Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, October 6th 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:

US: +1 470 381 2552 or +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 470 250 9358 or +1 206 337 9723 or +1 213 338 8477

1. **Call to Order**
2. **Public Comment***
3. **Approval of Agenda**
4. **Approval of Minutes**
    a. September 8th, 2022 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
    1. 220 N. Park Collateral Agreement – Action
    2. 237-247 Monroe, City of Saline, Request Increase to LBRF Grant and Approve LBRF Grant Costs for Reimbursement – Action
    3. 5135 Plymouth Road, Phase II Env. Assessment Grant Application – Action
    4. Discuss Introduced Senate Bills Amending Act 381 to Allow Affordable Housing Costs as Eligible Activity
    5. September 2022 Financial Report – Action
7. **Other Business**
8. **Public Comment***
9. **Adjournment**

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

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

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

DRAFT MEETING MINUTES
Thursday, September 8, 2022, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, James Harless, Allison Krueger – Vice Chair, Sam Baushke, Colleen O'Toole, Christy Maier,

Board Absent: Sue Shink, Joe Meyers - Secretary

Staff: Nathan Voght – OCED, Jacques Jones – OCED Planning and Policy Intern

Joining the Meeting: Mary Hoeh, SME, Tim Loughrin and Dorian Neubecker – Roberts Bros Homes, Bret Stuntz, SME – 303 N. Fifth, Mark Smith, 300 W. Michigan, Jamie Taralunga, 2 W. Michigan ON ZOOM: Adam Patton and Aaron Snow, PM Environmental for 4025 Packard Road, Jared Belka attorney for Robertson Bros Homes, Dirk Mammen – ECT for 175 N. Main.

Handouts: None

1. Call to Order

Chair Woollatt called the meeting to order at 9:03 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

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

4. Approval of August 11th, 2022 Meeting Minutes

A. Krueger moved to approve the August 11th meeting minutes (2nd C. O'Toole), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None disclosed.

N. Voght introduced Jacques Jones, a new Planning and Policy intern, currently studying at U of M Dearborn in Urban and Regional Studies. Mr. Jones introduced himself to the Board.

6. Business

1. <u>303 N. Fifth-312/314 Detroit Street Act 381 Work Plan and Reimbursement Agreement – Action</u>

   Staff referred to the Work Plan and Agreement in the packet. The Board had a short discussion.

   C. O'Toole moved to approve the Act 381 Work Plan (2nd J. Harless), and the motion passed unanimously.

2. <u>220 N. Park Reimbursement Agreement – Action</u>

N. Voght referred to the Reimbursement Agreement, with changes requested by the Developers' attorney, Kurt Brauer. Staff has reviewed all revisions with the County Corporation Counsel, and several were not accepted. The version presented to the Board has been approved by Corporation Counsel.

J. Harless asked that the last sentence of Recitals, #8, be removed. And the last sentence of Terms and Conditions #4 be removed, and moved back to #5, but add that costs may shift from the Brownfield Plan amounts, but only within each category, Environmental and Non-Environmental.

J. Harless moved to approve the Reimbursement Agreement with the changes noted, and changes discussed at the table, (2nd C. Maier) and the motion passed unanimously.

3. <u>4025 Packard Road Reimbursement Agreement – Action</u>

Staff referred to the Agreement in the packet. It uses the Board's template, and particulars of the project have been added.

C. O'Toole moved to approve the Reimbursement Agreement as presented (2nd S. Baushke), and the motion passed unanimously.

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4. <u>2 W. Michigan, Increase Environmental Assessment Grant Application – Action</u>

Staff summarized the project status, and previous assessment grants given, including $20,000 from the Downriver Community Conference, and $15,000 from the Brownfield Authority. Both act as 50% matches for the other, allowing most of the costs to be covered. However, SME has prepared a proposal for the next stage of due diligence, and the cost exceeds the available $15,000 previously granted by $12,700. So, the request is to increase the award by that amount.

The Board discussed the Assessment Grant adopted policy, and maximum amount allowed for private developers at $15,000. The concern is deviation from the policy. Further, there is an opportunity to fund this extra cost through a Brownfield Plan with TIF. Staff pointed out the capped assessment with SEV at about $275K and TV at about $115K, that with the uncapping, provided a Brownfield Plan is approved prior to the 2023 Assessment Roll becoming active, there will be at least $10K per year of increment to fund eligible activities.

A. Krueger moved to deny the request for additional assessment grant funds (2n C. O'Toole), and the motion passed unanimously.

5. <u>175 N. Main, Washtenaw County, Phase II Environmental Assessment Grant</u>

Staff discussed the Board's previous grant award for this Washtenaw County-owned site for a Phase I, which revealed a Recognized Environmental Concern of a former gas station to the north. Therefore a Phase II is recommended to take soil sample on the north side of this site. The County is exploring the site to partner with a developer for affordable housing.

J. Harless moved to approve the Phase II Environmental Assessment Grant Application for $6,845.18 (2nd C. O'Toole), and the motion passed unanimously.

6. <u>Village of Ann Arbor Project Introduction, and Form Brownfield Review Sub-Committee, City of Ann Arbor, Robertson Brothers Homes – Presentation</u>

Tim Loughrin, with Robertson Bros Homes, was in attendance and presented an overview of the project. The site is 58 acres, and 484 homes, both rental and for-sale, are proposed. Bret Stuntz, with SME, the Environmental Consultant on the project, provided information on the environmental conditions, and how they will address Due Care.

Staff stated that City of Ann Arbor staff have had various meetings related to the project and requested Eligible Activities. About $20 million in Environmental is included, and about $6 million in Non-Environmental. However, the Non-Environmental consists of sustainability items the City Planning Commission has requested. Although, the City Brownfield Policy requires affordable housing for any Non-Environmental request. Therefore, the City will have to determine, from a policy perspective, how they value sustainability versus affordable housing.

Authority members S. Baushke, J. Harless, A, Krueger, and C. Maier volunteered to serve on a Brownfield Plan review sub-committee to assist with reviewing the draft Brownfield Plan, prior to City submittal.

7. <u>300 W. Michigan Avenue (former EMU COB), Phase II Environmental Assessment Grant – Action</u>

Mark Smith, with MI-HQ, the potential purchaser, was in attendance. His environmental consultants, Aaron Snow and Adam Patton, with PM Environmental were also in attendance via Zoom.

The Board had questions about the proposed scope, including GPR, and soil testing and GPR around the perimeter of the building.

The Board further discussed the size of the project, and ability to roll these costs into a Brownfield Plan for future developer reimbursement. Mr. Smith estimated that annual taxes will be about $300,000.

J. Harless moved to deny the Phase II Environmental Assessment Grant application (2nd A. Krueger), and the motion passed with 6 in support, and T. Woollatt against the motion.

A. Krueger had to leave the meeting at 10:30 a.m.

8. <u>August Financial Report – Action</u>

Staff referred to the Report, which includes summer 2022 City of Ann Arbor capture, and reimbursements to developers, and one final LBRF capture for Michigan Inn.

C. Maier moved to approve the Financial Report and all noted transactions (2nd S. Baushke), and the motion passed unanimously.

7. Other Business

J. Harless mentioned the Reimbursement Agreement Template used by the Board, and it may be time to review it and update it. He’s noticed some areas that could be improved.

Mr. Harless and T. Woollatt agreed to review the template with staff and present recommendations at a future meeting. They asked staff to send recent examples of the agreement, and the comments that Kurt Brauer made to the 220 N. Park Agreement.

8. Public Comment:

None.

9. Adjournment:

The meeting was moved by C. O'Toole to adjourn at 10:45 a.m. (2^{nd} J. Harless), and the motion passed unanimously.

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, October 6th, 2022
200 N. Main, Lower Level Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: September 30, 2022

This regular board meeting will be held in-person, at 200 N. Main, lower level Conference Room, downtown Ann Arbor. 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. **220 N. Park Collateral Assignment Agreement – Action**

   A template collateral assignment agreement is included in your packet for information. However, this is being updated to reflect that not all the Tax Increment Revenue generated can be assigned to the lender. Rather, the majority will go to the construction lender, and a portion will be pledged to repay the Authority's $500,000 LBRF Loan.

   The Agreement, once finalized, will assign the portion of annual Tax Increment Revenues not pledged to repay the $500,000 LBRF Loan towards the construction lender, Michigan Community Capital, to repay their $1.7M loan to fund the remaining Eligible Activities in the Brownfield Plan not funded by the Authority's $1M LBRF Grant/Loan.

   Based on initial estimates, after a 3-year grace period, approximately $40,000 and $170,000 monthly loan payments will be required, for the LBRF Loan and MCC Loans, respectively, which will be paid out of annual TIR. The loan terms are both 15 years. Available annual TIR will be approximately $224,000 starting in year four of the Brownfield Plan (the first year when loan payments begin). Annual TIR will increase to almost $300,000 by year 15, according to the TIF Table.

   Staff requests that the Board authorize staff, the developers, and County Corporation Counsel to finalize the Collateral Agreement, and execute as necessary.

2. **237-247 Monroe, City of Saline, Request Increase in LBRF Grant and Approval LBRF Grant Costs for Reimbursement – Action**

   The City of Saline has completed the environmental work for the new parking lot that will serve Salt Springs Park. The Authority granted a total of $78,195 in LBRF funding to remediate contaminated soils. Approximately $35,160 in actual costs have been approved and reimbursed so far.

Please see the attached "Brownfield Reimbursement Request 2 Summary" from TetraTech, detailing the final accounting for the project costs. Overall projects costs totaled $199,778.83, which exceeds the grant amount by $121,583.83.

Please refer to page 2 of the summary document with a table of all tasks for the project. Tasks in **blue** were completed and reimbursed already. Tasks in **black** were scope items completed, for this second reimbursement request. Tasks in **red**, were out of scope items that represent the cost overruns.

Invoices and proof of payments have been provided for TetraTech, Midwest Consulting, US Ecology and Fonson. Some invoices have costs where only a portion were considered brownfield eligible, and Tetra Tech has identified those believed eligible.

Staff recommends the Board review the information and discuss with Patti McCall, from Tetra Tech, who will be in attendance at the meeting.

3. 5135 Plymouth Road, Phase II Environmental Assessment Grant Application – Action

Please see an assessment grant application and cost proposal from Associated Environmental Services, LLC for Phase II investigation at a former gas station, located in Superior Charter Township. The estimated cost for the vapor and soil investigation is between $17,000 and $24,000. The proposed use is an antique store and gallery. Here is a link to the Phase I report.

The site and building will be improved and rehabilitated, but no demolition, reconstruction, or new construction is proposed.

The site is located within a Low Opportunity Area in the Washtenaw County Opportunity Index.

The Board should review the cost estimate, and determine if a more detailed cost proposal is necessary. Further, this project is smaller in scale, and may not include a level of investment we are accustomed to leveraging with the limited Environmental Assessment Grant funding available in our program. Nonetheless, there's no question that a threat of vapor intrusion exists, and that this funding would help determine what measures are necessary to make the building and site safe for the intended use.

4. Discuss Introduced Senate Bills Amending Act 381 to Allow Affordable Housing Costs as Eligible Activity

As discussed since 2020, starting with Jim Tischler and the State Land Bank, including costs to support affordable housing as Eligible Activities within a Brownfield Plan has been explored under existing Act 381 provisions. In particular, around assistance to a Land Bank or Qualified Local Unit of Government to clearing or quieting title to, or selling or otherwise conveying, property owned by the Qualified Local Governmental Unit, or acquisition of property if the acquisition is for economic development purposes.

For the 220 N. Park project, about $700,000 in Eligible Activities were included to support selling the property by the City of Ypsilanti for the intended use as a project with substantial affordable housing. These costs were included for "Local Only" reimbursement, as the State did not believe adequate basis existed for use of Act 381 in this way, therefore would not be approved for State School tax reimbursement.

However, since January, various State Departments have been working on amending Act 381 to allow affordable housing costs to be eligible under Act 381, as staff has previously reported.

Recently, four Senate bills have been introduced to amend Act 381, to address affordable housing costs as Eligible Activities. Note three of them are only correcting references to Act 381, not included in your packet. Senate Bill 1152 provides the proposed amendments to Act 381. Here is a summary of the changes:

1. For communities that have identified "a specific housing need and has absorption data or job growth data" certain housing assistance, housing development activities, and Infrastructure and Site Preparation activities (directly benefitting the property or support housing assistance or development activities) are now eligible activities/costs. This is significant, because it opens up Non-Environmental Activities supporting affordable housing in Non-Core Communities.
2. "Housing Assistance Activities" are now clearly defined (see Pg 12 of the SB)
3. Michigan State Housing Development Authority must review Work Plans that include projects with 50% or more of Residential use, by square footage, which include Housing Assistance Activities as an Eligible Activity.
4. Housekeeping clarification that DDAs and other TIF authorities can forego their capture in support of the Brownfield Plan (pg 21 and pg 32 of the SB)
5. "Fees and expenses, including licensing, permitting, planning, engineering, architectural, testing, legal and accounting fees" are now included as Eligible Activities.
6. For projects that include Housing Assistance Activities, the State must deposit the 3 mills of SET capture into the State Housing Development Fund.
7. Notice of a proposed Brownfield Plan must also now be provided to MSHDA, if housing costs are included.

There is an opportunity to review the amendments and provide input on the Senate Bills.

A coalition of Brownfield Authorities around the State will be convening soon to discuss the proposed amendments, and coordinate a response.

Staff will keep the Board updated on status of the legislation.

5. September 2022 Financial Report – Action

Please see several additional transactions requested.

Staff updates:

1. The Village of Ann Arbor Project, introduced last month, is being forwarded to the City's Brownfield Review Committee, and City Council. It will likely be several months before coming to the Authority.

2. The Rockwell Project, consisting of a rehabilitation of a historic stove manufacturing building in the Chelsea Clocktower complex into 51 Apartments, received an increase in CRP funding from the MEDC from $750,000 to $1.5 million, and is now proceeding to the MSF Board for Brownfield TIF and CRP approval on October 25th.

3. The City of Chelsea has hired a new Community Development Director, and will be starting in earnest in the next couple of weeks.

4. EGLE has approved reimbursement of our CMI Grant Retainer for Packard Square (The George), in the City of Ann Arbor. This will fully reimburse the County for all grant expenditures (only the 10% retainer has been withheld), and officially close the CMI Grant. After 10 years, EGLE's and the County's grant accounts showed a difference of $3. Staff informed the EGLE Grant Representative that he would buy him a frosty beverage in exchange.

5. Staff continues to work with 220 N. Park developers, City of Ypsilanti, to finalize all agreements, including the LBRF Grant/Loan Agreement. They hope to close on the property at the end of October, and begin work this year.

