any questions related to the project or this proposal.

Sincerely,

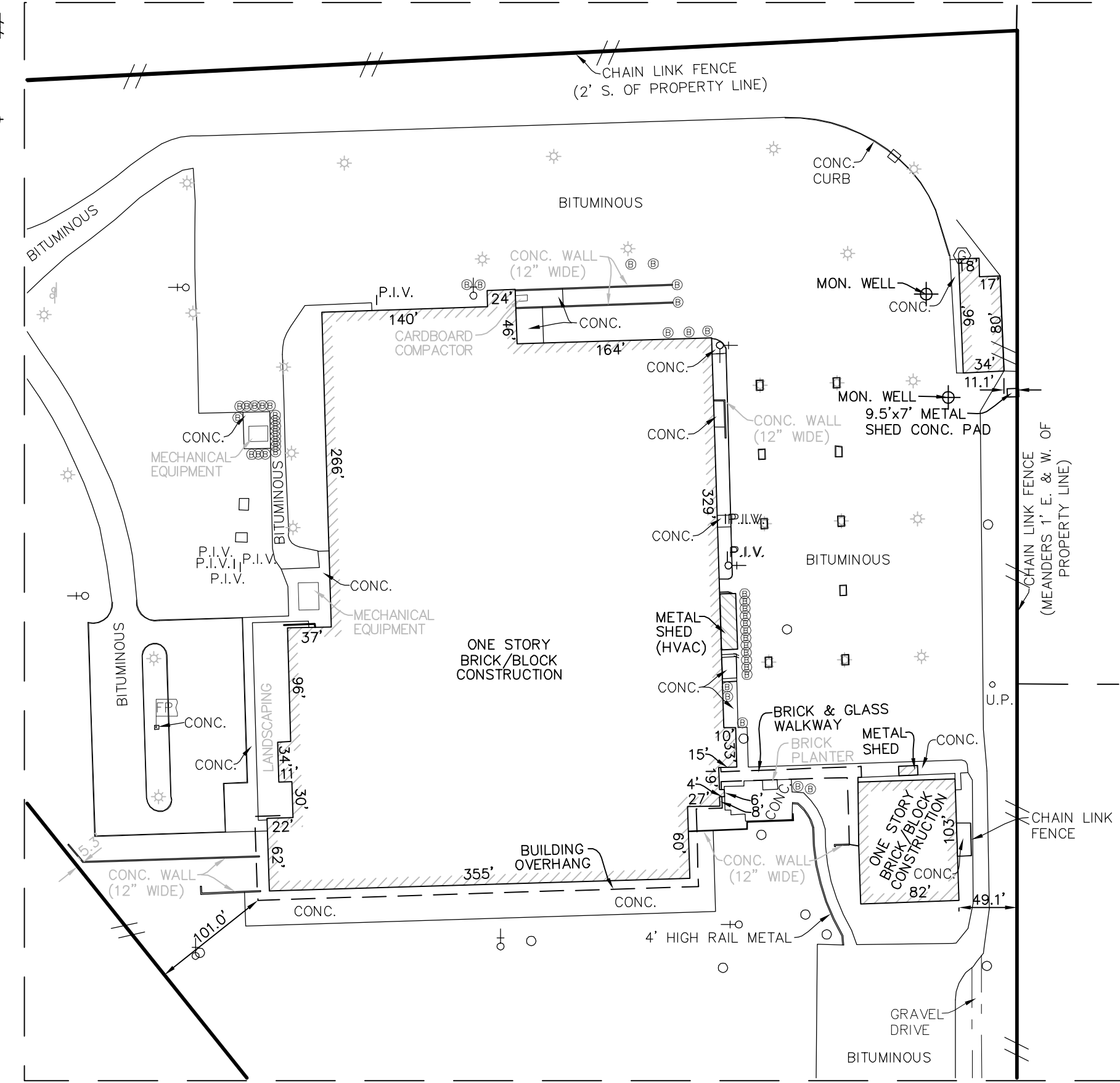
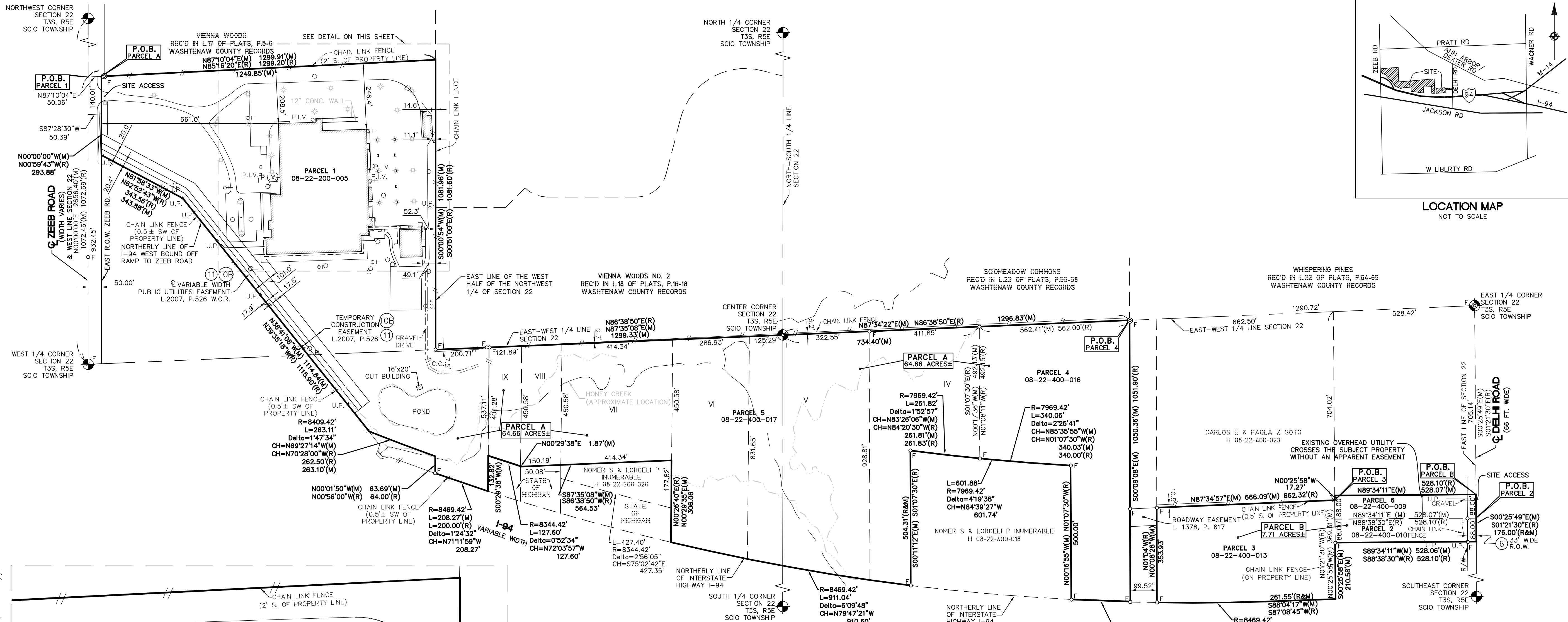
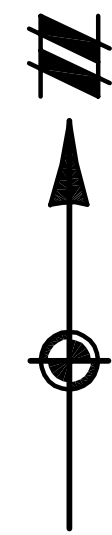
PM ENVIRONMENTAL, INC.

