



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, June 9th 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>
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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. May 12, 2022 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. Federal Screw/Main Street Park Alliance Environmental Assessment Grant/LBRF Application – Action
2. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action
3. Resolution of Support for Bridge Brownfield Funding Grant Program – Action
4. May 2022 Financial Report – Action

7. Other Business

8. Public Comment*

9. Adjournment

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

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held in-person at 200 N. Main, downtown Ann Arbor
Lower Level Large Conference Room

DRAFT MEETING MINUTES
Thursday, May 12, 2022, 9:00 a.m.

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

Board Absent: Morgan Foreman, James Harless (Attended Via Zoom)

Staff: Nathan Voght – OCED

Joining the Meeting: Mark Zayatz – Hydro-Logic, Jamie Taralungo – 2 W. Michigan, Mark Smith – 300 W. Michigan Ave and 300 N. Zeeb Road, Joe Ziolkowski – Main Street Park Alliance (on Zoom), Dave VanHaaren – TriTerra for Thompson Block

Handouts: None

1. Call to Order

Chair Woollatt called the meeting to order at 9:05 a.m.

Colleen O'Toole introduced herself as the new Board member, who is the City Manager for City of Saline.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Meyers moved to approve the agenda (2nd C. O'Toole), and the motion passed unanimously.

4. Approval of April 14th, 2022 Meeting Minutes

J. Meyers move to approve the April 14th minutes as presented (2nd S. Shink), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

S. Baushke mentioned he's a resident of the City of Chelsea, but the Board concurred that this was not a conflict.

6. Business

1. Thompson Block Eligible Activities Approval – Action

Staff provided a history of the project, and the amendment to the Reimbursement Agreement approved by the Board in 2019, allowing Eligible Activities to be submitted up to 48 months after their occurrence, instead of 24.

The developer is requesting the full amount allowable from the approved Brownfield Plan and Act 381 Work Plan, of \$975,696, not including potential Interest, up to an additional \$356,917. Interest will accrue every year, based on 3% of unreimbursed Eligible Activities.

Staff asked the board to approve reimbursement of Tax Increment Revenues collected so far on the project, of \$21,402,62, which could be added to approval of the Financial Report at the end of the agenda.

S. Shink commented on the impact of this project to the City and Depot Town. J. Meyers also stated that the project has been a success and the City is happy with it. Dave Van Haaren, with TriTerra, the environmental consultant on the project, thanked the Board for their support.

S. Shink moved to approve \$975,696 in Eligible Activities for the Thompson Block project including \$53,606.48 in Local Only Soil Disposal Eligible Activities, (2nd J. Meyers), and the motion passed unanimously.

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

N. Voght introduced Joe Ziolkowski again, representing the non-profit, Main Street Park Alliance, looking to redevelop the site as a park. He updated the Board on status of the Purchase Agreement with the current owner, status of recent soil and groundwater testing conducted by Federal Screw, and that they don't have access to the results yet.

The request is for approximately \$64,000 in Phase II investigation, which staff is recommending be funded with LBRF. The Board discussed the scope by Hyrdo-Logic, which was vetted by several Board member environmental consultants, and revised accordingly. The Board noted the turn over in the City of Chelsea and that having a letter or resolution of support would be prudent, considering the amount of the request, and uncertain support for the project.

The City has hired a dedicated environmental attorney through Miller/Canfield, which is good.

The Board had further discussion on the need for City feedback, and questioned whether the project is funded. Mr. Ziolkowski, attending via zoom, indicated the Jiffy family has committed \$2.4 million to the project.

Staff suggested an approval contingent on City demonstration of support.

S. Baushke had to leave the meeting at 9:49 a.m.

C. O'Toole moved to postpone the item until the June 9th meeting with the condition that the applicant return with a letter or Resolution of support from the City, or a representative from the City attend the next meeting in support (2nd S. Shink), and the motion passed with 6 ayes and 1 nay (C. Maier)

3. 2 W. Michigan Environmental Assessment Grant Application – Action

Staff introduced Jamie Taralunga, who is the potential buyer of the Materials Unlimited building, and talked about her proposed musician space. The Board was reminded of the history of the assessment grant given to Mr. Kinley in 2019, the previous interested buyer, which revealed extensive environmental concerns on the block. Much investigation has been done with EGLE, EPA, State and County Health Departments since 2019.

J. Meyers stated the City's support for the purchase and redevelopment of the building, and is ready to assist as needed. N. Voght stated this building is down-gradient from environmental concerns, but is confident the building can be mitigated and retrofitted to be safe for the future intended use.

Ms. Taralunga briefly described her vision for the property.

C. O'Toole moved to approve up to \$15,000 for Environmental Assessment costs, at 50%, (2nd S. Shink), and the motion passed unanimously.