6. Ypsilanti Township has hired SME to assist with determining environmental investigations required at Gault Village prior to demolition. Staff, Township planning, code enforcement, building, and SME representatives, and a vermin removal company planned to do a walk-through of the entire property on August 16th, but the owner did not appear to provide access. A court date was held last week where the Township appeared with SME and a proposal outlining necessary steps prior to demolition, and estimated costs, and a demolition bid from Homrich. The owner did not come with any information. The hearing was adjourned until early November to give the owner and Township more time to get demolition quotes.

   SME and staff submitted a DCC assessment application for Phase I, II, Hazardous Materials Survey, for approximate cost of $50,000. This would be in anticipation of court authorization for the Township to complete this work.

7. The Board approved $6,800 in Phase II funding for 175 N. Main, owned by the County, at the September meeting. However, the DCC is eager to obligate and spend their remaining assessment funds prior to re-application to the EPA in November, therefore staff, in consultation with the Chair, asked ECT to prepare a DCC application, which was submitted. Therefore, this work may be funded through the DCC.

COLLATERAL ASSIGNMENT OF REIMBURSEMENT AGREEMENT

FOR VALUE RECEIVED, the undersigned ("Borrower"), does hereby sell, assign, pledge, transfer, grant a security interest in and set over to Magnet Lending Corporation ("Agent"), as agent for the Lenders (defined below), all of its right, title and interest in and to that certain Reimbursement Agreement dated _____________ by and between Borrower and the Washtenaw County Brownfield Development Authority (the "Reimbursement Agreement"), including, without limitation, the right to collect all reimbursable TIF Revenues (as defined in the Reimbursement Agreement) (collectively, the "Contract Rights"), which Reimbursement Agreement pertains to certain real property located in the City of Ypsilanti, Washtenaw County, Michigan, as more particularly described in Exhibit "A" attached hereto (the "Project"). Said Contract Rights are assigned to Bank as collateral security for certain indebtedness of the Borrower to Bank as set forth in that certain Construction Loan Agreement dated of even date herewith (the "Loan Agreement") between Borrower, Agent and the financial institutions described therein ("Lenders").

Borrower hereby acknowledges that Agent does not assume any of the Borrower's obligations or duties concerning said Contract Rights unless and until Agent shall exercise its rights hereunder.

Borrower hereby irrevocably constitutes and appoints Agent as its attorney-in-fact to demand, receive and enforce Borrower's rights with respect to said Contract Rights following the occurrence of an Event of Default under the Loan Agreement, to give appropriate receipts, releases and satisfactions for and on behalf of Borrower and to do such other acts in the name of Borrower or Agent with the same force and effect as Borrower could do if this Assignment had not been made.

Borrower hereby represents and warrants to Agent that no previous assignment of its interest in the Contract Rights has been made and Borrower agrees not to further assign, sell, pledge, transfer, mortgage, or otherwise encumber its interest in the Contract Rights without prior written authorization from the Agent so long as this Assignment is in effect.

Borrower hereby agrees that it will comply with and perform the requirements of the Contract Rights and that other than in the ordinary course of its business, it will not, except as may be required by applicable law or as permitted under the Loan Agreement, without the prior written consent of Agent, which consents shall not be unreasonably withheld: (i) modify or amend the Contract Rights in any respect materially adverse to Borrower or Bank; (ii) terminate, permit the termination or accept the surrender of the Contract Rights; (iii) waive or release any party, from the performance or observance of any obligation or condition under the Contract Rights; or (iv) give any consent to any further assignment by any party under the Contract Rights.

Borrower shall execute and deliver to Agent, all financing statements, assignments, schedules and such other documentation that Agent may reasonably request, to perfect and consummate the transaction contemplated hereunder.

This Assignment, and the power of attorney provided herein shall be operative only after the occurrence of an uncured Event of Default as defined in the Loan Agreement. This Assignment shall be binding upon and inure to the benefit of the successors and assigns of Agent and is binding upon the Borrower, its successors and assigns, except that no consent by Agent to an assignment shall be implied from this provision.

Borrower covenants and agrees that a breach of any of the covenants, representations, warranties and agreements herein contained shall, at the option of the Agent, constitute an Event of Default under the Loan Agreement.

IN WITNESS WHEREOF, Borrower has caused this Assignment to be executed as of the ____ day of ________________, 2022.

BORROWER:

RENOVARE YPSILANTI HOMES, LLC, a Michigan limited liability company

By: ________________________________
Name: ________________________________
Its: ________________________________

JOINDER:

The undersigned hereby consents to the assignment set forth herein and acknowledges that it shall recognize the rights of Bank under the Reimbursement Agreement, including, without limitation, the right to reimbursement from TIF Revenues, in the event that Agent exercises its rights set forth herein.

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHROITY

By: ________________________________
Name: ________________________________
Its: ________________________________

EXHIBIT "A"

DESCRIPTION OF REAL ESTATE

Real property in the City of Ypsilanti, County of Washtenaw, State of Michigan, described as follows:

11E-29A-1 LOT 60 GILBERT'S ADDITION, EXC BEG AT NE COR LOT 60, TH S 00-40-00 W 175.00 FT, TH S 89-50-50 W 147.63 FT, TH N 46-18-30 W 83.72 FT, TH S 89-50-50 W 82.16 FT, TH N 00-40-00 E 117.00 FT, TH N 89-50-50 E 291.00 FT TO THE POB, ALSO BEG AT ELY ROW LN OF PARK ST AT SW COR LOT 60 GILBERT'S ADDITION TO CITY OF YPSI, TH 669.09 FT ALNG ARC OF CURV-LFT-RAD 1945.58 FT - CH S 52-50-00 E 665.80 FT, TH S 00-2-30 W 45.57 FT, TH 660.01 FT ALNG ARC OF CURV-RT-RAD 1986.74 FT - CH N 53-51-20 W 656.98 FT, TH NLY ALNG ROW 60.30 FT TO THE POB. PT OF NE 1/4 SEC 9, T3S-R7E. 0.63 AC, PT OF LOT 60 GILBERT'S ADDITION. 221 N. GROVE *, COMBINED ON 07/28/2014 FROM 11-11-09-111-001, 11-11-09-111-003

Tax Item No. 11-11-09-111-004

Monroe St. Sidewalk and Salt Springs Parking Lot
City of Saline
LBRF Grant Award from Washtenaw County Brownfield Authority

Brownfield Reimbursement Request 2 Summary
January 2022 - July 2022

Approved Funding:		$ 78,195
Reimbursement Request 1 (4/14/22)	$ 35,159.97	
Reimbursement Request 2 (10/6/22)	$164,618.86	
Project Brownfield Costs	$199,778.83	
Requested brownfield overage		**$121,583.83 (Additional LBRF Grant Request)**

Reimbursement Request 2 Breakdown	
Tetra Tech	$9,800
Midwest	$1,341.75
US Ecology	$100,016.36
Fonson	$53,460.75
Total	$164,618.86

Funding overage attributed to the following:

- Additional impacted soil removal than originally assumed (both laterally and vertically)
- Unable to reuse topsoil as originally assumed, 725 square yards of soil brought in due to unsuitable soil material
- Waste hauling costs for additional PFAS impacted soil
- Waste disposal for additional PFAS impacted soil

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

Task

Task 1: Investigation and Analytical
-Completion of additional soil investigation in area of new Monroe St. sidewalk and new Salt Springs Park parking lot
-Up to 6 shallow samples will be collected (metals, VOCs, SVOCs and PCBs)
-Assumes 1 day onsite for hand auger samples
-Completed 9 shallow soil samples in 3 separate mobilizations due to scope changes

Task 1	January 2021 - December 2021	January 2022 - July 2022	Total
Labor	$ 6,685.50	$ 355.00	$ 7,040.50
Field Supplies/Equipment Total	$ 96.19	$ -	$ 96.19
Laboratory Services Total	$ 4,451.00	$ -	$ 4,451.00
Subcontractor	$ -	$ -	$ -
	$ 11,232.69	**$ 355.00**	**$ 11,587.69**

Task 2: Waste Profiling, Lead Exposure Risk/Modeling/Monitoring, Manifest and Additional Bid Documents
-Waste profiling of hazardous soil for removal
-Includes time for hazardous waste trained personnel to be onsite to sign manifests during soil removal (up to 10 hours)
-Additional staff time for waste coordination and onsite to sign manifests (additional mobilizations required)
-Includes lead exposure risk assessment (assumed based on initial site investigation lead concentrations)

Task 2	January 2021 - December 2021	January 2022 - July 2022	Total
Labor	$ 3,404.25	$ 6,918.00	$ 10,322.25
Field Supplies/Equipment Total	$ -	$ -	$ -
Laboratory Services Total	$ -	$ -	$ -
Subcontractor	$ -	$ -	$ -
	$ 3,404.25	**$ 6,918.00**	**$ 10,322.25**

Task 3: Reimbursement for initial parking lot / LBRF assistance
-Includes time for 2 meetings and correspondence with WCBRA
-Reimbursement for initial site investigation in project area; investigation included ground penetrating radar (GPR), soil and groundwater investigation to identify impacts and former dump area refuse
-Includes costs for subcontractor (GPR, drill rig) and 2 days onsite for Tetra Tech field personnel
-Submitted 5 soil samples/sample intervals for metals, VOCS, SVOCs, PCBs and cyanide
-Submitted 3 temporary well groundwater samples for metals, VOCs, SVOCs, PCBs, cyanide and PFAS

Task 3	January 2021 - December 2021	January 2022 - July 2022	Total
Labor	$ 11,359.50	$ 2,527.00	$ 13,886.50
Field Supplies/Equipment Total	$ 83.49	$ -	$ 83.49
Laboratory Services Total	$ 3,950.00	$ -	$ 3,950.00
Subcontractor (Drilling)	$ 1,768.54	$ -	$ 1,768.54
	$ 17,161.53	**$ 2,527.00**	**$ 19,688.53**

Task 4

-Excavation, transportation and landfilling of hazardous soil and gravel materials that are impacted and not suitable for reuse on site
-Assumes 400 cubic yards of impacted soil based on project area
-604 tons of impacted soil was removed
-Assumes contractor will need to be HAZWOPER communication trained based on initial site data (lead concentrations)
-Purchase of clean topsoil for project area
-Reuse of soils assumed, 725 square yards of material brought in due to unsuitable soil material
-Midwestern consulting completed bid documents for worker safety related to lead and waste hauling
-US Ecology costs (paid directly by City of Saline)
-Fonson waste transport costs (paid directly by City of Saline)

Task 4	January 2021 - December 2021	January 2022 - July 2022	Total
Labor	$ -	$ -	$ -
Field Supplies/Equipment Total	$ -	$ -	$ -
Laboratory Services Total	$ -	$ -	$ -
Midwestern Cons. Labor	$ 3,361.50	$ 1,341.75	$ 4,703.25
Subcontractor (US Ecology)	$ -	$ 100,016.36	$ -
Subcontractor (Fonson)	$ -	$ 53,460.75	$ -
	$ 3,361.50	**$ 154,818.86**	**$ 158,180.36**

Approved Budget **Total**	**$ 35,159.97**	**$ 164,618.86**	**$ 199,778.83**

Notes:
blue items = tasks completed during reimbursement request 1 timeframe
black items = tasks completed during reimbursement request 2 timeframe
red items = out of scope tasks completed

Reimbursable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Parking Lot
City of Saline
Brownfield Plan
January 2022 - July 2022
Current Reimbursement

	Tt Invoice Number						Midwestern Consulting Invoice Number			US Ecology Invoice Number				Fonson Invoice Number	
Invoice Number	51855572	51883862	51897403	5192539 (CREDIT)	51923161	51937318	18064A-14	18064A-15	18064A-16	800221	802347	803217	803978	N/A	
Invoice Dates	January 1, 2022 - January 28, 2022	February 26, 2022 - April 1, 2022	April 2, 2022 - April 29, 2022	April 2, 2022 - June 30, 2022	May 28, 2022 - June 30, 2022	July 1, 2022 - July 29, 2022	Februay 26, 2022 - May 28, 2022	May 28, 2022 - July 2, 2022	July 2, 2022 - July 30, 2022	April 11, 2022	April 15, 2022	April 20, 2022	April 22, 2022	May 27, 2022	Totals
Category															
Labor	$ 532.00	$ 1,250.00	$ 1,431.00	$ (31.00)	$ 187.50	$ 6,430.50	$ 1,110.75	$ 99.00	$ 132.00	$ -	$ -	$ -	$ -	$ -	$ 11,141.75
Field Equipment	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Supplies	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Incident travel/parking	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Laboratory Services	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mileage	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Outside Services	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subcontractor	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ 5,923.78	$ 15,279.05	$ 25,068.34	$ 53,745.19	$ 53,460.75	$ 153,477.11
Vehicle charges	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Permit	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Shipping charges	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Equipment Permanent	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G&A on ODC's	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Invoiced	$ 532.00	$ 1,250.00	$ 1,431.00	$ (31.00)	$ 187.50	$ 6,430.50	$ 1,110.75	$ 99.00	$ 132.00	$ 5,923.78	$ 15,279.05	$ 25,068.34	$ 53,745.19	$ 53,460.75	$ 164,618.86
Approved Funding															**$ 78,000.00**
Previous Reimb. Request															$ 35,159.97
Requested Additional Amount															$ (121,778.83)

US Ecology and Fonson invoices were paid direct by City of Saline.