Carey Kratz
Regional Due Diligence Manager

Nicholas Lieder
Regional Manager – Site Investigation Services

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ALTA/ACSM LAND TITLE SURVEY

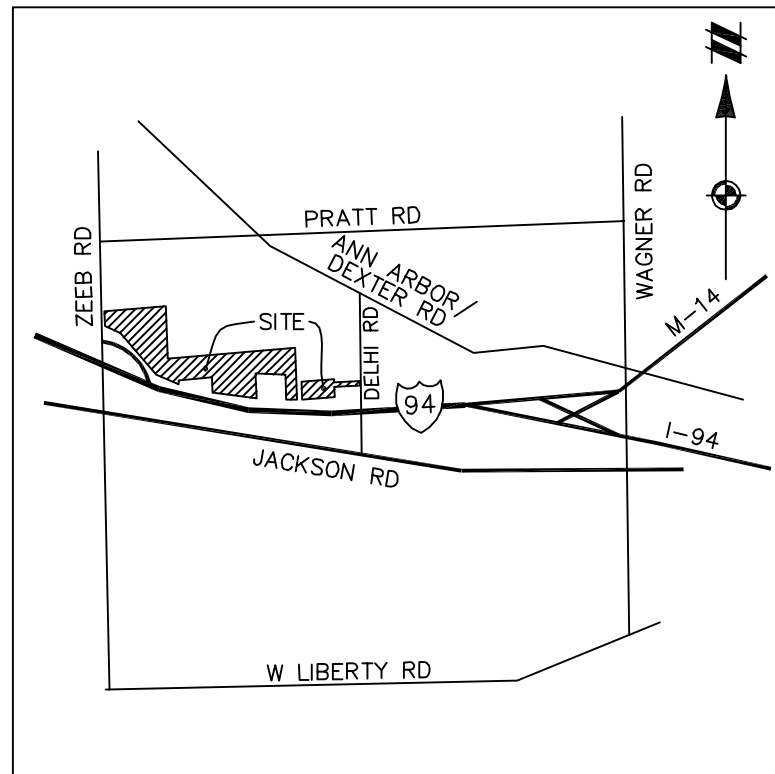


DETAIL
SCALE: 1"=100'

LEGEND

	EXIST. STORM SEWER
	EXIST. MANHOLE
	EXIST. CATCH BASIN/INLET
	END SECTION
	CULVERT
	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. POST INDICATOR VALVE
	EXIST. SHUTOFF OR CURB BOX
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN MANHOLE
	EXIST. OVERHEAD ELECTRIC
	EXIST. UNDERGROUND ELECTRIC
	EXIST. LIGHT POLE
	EXIST. UTILITY POLE
	GUY WIRE
	EXIST. ELECTRIC TRANSFORMER
	EXIST. OVERHEAD TELEPHONE
	EXIST. UNDERGROUND TELEPHONE
	EXIST. UTILITY UNSPECIFIED
	EXIST. GAS
	EXIST. GAS RISER
	EXIST. TELEPHONE RISER
	EXIST. CURB AND GUTTER
	CENTERLINE OF DITCH OR EDGE OF WATER
	EDGE OF WETLAND
	EXISTING FENCE
	CENTERLINE
	EXIST. SIGN
	EXIST. FLAG POLE
	SECTION CORNER
	FOUND IRON PIPE
	SET IRON PIPE
	FOUND CONCRETE MONUMENT
	FOUND REROD