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

Staff introduce Mark Smith, in attendance, requesting Phase I, II, BEA and DDCC. The Board discussed the cost of the Phase I, and also the need for a DDCC and a BEA. Mr. Smith indicated a BEA was done in 2010, related to heavy metals on site, but a new one will be needed.

C. O'Toole moved to postpone the application to the June 9th meeting, requesting more information on the costs and the proposed scope, (2nd A. Krueger), and the motion passed unanimously.

5. 300 W. Michigan Ave. City of Ypsilanti, Environmental Assessment Grant Application - Action

Staff referred again to Mr. Smith, who was also here for this property, requesting a Phase I. He is proposing an incubator space for the former EMU College of Business, and has an anchor tenant almost signed.

S. Shink indicated the County was interested in the property at one point, so wondered if she should recuse herself. However, the Board felt that was not necessary.

J. Meyers indicated the City is very excited for this potential re-use of the building. Mark Smith continued and talked about the major façade renovations planned to open the building to the downtown and be more inviting.

The idea of the parking deck being expanded up was discussed, and whether a Brownfield Plan would be proposed. J. Meyers indicated they have not begun any discussions around those questions.

A. Krueger moved to approve the Phase I Environmental Assessment Grant for the property (C. Maier 2nd), and the motion passed unanimously.

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6. Election of Officers – Action

J. Meyers moved to re-nominate the current slate of Officers to remain in their positions, being Trevor Woollatt as Chair, Allison Krueger as Vice-Chair, and Joe Meyers as Secretary.

The Board voted unanimously to approve the same slate of officers.

7. April 2022 Financial Report – Action

The agenda stated Information Only, however, with the approval of Eligible Activities for the Thompson Block, the Board will reimburse the \$21,402.62 in Tax Increment Revenues already collected in the account.

J. Meyers moved to approve the reimbursement to the Thompson Block (2nd C. Maier), and the motion passed unanimously.

A. Krueger asked for updated information on assessment grants given in 2022 and overall, and the balance of our Admin Account. N. Voght stated he would bring that next meeting.

8. Approval of Interest as Reimbursable Eligible Activity – Action

Staff referred to the four projects that accrued Interest in 2021, and requested the Board approve the amounts, which will be added to the total 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

J. Meyers moved to approve the 2021 Interest for the four projects (2nd S. Shink), 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.

The Board discussed the 220 N. Park Project in the City of Ypsilanti. We expect a Brownfield Plan for June or July. It's working through the City's Community Benefits Ordinance Committee now. Staff indicated the financing is very difficult, and they are seeking funding through the County's Racial Equity Office, as discussed at the April meeting. In addition, the Board may need to forego annual LBRF capture, and only capture at the end of the project, as the project lenders need to be reimbursed within 15 years.

9. **Adjournment:**

The meeting was moved by J. Meyers to adjourn at 10:42 a.m. (2nd C. Maier), and the motion passed.

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



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo **REGULAR IN-PERSON MEETING**

9:00 a.m. Thursday, June 9th, 2022

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

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: June 3, 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, but strongly recommended, 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. Federal Screw/Main Street Park Alliance Environmental Assessment Grant/LBRF Application – Action

The Board postponed action on the \$64,695 assessment grant request at the May 12th meeting, asking for City support via Resolution or a City official to join the next meeting to indicate support. Staff has talked to Amanda Garber, the current Interim City Manager, and she will attend the meeting to offer support.

As a reminder, the Main Street Park Alliance is a non-profit group seeking to redevelop the former Federal Screw Site into a park, to be owned and maintained by the City, with help from other funding sources, such as endowments. Mr. Ziolkowski stated \$2.4M has been committed from the owners of Jiffy in Downtown Chelsea.

As stated last month, the Liable Party, Federal Screw, was given access to the Site and has conducted additional testing. No one has yet been given access to the results. If results are made available, the scope of the Phase II investigation could shift.

Mr. Ziolkowski indicates a Purchase Agreement is still not in place, and will provide an update at the meeting.

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. As already shared in May, 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.
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- 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.*

If the Board is inclined to approve the grant application at this time, with demonstrated City support, it's suggested it be funded with LBRF, due to the amount.

2. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action

The Board postponed this application in May, asking for more information on costs. As a reminder, the developer proposes to preserve and re-use the existing building on-site, and redevelop it into a STEM focused office, research and development, manufacturing and warehousing campus.