Billing and Cash Receipts Report

Run By: Kennedy, Angela A (Angi)
Run Date: Aug 31, 2022 09.33.23 AM PDT
Projects Reported: 1 Projects
Page: 1 of 1

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

	Invoice Date	Invoice Number	Curr	Total Inv Amt	Balance	GL Posting Date	Check Number	Credited Amount	Adjusted Amount	Applied Amount	Receipt Amount
AR for Rubel, Brian M. (Brian) - (1 Projects with AR)				**PM TOTALS**	**0.00**			**(31.00)**	**0.00**	**25,308.50**	**25,308.50**
200-12789-21013	**Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**		**Client:**				**Status:**				
	07/05/21	51756149	USD	1,290.75		07/25/21	065883			1,290.75	1,290.75
	07/30/21	51766863	USD	4,998.00		08/24/21	066010			4,998.00	4,998.00
	09/10/21	51783421	USD	383.00		09/25/21	066177			383.00	383.00
	10/20/21	51806355	USD	234.50		11/05/21	066378			234.50	234.50
	11/09/21	51816111	USD	707.00		11/20/21	066461			707.00	707.00
	12/02/21	51826234	USD	833.00		12/26/21	066603			833.00	833.00
	01/07/22	51840719	USD	1,925.00		01/29/22	066771			1,925.00	1,925.00
	02/11/22	51855572	USD	1,638.00		02/20/22	066916			1,638.00	1,638.00
	03/15/22	51869800	USD	1,987.50		04/10/22	067132			1,987.50	1,987.50
	04/19/22	51883862	USD	2,225.00		05/07/22	067258			2,225.00	2,225.00
	05/19/22	51897403	USD			06/11/22	067406			2,499.75	2,499.75
						07/27/22	51927539	(31.00)			
				2,499.75		08/29/22	067901			(31.00)	(31.00)
	07/18/22	51923161	USD	187.50		07/31/22	067713			187.50	187.50
	08/17/22	51937318	USD	6,430.50		08/29/22	067901			(6,399.50)	(6,399.50)
						08/29/22	067901			6,430.50	6,430.50
						08/29/22	067901			6,399.50	6,399.50
			Totals for	**25,339.50**	**0.00**			**(31.00)**	**0.00**	**25,308.50**	**25,308.50**

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

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51855572
INVOICE DATE: 02/11/2022
SERVICES THROUGH: 01/28/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated 5.28.21
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number **200-12789-21013** **Additional Soil Sampling for Monroe Street Park and Sidewalk**
Top Task **001** **Sampling**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
Rauss, Alison D.	Engineer/Scientist IV	5.25	
TOTAL LABOR		**5.25**	**$514.50**
	SUBTOTAL		**$514.50**
	Total Top Task# 001		**$514.50**

Top Task **002** **Waster/Lead Assistance**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
McCall, Patti J.	Associate Geologist	6.25	
Rauss, Alison D.	Engineer / Scientist III	0.75	
TOTAL LABOR		**7.00**	**$1,123.50**
	SUBTOTAL		**$1,123.50**
	Total Top Task# 002		**$1,123.50**
	Total Project# 200-12789-21013		**$1,638.00**

TOTAL AMOUNT DUE THIS INVOICE: **$1,638.00**

BILL TO:	SALINE CITY OF	**INVOICE NUMBER:**	51855572
ATTN:	ACCOUNTS PAYABLE 100 N HARRIS SALINE, MI 48176-0040	**INVOICE DATE:**	02/11/2022
		SERVICES THROUGH:	01/28/2022
		FEDERAL TAX ID#:	95-4148514
		TERMS:	NET 30

Gross Contract Summary	
Contract Amount	$14,500.00
Previously Billed	$10,371.25
Current Billing	$1,638.00
Total Billed to Date	$12,009.25
Contract Balance Remaining	$2,490.75

REMIT PAYMENT TO:

TETRA TECH, INC.
PO BOX 911967
DENVER, CO 80291-1967

To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51883862
INVOICE DATE: 04/19/2022
SERVICES THROUGH: 04/01/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated May 28 2021, Amendment dated February 15, 2022
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number **200-12789-21013** **Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**

Top Task **002** **Waster/Lead Assistance**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
McCall, Patti J.	Associate Geologist	6.50	
Rauss, Alison D.	Engineer/Scientist IV	10.00	
TOTAL LABOR		**16.50**	**$2,137.50**
		SUBTOTAL	**$2,137.50**
		Total Top Task# 002	**$2,137.50**

Top Task **003** **Meetings**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
McCall, Patti J.	Associate Geologist	0.50	
TOTAL LABOR		**0.50**	**$87.50**
		SUBTOTAL	**$87.50**
		Total Top Task# 003	**$87.50**

Total Project# 200-12789-21013 **$2,225.00**

TOTAL AMOUNT DUE THIS INVOICE: **$2,225.00**

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51897403
INVOICE DATE: 05/19/2022
SERVICES THROUGH: 04/29/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated May 28 2021, Amendment dated February 15, 2022
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number **200-12789-21013** **Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**

Top Task **002** **Waster/Lead Assistance**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
McCall, Patti J.	Associate Geologist	9.25	
Rauss, Alison D.	Engineer/Scientist IV	8.50	
Roznay, Kenneth M.	Associate Engineer	31.00	
TOTAL LABOR		**48.75**	**$2,499.75**
		SUBTOTAL	**$2,499.75**

Total Top Task# 002 **$2,499.75**

Total Project# 200-12789-21013 **$2,499.75**

TOTAL AMOUNT DUE THIS INVOICE: **$2,499.75**

Gross Contract Summary	
Contract Amount	$29,495.00
Previously Billed	$16,221.75
Current Billing	$2,499.75
Total Billed to Date	$18,721.50
Contract Balance Remaining	$10,773.50

REMIT PAYMENT TO:

TETRA TECH, INC.
PO BOX 911967
DENVER, CO 80291-1967

To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51927539
INVOICE DATE: 07/27/2022
SERVICES THROUGH: 07/01/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated May 28 2021, Amendment dated February 15, 2022
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number **200-12789-21013** **Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**

Top Task **002** **Waster/Lead Assistance**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
Roznay, Kenneth M.	Associate Engineer	(31.00)	
TOTAL LABOR		**(31.00)**	**($31.00)**
		SUBTOTAL	**($31.00)**

Total Top Task# 002 **($31.00)**

Total Project# 200-12789-21013 **($31.00)**

TOTAL AMOUNT DUE THIS INVOICE: **($31.00)**

Gross Contract Summary	
Contract Amount	$29,495.00
Previously Billed	$18,909.00
Current Billing	($31.00)
Total Billed to Date	$18,878.00
Contract Balance Remaining	$10,617.00

REMIT PAYMENT TO:

TETRA TECH, INC.
PO BOX 911967
DENVER, CO 80291-1967

To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51923161
INVOICE DATE: 07/18/2022
SERVICES THROUGH: 07/01/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated May 28 2021, Amendment dated February 15, 2022
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number	**200-12789-21013**	**Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**
Top Task	**002**	**Waster/Lead Assistance**

EMPLOYEE	**TITLE**	**CURRENT LABOR HOURS**	**CURRENT LABOR AMOUNT**
McCall, Patti J.	Associate Geologist	0.50	
Rauss, Alison D.	Engineer/Scientist IV	1.00	
TOTAL LABOR		**1.50**	**$187.50**
		SUBTOTAL	**$187.50**
		Total Top Task# 002	**$187.50**
		Total Project# 200-12789-21013	**$187.50**

TOTAL AMOUNT DUE THIS INVOICE: **$187.50**

Gross Contract Summary	
Contract Amount	$29,495.00
Previously Billed	$18,721.50
Current Billing	$187.50
Total Billed to Date	$18,909.00
Contract Balance Remaining	$10,586.00

REMIT PAYMENT TO:

TETRA TECH, INC.

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To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.

Tetra Tech, Inc.
424 Lewis Hargett Cir.
Ste. 110
Lexington, KY 40503
(859) 223-8000

BILL TO: SALINE CITY OF
ATTN: ACCOUNTS PAYABLE
100 N HARRIS
SALINE, MI 48176-0040

INVOICE NUMBER: 51937318
INVOICE DATE: 08/17/2022
SERVICES THROUGH: 07/29/2022
FEDERAL TAX ID#: 95-4148514
TERMS: NET 30

Engineering Letter dated May 28 2021, Amendment dated February 15, 2022
Client Contact: Colleen O'Toole, City Manager
PROFESSIONAL SERVICES:

Project Number **200-12789-21013** **Additional Soil Sampling for Monroe Street Park and Sidewalk; On-Call Services for the Monroe Street corridor in Saline, Michigan**

Top Task **002** **Waster/Lead Assistance**

EMPLOYEE	TITLE	CURRENT LABOR HOURS	CURRENT LABOR AMOUNT
McCall, Patti J.	Associate Geologist	2.50	
Rauss, Alison D.	Engineer/Scientist IV	4.75	
Roznay, Kenneth M.	Associate Engineer	31.00	
TOTAL LABOR		**38.25**	**$6,430.50**
		SUBTOTAL	**$6,430.50**
		Total Top Task# 002	**$6,430.50**
		Total Project# 200-12789-21013	**$6,430.50**

TOTAL AMOUNT DUE THIS INVOICE: **$6,430.50**

Gross Contract Summary	
Contract Amount	$29,495.00
Previously Billed	$18,878.00
Current Billing	$6,430.50
Total Billed to Date	$25,308.50
Contract Balance Remaining	$4,186.50

REMIT PAYMENT TO:

TETRA TECH, INC.
PO BOX 911967
DENVER, CO 80291-1967

To ensure accurate posting, please note the invoice number on your check. Interest will be charged on all past-due amounts per contract terms and conditions.

Client Receipt

Payments to Midwest Consulting

Client: Saline, City of
Invoice Number: 18064A-14
Invoice Date: 06/10/2022

Receipt Text	Receipt Type	Client	Project ID & Description	Invoice Number	Receipt Date	Receipt Method	Receipt Status
Saline, City of 07	Client Receipt	Saline, City of	18064A SALT SPRINGS PARK - MD	18064A-14	07/08/22	Check	Active

Method ID	Amount	Amount Labor	Amount Expense	Amount Consultant	Amount Adjustment	Amount Sales Tax	Amount Prepayment	Reduced Billed
67573	34,489.39	29,911.25	1,047.06	3,531.08				

Deposit Bank Name	Client Invoice	Deposit Date
BOA MCLLC Main Checkin	Client Invoice	07/08/22

Client Receipt

Client: Saline, City of
Invoice Number: 18064A-15
Invoice Date: 07/28/2022

Receipt Text	Receipt Type	Client	Project ID & Description	Invoice Number	Receipt Date	Receipt Method	Receipt Status
Saline, City of 08	Client Receipt	Saline, City of	18064A SALT SPRINGS PARK - MD	18064A-15	08/08/22	Check	Active

Method ID	Amount	Amount Labor	Amount Expense	Amount Consultant	Amount Adjustment	Amount Sales Tax	Amount Prepayment	Reduced Billed
67752	1,784.75	1,784.75						

Deposit Bank Name	Client Invoice	Deposit Date
BOA MCLLC Main Checkin	Client Invoice	08/08/22

Client Receipt

Client: Saline, City of
Invoice Number: 18064A-16
Invoice Date: 08/03/2022

Receipt Text	Receipt Type	Client	Project ID & Description	Invoice Number	Receipt Date	Receipt Method	Receipt Status
Saline, City of 08	Client Receipt	Saline, City of	18064A SALT SPRINGS PARK - MD	18064A-16	08/08/22	Check	Active

Method ID	Amount	Amount Labor	Amount Expense	Amount Consultant	Amount Adjustment	Amount Sales Tax	Amount Prepayment	Reduced Billed
67752	11,806.28	11,729.00	77.28					

Deposit Bank Name	Client Invoice	Deposit Date
BOA MCLLC Main Checkin	Client Invoice	08/08/22

MIDWESTERN CONSULTING

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

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

Saline, City of
Attn: Tesha Humphriss
accountspayable@cityofsaline.org
100 N. Harris
Saline, MI 48176

June 10, 2022
Invoice No: 18064A-14

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

Professional services provided from 2/26/2022 through 5/28/2022

PAYMENT TERMS: NET 30 DAYS. A 4% surcharge will be applied when paying by credit card.

TOTAL DUE THIS INVOICE: 34,489.39

PHASE: 00500 CONSTRUCTION PHASE SERVICES

Professional Fees

		Hours	Rate	Billed Amount
Construction Observation				
ANDRE C. TORRES		107.75	88.00	9,482.00
COLTON M. WALLACE		40.75	88.00	3,586.00
	Subtotal	148.50		13,068.00
Engineer II				
SCOTT G. FISHER		20.00	105.00	2,100.00
Engineering Technician				
ANDRE C. TORRES		2.75	88.00	242.00
Project Engineer				
COLTON M. WALLACE		13.50	113.00	1,525.50
Project Surveyor				
MARK VANDER VEEN		1.25	135.00	168.75
MATTHEW S. TRISDALE		11.00	135.00	1,485.00
RONALD D. PHELPS		2.25	135.00	303.75
	Subtotal	14.50		1,957.50
Sr. Project Engineer				
SCOTT G. FISHER		49.25	132.00	6,501.00
Staff Surveyor				
MATTHEW S. TRISDALE		5.00	105.00	525.00
Survey Crew Chief				
ZACHARY P. HASTINGS		22.00	91.00	2,002.00
Survey Technician				
SEBASTIAN G. ROSAS		2.00	91.00	182.00

PHASE: 00500 CONSTRUCTION PHASE SERVICES

Reimbursables

	Units	Rate	Billed Amount
VEHICLE MILEAGE	434.00	0.84	364.56
STAKES/HUBS/LATH	235.00	1.50	352.50
ELECTRONIC SURVEY EQUIPMENT	22.00	15.00	330.00

Consultant

	Billed Amount
G2 Consulting Group, LLC	3,531.08
Phase subtotal	32,681.14

PHASE: 00505 BROWNFIELD GRANT - CONSTRUCTION

Professional Fees

	Hours	Rate	Billed Amount
Construction Observation			
ANDRE C. TORRES	2.50	88.00	220.00
Project Engineer			
COLTON M. WALLACE	1.75	113.00	197.75
Sr. Project Engineer			
SCOTT G. FISHER	5.25	132.00	693.00
Phase subtotal			1,110.75

PHASE: 00510 DNR GRANT - CONSTRUCTION

Professional Fees

	Hours	Rate	Billed Amount
Project Engineer			
COLTON M. WALLACE	1.50	113.00	169.50
Sr. Project Engineer			
SCOTT G. FISHER	4.00	132.00	528.00
Phase subtotal			697.50

Invoice total **34,489.39**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18064A-14	06/10/2022	34,489.39	34,489.39				
	Total	34,489.39	34,489.39	0.00	0.00	0.00	0.00

MIDWESTERN CONSULTING

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

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

Saline, City of
Attn: Tesha Humphriss
accountspayable@cityofsaline.org
100 N. Harris
Saline, MI 48176

July 28, 2022
Invoice No: 18064A-15

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

Professional services provided from 5/28/2022 through 7/2/2022

PAYMENT TERMS: NET 30 DAYS. A 4% surcharge will be applied when paying by credit card.

TOTAL DUE THIS INVOICE: 1,784.75

PHASE: 00505 BROWNFIELD GRANT - CONSTRUCTION

Professional Fees

	Hours	Rate	Billed Amount
Sr. Project Engineer			
SCOTT G. FISHER	0.75	132.00	99.00

PHASE: 00510 DNR GRANT - CONSTRUCTION

Professional Fees

	Hours	Rate	Billed Amount
Project Engineer			
COLTON M. WALLACE	13.75	113.00	1,553.75
Sr. Project Engineer			
SCOTT G. FISHER	1.00	132.00	132.00
Phase subtotal			1,685.75

Invoice total **1,784.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18064A-15	07/28/2022	1,784.75	1,784.75				
	Total	1,784.75	1,784.75	0.00	0.00	0.00	0.00

MIDWESTERN CONSULTING

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

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

Saline, City of
Attn: Tesha Humphriss
accountspayable@cityofsaline.org
100 N. Harris
Saline, MI 48176

August 03, 2022
Invoice No: 18064A-16

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

Professional services provided from 7/2/2022 through 7/30/2022

PAYMENT TERMS: NET 30 DAYS. A 4% surcharge will be applied when paying by credit card.