- SURVEYOR'S NOTES:**
- LOCATION OF HONEY CREEK WAS NOT FIELD VERIFIED AT TIME OF SURVEY. CREEK AS SHOWN HEREON IS BASED ON AVAILABLE MAPPING BY OTHER AGENCIES.
 - ALL PARCELS CONTAINED WITHIN PARCEL A ARE CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARY LINE WITH NO GAPS OR GORES.
 - PARCEL A DOES NOT CONTAIN ANY LAND EXCEPT THAT DESCRIBED IN PARCELS 1, 4, 5 AND IX.
 - ALL PARCELS CONTAINED WITHIN PARCEL B ARE CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARY LINE WITH NO GAPS OR GORES.
 - PARCEL B DOES NOT CONTAIN ANY LAND EXCEPT THAT DESCRIBED IN PARCELS 2, 3 AND 6.
 - PARCELS A AND B ARE CONTIGUOUS TO THE ROADWAY EASEMENT ALONG THEIR COMMON BOUNDARY LINES WITHOUT ANY GAPS OR GORES.
 - PARCELS 2-6, INCLUSIVE DO NOT HAVE BUILDINGS LOCATED ON THEM.
 - BEARINGS ARE BASED ON THE DESCRIPTIONS CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 07140596, DATED SEPTEMBER 16, 2009.



LOCATION MAP
NOT TO SCALE



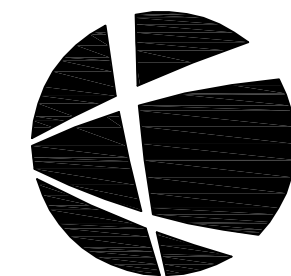
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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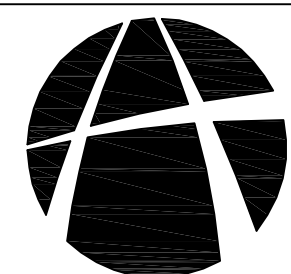
SECTION 22	TOWN 2	SOUTH RANGE 5	EAST
SCIO TOWNSHIP			
WASHTENAW COUNTY, MICHIGAN			

SUPERIOR CAPITAL PARTNERS, LLC
ALTA/ACSM LAND TITLE SURVEY
OF 6 PARCELS OF LAND
LOCATED IN

DATE 10/27/05

REV. NEW TITLE COMMITMENT	REV. NEW TITLE COMMITMENT
REV. NEW TITLE COMMITMENT	REV. NEW TITLE COMMITMENT
REV. NEW TITLE COMMITMENT	REV. NEW TITLE COMMITMENT
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REV. NEW TITLE COMMITMENT	REV. NEW TITLE COMMITMENT

REVISIONS



ATWELL

SCALE 0 100 200

1" = 200 FEET

DR. AEP CH. NAV

P.M. J. CECIL

BOOK 1152

CAD FILE: 10000803AS-01

JOB 10000803 T01

FILE CODE: AS-0-01

SHEET NO. 2



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

X Privately-Owned Property

X Site is located within a Low or Very Low Opportunity Area, within the [Washtenaw County Opportunity Index](#)

Owner Information

Property Owner: Eastern Michigan University Contact: Mark Smith

Property Address: 300 West Michigan Ave. Ypsilanti Mi 48197 Phone No.: 734-516-1368

Property Tax ID #: _____

Applicant Information

Applicant Name: Mark Smith Phone No.: 734-516-1368

Address: 300 West Michigan Ave. Ypsilanti Mi 48197

Developer (Entity) Name (if different than applicant): 600 S. Wagner LLC

Project Information

Project Name: Mi-HQ East

Project Description: Redevelopment of the Eastern Michigan Business School into a Life science and technology hub.



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

Property Information

Previous Owners: Eastern Michigan University

Historic Property Uses: There was a gas station on part of this site previously

Property Acreage: 3.22 Acres

Zoning: City Center

Surrounding Land Use: City Center

Proposed Environmental Activities:

	Estimated Cost
X Phase I	\$2,500
☐ Phase II	
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	\$2,500

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: The site is a facility ID 0018031

There was a leaking underground storage tank. A restrictive covenant was filed September 30, 1999

Please describe environmental conditions: Current environmental conditions are a cement and steel 5 story building and parking structure covering the majority of the site. Limited grassy areas exist around the perimeter on the south, east and west side of the building.

Please provide cloud links to any relevant environmental reports. Available environmental reports are attached

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

PROPOSAL FOR A PHASE I ENVIRONMENTAL SITE ASSESSMENT

For Office Building and Parking Garage Located at 300 West Michigan Avenue
and 301 Pearl Street in Ypsilanti, Michigan

PM Environmental, Inc. Proposal No. 01020740

PM Environmental, Inc. (PM) is pleased to present this proposal and cost estimate for a Phase I Environmental Site Assessment (ESA) of the Office Building and Parking Garage located at 300 West Michigan Avenue and 301 Pearl Street in Ypsilanti, Michigan (subject property).

The Phase I ESA will be conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312 and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

This proposal includes a brief Scope of Work and Term and Conditions. If additional services outside of the scope of work provided in this proposal are required and/or requested, these must be discussed and authorized prior to initiation of the Phase I ESA at an additional cost.

COST & TIMETABLE

Service or Deliverable	Price	Turnaround Time from acknowledged engagement
Phase I ESA	\$2,500	35-40 business days*

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

A 50% down payment is required prior to initiating the Phase I 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.

As of January 2020, the Michigan Department of Environmental, Great Lakes, and Energy (EGLE) has changed their FOIA process for obtaining files. Although PM is committed to working with EGLE on streamlining the process, PM has experienced significant delays and costs to obtain and review of EGLE maintained files. Additionally, PM maintains an archive of files previously obtained from EGLE and will utilize this resource when available. The cost estimate for this proposal includes up to \$50 for obtaining EGLE files. If additional costs are required for EGLE files as part of this Phase I ESA, PM will advise the client and issue a change order for execution. PM will communicate this information as early in the process as available. However, it has been PM's experience that invoices for obtaining EGLE files have been issued after the fact. In that instance, costs exceeding the \$50 fee discussed in this proposal will be invoiced to the client. Additionally, the report may be delayed by the EGLE FOIA process, which PM will communicate to the client as needed.