The initial request was 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. However, there was concern about the Phase I cost, as well as questions about the BEA and DDCC. PM Environmental indicated the cost of the Phase I is higher at \$3,500 due to the 78 acre size of the site. Here are additional **comments** provided to the applicant and PM, their *responses* following:

- There's no diagram of where the soil gas samples will be collected or the rationale for each location. If I remember correctly, we felt this was somewhat of a fishing trip for due care, not due diligence. It could still be OK, but I would just like a bit more detail. The cost is reasonable.
- Attached figure depicts the proposed soil gas sample locations. Each location is placed in an area proximal to previously identified soil concentrations of PCE exceeding the EGLE Developed Site-Specific Volatilization to Indoor Air Inhalation Cleanup Criteria (SSVIAC).
- I think the \$3,500 for a Phase I ESA of property this size and number of parcels is OK. I didn't pay attention to how far the property extended eastward along I-94.

- We talked about not needing a Due Care Plan. This is a holdover from old interpretations of Part 201, and EGLE says they're not needed. The due care planning, which is TIF reimbursable, can just be part of redevelopment design process. The implementation can be documented at the end of redevelopment to demonstrate that due care obligations were fulfilled.
- *EGLE would not require the proactive completion of a Due Care Plan and assuming you're pursuing the results of any current/future investigations would be included in any future 381 Work Plan submittals for EGLE review. Any current/future characterization results could be wrapped into a post-development/post-renovation due care plan in association with the contaminated parcel (300 N. Zeeb Rd.). Construction phase management plans or health and safety supplements can also be provided in lieu of the Due Care Plan prior to development*
- I don't know the distribution of old sampling locations defining facility status. Do they have enough data for a valid BEA? Unless the property has been consolidated into one tax parcel, is there data showing facility status for each tax parcel as has been required by EGLE? Adjacent and contiguous only applies to Act 381 eligibility, not BEA eligibility. Part 201 consistently refers to "parcels" when defining a facility, and BEAs are only good for facilities. I haven't dealt with this in several years, so PM should verify with EGLE what is needed vs. what they have.
- *See attached Facility Map. Only the 300 N. Zeeb Road parcel has documentation supporting the facility status. If you require investigation outside of the 300 N. Zeeb Road parcel, that will need to be verified during the Phase I ESA and confirmation of all parcels that need to be included under the Phase I ESA may be needed if it isn't currently covered*

If the Board is satisfied with the above responses, the request is for \$12,980 for Phase I, II, BEA and DDCC. The Board can decide to fund the entire request, or fewer tasks.

3. Resolution of Support for Bridge Brownfield Funding Grant Program – Action

Staff was involved with planning meetings with MEDC and EGLE and other large Brownfield Authorities around the state last December, to develop a grant program to directly fund Eligible Activities on brownfield projects. This proposal became the "[Brownfield Bridge Fund](#)," a part of the Governor's "[MI New Economy](#)" economic development strategy, understanding the unique opportunity presented by covid funding from the federal government.

The Brownfield Bridge Fund was not funded by the Legislature in the most recent budgeting bill, so we've been advised by MEDC and EGLE representatives to urge our State Elected Representatives to support the program, in hopes it gets funded.

The attached Resolution is for the Board's consideration. I would also suggest the Board request the County Board of Commissioners pass a similar Resolution.

4. May 2022 Financial Report – Action

There is an additional \$3,000 needed to be reimbursed to Kingsley Condominiums, which remained in the account due to an input error in the Financial Report spreadsheet. The current report reflects all the Interest approved on the four projects last month.

Staff updates:

1. Please see an updated spreadsheet showing all Environmental Assessment Grants awarded, and reimbursements made, and budget tracking for years 2018 through 2023. Note that we're projected to finish 2022 with an Admin account balance of approximately \$75,000, however, any additional Assessment Grants awarded through 2022 will reduce that final balance. Also, salary/fringe, CAP costs are estimates until actuals are known.
2. EGLE has completed all the work on both 923 Ecorse (Forbes Dry Cleaning) and Armen's Cleaners. This is a big achievement for both communities, and we are fortunate EGLE had the additional funding to finally tackle these challenging sites. Both sites may need further brownfield TIF incentives to assist with redevelopment.
3. 220 N. Park: The City's Community Benefits Ordinance Committee has made its set of recommendations, and a public hearing is set for June 7th. We anticipate after that, the developer will be able to finalize all financials and finish the Draft Brownfield Plan. An ARPA funding request to the County Board of Commissioners is still anticipated, and details will be available later in June regarding this, and may be determined at the July County Board of Commissioners meeting.



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

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- 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

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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

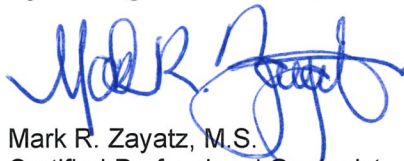
Based on the above-referenced Work Plan, our professional experience and knowledge of the Site and current regulatory conditions, Hydro-Logic proposes the following estimated project budget:

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.