TOTAL DUE THIS INVOICE: 11,806.28

PHASE: 00500 CONSTRUCTION PHASE SERVICES

** All Work Performed through June 30, 2022*

Professional Fees

	Hours	Rate	Billed Amount
Construction Observation			
ANDRE C. TORRES	40.25	88.00	3,542.00
Project Surveyor			
MATTHEW S. TRISDALE	7.00	135.00	945.00
Sr. Project Engineer			
SCOTT G. FISHER	13.50	132.00	1,782.00
Survey Technician			
SEBASTIAN G. ROSAS	5.00	91.00	455.00

Reimbursables

	Units	Rate	Billed Amount
VEHICLE MILEAGE	60.00	0.84	50.40
Phase subtotal			6,774.40

PHASE: 00505 BROWNFIELD GRANT - CONSTRUCTION

** All Work Performed After June 30, 2022*

Professional Fees

	Hours	Rate	Billed Amount
Sr. Project Engineer			
SCOTT G. FISHER	1.00	132.00	132.00

PHASE: 00550 OWNER OUTREACH

** All Work Performed through June 30, 2022*

Professional Fees

	Hours	Rate	Billed Amount
Engineering Technician			
ANDRE C. TORRES	1.00	88.00	88.00
Sr. Project Engineer			
SCOTT G. FISHER	36.25	132.00	4,785.00

Reimbursables

	Units	Rate	Billed Amount
VEHICLE MILEAGE	32.00	0.84	26.88
Phase subtotal			4,899.88

Invoice total **11,806.28**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18064A-15	07/28/2022	1,784.75	1,784.75				
18064A-16	08/03/2022	11,806.28	11,806.28				
	Total	13,591.03	13,591.03	0.00	0.00	0.00	0.00

INVOICE

CITY OF SALINE
100 NORTH HARRIS STREET
SALINE, MI 48176

P.O.#: SALT SPRINGS

Invoice: 800221
Invoice Date: 4/11/2022
Customer ID: 004080

ATTENTION: KATHY CORFMAN

D365 Customer ID: C305857

Invoice Summary

Treatment, Disposal and Services	$5,352.47
Energy, Insurance and Recovery Fee	$571.31
Please Pay By 05/11/2022:	**$5,923.78**

Invoice Detail

Receipt: 1365563 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 16:03
Time Out: 16:36

Reference ID			Qty.	Unit	Price	Ext. Price
03-00 1365563-1-1	**Manifest:** 017207857FLE - 1	**P.O.#:** SALT SPRINGS				
4/5/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)					
G218039WDI Non Hazardous PFAS Soil			33.23	TONS	$132.25	$4,394.67
03-00 1365563-2-1	**Manifest:** 017207857FLE - 1	**P.O.#:** SALT SPRINGS				
4/5/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)					
G218039WDI-TONS Additional charge due to load minimum			6.77	TONS	$132.25	$895.33
03-00 1365563-3-1	**Manifest:** 017207857FLE - 1	**P.O.#:** SALT SPRINGS				
4/5/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)					
Wayne Disposal Host Community Agreement Royalty Fee			33.23	TONS	$1.88	$62.47
					Subtotal:	**$5,352.47**

Remit to: **PO Box 936227**
Atlanta, GA 31193-6227

Invoice:	**800221**
Please Pay in U.S. Funds Only By:	**5/11/2022**
Amount Due:	**$5,923.78**

INVOICE

CITY OF SALINE
100 NORTH HARRIS STREET
SALINE, MI 48176

P.O.#: SALT SPRINGS

Invoice: 802347
Invoice Date: 4/15/2022
Customer ID: 004080

ATTENTION: KATHY CORFMAN

D365 Customer ID: C305857

Invoice Summary

Treatment, Disposal and Services	$13,543.12
Energy, Insurance and Recovery Fee	$1,735.93
Please Pay By 05/15/2022:	**$15,279.05**

Invoice Detail

Receipt: 1365881 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)
Wayne Disposal, Inc.
Hauler: FONSON
Time In: 8:36
Time Out: 9:21

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365881-1-1 4/13/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207855FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	51.11	TONS	$132.25	$6,759.30
03-00 1365881-2-1 4/13/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207855FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	51.11	TONS	$1.88	$96.09
				Subtotal:	**$6,855.39**

Receipt: 1365885 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)
Wayne Disposal, Inc.
Hauler: FONSON
Time In: 9:04
Time Out: 9:43

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365885-1-1 4/13/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207854FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	49.86	TONS	$132.25	$6,593.99
03-00 1365885-2-1 4/13/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207854FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	49.86	TONS	$1.88	$93.74
				Subtotal:	**$6,687.73**

Remit to: **PO Box 936227**
Atlanta, GA 31193-6227

Invoice:	**802347**
Please Pay in U.S. Funds Only By:	**5/15/2022**
Amount Due:	**$15,279.05**

US ecology

INVOICE

CITY OF SALINE
100 NORTH HARRIS STREET
SALINE, MI 48176

P.O.#: SALT SPRINGS

Invoice: 803217
Invoice Date: 4/20/2022
Customer ID: 004080

ATTENTION: KATHY CORFMAN

D365 Customer ID: C305857

Invoice Summary

Treatment, Disposal and Services	$22,532.35
Energy, Insurance and Recovery Fee	$2,535.99
Please Pay By 05/20/2022:	**$25,068.34**

Invoice Detail

Receipt: 1365851 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**
Hauler: FONSON **Time In:** 12:57
Time Out: 14:04

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365851-1-1 4/12/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207856FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	43.62	TONS	$132.25	$5,768.75
03-00 1365851-2-1 4/12/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207856FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	43.62	TONS	$1.88	$82.01
				Subtotal:	**$5,850.76**

Receipt: 1365913 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**
Hauler: FONSON **Time In:** 11:11
Time Out: 12:03

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365913-1-1 4/13/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207853FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	44.66	TONS	$132.25	$5,906.29
03-00 1365913-2-1 4/13/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207853FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	44.66	TONS	$1.88	$83.96
				Subtotal:	**$5,990.25**

INVOICE

CITY OF SALINE | **Invoice: 803217**

Invoice Detail

Receipt: 1365916 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 11:41 **Time Out:** 12:27

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365916-1-1 4/13/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207852FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	32.395	TONS	$132.25	$4,284.24
03-00 1365916-2-1 4/13/2022 G218039WDI-TONS Additional charge due to load minimum	**Manifest:** 017207852FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	7.605	TONS	$132.25	$1,005.76
03-00 1365916-3-1 4/13/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207852FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	32.395	TONS	$1.88	$60.90
				Subtotal:	**$5,350.90**

Receipt: 1365936 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 13:38 **Time Out:** 14:27

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365936-1-1 4/13/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207851FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	26.83	TONS	$132.25	$3,548.27
03-00 1365936-2-1 4/13/2022 G218039WDI-TONS Additional charge due to load minimum	**Manifest:** 017207851FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	13.17	TONS	$132.25	$1,741.73
03-00 1365936-3-1 4/13/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207851FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	26.83	TONS	$1.88	$50.44
				Subtotal:	**$5,340.44**

Remit to: **PO Box 936227**
Atlanta, GA 31193-6227

Invoice:	**803217**
Please Pay in U.S. Funds Only By:	**5/20/2022**
Amount Due:	**$25,068.34**

05/02/2022 67262 46,271.17

Forty-Six Thousand Two Hundred Seventy-One and 17/100 Dollars****************

US ECOLOGY
PO BOX 936227
ATLANTA, GA 31193-6227

6862 US ECOLOGY

04/11/22	800221 101-900-985-047	CUST# C305857 TREATMENT & DISPOSAL OF PFAS SO PARK IMPROVEMENTS-SALT SPRINGS 5,923.78	5,923.78
04/15/22	802347 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 15,279.05	15,279.05
04/20/22	803217 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 25,068.34	25,068.34

05/02/2022 67262 46,271.17

6862 US ECOLOGY

04/11/22	800221 101-900-985-047	CUST# C305857 TREATMENT & DISPOSAL OF PFAS SO PARK IMPROVEMENTS-SALT SPRINGS 5,923.78	5,923.78
04/15/22	802347 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 15,279.05	15,279.05
04/20/22	803217 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 25,068.34	25,068.34

05/02/2022 67262 46,271.17

INVOICE

CITY OF SALINE
100 NORTH HARRIS STREET
SALINE, MI 48176

P.O.#: SALT SPRINGS

Invoice: 803978
Invoice Date: 4/22/2022
Customer ID: 004080

ATTENTION: KATHY CORFMAN

D365 Customer ID: C305857

Invoice Summary

Treatment, Disposal and Services	$47,177.75
Energy, Insurance and Recovery Fee	$6,567.44
Please Pay By 05/22/2022:	**$53,745.19**

Invoice Detail

Receipt: 1365953 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**
Hauler: FONSON **Time In:** 8:52 **Time Out:** 9:55

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365953-1-1 4/14/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207850FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	32.72	TONS	$132.25	$4,327.22
03-00 1365953-2-1 4/14/2022 G218039WDI-TONS Additional charge due to load minimum	**Manifest:** 017207850FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	7.28	TONS	$132.25	$962.78
03-00 1365953-3-1 4/14/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207850FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	32.72	TONS	$1.88	$61.51
				Subtotal:	**$5,351.51**

Receipt: 1365968 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**
Hauler: FONSON **Time In:** 11:49 **Time Out:** 12:33

Reference ID		Qty.	Unit	Price	Ext. Price
03-00 1365968-1-1 4/14/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207849FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	37.74	TONS	$132.25	$4,991.12
03-00 1365968-2-1 4/14/2022 G218039WDI-TONS Additional charge due to load minimum	**Manifest:** 017207849FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	2.26	TONS	$132.25	$298.89
03-00 1365968-3-1 4/14/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207849FLE - 1 **P.O.#:** SALT SPRINGS **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	37.74	TONS	$1.88	$70.95
				Subtotal:	**$5,360.96**

INVOICE

CITY OF SALINE

Invoice: 803978

Invoice Detail

Receipt: 1365991 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)

Wayne Disposal, Inc.
Hauler: FONSON
Time In: 15:10
Time Out: 17:12

Reference ID			Qty.	Unit	Price	Ext. Price
03-00 1365991-1-1 4/14/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207845FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	49.27	TONS	$132.25	$6,515.96
03-00 1365991-2-1 4/14/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207845FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	49.27	TONS	$1.88	$92.63
					Subtotal:	**$6,608.59**

Receipt: 1365994 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)

Wayne Disposal, Inc.
Hauler: FONSON
Time In: 15:16
Time Out: 17:15

Reference ID			Qty.	Unit	Price	Ext. Price
03-00 1365994-1-1 4/14/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207844FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	44.81	TONS	$132.25	$5,926.12
03-00 1365994-2-1 4/14/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207844FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	44.81	TONS	$1.88	$84.24
					Subtotal:	**$6,010.36**

Receipt: 1366006 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)

Wayne Disposal, Inc.
Hauler: FONSON
Time In: 8:45
Time Out: 9:40

Reference ID			Qty.	Unit	Price	Ext. Price
03-00 1366006-1-1 4/15/2022 G218039WDI Non Hazardous PFAS Soil	**Manifest:** 017207848FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	43.95	TONS	$132.25	$5,812.39
03-00 1366006-2-1 4/15/2022 Wayne Disposal Host Community Agreement Royalty Fee	**Manifest:** 017207848FLE - 1 **Generator:** MIR000045997 CITY OF SALINE WWT (4579)	**P.O.#:** SALT SPRINGS	43.95	TONS	$1.88	$82.63
					Subtotal:	**$5,895.02**

INVOICE

CITY OF SALINE **Invoice: 803978**

Invoice Detail

Receipt: 1366026 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 11:29 **Time Out:** 12:48

Reference ID			Qty. Unit	Price	Ext. Price
03-00 1366026-1-1	**Manifest:** 017207846FLE - 1	**P.O.#:** SALT SPRINGS			
4/15/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
G218039WDI Non Hazardous PFAS Soil			42.88 TONS	$132.25	$5,670.88
03-00 1366026-2-1	**Manifest:** 017207846FLE - 1	**P.O.#:** SALT SPRINGS			
4/15/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
Wayne Disposal Host Community Agreement Royalty Fee			42.88 TONS	$1.88	$80.61
				Subtotal:	**$5,751.49**

Receipt: 1366087 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 13:32 **Time Out:** 14:30

Reference ID			Qty. Unit	Price	Ext. Price
03-00 1366087-1-1	**Manifest:** 017207847FLE - 1	**P.O.#:** SALT SPRINGS			
4/18/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
G218039WDI Non Hazardous PFAS Soil			51.25 TONS	$132.25	$6,777.81
03-00 1366087-2-1	**Manifest:** 017207847FLE - 1	**P.O.#:** SALT SPRINGS			
4/18/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
Wayne Disposal Host Community Agreement Royalty Fee			51.25 TONS	$1.88	$96.35
				Subtotal:	**$6,874.16**

Receipt: 1366128 **Generator:** MIR000045997 CITY OF SALINE WWT (4579) **Wayne Disposal, Inc.**

Hauler: FONSON **Time In:** 12:41 **Time Out:** 13:56

Reference ID			Qty. Unit	Price	Ext. Price
03-00 1366128-1-1	**Manifest:** 017026495FLE - 1	**P.O.#:** SALT SPRINGS			
4/19/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
G218039WDI Non Hazardous PFAS Soil			18.97 TONS	$132.25	$2,508.78
03-00 1366128-2-1	**Manifest:** 017026495FLE - 1	**P.O.#:** SALT SPRINGS			
4/19/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
G218039WDI-TONS Additional charge due to load minimum			21.03 TONS	$132.25	$2,781.22
03-00 1366128-3-1	**Manifest:** 017026495FLE - 1	**P.O.#:** SALT SPRINGS			
4/19/2022	**Generator:** MIR000045997 CITY OF SALINE WWT (4579)				
Wayne Disposal Host Community Agreement Royalty Fee			18.97 TONS	$1.88	$35.66
				Subtotal:	**$5,325.66**

INVOICE

CITY OF SALINE

Invoice: 803978

Remit to:	**PO Box 936227**		
	Atlanta, GA 31193-6227	**Invoice:**	**803978**
		Please Pay in U.S. Funds Only By:	**5/22/2022**
		Amount Due:	**$53,745.19**

05/16/2022 67324 53,745.19

Fifty-Three Thousand Seven Hundred Forty-Five and 19/100 Dollars***************

US ECOLOGY
PO BOX 936227
ATLANTA, GA 31193-6227

6862 US ECOLOGY

04/22/22	803978 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 53,745.19	53,745.19