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.

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 kratz@pmenv.com with any questions related to the project or this proposal.

Sincerely,

PM ENVIRONMENTAL, INC.



Carey Kratz
 Regional Due Diligence Manager

This Declaration of Restrictive Covenant model document is to be used when preparing a document to comply with the requirements of Part 213 (Section 21310a(2)).

Drafting notes appear as italicized, bold type; insertion directions appear in italicized, bold type in bold brackets; and word choices appear in regular, bold type in bold brackets. Replace the bold notes, directions, and word choices with the appropriate information. The final format of the document must comply with Section 1 of the Recording Requirements Act, 1937 PA 103, as amended (Act 103), MCL 565.201, to allow for recordation by the county Register of Deeds, link to Act 103.

DECLARATION OF RESTRICTIVE COVENANT

MDEQ Reference No. RC-RRD-213-[YR]-[number]

This Declaration of Restrictive Covenant (Restrictive Covenant) was recorded with the **Washtenaw** County Register of Deeds to protect public health, safety, and welfare, and the environment by prohibiting or restricting activities that could result in unacceptable exposure to environmental contamination present at the property located at **300 West Michigan Avenue, Ypsilanti in Washtenaw County** and legally described in the attached Exhibit 1 (Property).

The Property is associated with **EMU School of Business Property, Facility ID 00018031** for which a **Closure Report (CR)** was conducted under Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.21301 *et seq.* Corrective actions that were implemented to address environmental contamination are fully described in the **CR** dated **September 30, 1999**, and submitted by **Shell Oil Products**.

The **CR** required the recording of this Restrictive Covenant with the **Washtenaw** County Register of Deeds to: (1) restrict unacceptable exposures to regulated substances located on the Property; (2) assure that the use of the Property is consistent with the exposure assumptions used to develop cleanup criteria under Section 21304a(2) of the NREPA, the RBCA process, and the exposure control measures relied upon in the **CR**. The restrictions contained in this Restrictive Covenant are based upon information available at the time the **CR** was implemented by **Shell Oil Products**. Failure of the corrective action to achieve and maintain the cleanup criteria, exposure controls, and requirements specified in the **CR**; future changes in the environmental condition of the Property or changes in the cleanup criteria developed under Section 21304a(2) of the NREPA; the discovery of environmental conditions at the Property that were not accounted for in the **CR**; or use of the Property in a manner inconsistent with the restrictions described below may result in this Restrictive Covenant not being protective of public health, safety, and welfare, and the environment. The adequacy of the corrective actions undertaken pursuant to the **CR** may not have been reviewed by the MDEQ.

Exhibit 2 provides a survey of the Property that is subject to the land and/or resource use restrictions specified in this Restrictive Covenant.

Definitions

For the purposes of this Restrictive Covenant, the following definitions shall apply:

"MDEQ" means the Michigan Department of Environmental Quality, its successor entities, and those persons or entities acting on its behalf.

"Owner" means at any given time the then-current title holder of all or any portion of the Property.

"RBCA" means the American Society for Testing and Materials (ASTM) document entitled, "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites," Designation E 1739-95.

All other terms used in this document which are defined in Part 3, Definitions, of the NREPA; Part 213 of the NREPA; Part 201, Environmental Remediation, of the NREPA; or the Part 201 Administrative Rules (Part 201 Rules), 1990 AACSR 299.5101 *et seq.*, shall have the same meaning in this document as in Parts 3, 213, and 201, and the Part 201 Rules, as of the date this Restrictive Covenant is filed.

Summary of Corrective Actions

Regulated substances including benzene, ethylbenzene, and xylene (BTEX) compounds, 1,2,4 – trimethylbenzene (TMB), and naphthalene were released from an underground storage tank resulting in contamination of the Property. Before the recording of this Restrictive Covenant, corrective actions were undertaken to remove or treat in place some of the contamination. However, compounds remain present at levels that do not allow unrestricted use of the Property.

THEREFORE,

1. Declaration of Land and Resource Use Restrictions

In accordance with the CR; the EMU Board of Regents: as Owner of the Property, covenants that the Property is subject to the following restrictions:

a. Prohibited Land Uses. The Owner shall prohibit all uses of the Property designated in Exhibit 2 that are not compatible with the land use categories relied on by the CR and allowed under Section 21304a(2) of the NREPA, and generally described in the "Description of Allowable Uses," attached as Exhibit 3. Cleanup criteria for land use-based corrective actions are located in the Government Documents Section of the Library of Michigan.

b. Prohibited Activities to Eliminate Unacceptable Exposures to Regulated Substances. The Owner shall prohibit activities on the Property designated in Exhibit 2 that may result in exposures above levels established in the CR. These prohibited activities include:

(1) The construction of wells or other devices used to extract groundwater for consumption, irrigation, or any other purpose, except as provided below:

(a) Wells and other devices constructed for the purpose of evaluating groundwater quality or to remediate subsurface contamination associated with a release of regulated substances into the environment are permitted, provided the wells or devices are installed by a qualified consultant or certified professional (QC/CP) approved by the MDEQ to conduct corrective actions with the State of Michigan and the construction of the wells or devices complies with all applicable local, state, and federal laws and regulations and does not cause or result in a new release, exacerbation of existing contamination, or any other violation of local, state, or federal laws or regulations.