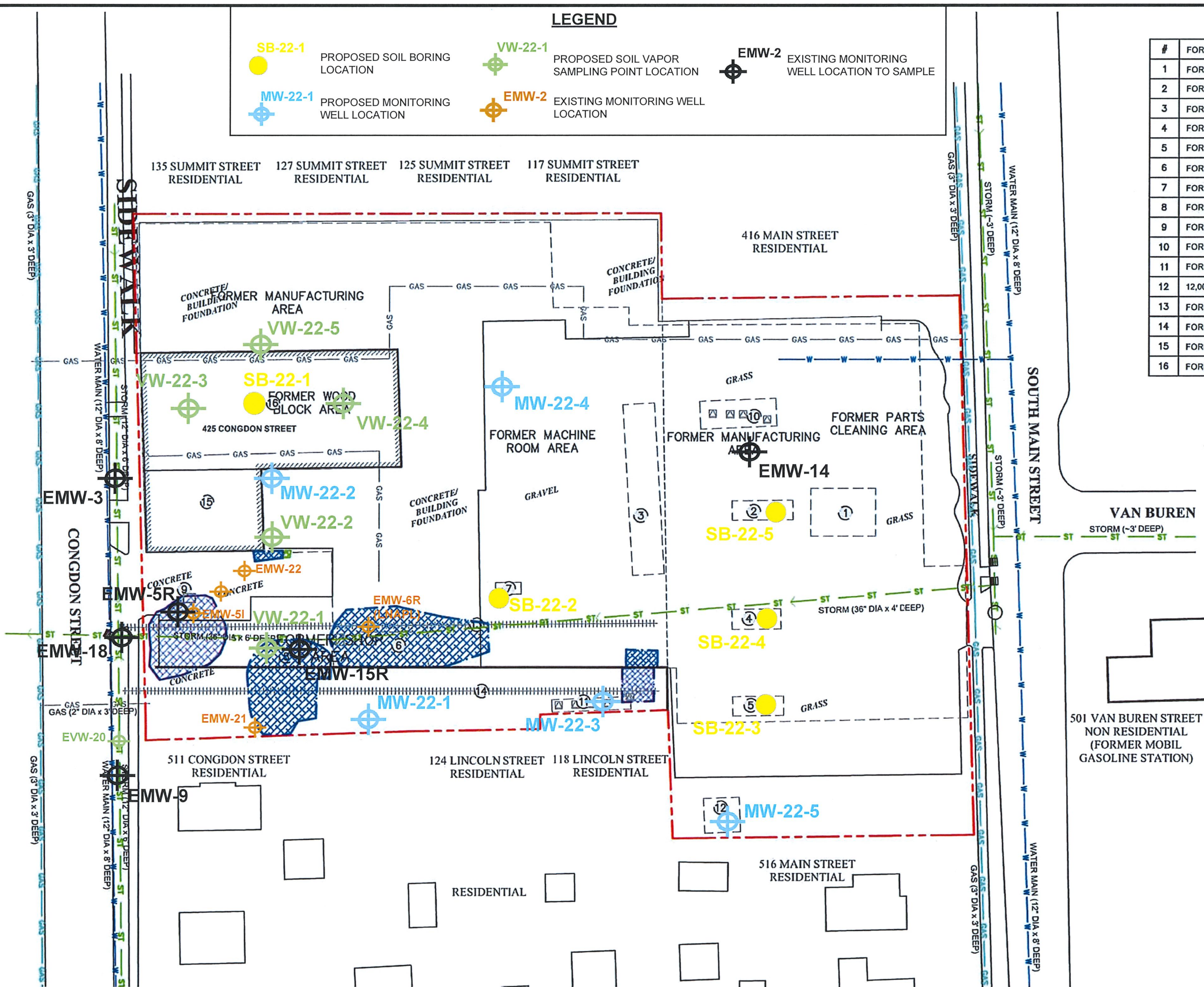
LEGEND

- 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

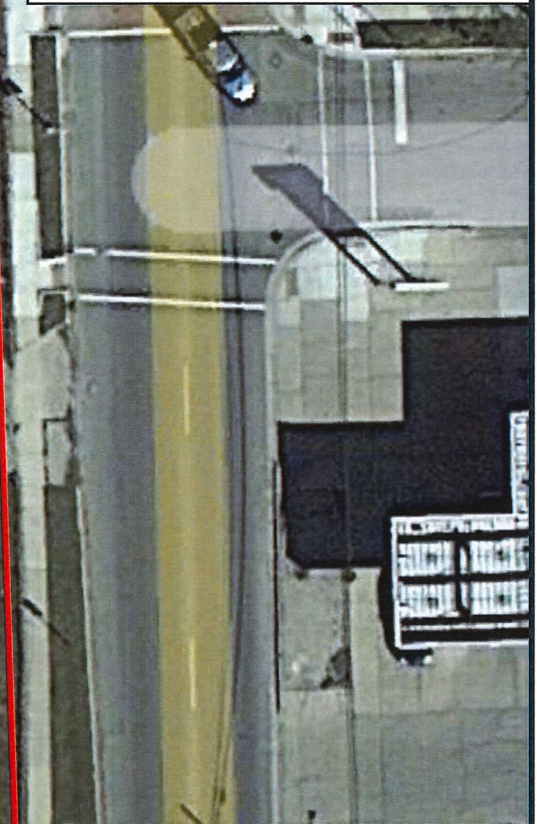


FIGURE 2 PHASE II INVESTIGATION PROPOSED SOIL BORING, MONITORING WELL, & SOIL VAPOR SAMPLING POINT LOCATIONS FEDERAL SCREW WORKS PROPERTY 425 CONGDON STREET CHELSEA, MICHIGAN		