05/16/2022 67324 53,745.19

6862 US ECOLOGY

04/22/22	803978 101-900-985-047	CUST# 4080 SALT SPRINGS TREATMENT, DISPOSAL & PARK IMPROVEMENTS-SALT SPRINGS 53,745.19	53,745.19

05/16/2022 67324 53,745.19

08/09/2022 CHECK REGISTER FOR CITY OF SALINE
CHECK DATE FROM 07/28/2022 - 08/15/2022

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN GENERAL POOL						
07/29/2022	GEN	1161(E)	6072	AMERICAN EXPRESS	MAY 2022 RECYCLING	104,376.30
					Total For 07/29/2022:	104,376.30
08/02/2022	GEN	1174(E)	3726	BUSINESS CARD	CITY CREDIT CARDS	3,223.62 V
					Total For 08/02/2022:	3,223.62
08/03/2022	GEN	1175(E)	3726	BUSINESS CARD	CITY CREDIT CARDS	3,223.62
08/03/2022	GEN	1176(E)	6072	AMERICAN EXPRESS	JUNE 2022 RECYCLING	74,460.55 V
08/03/2022	GEN	67732	6874	A. Z. SHMINA, INC.	PROJ# 22698 SALINE PUMP STATION MODERNI	80,181.00
08/03/2022	GEN	67733	1054	ALEXANDER CHEMICAL CORPORATION	CUST# 100602 HYDROFLUOROSILICIC ACID 55	1,129.00
08/03/2022	GEN	67734	1701	ALTECH MECHANICAL SERVICE	2022 TESTING & DOCUMENT SUBMISSION ON 5	1,378.57
08/03/2022	GEN	67735	6072	AMERICAN EXPRESS	1234 TEFFT CT 051922 -	77.51 V
08/03/2022	GEN	67736	6202	APPLIED IMAGING	ACCT# LAG361 CANON DXC3830I ADDITIONAL	539.24
08/03/2022	GEN	67737	2645	RETIREE	RXD REIMBURSEMENT 112321 - 063022	528.26
08/03/2022	GEN	67738	5178	CARQUEST OF SALINE	CUST# 271120 PARTS	117.59
08/03/2022	GEN	67739	5317	CONSTELLATION NEWENERGY GAS	ACCT# BG-154681 304 HUNTINGTON DR 0517	2,938.42
08/03/2022	GEN	67740	4463	CORE & MAIN	ACCT# 195917 FCC LICNESE APP, PRE-INSTA	27,388.90
08/03/2022	GEN	67741	2162	DTE ENERGY	9100 073 8538 8 1426 INDUSTRIAL DR 061	7,829.33
08/03/2022	GEN	67742	5923	FLEIS & VANDENBRINK	PROJ# 843192 SALINE - PLEASANT RIDGE 42	19,564.60
08/03/2022	GEN	67743	6650	FONSON COMPANY, INC.	PROJ# 18064 SALT SPRINGS PARK DEVELOPME	293,992.40
08/03/2022	GEN	67744	6697	GFL ENVIRONMENTAL	CUST# UX-7558 JULY 2022 SPECIAL WASTE P	1,915.17
08/03/2022	GEN	67745	1236	GLOBAL ENVIRONMENTAL CONSULTING LLC	DIGESTER SAMPLE 050222 & GRIT,RAGS & PAP	1,565.00
08/03/2022	GEN	67746	2783	HAMMER TRUCKING, INC.	TKT# 57855 HAUL OUT 80 YARDS 070122	840.00
08/03/2022	GEN	67747	2124	JLS UNLIMITED	INSTALL ELECTRIC STRIKE FOR MORTISE LOCK	935.00
08/03/2022	GEN	67748	1964	JOEL RADENBAUGH	FY23 SAFETY BOOTS REIMBURSEMENT	250.00
08/03/2022	GEN	67749	4748	JUNGA'S ACE HARDWARE	CUST# 12003 SUPPLIES	191.37
08/03/2022	GEN	67750	6906	KIMBALL MIDWEST	ACCT# 628933 DRILL SET	302.10
08/03/2022	GEN	67751	6869	LINDE GAS & EQUIPMENT, INC.	CUST# 60854995 INDUSTRIAL ACETYLENE & I	49.80
08/03/2022	GEN	67752	1613	MIDWESTERN CONSULTING	PROJ# 21346A SALINE - 2022 STREETS & UTI	19,867.03
08/03/2022	GEN	67753	4459	PROCESS SOLUTIONS, INC	VITEC 3000 500 LB DRUMS (8)	13,800.00
08/03/2022	GEN	67754	6910	ROMANA CONSTRUCTION, INC.	REFUND OVERPAYMENT OF PERMIT FEE - 709 C	75.00
08/03/2022	GEN	67755	2614	SALINE AREA FIRE DEPARTMENT	FIRE RUNS 070122 - 071122	18.00
08/03/2022	GEN	67756	3557	SALINE REC COMPLEX	FY23 RECREATION MEMBERSHIP FOR CAROL JOY	247.00
08/03/2022	GEN	67757	5083	STANDARD PRINTING CO	ACCT# 99 DOOR HANGERS (1,000)	290.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Saline
100 North Harris Street
Saline, MI 48176

PROJECT:
City of Saline
Salt Springs Park Development and
Monroe Sidewalk

APPLICATION NO: 1

PERIOD TO: 5/27/2022

FROM (CONTRACTOR):
Fonson Company, Inc.
7644 Whitmore Lake Road
Brighton, Michigan 48116
810.231.5188

CONTRACT FOR: 18064

VIA (ARCHITECT):
Midwestern Consulting, LLC

CONTRACT ID: 21891

ARCHITECT'S PROJECT NO: 18064

CONTRACT DATE: 9/20/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders Approved in previous months by Owner	TOTAL	$0.00	$0.00
Approved this Month			
Number	Date Approved		
	TOTALS	$0.00	$0.00
Net change by Change Orders			$0.00

The undersigned Contractor certifies that to the best of the contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR: FONSON COMPANY, INC.

By: [signature] Date: 7/1/22

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM			$269,389.65
2. Net change by Change Orders			$0.00
3. CONTRACT SUM TO DATE (Line 1+/- 2)			$269,389.65
4. TOTAL COMPLETED & STORED TO DATE		$	312,538.40
5. RETAINAGE:			
a. 10% OF SLOPE RESTORATION	$918.00		
b. 10% OF STORED MATERIAL	$0.00		
TOTAL RETAINAGE			$918.00
6. TOTAL EARNED LESS RETAINAGE			$311,620.40
7. LESS PRICE ADJUSTMENT FOR EXTENSION			$17,628.00
8. CURRENT PAYMENT DUE			$293,992.40
9. BALANCE TO FINISH, PLUS RETAINAGE			($42,230.75)

State of: MICHIGAN County of: WASHTENAW
Subscribed and sworn before me this 1st day of July, 2020
Notary Public: Sherri A Watts
My commission Expires: 2/14/2025

Sherri A Watts
Notary Public - State of Michigan
County of Livingston
My Commission Expires 2/14/2025
Acting in the County of Livingston

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprimising the above application, the Architect certifies to the owner to the best of the Architect's knowledge, information and belief the Work progressed as as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 293,992.40

ARCHITECT:

By: Scott Fisher Date: 07/07/22

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET - SCHEDULE OF VALUES

Application And Certificate For Payment, containing
Contractor's signed Certificate is attached.

City of Saline
Salt Springs Park Development and Monroe Sidewalk

APPLICATION NUMBER: *1*

APPLICATION DATE: *6/30/2022*

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: *5/27/2022*

Use Column 1 on Contracts where variable retainage for line items may apply

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED U/P	Quantity Current	Quantity Total	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS PRESENTLY STORED	TOTAL COM-PLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
1001	Mobilization, Max. 10% - Salt Springs	$ 19,000.00	$ 19,000.00	1	1	-	$ 19,000.00	$ -	$ 19,000.00	100%	$0.00	
1002	Clearing	$ 4,000.00	$ 4,000.00	1	1	-	$ 4,000.00	$ -	$ 4,000.00	100%	$0.00	
1003	Fence, Rem	$ 518.00	$ 7.00	74	74	-	$ 518.00	$ -	$ 518.00	100%	$0.00	
1004	Machine Grading, Special - Salt Springs	$ 16,000.00	$ 16,000.00	1	1	-	$ 16,000.00	$ -	$ 16,000.00	100%	$0.00	
1005	Undercut Class 2	$ 1,000.00	$ 100.00	35	35	-	$ 3,500.00	$ -	$ 3,500.00	350%	($2,500.00)	
1006	Undercut Class 3	$ 510.00	$ 170.00	0	0	-	$ -	$ -	$ -	0%	$510.00	
1007	Non Haz Contaminated Material Handling and Disposa	$ 9,900.00	$ 55.00	300	300	-	$ 16,500.00	$ -	$ 16,500.00	167%	($6,600.00)	
1008	Erosion Control, Silt Fence	$ 1,750.00	$ 2.50	709	709	-	$ 1,772.50	$ -	$ 1,772.50	101%	($22.50)	
1009	Stone Maintenance Edge, 9 inch	$ 9,280.00	$ 80.00	98	98	-	$ 7,840.00	$ -	$ 7,840.00	84%	$1,440.00	
1010	Erosion Control, Inlet Filter Bag	$ 150.00	$ 150.00	1	1	-	$ 150.00	$ -	$ 150.00	100%	$0.00	
1011	Project Cleanup - Salt Springs	$ 5,500.00	$ 5,500.00	1	1	-	$ 5,500.00	$ -	$ 5,500.00	100%	$0.00	
1012	Aggregate Base, 4 inch, Modified	$ 15,450.00	$ 30.00	530	530	-	$ 15,900.00	$ -	$ 15,900.00	103%	($450.00)	
1013	Aggregate Base, 6 inch, Modified	$ 11,900.00	$ 35.00	346	346	-	$ 12,110.00	$ -	$ 12,110.00	102%	($210.00)	
1014	Stabilized Aggregate Path	$ 3,456.00	$ 48.00	75	75	-	$ 3,600.00	$ -	$ 3,600.00	104%	($144.00)	
1015	Geotextile, Stabilization	$ 680.00	$ 2.00	595	595	-	$ 1,190.00	$ -	$ 1,190.00	175%	($510.00)	
1016	Utility Structure Cover	$ 700.00	$ 700.00	3	3	-	$ 2,100.00	$ -	$ 2,100.00	300%	($1,400.00)	
1017	Utility Structure Cover, Adj, Case 1	$ 1,400.00	$ 700.00	0	0	-	$ -	$ -	$ -	0%	$1,400.00	
1018	Utility Structure, Add Step	$ 700.00	$ 700.00	0	0	-	$ -	$ -	$ -	0%	$700.00	
1019	HMA Surface, Rem	$ 1,340.00	$ 20.00	84	84	-	$ 1,680.00	$ -	$ 1,680.00	125%	($340.00)	
1020	Hand Patching	$ 705.00	$ 235.00	4.4	4.4	-	$ 1,034.00	$ -	$ 1,034.00	147%	($329.00)	
1021	HMA, 13A	$ 12,925.00	$ 235.00	48.9	48.9	-	$ 11,491.50	$ -	$ 11,491.50	89%	$1,433.50	
1022	Curb and Gutter, Conc, Det F4, Modified	$ 7,410.00	$ 38.00	195	195	-	$ 7,410.00	$ -	$ 7,410.00	100%	$0.00	
1023	Sidewalk, Conc	$ 9,000.75	$ 8.25	2023	2023	-	$ 16,689.75	$ -	$ 16,689.75	185%	($7,689.00)	
1024	Sidewalk with Integral Curb, Conc	$ 31,050.00	$ 10.00	2052	2052	-	$ 20,520.00	$ -	$ 20,520.00	66%	$10,530.00	
1025	Ex. Fence Top Rail Installation	$ 5,628.00	$ 14.00	398	398	-	$ 5,572.00	$ -	$ 5,572.00	99%	$56.00	
1026	Fence, Chain Link, 42 inch, Vinyl Coated	$ 15,345.00	$ 33.00	456	456	-	$ 15,048.00	$ -	$ 15,048.00	98%	$297.00	
1027	Swing Gate Cane Pole Receptor	$ 500.00	$ 500.00	0	0	-	$ -	$ -	$ -	0%	$500.00	
1028	Swing Gate with Locking Mechanism	$ 1,800.00	$ 1,800.00	0	0	-	$ -	$ -	$ -	0%	$1,800.00	
1029	Barrier Free Parking Sign and Post	$ 650.00	$ 325.00	2	2	-	$ 650.00	$ -	$ 650.00	100%	$0.00	
1030	Parking Lot Striping	$ 1,250.00	$ 1,250.00	1	1	-	$ 1,250.00	$ -	$ 1,250.00	100%	$0.00	
1031	Plastic Drum, Fluorescent, Furn	$ 198.00	$ 13.20	15	15	-	$ 198.00	$ -	$ 198.00	100%	$0.00	
1032	Plastic Drum, Fluorescent, Oper	$ 4.50	$ 0.30	15	15	-	$ 4.50	$ -	$ 4.50	100%	$0.00	
1033	Slope Restoration	$ 4,200.00	$ 12.00	921	921	-	$ 11,052.00	$ -	$ 11,052.00	263%	($6,852.00)	
1034	Gate Box, Reconst, Case 1	$ 1,400.00	$ 700.00	2	2	-	$ 1,400.00	$ -	$ 1,400.00	100%	$0.00	
1035	Gate Box, Adj, Case 1	$ 700.00	$ 700.00	1	1	-	$ 700.00	$ -	$ 700.00	100%	$0.00	
1036	Metal Transition Plate	$ 3,000.00	$ 3,000.00	1	1	-	$ 3,000.00	$ -	$ 3,000.00	100%	$0.00	
1037	WCWRC SESC Permit Fee	$ 250.00	$ 500.00	0.5	0.5	-	$ 250.00	$ -	$ 250.00	100%	$0.00	
2001	Mobilization, Max. 10% - Monroe	$ 8,000.00	$ 8,000.00	1	1	-	$ 8,000.00	$ -	$ 8,000.00	100%	$0.00	
2002	Curb and Gutter, Rem	$ 296.00	$ 8.00	59	59	-	$ 472.00	$ -	$ 472.00	159%	($176.00)	
2003	Curb, Rem	$ 294.00	$ 14.00	21	21	-	$ 294.00	$ -	$ 294.00	100%	$0.00	
2004	Sidewalk, Rem	$ 420.00	$ 20.00	21	21	-	$ 420.00	$ -	$ 420.00	100%	$0.00	
2005	Sidewalk Grading, Special - Monroe	$ 14,000.00	$ 14,000.00	1	1	-	$ 14,000.00	$ -	$ 14,000.00	100%	$0.00	
2006	Non Haz Contaminated Material Handling and Disposa	$ 11,500.00	$ 50.00	303.295	303.295	-	$ 15,164.75	$ -	$ 15,164.75	132%	($3,664.75)	
2007	Erosion Control, Inlet Filter Bag	$ 450.00	$ 150.00	3	3	-	$ 450.00	$ -	$ 450.00	100%	$0.00	
2008	Project Cleanup - Monroe	$ 5,500.00	$ 5,500.00	1	1	-	$ 5,500.00	$ -	$ 5,500.00	100%	$0.00	
2009	Aggregate Base, 4 inch, Modified	$ 6,900.00	$ 30.00	228	228	-	$ 6,840.00	$ -	$ 6,840.00	99%	$60.00	
2010	Aggregate Base, 6 inch, Modified	$ 3,150.00	$ 35.00	102	102	-	$ 3,570.00	$ -	$ 3,570.00	113%	($420.00)	
2011	Aggregate Drive, 6 inch	$ 555.00	$ 15.00	58	58	-	$ 870.00	$ -	$ 870.00	157%	($315.00)	
2012	Geotextile, Stabilization	$ 508.00	$ 4.00	270	270	-	$ 1,080.00	$ -	$ 1,080.00	213%	($572.00)	
2013	HMA Surface, Rem	$ 1,188.00	$ 22.00	55	55	-	$ 1,210.00	$ -	$ 1,210.00	102%	($22.00)	
2014	Hand Patching	$ 1,410.00	$ 235.00	11	11	-	$ 2,585.00	$ -	$ 2,585.00	183%	($1,175.00)	
2015	Driveway, Nonreinf Conc, 6 inch	$ 2,697.00	$ 87.00	51	51	-	$ 4,437.00	$ -	$ 4,437.00	165%	($1,740.00)	
2016	Curb and Gutter, Conc, Det F4	$ 1,368.00	$ 38.00	59	59	-	$ 2,242.00	$ -	$ 2,242.00	164%	($874.00)	
2017	Curb Ramp Opening, Conc	$ 228.00	$ 38.00	6	6	-	$ 228.00	$ -	$ 228.00	100%	$0.00	
2018	Sidewalk, Conc, 4 inch	$ 12,705.00	$ 7.00	1783	1783	-	$ 12,481.00	$ -	$ 12,481.00	98%	$224.00	
2019	Sidewalk, Conc, 6 inch	$ 2,600.00	$ 10.00	389	389	-	$ 3,890.00	$ -	$ 3,890.00	150%	($1,290.00)	
2020	Pedestrian Type II Barricade, Temp	$ 100.00	$ 100.00	0	0	-	$ -	$ -	$ -	0%	$100.00	
2021	Lighted Arrow, Type C, Furn	$ 465.00	$ 465.00	1	1	-	$ 465.00	$ -	$ 465.00	100%	$0.00	
2022	Lighted Arrow, Type C, Oper	$ 15.00	$ 15.00	1	1	-	$ 15.00	$ -	$ 15.00	100%	$0.00	
2023	Minor Traf Devices	$ 1,800.00	$ 1,800.00	1	1	-	$ 1,800.00	$ -	$ 1,800.00	100%	$0.00	