(b) Short-term dewatering for construction purposes is permitted provided the dewatering including management and disposal of the groundwater is conducted in accordance with all applicable local, state, and federal laws and regulations; and does not cause or result in a new release, exacerbation of existing contamination, or any other violation of local, state, and federal environmental laws and regulations.

(2) Contaminated soil is known to be present on areas of the Property. Cleanup criteria applicable to the Property at the time of recording of this Restrictive Covenant did not anticipate any below-grade structures at the Property. Prior to construction of any below-grade structures which will be occupied (e.g., basements) or connected to an occupied building (e.g., crawl spaces, utility and pipe galleries, and equipment sumps) on the Property, an evaluation of the potential for regulated substances in the soil to volatilize into indoor air must be undertaken to assure the protection of persons who may be present in the buildings and compliance with Section 20107a of the NREPA.]

c. Prohibited Activities to Ensure Effectiveness and Integrity of the Corrective Action. The Owner shall prohibit activities on the Property that may interfere with any element of the CR, including the performance of operation and maintenance activities, monitoring, or other measures necessary to ensure the effectiveness and integrity of the CR.

d. Contaminated Soil Management. The Owner shall manage all soils, media, and/or debris located on the Property in accordance with the applicable requirements of Sections 21304b and 20120c of the NREPA; Part 111, Hazardous Waste Management, of the NREPA; Subtitle C of the Resource Conservation and Recovery Act, 42 USC Section 6901 *et seq.*; the administrative rules promulgated thereunder; and all other relevant state and federal laws.

2. MDEQ Access. The Owner grants to the MDEQ and its designated representatives the right to enter the Property at reasonable times for the purpose of determining and monitoring compliance with the CR, including the right to take samples, inspect the operation and maintenance of the corrective action measures and inspect any records relating to them, and to perform any actions necessary to maintain compliance with Part 213 and the CR.

3. Conveyance of Property Interest. A conveyance of title, easement, or other interest in the Property shall not be consummated by the Owner without adequate and complete provision for compliance with the terms of the CR and this Restrictive Covenant. A copy of this Restrictive Covenant shall be provided to all future owners, heirs, successors, lessees, easement holders, assigns, and transferees by the person transferring the interest in accordance with Section 20116(3) and Section 21310a(2)(c) of the NREPA.

4. Audits Pursuant to Section 21315 of the NREPA. This Restrictive Covenant is subject to audits in accordance with the provisions of Section 21315 of the NREPA, and such an audit may result in the finding by the MDEQ that this Restrictive Covenant is not protective of the public health, safety, and welfare, and the environment.

5. Term of Restrictive Covenant. This Restrictive Covenant shall run with the Property and is binding on the Owner; future owners; and their successors and assigns, lessees, easement holders, and any authorized agents, employees, or persons acting under their direction and control. This Restrictive Covenant shall continue in effect until the MDEQ or its successor determines that regulated substances no longer present an unacceptable risk to the public health, safety, or welfare, or the environment, and may only be modified or rescinded with the written approval of the MDEQ.

6. Enforcement of Restrictive Covenant. The State of Michigan, through the MDEQ, may enforce the restrictions set forth in this Restrictive Covenant by legal action in a court of competent jurisdiction.

7. Disclaimer. This Property contains regulated substances in excess of the concentrations developed as the unrestricted residential criteria under Section 21304a(2) of the NREPA. The MDEQ recommends that prospective purchasers or users of this Property undertake appropriate due diligence prior to acquiring or using this Property and undertake appropriate actions to comply with the requirements of Section 20107a of the NREPA.

8. Severability. If any provision of this Restrictive Covenant is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provision of this Restrictive Covenant, which shall continue unimpaired and in full force and effect.

9. Authority to Execute Restrictive Covenant. The undersigned person executing this Restrictive Covenant is the Owner, or has the express written permission of the Owner

[REDACTED]

and certifies that he or she is duly authorized to execute and record this Restrictive Covenant.

IN WITNESS WHEREOF, **Shell Oil Products** has caused this Restrictive Covenant, MDEQ Reference No. RC-RRD-213-[YR]-[number], to be executed on this _____ day of _____, 200 ____.

Shell Oil Products

By: _____
Signature

Name: _____
Print or Type Name

Its: _____
Title

STATE OF Illinois
COUNTY OF Madison

[Insert and complete the appropriate form of acknowledgment set forth in Section 29 of the Michigan Notary Public Act, 2003 PA 238, as amended, MCL 55.289, [link to 2003 PA 238](#).

Notary Public Signature

[Print or type or stamp name]

Notary Public, State of _____

County of _____

My commission expires: _____

Acting in the County of _____

CONSENT OF OWNER

I, _____ **EMU Board of Regents**, the current and legal Owner of the Property, do hereby consent to the recording of this Restrictive Covenant and authorize **Shell Oil Products** to file this Restrictive Covenant with the **Washtenaw County Register of Deeds** for recording:

[Insert name of Owner]

By: _____
Signature

Name: _____
Print or Type Name

Its: _____
Title

STATE OF Michigan
COUNTY OF Washtenaw

[Insert and complete the appropriate form of acknowledgment set forth in Section 29 of the Michigan Notary Public Act, 2003 PA 238, as amended, MCL 55.289, link to 2003 PA 238.