PROJECT NO. 21-603	PREPARED BY BAL	DRAWN BY BAL
DATE 05/05/2022	REVIEWED BY MRZ	HLA INC.



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

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.



- 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.

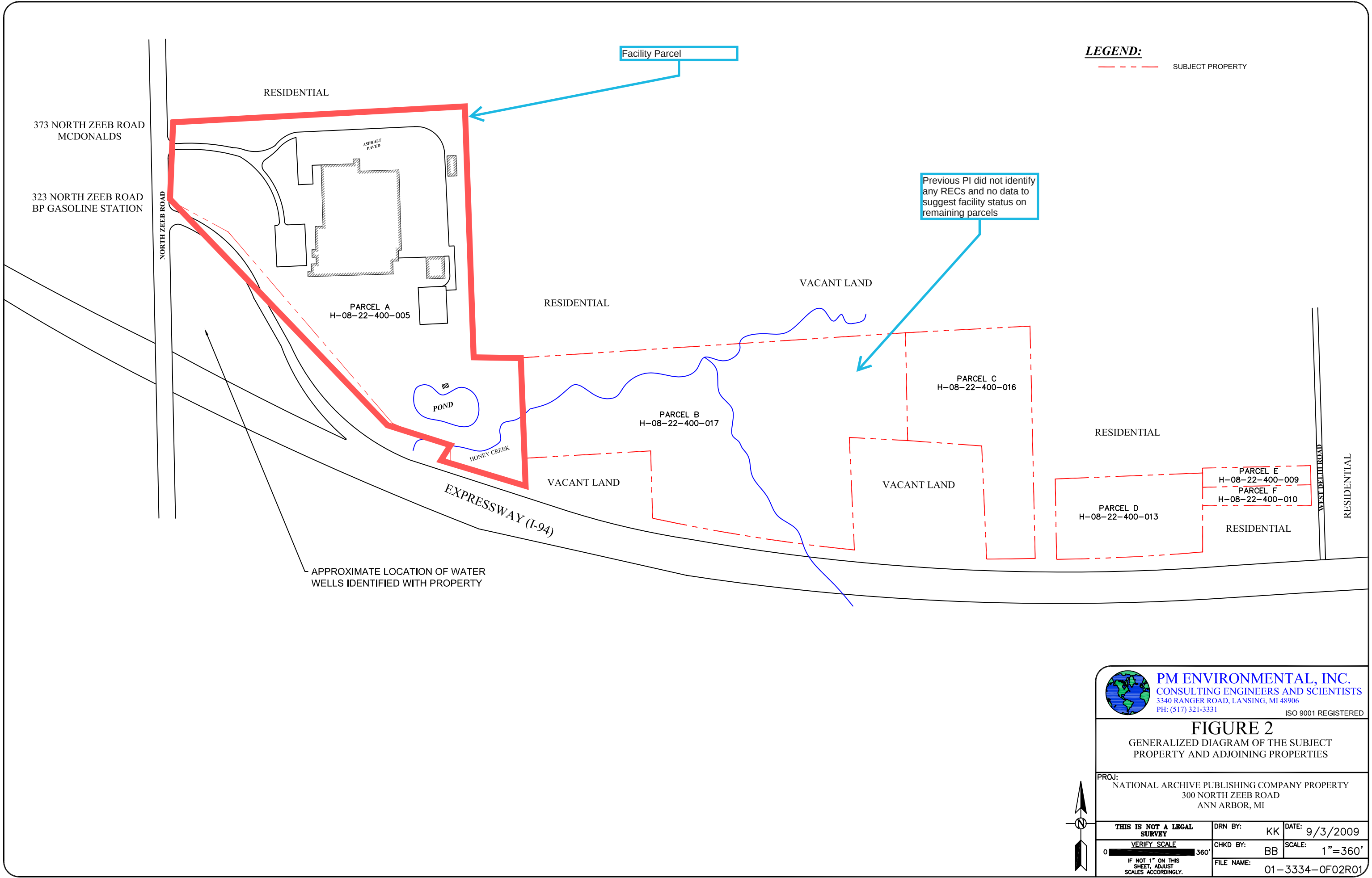
Sincerely,

PM ENVIRONMENTAL, INC.