2024	Plastic Drum, Fluorescent, Furn	$ 264.00	$ 13.20	20	20	-	$ 264.00	$ -	$ 264.00	100%	$0.00	
2025	Plastic Drum, Fluorescent, Oper	$ 6.00	$ 0.30	20	20	-	$ 6.00	$ -	$ 6.00	100%	$0.00	
2026	Sign, Type B, Temp, Prismatic, Furn	$ 393.60	$ 4.10	96	96	-	$ 393.60	$ -	$ 393.60	100%	$0.00	
2027	Sign, Type B, Temp, Prismatic, Oper	$ 4.80	$ 0.05	96	96	-	$ 4.80	$ -	$ 4.80	100%	$0.00	
2028	Traf Regulator Control	$ 1,500.00	$ 1,500.00	1	1	-	$ 1,500.00	$ -	$ 1,500.00	100%	$0.00	
2029	Slope Restoration	$ 8,700.00	$ 12.00	765	765	-	$ 9,180.00	$ -	$ 9,180.00	106%	($480.00)	$918.00
2030	Water Shutoff, Adj, Case 2	$ 500.00	$ 500.00	0	0	-	$ -	$ -	$ -	0%	$500.00	
2031	WCWRC SESC Permit Fee	$ 250.00	$ 500.00	0.5	0.5	-	$ 250.00	$ -	$ 250.00	100%	$0.00	
CO #1	Curb Stop @ 227 Monroe	$ 3,200.00	$ 3,200.00	1	1	-	$ 3,200.00	$ -	$ 3,200.00	100%	$0.00	
CO #2	Sidewalk, Conc, 4 inch	$ 588.00	$ 7.00	128	128	-	$ 896.00	$ -	$ 896.00	152%	($308.00)	
CO #3	Man Gate - ATM	$ 3,200.00	$ 1,600.00	2	2	-	$ 3,200.00	$ -	$ 3,200.00	100%	$0.00	
		$ 294,005.65				$ -	$ 312,538.40	$ -	$ 312,538.40	106%	($18,532.75)	$918.00

PROJECT 1 - SALT SPRINGS PARK

Item Code	Item	Contract Quantity	Unit	Contract Unit Price	Contract Price	Adjusted Quantity	Adjusted Price	Brownfield Grant Funds	227 Assessment Funds	237 Assessment Funds	City Funds	Brownfield Notes
1-001	Mobilization, Max. 10% - Salt Springs	1	LSum	$19,000.00	$19,000.00	1	$19,000.00	$2,350.00			$16,650.00	Assume 10% of Brownfield dollar amount
1-002	Clearing	1	LSum	$4,000.00	$4,000.00	1	$4,000.00				$4,000.00	
1-003	Fence, Rem	74	Ft	$7.00	$518.00	74	$518.00				$518.00	
1-004	Machine Grading, Special - Salt Springs	1	LSum	$16,000.00	$16,000.00	1	$16,000.00	$2,400.00			$13,600.00	15% Brownfield (30% of parking lot area)
1-005	Undercut Class 2	10	Cyd	$100.00	$1,000.00	35	$3,500.00	$3,000.00			$500.00	30 CYD to Brownfield because we couldn't use other dirt
1-006	Undercut Class 3	3	Cyd	$170.00	$510.00	0	$0.00				$0.00	
1-007	Non Haz Contaminated Material Handling and Disposal	180	Ton	$55.00	$9,900.00	300	$16,500.00	$16,500.00			$0.00	100% Brownfield
1-008	Erosion Control, Silt Fence	700	Ft	$2.50	$1,750.00	709	$1,772.50				$1,772.50	
1-009	Stone Maintenance Edge, 9 inch	116	Syd	$80.00	$9,280.00	98	$7,840.00				$7,840.00	
1-010	Erosion Control, Inlet Filter Bag	1	Ea	$150.00	$150.00	1	$150.00				$150.00	
1-011	Project Cleanup - Salt Springs	1	LSum	$5,500.00	$5,500.00	1	$5,500.00				$5,500.00	
1-012	Aggregate Base, 4 inch, Modified	515	Syd	$30.00	$15,450.00	530	$15,900.00				$15,900.00	
1-013	Aggregate Base, 6 inch, Modified	340	Syd	$35.00	$11,900.00	346	$12,110.00				$12,110.00	
1-014	Stabilized Aggregate Path	72	Syd	$48.00	$3,456.00	55	$2,640.00				$2,640.00	
1-015	Geotextile, Stabilization	340	Syd	$2.00	$680.00	595	$1,190.00	$236.00			$954.00	Only area associated with parking lot
1-016	Utility Structure Cover	1	Ea	$700.00	$700.00	3	$2,100.00				$2,100.00	
1-017	Utility Structure Cover, Adj, Case 1	2	Ea	$700.00	$1,400.00	0	$0.00				$0.00	
1-018	Utility Structure, Add Step	1	Ea	$700.00	$700.00	0	$0.00				$0.00	
1-019	HMA Surface, Rem	67	Syd	$20.00	$1,340.00	84	$1,680.00				$1,680.00	
1-020	Hand Patching	3	Ton	$235.00	$705.00	4.4	$1,034.00				$1,034.00	
1-021	HMA, 13A	55	Ton	$235.00	$12,925.00	48.9	$11,491.50				$11,491.50	
1-022	Curb and Gutter, Conc, Det F4, Modified	195	Ft	$38.00	$7,410.00	195	$7,410.00				$7,410.00	
1-023	Sidewalk, Conc	1091	Sft	$8.25	$9,000.75	2023	$16,689.75				$16,689.75	
1-024	Sidewalk with Integral Curb, Conc	3105	Sft	$10.00	$31,050.00	2052	$20,520.00				$20,520.00	
	Sidewalk, Conc, 4 inch	0	Sft	$7.00	$0.00	128	$896.00				$896.00	
1-025	Ex. Fence Top Rail Installation	402	Ft	$14.00	$5,628.00	398	$5,572.00				$5,572.00	
1-026	Fence, Chain Link, 42 inch, Vinyl Coated	465	Ft	$33.00	$15,345.00	456	$15,048.00				$15,048.00	
1-027	Swing Gate Cane Pole Receptor	1	Ea	$500.00	$500.00	0	$0.00				$0.00	
1-028	Swing Gate with Locking Mechanism	1	Ea	$1,800.00	$1,800.00	0	$0.00				$0.00	
	4' Swing Gate with Locking Mechanism	0	Ea	$1,600.00	$0.00	2	$3,200.00				$3,200.00	
1-029	Barrier Free Parking Sign and Post	2	Ea	$325.00	$650.00	2	$650.00				$650.00	
1-030	Parking Lot Striping	1	LSum	$1,250.00	$1,250.00	1	$1,250.00				$1,250.00	
1-031	Plastic Drum, Fluorescent, Furn	15	Ea	$13.20	$198.00	15	$198.00				$198.00	
1-032	Plastic Drum, Fluorescent, Oper	15	Ea	$0.30	$4.50	15	$4.50				$4.50	
1-033	Slope Restoration	350	Syd	$12.00	$4,200.00	921	$11,052.00	$1,440.00			$9,612.00	Only for 50% of parking lot area where we couldn't reuse soils
1-034	Gate Box, Reconst, Case 1	2	Ea	$700.00	$1,400.00	2	$1,400.00				$1,400.00	
1-035	Gate Box, Adj, Case 1	1	Ea	$700.00	$700.00	1	$700.00				$700.00	
1-036	Metal Transition Plate	1	Ea	$3,000.00	$3,000.00	1	$3,000.00				$3,000.00	
1-037	WCWRC SESC Permit Fee	0.5	LSum	$500.00	$250.00	0.5	$250.00				$250.00	
				Project 1 Bid Price=	$199,250.25		$210,766.25	$25,926.00	$0.00	$0.00	$184,840.25	

PROJECT 2 - MONROE SIDEWALK

Item Code	Item	Contract Quantity	Unit	Contract Unit Price	Contract Price	Adjusted Quantity	Final Contract Price	Brownfield Grant Funds	Assessment Funds	Assessment Funds	City Funds	Brownfield Notes
2-001	Mobilization, Max. 10% - Monroe	1	LSum	$8,000.00	$8,000.00	1	$8,000.00	$2,500.00			$5,500.00	Assume 10% of Brownfield dollar amount
2-002	Curb and Gutter, Rem	37	Ft	$8.00	$296.00	59	$472.00		$300.00		$172.00	
2-003	Curb, Rem	21	Ft	$14.00	$294.00	21	$294.00				$294.00	
2-004	Sidewalk, Rem	21	Syd	$20.00	$420.00	21	$420.00				$420.00	
2-005	Sidewalk Grading, Special - Monroe	1	LSum	$14,000.00	$14,000.00	1	$14,000.00	$4,200.00	$650.00		$9,150.00	30% Brownfield
2-006	Non Haz Contaminated Material Handling and Disposal	230	Ton	$50.00	$11,500.00	303.295	$15,164.75	$15,164.75			$0.00	100% Brownfield
2-007	Erosion Control, Inlet Filter Bag	3	Ea	$150.00	$450.00	3	$450.00				$450.00	
2-008	Project Cleanup - Monroe	1	LSum	$5,500.00	$5,500.00	1	$5,500.00				$5,500.00	
2-009	Aggregate Base, 4 inch, Modified	230	Syd	$30.00	$6,900.00	228	$6,840.00		-$180.00	$3,912.00	$3,108.00	
2-010	Aggregate Base, 6 inch, Modified	90	Syd	$35.00	$3,150.00	102	$3,570.00		$525.00	$1,680.00	$1,365.00	
2-011	Aggregate Drive, 6 inch	37	Syd	$15.00	$555.00	58	$870.00		$75.00		$795.00	
2-012	Geotextile, Stabilization	127	Syd	$4.00	$508.00	270	$1,080.00	$1,080.00			$0.00	100% Brownfield
2-013	HMA Surface, Rem	54	Syd	$22.00	$1,188.00	55	$1,210.00				$1,210.00	
2-014	Hand Patching	6	Ton	$235.00	$1,410.00	11	$2,585.00				$2,585.00	
2-015	Driveway, Nonreinf Conc, 6 inch	31	Syd	$87.00	$2,697.00	51	$4,437.00		$783.00		$3,654.00	
2-016	Curb and Gutter, Conc, Det F4	36	Ft	$38.00	$1,368.00	59	$2,242.00				$2,242.00	
2-017	Curb Ramp Opening, Conc	6	Ft	$38.00	$228.00	6	$228.00				$228.00	
2-018	Sidewalk, Conc, 4 inch	1815	Sft	$7.00	$12,705.00	1783	$12,481.00		-$315.00	$7,072.80	$5,723.20	
2-019	Sidewalk, Conc, 6 inch	260	Sft	$10.00	$2,600.00	389	$3,890.00		$450.00	$1,040.00	$2,400.00	
2-020	Pedestrian Type II Barricade, Temp	1	Ea	$100.00	$100.00	0	$0.00				$0.00	
2-021	Lighted Arrow, Type C, Furn	1	Ea	$465.00	$465.00	1	$465.00				$465.00	
2-022	Lighted Arrow, Type C, Oper	1	Ea	$15.00	$15.00	1	$15.00				$15.00	
2-023	Minor Traf Devices	1	LSum	$1,800.00	$1,800.00	1	$1,800.00				$1,800.00	
2-024	Plastic Drum, Fluorescent, Furn	20	Ea	$13.20	$264.00	20	$264.00				$264.00	
2-025	Plastic Drum, Fluorescent, Oper	20	Ea	$0.30	$6.00	20	$6.00				$6.00	
2-026	Sign, Type B, Temp, Prismatic, Furn	96	Sft	$4.10	$393.60	96	$393.60				$393.60	
2-027	Sign, Type B, Temp, Prismatic, Oper	96	Sft	$0.05	$4.80	96	$4.80				$4.80	
2-028	Traf Regulator Control	1	LSum	$1,500.00	$1,500.00	1	$1,500.00				$1,500.00	
2-029	Slope Restoration	725	Syd	$12.00	$8,700.00	765	$9,180.00	$4,590.00			$4,590.00	Assume 50% for Brownfield because we couldn't reuse soils
2-030	Water Shutoff, Adj, Case 2	1	Ea	$500.00	$500.00	0	$0.00				$0.00	
2-031	WCWRC SESC Permit Fee	0.5	LSum	$500.00	$250.00	0.5	$250.00				$250.00	
	Curb Stop @ 227 Monroe					1	$3,200.00				$3,200.00	
				Project 2 Price=	$87,767.40		$100,812.15	$27,534.75	$2,288.00	$13,704.80	$57,284.60	
				Grand Total (Project 1+2) Price =	$287,017.65		$311,578.40	$53,460.75	$2,288.00	$13,704.80	$242,124.85	
				Price Adjustment =	-$17,628.00		-$17,628.00	$0.00	$0.00	-$4,403.40	-$13,224.60	
				Final Grand Total =	$269,389.65		$293,950.40	$53,460.75	$2,288.00	$9,301.40	$228,900.25	
											$75,000.00	MDNR Grant
											$153,900.25	City Funds