Notary Public Signature

[Print or type or stamp name]

Notary Public, State of _____

County of _____

My commission expires: _____

Acting in the County of _____

EXHIBIT 1

**LEGAL DESCRIPTION OF PROPERTY
FOR
300 W. MICHIGAN AVENUE, YPSILANTI, MI**

PARCEL ID NUMBER: 11-11-40-481-019

**ASSR REQUEST FROM 1140481001-018 12/06/91 YPC 2W-20A LOTS 12 THRU 17
ORIGINAL PLAT AND LOTS 1 THRU 5 HOWARD'S ADDITION AND VACATED ALLEY.**

EXHIBIT 2

[SURVEY OF THE PROPERTY

OR, if Option 2 is used,

LIMITS OF LAND AND RESOURCE USE RESTRICTIONS]

[NOTE: All surveys must: be conducted by a licensed surveyor; identify, clearly delineate, and graphically depict the spatial extent of all restricted areas in relation to the Property boundaries and the key features of the corrective action, including monitoring wells and permanent markers if required; and provide a legal description of the restricted areas of the Property.]

EXHIBIT 3

DESCRIPTION OF ALLOWABLE USES

No land use restrictions are being sought as part of this restrictive covenant; however, land use will need to conform to the City of Ypsilanti zoning for PL Public Land District requirements per City Ordinance No. 626A, § 5.137, 7-15-1994.

EXHIBIT 4

CONSENT OF EASEMENT HOLDERS

As evidenced below by my signature, I agree and consent to the recording of the land use and resource use restrictions specified in this Restrictive Covenant.

[Insert additional signature blocks or pages if multiple easement holders exist for the Property.]

[Insert name of Easement Holder.]

By: _____
Signature

Name: _____
Print or Type Name

Its: _____
Title

STATE OF ***[insert name of state]***
COUNTY OF ***[insert name of county]***

[Insert and complete the appropriate form of acknowledgment set forth in Section 29 of the Michigan Notary Public Act, 2003 PA 238, as amended, MCL 55.289, [link to 2003 PA 238](#).

Notary Public Signature

[Print or type or stamp name]

Notary Public, State of _____

County of _____

My commission expires: _____

Acting in the County of _____

EASTERN MICHIGAN UNIVERSITY
DEPARTMENT OF PUBLIC SAFETY
Health and Safety

TO: John Donegan, Associate Vice President Business & Finance
Facilities

Kenneth A. McKanders, General Council
Legal Affairs

FROM: Kathryn E. Wilhoff, Director



DATE: December 11, 2007

SUBJECT: Restrictive Covenant – College of Business

The Health and Safety Office has reviewed the Closure Report and Declaration of Restrictive Covenant for the College of Business. While Health and Safety staff is not an expert in remediation and closure of contamination sites, the actions taken appear to be appropriate and meet the Michigan Department of Environmental Quality requirements for site closure. In order for the closure to occur, the three affected parties must sign the Declaration of Restrictive Covenant.

For EMU to sign the Declaration of Restrictive Covenant, both the Closure Report and Declaration of Restrictive Covenant would need to be reviewed by legal experts in the area of environmental regulatory compliance. If the environmental regulatory compliance experts find the documents in order, they would need to be submitted to the Board of Regents for approval.

To ensure EMU's compliance with the requirements of the Restrictive Covenant and site closure, EMU would need to do the following:

1. Ensure information regarding the restriction on construction of wells or other devices to extract groundwater for consumption or any other purpose is communicated to EMU Physical Plant personnel and to future owners of the property.
 - a. The Restrictive Covenant accomplishes the communication to future owners.
 - b. Physical Plant would need to notify and place on file the restrictive information to the following areas:
 - i. Grounds
 - ii. Plumbing Shop
 - iii. Electrical Shop

- iv. Construction Management
- v. Facilities Maintenance Director

2. If construction activities are to be conducted at the College of Business, the project manager needs to be aware of the following:
 - a. Short-term dewatering for construction purposes is permitted provided the dewatering including management and disposal of the groundwater is conducted in accordance with all applicable local, state and federal laws and regulations
 - b. And does not cause or result in a new release, exacerbation of existing contamination or any other violation of local, state and federal environmental laws and regulations.
3. If below grade structures are to be added at the College of Business, the project manager/foreman needs to be aware of the following:
 - a. Contaminated soil is known to be present at the COB.
 - b. Prior to construction of any below-grade structures which will be occupied (e.g. basements) or connected to an occupied building (e.g. crawl spaces, utility and pipe galleries, and equipment sumps) an evaluation of the potential for regulated substances in the soil to volatilize into indoor air must be undertaken to assure the protection of persons who may be present in the buildings and compliance with Natural Resources and Environmental Protection Act (NREPA).
4. Prohibit activities at the COB that may interfere with any element of the Closure Report. Prior to any digging, trenching, etc. at the COB, the closure site maps would need to be reviewed to ensure the integrity of the Closure Report requirement and/or implementation of the necessary protective measures to allow for the work to be conducted.
5. Manage all soils, media and/or other debris at the COB in accordance with the applicable requirements of NREPA. If site work is conducted, all parties need to note if contaminated soil is seen or solvent odors are detected. Work must stop immediately if contamination is discovered and the MDEQ notified.

If the five items recommended above are implemented and adhered to within the Physical Plant, Eastern Michigan University should be able to comply with the requirements of the Restrictive Covenant.