Carey Kratz
Regional Due Diligence Manager

Nicholas Lieder
Regional Manager – Site Investigation Services

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LEGEND:

--- SUBJECT PROPERTY



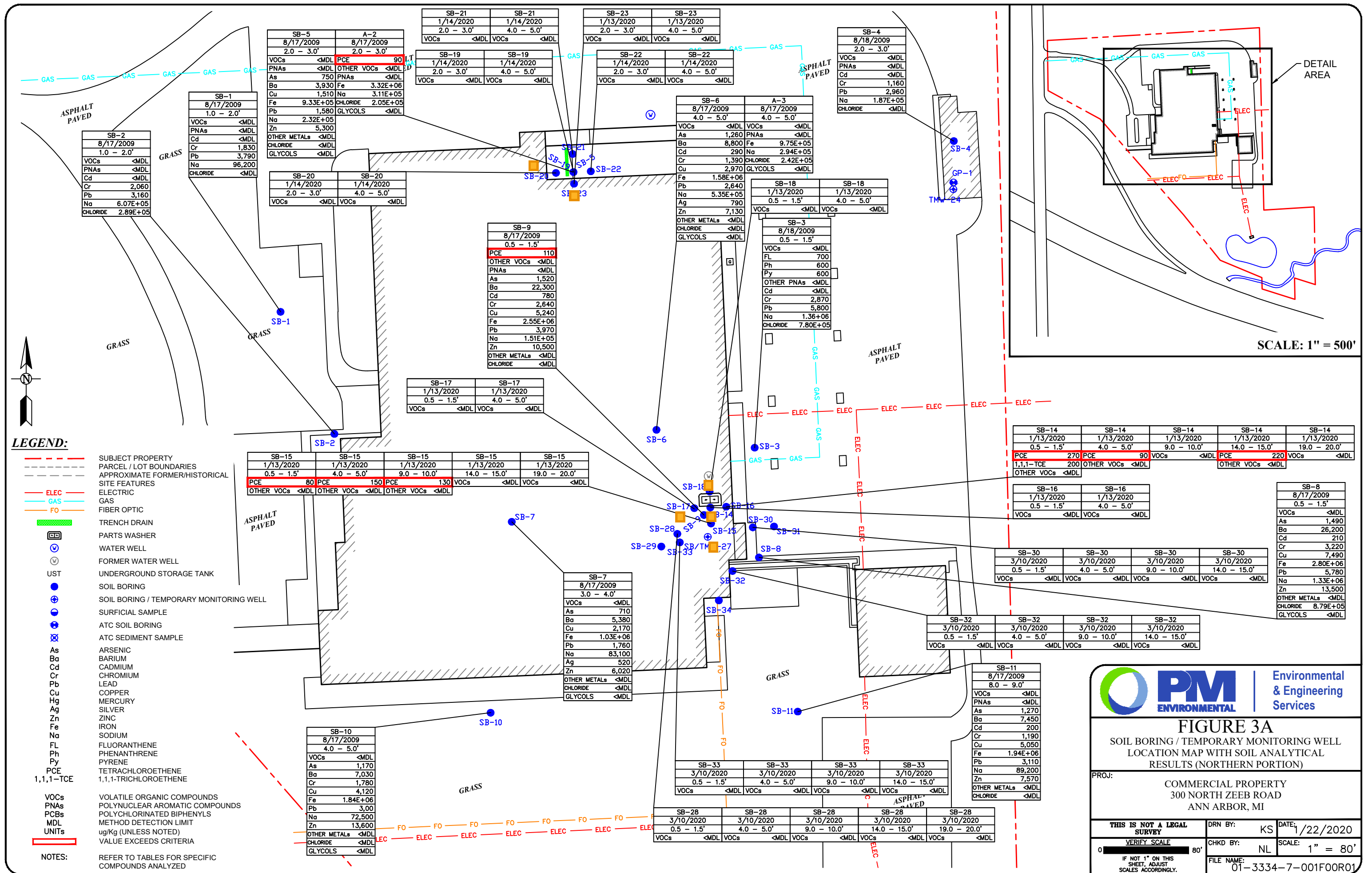
PM ENVIRONMENTAL, INC.
CONSULTING ENGINEERS AND SCIENTISTS
3340 RANGER ROAD, LANSING, MI 48906
PH: (517) 321-3331
ISO 9001 REGISTERED

FIGURE 2

GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ:
NATIONAL ARCHIVE PUBLISHING COMPANY PROPERTY
300 NORTH ZEEB ROAD
ANN ARBOR, MI