Reimburseable Summary of Eligible Costs
Monroe St. Sidewalk and Salt Springs Park Parking Lot
City of Saline
Brownfield Plan
January 2022 - April 2022

Task 1

Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51855572	2022-01-03	Labor	Regular Hours	McCall, Patti J.		.50	168.00	84.00	review letter edits; task delegation
51855572	2022-01-03	Labor	Regular Hours	Rauss, Alison D.		2.00	98.00	196.00	sidewalk sampling letter report - text and figure updates
51937318	2022-07-27	Labor	Regular Hours	Rauss, Alison D.		.75	100.00	75.00	compile sidewalk letter repot
					Labor Total		**$**	**355.00**	
					Task 1 Total		**$**	**355.00**	

Task 2

Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51883862	2022-03-11	Labor	Regular Hours	McCall, Patti J.		1.50	175.00	262.50	prepare for and attend meeting with Midwest consulting and city of saline; review waste documents and contact KMR
51883862	2022-03-15	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	coordination with Midwest Consulting, contractor meeting
51883862	2022-03-21	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	respond to contractor questions regarding lead
51897403	2022-04-05	Labor	Regular Hours	McCall, Patti J.		2.00	175.00	350.00	coordinate with Midwest Consulting; KMR for excavation, waste hauling and manifests; call with MC for costs related to waste disposal/transport for BF inclusion in request
51937318	2022-04-05	Labor	Regular Hours	Roznay, Kenneth M		7.50	178.00	1,335.00	Coordinate manifest printing and waste approvals. Travel to US Ecology Livonia for manifests. Travel twice to Saline WWTP for site visit and soil removal.
51897403	2022-04-06	Labor	Regular Hours	McCall, Patti J.		1.00	175.00	175.00	update from Waste Specialist; Reimbursement questions with M; ccontact City Manager
51937318	2022-04-12	Labor	Regular Hours	Roznay, Kenneth M		7.00	178.00	1,246.00	Conducted excavation oversight and manifested soil. Coordinated disposal schedule with the landfill.
51897403	2022-04-13	Labor	Regular Hours	McCall, Patti J.		.50	175.00	87.50	excavation/landfill updates
51937318	2022-04-13	Labor	Regular Hours	Roznay, Kenneth M		5.00	178.00	890.00	Conducted excavation oversight and manifested soil. Coordinated disposal schedule with the landfill. Coordinated waste profile amendment to include tree stump.
51897403	2022-04-14	Labor	Regular Hours	McCall, Patti J.		1.00	175.00	175.00	prepare for and attend meeting; follow-up on soil removal progress and waste totals
51937318	2022-04-14	Labor	Regular Hours	Roznay, Kenneth M		4.00	178.00	712.00	Conducted excavation oversight and manifested soil. Coordinated disposal schedule with the landfill.
51937318	2022-04-15	Labor	Regular Hours	Roznay, Kenneth M		4.00	178.00	712.00	Travel to US Ecology to pick up additional manifests. Travel to project site to ship soil as needed throughout the day.
51897403	2022-04-18	Labor	Regular Hours	McCall, Patti J.		1.00	175.00	175.00	Soil characterization issues north of 227; waste assistance; call with KMR
51937318	2022-04-18	Labor	Regular Hours	Roznay, Kenneth M		1.50	178.00	267.00	Travel to and from site to manifest nonhazardous PFAS soil.
51937318	2022-04-19	Labor	Regular Hours	Roznay, Kenneth M		2.00	178.00	356.00	Travel to and from site to manifest nonhazardous PFAS soil.
51897403	2022-04-26	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	Excavation: contacted contractor for schedule and scope remaining
51897403	2022-04-28	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	soil questions with contractor
					Labor Total		**$**	**6,918.00**	
					Task 2 Total		**$**	**6,918.00**	

Task 3

Invoice #	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51855572	2022-01-28	Labor	Regular Hours	McCall, Patti J.		1.50	168.00	252.00	mtg coordination; brownfield reimbursement task, coordinate with WCBRA
51883862	2022-03-08	Labor	Regular Hours	Rauss, Alison D.		1.00	100.00	100.00	brownfield reimbursement spreadsheet updates, correspondence w/ admin staff for addtl. invoice and timesheet charges info.
51883862	2022-03-09	Labor	Regular Hours	Rauss, Alison D.		1.00	100.00	100.00	brownfield reimbursement spreadsheet updates - resolve timesheet documentation/invoice hours
51883862	2022-03-10	Labor	Regular Hours	Rauss, Alison D.		1.25	100.00	125.00	brownfield reimbursement spreadsheet updates
51883862	2022-03-28	Labor	Regular Hours	Rauss, Alison D.		4.25	100.00	425.00	brownfield reimbursement request - call w/ PJM, update spreadsheets, compile invoices, compile subcontractor invoices
51883862	2022-03-29	Labor	Regular Hours	Rauss, Alison D.		1.50	100.00	150.00	brownfield reimbursement request - update spreadsheets, compile invoices, compile subcontractor invoices, updates to PJM
51897403	2022-04-04	Labor	Regular Hours	Rauss, Alison D.		3.25	100.00	325.00	Updated/compiled brownfield reimbursement request documents, call w/ PJM re reimbursement submittal
51897403	2022-04-22	Labor	Regular Hours	Rauss, Alison D.		.25	100.00	25.00	brownfield reimbursement request 2
51923161	2022-06-08	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	review Midwest Consulting brownfield information for reimbursement
51923161	2022-06-09	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	brownfield reimbursement task delegation with staff; contact Rubel
51923161	2022-06-09	Labor	Regular Hours	Rauss, Alison D.		.50	100.00	50.00	call w/ PJM - brownfields reimbursement request task
51923161	2022-06-13	Labor	Regular Hours	Rauss, Alison D.		.50	100.00	50.00	begin compiling brownfield reimb. request spreadsheets/files
51937318	2022-07-18	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	task delegation with staff for reimbursement task; update to WCBRA coordinator
51937318	2022-07-18	Labor	Regular Hours	Rauss, Alison D.		1.00	100.00	100.00	brownfield reimbursement submittal - call w/ PJM, spreadsheet of costs
51937318	2022-07-21	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	call with WCBRA coordinator and determine need for extension
51937318	2022-07-24	Labor	Regular Hours	McCall, Patti J.		.50	175.00	87.50	review Brownfield spreadsheet, borelogs and report
51937318	2022-07-25	Labor	Regular Hours	Rauss, Alison D.		2.00	100.00	200.00	compiling brownfield reimbursement files, spreadsheets
51937318	2022-07-26	Labor	Regular Hours	Rauss, Alison D.		1.00	100.00	100.00	compiling brownfield reimbursement files, spreadsheets
51937318	2022-07-27	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	reimbursement request; coordination with Midwestern Consulting
51937318	2022-07-28	Labor	Regular Hours	McCall, Patti J.		.25	175.00	43.75	updates with PM
51937318	2022-07-29	Labor	Regular Hours	McCall, Patti J.		1.00	175.00	175.00	call with City personnel and Midwest; contact WCBRA coordinator for call
					Labor Total		**$**	**2,527.00**	
					Task 3 Total		**$**	**2,527.00**	

Notes:
Roznay, Kenneth M labor hours were incorrectly calculated on invoice 51897403. A credit invoice was issued for the incorrect amount (invoice 5192539) and corrected labor hours were included on invoice 51937318.

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: **Estate of Evelyn Gibbons** Contact: **c/o Anna Rafalko, Personal Representative of Estate of Evelyn Gibbons**

Property Address: **5135 Plymouth Road, Ann Arbor (Dixboro)** Phone No.: **(336) 926-0194**

Property Tax ID #: **J-10-18-260-005, Village of Dixboro, Superior Township, Washtenaw County, MI 48105**

Applicant Information

Applicant Name: **Ms. Jianhui "Julie" Zhu, Agent** Phone No.: **(734) 972-1131**

Address: **4649 Erin Court, Ann Arbor, MI 48105**

Developer (Entity) Name (if different than applicant): **Artvinci Gallery, LLC**

Project Information

Project Name: **Artvinci Gallery, LLC**

Project Description: **Applicant intends to renovate and improve the property and existing structure to start a new antique store (retail) operation. The proposed antique store will specialize in a full range of original arts & crafts, furnishings and decorative accessories, such as original condition furniture, paintings, pottery, jewelry, woodcuts, metalwork, etc. It is anticipated that 2-3 new FTE jobs will be created.**

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

Property Information

Previous Owners: **Vernon and Hazel Keller conveyed to John and Evelyn Gibbons via a Warranty Deed dated June 10, 1993**

Historic Property Uses: **Originally developed circa 1925 as a gasoline and automotive repair business for many decades prior to being converted to retail use as an antique shop, bike shop and button shop. The property is currently vacant and unoccupied and has been for several years.**

Property Acreage: **.61 acres containing a 3,384 square foot building built in 1925**

Zoning: **C-2: General Commercial District**

Surrounding Land Use: **West: Residential**
East: Commercial
North: Residential
South: Office and Residential

Proposed Environmental Activities:

	Estimated Cost Range
☐ Phase I	
☒ Phase II	**$15,115.28 to $24,050.24**
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	**$15,115.28 to $24,050.24**

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: **A new ASTM compliant Phase I ESA and EGLE FOIA File Review were completed in the last 30 days. Prior work conducted includes removal of 3 petroleum USTs and limited assessment activities through EGLE's Triage Program in the early to mid-2000's.**

Please describe environmental conditions: **The property is listed as an Open LUST site with known soil contamination. 3 USTs were removed in 2002 and limited remediation of impacted soil was conducted. According to a February 18, 2009 Initial Investigation Technical Report, soil concentrations exceed the DC, Soil Volatilization to Indoor Air, DWP and GSI criteria. The contaminated soil abuts and is likely under the concrete foundation slab of the southern portion of the building.**

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

LEGEND

Proposed Soil Boring Location
Proposed Vapor Pin Location
Approximate Property Boundary
Source: Washtenaw County GIS Maps

FIGURE 2b: AERIAL SITE MAP **Commercial Property** 5135 Plymouth Road Ann Arbor, Washtenaw County, Michigan	PROJECT: 2022081201.01 DATE: 9/28/2022 PREPARED BY: JAP	ASSOCIATED ENVIRONMENTAL SERVICES LLC Environmental Services • Land Development • Real Estate Consulting 40701 Woodward Avenue, Suite 50 Bloomfield Hills, Michigan 48304 Tel (248) 203-9898 Fax (248) 422-2177 Email: info@associatedenvironmental.net Web: www.associatedenvironmental.net

Phase II ESA for BEA and DCP
Former Gas Station/Antique Store
5135 Plymouth Road
Ann Arbor (Dixboro), Washtenaw County, MI

PROPOSED SCOPE OF WORK

ASSOCIATED ENVIRONMENTAL SERVICES LLC

Phase II ESA - Soil, Soil Vapor and Groundwater Sampling at 5135 Plymouth Road, Ann Arbor (Dixboro), MI

Estimated Low	Estimated High	Item	Unit	Rate	Estimated Cost Low	Estimated Cost High
8	10	Site Observation/Field Work-Install up to 6 Soil Borings to 16' bgs (max), install up to 6 temporary wells to 16' bgs and install 3 Vapor Pins inside the building (day 1 of 2)	Hour	$145.00	$1,160.00	$1,450.00
4	5	GPRS - GPR Field Project Management	Hour	$145.00	$580.00	$725.00
4	5	Vapor Pin Sampling Observation and Documentation (day 2)	Hour	$145.00	$580.00	$725.00
3	5	Project Management	Hour	$205.00	$615.00	$1,025.00
1	2	Field Preparation / Post-sample lab preparation	Hour	$155.00	$155.00	$310.00
8	10	Phase II ESA Summary Report of Findings	Hour	$155.00	$1,240.00	$1,550.00
1	1.2	Miscellaneous Expenses (Eqpt, mileage, etc.)	Day	$450.00	$450.00	$540.00
Subcontractor Services						
1	1	Geoprobe Contractor (Soil Boring and Vapor Pin Installation)	Day	$1,900.00	$1,900.00	$1,900.00
1	1	Concrete Coring (Vapor Pin Installation)	Day	$650.00	$650.00	$650.00
0.7	1	GPRS Contractor - Utility, SB and UST Clearance	Day	$1,820.00	$1,274.00	$1,820.00
0	6	Installation of temporary monitoring wells - max 16' bgs (if GW encountered)	Each	$140.00	$0.00	$840.00
3	3	Vapor Pins for Sub Slab Evaluation (Vapor Pin and Install materials)	Each	$206.75	$620.25	$620.25
0.8	1	Vapor Sampling Contractor (day 2 of 2)	Day	$1,400.00	$1,120.00	$1,400.00
1	1	Sampling Equipment (Helium Chamber, tubing, bottle vacs)	Day	$420.00	$420.00	$420.00
3	3	Sub Slab Soil Gas Samples - VOCs TO15	Each	$338.00	$1,014.00	$1,014.00
1	1	QA/QC Sub Slab Soil Gas Sample - VOCs TO15	Each	$338.00	$338.00	$338.00
6	6	Soil Boring Samples - VOCs, PNAs and 10MM	Each	$429.00	$2,574.00	$2,574.00
0	6	Temp Wells - GW Laboratory analysis (if encountered) for VOCs, PNAs and 10MM	Each	$429.00	$0.00	$2,574.00
3	3	Laboratory analysis (limited QA/QC Samples) VOCs	Each	$146.00	$438.00	$438.00
				Estimated Total	$15,128.25	$20,913.25
				Contingency (15%)	*$2,269.24*	*$3,136.99*
				Est. Total w/ Cont.	$17,397.49	$24,050.24

All soil VOC sample charges include a charge for a Methanol Preservation Sample Kit. In order to mindful of costs, if groundwater is encountered, AES will discuss submitting a groundwater sample in lieu of or in addition to a soil sample, depending upon conditions encountered.