Michigan Department of Environmental Quality
Remediation and Redevelopment Division

RC-213.doc
PEER REVIEW DRAFT 4-12-06

THE ATTACHED MODEL DOCUMENT ENTITLED:

DECLARATION OF RESTRICTIVE COVENANT

IS A DRAFT DOCUMENT WHICH IS SUBJECT TO REVISION. IT IS PROVIDED TO THE PUBLIC AS PRELIMINARY GUIDANCE AS TO THE CONTENT, FORMAT, AND TERMS OF THIS DECLARATION. IT IS NOT INTENDED, NOR CAN IT BE RELIED UPON, TO CREATE ANY RIGHTS, SUBSTANTIVE OR PROCEDURAL, BY ANY OTHER PARTY. PLEASE CONTACT THE COMPLIANCE AND ENFORCEMENT SECTION, REMEDIATION AND REDEVELOPMENT DIVISION, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AT 517-373-7818 TO RECEIVE THE MOST RECENT DRAFT OF THIS DOCUMENT.

INSTRUCTIONS FOR FORM EQP3854 (REV 11/2005): The information in this form is required under Section 21310a(2) pursuant to the authority granted under Section 21316 of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), when the corrective action activities at a site result in a final remedy that relies on institutional control in the form of a restrictive covenant (RC). Failure to comply with the provisions of Part 213 may result in civil fines not to exceed \$10,000 per underground storage tank system for each day the violation continues or failure to comply continues. This form is not needed if an alternate mechanism is approved by the Michigan Department of Environmental Quality (MDEQ) pursuant to Sections 21310a(3) and 21310a(4) of the NREPA. The RC is subject to approval by the MDEQ. If the RC is found to be deficient, it must be corrected and re-recorded with the Register of Deeds. In accordance with Section 21311a(2) of the NREPA, if the RC addresses contamination that has migrated or will migrate off site, MDEQ approval of the RC must be obtained prior to recording with the Register of Deeds. In order to ensure the protectiveness, enforcement, and tracking of institutional controls, all institutional controls require that an MDEQ Reference Number be assigned and predominantly displayed on the first page of the RC. The MDEQ Reference Number can be obtained from the MDEQ, Remediation and Redevelopment Division (RRD), Compliance and Enforcement Section, at 517-373-7818. A copy of the RC and proof of recording with the Closure Report (EQP3843) must be submitted to the appropriate RRD District Office at the address listed in form EQP4410. This form must be completed in its entirety.

NOTE: The recording requirements for instruments filed with Michigan county Register of Deeds offices are contained in Section 1 of the Recording Requirements Act, 1937 PA 103, as amended (Act 103), MCL 565.201. The following is a link to Act 103, [link to Act 103](#).

EQP3854 (Rev 11/2005)

The Michigan Department of Environmental Quality (MDEQ) will not discriminate against any individual or group on the basis of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. Questions or concerns should be directed to the MDEQ Office of Human Resources, P.O. Box 30473, Lansing, MI 48909.

		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	
Brownfield Plan - Maximum Developer Reimburseme	\$	1,010,042.00	\$	569,414.00								\$	4,000,000.00						
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			
Approved Eligible Activity Expense Reimbursed to Dat	\$	715,592.41	\$	397,839.13	\$	257,929.41	\$	4,230,383.96	\$	1,452,203.00	\$	298,463.97	\$	168,770.92	\$	3,431,092.00			
Remaining Approved Eligible Activity Expenses	\$	294,449.59	\$	-	\$	342,289.44	\$	154,172.04	\$	1,274,623.00	\$	-	\$	214,597.08	\$	-	\$	-	
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			
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	\$	-			
Project Financial Activity																			
12/31/21 Fund Balance	\$	-	\$	-	\$	5,000.00	\$	-	\$	-	\$	5,000.00	\$	156,495.82	\$	-	\$	77,639.00	
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	
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	
2022 EXPENDITURES																			
Certified Expense Reimbursement	\$	13,230.79				\$	65,873.11	\$	52,417.01	\$	-	\$	2,960.00	\$	-	\$	-	\$	71,481.92
Administrative Fee Transfer	\$	3,189.00	\$	1,847.00	\$	3,089.00	\$	52,431.00	\$	23,934.00	\$	6,368.00	\$	2,596.00	\$	3,100.00	\$	84,680.00	
LBRF Revenue or Deposit	\$	-	\$	9,896.77	\$	5,097.00	\$	-	\$	-	\$	28,980.50	\$	-	\$	-	\$	-	
State of MI Brownfield Fund (Approved after 2014)										\$	3,645.00	\$	1,919.00				\$	1,248.00	
Total Expenditures	\$	16,419.79	\$	11,743.77	\$	8,186.00	\$	118,304.11	\$	76,351.01	\$	38,993.50	\$	7,475.00	\$	-	\$	4,348.00	
Misc Refund																			
Current Brownfield Account Balance	\$	-	\$	-	\$	(2,983.72)	\$	-	\$	-	\$	-	\$	-	\$	186,285.52	\$	-	
* Includes Admin and LBRF Funds																			
Total of all 2021 CY TIF Reimburse Transfers	\$	631,382.45																	
Total 2022 CY LBRF CAPTURE	\$	92,177.76																	
Total of all CY 2022 Admin Transfers (from 2021 TY)	\$	192,500.00	16 Active Projects																
Total of all CY 2019 Admin Transfers	\$	165,000.00	15 Active Projects																
Total of all CY 2018 Admin Transfers	\$	164,999.72	15 Active Projects																
Total of all CY 2017 Admin Transfers	\$	164,113.00	15 Active Projects																
Total of all CY 2016 Admin Transfers	\$	150,739.88	ACCOUNT BALANCES SUMMARY																
Total of all CY 2015 Admin Transfers	\$	114,437.35	Admin Fund Cash Reserves as of 5-6-22*				\$	186,745	* Less than the \$192,500 transferred in April due to \$20K negative balance due to transfer error in 2021										
Total of all CY 2014 Admin Transfers	\$	87,198.19	LBRF Interest earned since 2017 as of 1-10-22 (inc. in bal. below)				\$	63,221											
2022 LBRF Capture Running Current Yr Total	\$	92,177.76	LBRF Balance as of 5-6-22				\$	2,817,256											