THIS IS NOT A LEGAL SURVEY VERIFY SCALE 0 360' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DRN BY: KK	DATE: 9/3/2009
	CHKD BY: BB	SCALE: 1"=360'
	FILE NAME: 01-3334-0F02R01	



A RESOLUTION TO URGE STATE OF MICHIGAN LEGISLATURE TO FUND
BROWNFIELD BRIDGE FUND GRANT PROGRAM USING ARPA FUNDING TO
ASSIST WITH BROWNFIELD REDEVELOPMENT

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

JUNE 9, 2022

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) was established in 1999 by the Washtenaw County Board of Commissioners to facilitate the remediation and redevelopment of contaminated, blighted, and obsolete brownfield sites within its 23 participating municipalities; and

WHEREAS, the WCBRA has become an exemplary brownfield redevelopment program in the State of Michigan, with 17 completed projects, adding almost 2000 jobs and over \$500 million in private investment, 16 active projects, and active Environmental Assessment and Local Brownfield Revolving Fund incentive programs; and

WHEREAS, the current economic climate, with rising construction and other costs, presents financial challenges for many brownfield projects, but particularly in weaker economic areas of the County; and

WHEREAS, WCBRA staff was invited to be a part of a team, made up of representatives from other Brownfield Authorities around the state, Michigan Economic Development Corporation and Department of Environment, Great Lakes, and Energy, to finalize details of the Brownfield Bridge Fund, part of the Governor's MI New Economy Plan, which would directly fund Eligible Brownfield Activities on Eligible Brownfield sites; and

WHEREAS, it is our understanding that the Brownfield Bridge Fund has not been approved for funding yet, despite the significant benefit this fund would have to assist with critical brownfield projects throughout the State of Michigan; and

NOW THEREFORE BE IT RESOLVED the WCBRA urges our State Elected Representatives to fund the proposed Brownfield Bridge Fund, to provide critical support for Brownfield Projects in Washtenaw County and around the State.

BOARD MEMBER	Y	N	A	BOARD MEMBER	Y	N	A	BOARD MEMBER	Y	N	A
Harless				Baushke				Meyers			
O'Toole				Maier				Foreman			
Woollatt				Krueger				Shink			

VOICE VOTE: 9 0 0

STATE OF MICHIGAN)

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Brownfield Redevelopment Authority at a meeting held at 200 N. Main in the City of Ann Arbor, Michigan, on June 9th, 2022.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 10th day of June, 2022.

LAWRENCE KESTENBAUM, Clerk/Register

BY: _____ Clerk



		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	\$	212,171.16	\$	1,015,444.00	\$	457,335.21	\$	-	\$	67,833.69	\$	53,331.18						
Interest Reimbursed to Date			\$	36,964.00								\$	53,331.18									
Remaining Interest to be Reimbursed	\$	41,282.00	\$	-	\$	212,171.16	\$	1,015,444.00	\$	457,335.21												
Project Financial Activity																						
12/31/21 Fund Balance	\$	-	\$	-	\$	5,000.00	\$	-	\$	-	\$	5,000.00			\$	156,495.82	\$	-				
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	\$	205,396.92			
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	\$	205,396.92		
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	\$	46,235.00			
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	\$	202,396.92		
Misc Refund																						
Current Brownfield Account Balance	\$	-	\$	-	\$	(2,983.72)	\$	-	\$	-	\$	-	\$	-	\$	186,285.52	\$	3,000.00	\$	39,056.00		
* Includes Admin and LBRF Funds																				To pay 3 mill SET Only		
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	\$ 3,000.00				\$ 3,000.00
615 S. Main					
1140 Broadway -Beekman on Broadway					
309 N. Ashley					
Broadway Park					
Grandview Commons					
Water Street					
Thompson Block					
Maple Oaks					
Grand Total	\$ -	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00

(error in winter 2021 capture left \$3,000 in account - need to reimburse)