TRANSACTION APPROVALS REQUESTED

PROJECT	Total TIF Capture	Current Balance	Prop 2021 Admin	LBRF	Developer Reimbursement
Maple Shoppes					
Michigan Inn					
Zingerman's					
Arbor Hills					
618 S. Main					
Jiffy/140 Buchanan					
544 Detroit St					
Kingsley Condos					
615 S. Main					
1140 Broadway -Beekman on Broadway					
309 N. Ashley					
Broadway Park					
Grandview Commons					
Water Street					
Thompson Block					
Maple Oaks					
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -

Washtenaw County Brownfield Authority
Summary Table of Interest Calculations Through 12-31-2021

Project	Date Approved	Date BF Expenses Approved	Max Interest Allowed?	Total BF Expenses	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated	Unreimbursed Balance as of	Interest Generated
Maple Shoppes (3%)	2009	2010	\$ 41,282.00	\$ 1,010,042.00	12/31/2010 961,819.55	\$ 28,854.59	12/31/2011 932,704.28	\$ 27,981.13														
Zingerman's (5%)	2011	10/3/2013	\$ 229,072.15	\$ 600,218.85	12/31/2013 599,399.66	\$ 29,969.98	12/31/2014 571,803.01	\$ 28,590.15	12/31/2015 544,084.52	\$ 27,204.23	12/31/2016 516,382.35	\$ 25,819.12	12/31/2017 456,826.11	\$ 22,841.31	12/31/2018 430,495.65	\$ 21,524.78	12/31/2019 404,518.95	\$ 20,225.95	12/31/2020 377,643.30	\$ 18,882.17	12/31/2021 342,289.44	
618 S. Main (4%)	2012	2016 and 2018	\$ 642,903.00	\$ 2,585,266.00	12/31/2016 2,530,096.75	\$ 101,203.87	12/31/2017 2,133,639.17	\$ 85,345.57	12/31/2018 2,040,419.17	\$ 81,616.77	12/31/2019 1,820,204.54	\$ 72,808.18	12/31/2020 1,581,980.79	\$ 63,279.23	12/31/2021 1,327,040.01	\$ 53,081.60						
544 Detroit (5%)	2013	2017	\$ 70,648.00	\$ 383,368.00	12/31/2017 318,392.62	\$ 15,919.63	12/31/2018 296,491.36	\$ 14,824.57	12/31/2019 274,243.64	\$ 13,712.18	12/31/2020 249,989.11	\$ 12,499.46	12/31/2021 217,557.08	\$ 10,877.85								
(No interest during delinquency of taxes)																						
Packard Square (5%)	2011	9/6/18 and 1/10/	\$ 717,236.00	\$ 3,431,092.00	12/31/2018 -	\$ -	12/31/2019 1,066,623.63	\$ 53,331.18														
Arbor Hills (5%)	2011	Nov-13	\$ 1,015,444.00	\$ 4,384,556.00	12/31/2013 4,384,556.00	See Below	12/31/2014 See Below	12/31/2015 See Below	12/31/2016 See Below	12/31/2017 See Below	12/31/2018 See Below	Grand Total Interest										
			(Per 381 WP, (but no more than 5.4M))																			
			Approved MDEQ-State/Local		\$ 1,449,510.69	\$ 1,449,510.69	\$ 72,475.53	\$ 1,449,510.69	\$ 72,475.53	\$ 1,449,510.69	\$ 72,475.53	\$ 1,449,510.69	\$ 72,475.53	\$ 1,449,510.69	\$ 41,373.17	\$ 403,750.84	State/Local					
			Approved MEDC - LOCAL ONLY		\$ 2,578,553.00	\$ 2,578,553.00	\$ 128,927.65	\$ 2,572,611.36	\$ 128,630.57	\$ 2,116,542.07	\$ 105,827.10	\$ 1,601,370.87	\$ 80,068.54	\$ 1,019,335.90	\$ 50,966.80	\$ 544,132.25	\$ 15,531.09	\$ 509,951.75	Local Only			
			Approved Local Only		\$ 365,263.00	\$ 365,263.00	\$ 18,263.15	\$ 365,263.00	\$ 18,263.15	\$ 365,263.00	\$ 18,263.15	\$ 365,263.00	\$ 18,263.15	\$ 365,263.00	\$ 10,425.65	\$ 101,741.40	Local Only					
			TOTAL Int. Generated			\$ 219,666.33	\$ 219,369.25	\$ 196,565.79	\$ 170,807.23	\$ 141,705.48	\$ 67,329.90	\$ 1,015,443.98	(Exceeds max, stops here)									
Michigan Inn (6%)	2/7/2013		\$ 36,964.00	\$ 377,839.13	12/31/2010 377,839.13	\$ 22,670.35	12/31/2011 377,839.13	\$ 22,670.35	12/31/2012 377,839.13	\$ 22,670.35	12/31/2013 348,011.04											
(Interest will be reimbursed for only three years after the date the demolition is complete")											LIMITED TO: \$ 36,964.00											
Demo complete 2009											GRAND TOTAL											
Grandview Commons (5%)	2017	12/5/19 and 1/10/20	\$ 469,812.00	\$ 1,552,678.00	12/31/2019 1,399,065.10	\$ 69,953.26	12/31/2020 1,452,069.79	\$ 72,603.49	12/31/2021 1,422,973.93	\$ 71,148.70												