						Record of Actual Payments for Current Year Only					
		2018	2019	2020	2021	2022	2023				
Approval Date	Project	Applicant	Grant Award	Amount Paid	Status?						
	2017 Dexter Barn in ROW	City of Dexter	\$ 3,600	2,450.00	Closed	\$ 2,450					
	2017 Peninsular Park Dam	HRWC	\$ 15,000	15,000.00	Closed	\$ 15,000					
	2017 3045 Broad DTE Site	City of Dexter	\$ 9,100	9,100.00	Closed	\$ 5,200					
	2017 3045 Broad Norfolk	Norfolk Homes	\$ 15,000	12,294.60	Closed		\$ 12,294.60				
	2018 1514 White St.	A2 Housing Comm	\$ 15,000	15,000.00	Closed	\$ 15,000					
	2018 325 E. Summit	325 E. Summit Condos LL	\$ 10,000	10,000.00	Closed	\$ 10,000					
	2018 1140 Broadway	Morningside	\$ 10,000	10,000.00	Closed		\$ 10,000.00				
	2018 309 North Ashley	307 North Ashley LLC	\$ 10,000	10,000.00	Closed	\$ 10,000					
	2018 651 Rice Street	City of Ypsilanti	\$ 15,000	11,200.00	Closed	\$ 11,200	\$ 240.00				
	12/6/2018 1140 Broadway MDEQ	MDEQ/Ann Arbor	\$ 15,000	15,000.00	Closed		\$ 15,000.00				
Mar and May	2019 1150 Midway	Ypsilanti Township	\$ 8,435	8,435.00	Closed		\$ 8,435.00				
	5/2/2019 2 W. Michigan	Praxis Properties LLC	\$ 15,000	15,000.00	Closed		\$ 15,000.00				
	5/2/2019 2025 E. Clark Rd.	Ypsilanti Township	\$ 20,886	19,544.89	Closed		\$ 19,544.89				
	5/2/2019 9101 Main Street	Northfield Township	\$ 2,500	2,500.00	Closed		\$ 2,500.00				
	6/6/2019 1 Liberator Way	Yankee Air Museum	\$ 15,000	12,552.90	Closed		\$ 9,601.60	\$ 2,951.30			
	6/6/2019 *** 1165 Ecorse Rd Phase	Ypsilanti Township	\$ 17,840.00	14,254.00	Closed		\$ 14,254.00				
	7/3/2019 1150 Midway (DDCC+ECM	Ypsilanti Township	\$ 6,450	6,450.00	Closed		\$ 6,450.00				
	7/3/2019 Vac Dexter-A2 Road	City of Dexter	\$ 2,000	2,000.00	Closed		\$ 2,000.00				
	7/3/2019 2 W. Michigan	EGLE	\$ 19,500	19,500.00	Closed		\$ 6,584.22	\$ 12,915.78			
	7/3/2019 1831 Traver Road (Leslie)	City of Ann Arbor **	\$ 50,000		Closed						
	9/5/2019 2260/2270 Platt	Thrive Collaborative	\$ 15,000	15,000.00	Closed			\$ 15,000.00			
	9/5/2019 701 W. Ellsworth	Pittsfield Twp	\$ 9,310	9,310.00	Closed			\$ 9,310.00			
	10/3/2019 301 N. East St, Rockwell	JP Commercial Real Est, Chelse	\$ 15,000	4,300.00	Need to close			\$ 4,300.00			
	11/7/2019 Ypsi Community Schools 3 Site	OCED, on behalf of YCS	\$ 12,390	12,389.50	Closed			\$ 12,389.50			
	12/5/2019 1140 Broadway MDEQ Off-Site	EGLE (Contract w Wood)	\$ 20,000	16,888.21	Open			\$ 16,888.21			
	1/9/2020 300 N. Zeeb	300 N. Zeeb LLC	\$ 14,725	14,725.00	Closed			\$ 14,725.00			
	2/6/2020 5541 Jackson Road	RSB Equities LLC	\$ 9,000	9,000.00	Closed			\$ 9,000.00			
	2/6/2020 400 N. Freer Road Phase I	City of Chelsea	\$ 3,500	3,500.00	Closed			\$ 3,500.00			
	3/20/2020 327 E. Hoover, Phase I, BEA, DC	Stadium Club 327 LLC	\$ 9,900	9,308.75	Closed			\$ 9,308.75			
	3/20/2020 4150 Platt Road, Phase I	Recycle Ann Arbor	\$ 6,000	4,388.00	Closed			\$ 4,388.00			
	3/20/2020 400 N. Freer Road, Phase II	City of Chelsea	\$ 10,000	6,922.20	Closed			\$ 6,922.20			
	6/4/2020 5541 Jackson Road	RSB Equities LLC	9350****	6,000.00	Closed			\$ 6,000.00			
	7/9/2020 701 W. Ellsworth	Pittsfield Twp	\$ 5,100.00	4,669.92	Closed			\$ 4,669.92			
7/9/2020 and 11/5/20	75 Barker Phase II	Transfer to Northfield Townshi	\$ 6,167		Closed						
	11/5/2020 8140 Main Street Phase I, Haz	City of Dexter	\$ 7,300	4,900.00	Closed			\$ 7,300			
	12/3/2020 2260-2270 Platt Rd	Avalon Housing	\$ 7,800	6,800.00	Closed			\$ 6,800			
	3/11/2021 S. Union St. Manchester	Manchester Market	\$ 9,160	6,960.00	Closed			\$ 6,960			
	3/11/2021 220 N. Park	City of Ypsilanti	\$ 8,250	(DCC Funding to replace)	Closed			\$ -			
	4/8/2021 3515 Broad Street	City of Dexter	\$ 7,375</								