Associated Environmental Services, LLC
40701 Woodward Avenue, Suite 50
Bloomfield Hills, Michigan 48304
T (248) 203-9898
F (248) 647-0526
E info@associatedenvironmental.net
W www.associatedenvironmental.net

SENATE BILL NO. 1152

September 07, 2022, Introduced by Senator SCHMIDT and referred to the Committee on Economic and Small Business Development.

A bill to amend 1996 PA 381, entitled

"Brownfield redevelopment financing act,"

by amending the title and sections 2, 8, 13, 13b, 13c, 14, 14a, 15, and 16 (MCL 125.2652, 125.2658, 125.2663, 125.2663b, 125.2663c, 125.2664, 125.2664a, 125.2665, and 125.2666), the title as amended by 2003 PA 259, sections 2, 13c, and 14a as amended by 2021 PA 138, sections 8, 13, 13b, 15, and 16 as amended by 2020 PA 259, and section 14 as amended by 2016 PA 471.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

TITLE

An act to authorize municipalities to create a brownfield redevelopment authority to facilitate the implementation of brownfield plans; to create brownfield redevelopment zones; to promote the revitalization, redevelopment, and reuse of certain property, including, but not limited to, **previously developed**, tax reverted, blighted, or functionally obsolete property; **to promote the utilization of certain property for housing assistance and development**; to prescribe the powers and duties of brownfield redevelopment authorities; to permit the issuance of bonds and other evidences of indebtedness by an authority; to authorize the acquisition and disposal of certain property; to authorize certain funds; to prescribe certain powers and duties of certain state officers and agencies; and to authorize and permit the use of certain tax increment financing.

Sec. 2. As used in this act:

(a) "Authority" means a brownfield redevelopment authority created under this act.

(b) "Baseline environmental assessment" means that term as defined in part 201 or 213.

(c) "Blighted" means property that meets any of the following criteria as determined by the governing body:

(*i*) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.

(*ii*) Is an attractive nuisance to children because of physical condition, use, or occupancy.

(*iii*) Is a fire hazard or is otherwise dangerous to the safety of persons or property.

(*iv*) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

(*v*) Is **previously developed or** tax reverted property owned by a ~~qualified local governmental unit, by a county,~~ **municipality** or by this state. The sale, lease, or transfer of **previously developed or** tax reverted property by a ~~qualified local governmental unit, county,~~ **municipality** or this state after the property's inclusion in a brownfield plan ~~shall~~ **does** not result in the loss to the property of the status as blighted property for purposes of this act.

(*vi*) Is property owned by or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit. Property included within a brownfield plan ~~prior to~~ **before** the date it meets the requirements of this subdivision to be eligible property ~~shall be~~ **is** considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in a brownfield plan ~~shall~~ **does** not result in the loss to the property of the status as blighted property for purposes of this act.

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

(d) "Board" means the ~~governing body of~~ **board that supervises and controls** an authority **under section 5**.

(e) "Brownfield plan" means a plan that meets the requirements of ~~section~~ **sections** 13 and ~~section~~ 13b and is adopted under section 14.

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

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

(h) "Combined brownfield plan" means a brownfield plan that also includes the information necessary to submit the plan to the department, **Michigan state housing development authority**, or Michigan strategic fund under section 15(20).

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

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

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

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

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

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

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

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

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

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

(*iv*) Dust control related to construction activities.

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

(*vi*) Industrial cleaning.

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

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

(*ix*) Environmental insurance.

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

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

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

(*ii*) That contain or contained a manufacturing operation **or an enclosed mall** that consists or consisted of ~~500,000~~ **300,000** or more square feet.

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

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

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

(A) Department specific activities.

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

(C) Reasonable costs of environmental insurance.

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

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

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

(G) Lead, asbestos, or mold abatement.

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

(*ii*) For eligible property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan and referenced in the resolution establishing the authority, eligible activities include all of the following:

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

(B) Housing assistance activities.

(C) Housing development activities.

(D) Infrastructure improvements that directly benefit eligible property and support housing assistance activities or housing development activities.

(E) Site preparation that is not a response activity and that supports housing assistance activities or housing development activities.

(*iii*) ~~(*ii*)~~ For eligible properties located in a qualified local **governmental** unit, ~~of government,~~ or an economic opportunity zone, or that ~~is~~ **are** a former mill, eligible activities include **all of**

the following:

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

(B) Infrastructure improvements that directly benefit eligible property.

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

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

(A) The eligible activities described in subparagraphs (*i*), ~~and~~ (*ii*)**, and (*iii*).**

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

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

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

(p) "Eligible property" means, except as otherwise provided in ~~this subdivision,~~ **subparagraph (*vii*)**, property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the brownfield plan, and that ~~is~~ **meets** 1 or more of the following **conditions listed in subparagraphs (*i*) to (*vi*)**:

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

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

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

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

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

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

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

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

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

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

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

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

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

(w) "Historic resource" means that term as defined in section

90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.

(x) "Housing assistance activities" means 1 or more of the following:

(*i*) A subsidy to an income qualified purchaser household equal to the difference between the community's average home sale price over the immediately preceding 12 months and that income qualified purchaser household's maximum available mortgage capacity.

(*ii*) Reimbursement provided to a homeowner for qualified rehabilitation and weatherization costs.

(*iii*) Reimbursement provided to a developer to fill a financing gap associated with the development of housing units priced for income qualified households and to assist with costs related to infrastructure improvements and site preparation that is not a response activity and that directly benefits new housing development for income qualified households on eligible property.

(*iv*) Reimbursement provided to owners of rental housing units for qualified rehabilitation.

(y) "Housing development activities" means 1 or more of the following:

(*i*) Reimbursement provided to owners of rental housing units for qualified rehabilitation.

(*ii*) Costs for public infrastructure and safety improvements, including parks and public facilities, directly related to a housing project.

(*iii*) Costs of demolition and renovation of existing buildings and site preparation, to the extent necessary to accommodate an income qualified purchaser household or income qualified renting household.

(*iv*) Temporary household relocation costs for an income

qualified household for a period not to exceed 1 year.

(z) "Income qualified household" means a person, a family, or unrelated persons living together whose annual household income is not more than 120% of the area median income. As used in this subdivision:

(*i*) "Area median income" means the median income for the area as determined under section 8 of the United States housing act of 1937, 42 USC 1437f, adjusted for family size.

(*ii*) "Household income" means all income received by all individuals in a household while members of the household.

(aa) "Income qualified purchaser household" means a purchaser who is, or who is a member of, an income qualified household.

(bb) "Income qualified renting household" means a renter who is, or who is a member of, an income qualified household.

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

(dd) ~~(y)~~ "Income tax capture revenues" means, with respect to each eligible property subject to a transformational brownfield plan, funds equal to the amount for each tax year by which the aggregate income tax from individuals residing within the eligible property subject to a transformational brownfield plan exceeds the initial income tax value. Subject to subparagraph (*iii*), the state treasurer shall calculate annually the income tax capture revenues associated with each transformational brownfield plan. In calculating income tax capture revenues, the state treasurer shall subtract from the aggregate amount of income tax credits under sections 255, 265, 266, and chapter 9 of the income tax act of 1967, 1967 PA 281, MCL 206.255, 206.265, 206.266, and 206.501 to

206.532. The state treasurer shall require the owner or developer of the eligible property to provide to the department of treasury all of the following information at the end of each calendar year, including the year in which the resolution adding that eligible property in the transformational brownfield plan is adopted:

(*i*) A list of addresses for all residential units, rental or owner-occupied, within the eligible property.

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

(*iii*) Notwithstanding anything to the contrary in this subdivision, ~~in lieu~~ **instead** of the reporting and calculation methods otherwise provided for, the owner or developer of a transformational brownfield project site may elect to utilize a safe harbor method of calculating income tax capture revenues. Under this safe harbor method, the Michigan strategic fund shall establish a safe harbor amount of annual income tax capture revenues for each eligible property ~~at the time~~ **when** the Michigan strategic fund approves the transformational brownfield plan, and those amounts shall serve as the basis for the transmittal of income tax capture revenues to the owner or developer of the transformational project site under section 8a(4). The Michigan strategic fund shall establish the safe harbor amount for an eligible property by imputing a standard annual taxable income for households residing within the eligible property or portion of the eligible property. The safe harbor is effective only to the extent that the residential units within the eligible property or portion of the eligible property are actively leased or, in the case of units made available for sale, sold in an arms-length transaction. Imputations as to standard household taxable income may vary based on location and other relevant factors. The Michigan strategic fund may adjust the safe harbor amount for an eligible property, or portion of the eligible property, after the time of transformational brownfield plan approval as required to reflect changes in the transformational brownfield plan for the transformational project site that may occur after approval of the transformational brownfield plan, ~~provided that~~ **if** those changes ~~may~~ **do** not result in an aggregate increase in the level of income tax capture revenues from the amount initially established. The owner or developer of the transformational project site may ~~make the election~~ **elect** to utilize the safe harbor method of accounting at any time ~~prior to~~ **before** the first reimbursement of income tax capture revenues under the transformational brownfield plan. ~~,~~ ~~provided that an~~ **An** election **to utilize the safe harbor method of accounting**, once made, cannot be rescinded.

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

(ff) ~~(aa)~~ "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, transit-oriented development, transit-oriented property, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, ~~provided that~~ **if** any road, street, or bridge ~~shall be~~ **is** continuously open to public access and ~~that~~ other property ~~shall be~~ **is** located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas. Infrastructure improvements also include 1 or more of the following whether publicly or privately owned or operated or located on public or private property:

(*i*) Underground parking.

(*ii*) Multilevel parking structures.

(*iii*) Urban stormwater management systems.

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

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

(ii) ~~(dd)~~ "Initial withholding tax value" means, with respect to each eligible property subject to a transformational brownfield plan, the amount of income tax withheld under part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, from individuals employed within the eligible property for the calendar year in which the resolution adding the eligible property to the plan is adopted. The initial withholding tax value ~~shall~~ **does** not include construction period tax capture revenues.

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

(kk) ~~(ff)~~ "Local taxes" means all taxes levied other than taxes levied for school operating purposes.

(*ll*) "Michigan state housing development authority" means the Michigan state housing development authority created in section 21 of the state housing development authority act of 1966, 1966 PA

346, MCL 125.1421.

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

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

(oo) ~~(ii)~~ "Municipality" means all of the following:

(*i*) A city.

(*ii*) A village.

(*iii*) A township in those areas of the township that are outside of a village.

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

(*v*) A county.

(pp) ~~(jj)~~ "Owned by or under the control of" means that a land bank fast track authority, **a municipality**, or a qualified local **governmental** unit ~~of government~~ has 1 or more of the following:

(*i*) An ownership interest in the property.

(*ii*) A tax lien on the property.

(*iii*) A tax deed to the property.

(*iv*) A contract with this state or a political subdivision of this state to enforce a lien on the property.

(*v*) A right to collect delinquent taxes, penalties, or interest on the property.

(*vi*) The ability to exercise its authority over the property.

(qq) ~~(kk)~~ "Part 111", "part 201", "part 211", or "part 213" means that part as described as follows:

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

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

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

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

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

(ss) "Qualified rehabilitation" means rehabilitation of existing structures that is necessary to make a housing unit suitable for sale to an income qualified purchaser household or rent to an income qualified renting household.

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

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

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

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

(*ii*) Corrective action.

(ww) ~~(pp)~~ "Specific taxes" means ~~a~~ **all of the following:**

(*i*) A tax levied under **any of the following:**

(A) 1974 PA 198, MCL 207.551 to 207.572. ~~; the~~

(B) The commercial redevelopment act, 1978 PA 255, MCL 207.651

to 207.668. ~~; the~~

(C) The enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123. ~~;~~

(D) 1953 PA 189, MCL 211.181 to 211.182. ~~; the~~

(E) The technology park development act, 1984 PA 385, MCL 207.701 to 207.718. ~~; the~~

(F) The obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797. ~~; the~~

(G) The neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786. ~~; the~~

(H) The commercial rehabilitation act, 2005 PA 210, MCL 207.841 to 207.856. ~~; or that~~

(*ii*) That portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1025a, that is not required to be distributed to a land bank fast track authority.

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

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

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

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

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

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

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

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

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

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

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

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

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

(ccc) ~~(vv)~~ "Transformational brownfield plan" means a brownfield plan that meets the requirements of section 13c and is adopted under section 14a and, as designated by resolution of the governing body and approved by the Michigan strategic fund, will have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the plan. To be designated a transformational brownfield plan, a transformational brownfield plan under this subdivision ~~shall~~ **must** be for mixed-use development unless waived by the Michigan strategic fund as provided under section 14a(26) and ~~shall~~ **must** be expected to result in the following levels of capital investment:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(*iv*) Notwithstanding anything to the contrary in this subdivision, ~~in lieu~~ **instead** of the reporting and calculation methods otherwise provided for, the owner or developer of a transformational project site may elect to utilize a safe harbor method of calculating withholding tax capture revenues. Under this safe harbor method, the Michigan strategic fund shall establish a safe harbor amount of annual withholding tax capture revenues for each eligible property at the time the Michigan strategic fund approves the transformational brownfield plan, and those amounts shall serve as the basis for the transmittal of withholding tax capture revenues to the owner or developer of the transformational project site under section 8a(4). The Michigan strategic fund shall establish the safe harbor amount for an eligible property by imputing a standard level of employee occupancy that corresponds to the size and use of the eligible property or portion of the eligible property and a safe harbor average annual taxable wage for the individuals employed within the eligible property or portion of the eligible property. The safe harbor ~~shall be~~ **is** effective only to the extent the eligible property or portion of the eligible property is actively occupied, as evidenced by the existence of a binding lease agreement or similar instrument. Imputations as to occupancy and wages may vary between projects based on location, the type and use of the eligible property, and other relevant factors. The Michigan strategic fund may adjust the safe harbor amount for an eligible property, or portion of the eligible property, after the time of plan approval as required to reflect changes in the transformational brownfield plan for the transformational project site that may occur after approval of the transformational brownfield plan, ~~provided that any of~~ **if** those changes ~~may~~ **do** not result in an aggregate increase in the level of withholding tax capture revenues from the amount initially established. The owner or developer of the transformational project site may ~~make the election~~ **elect** to utilize the safe harbor method of accounting at any time ~~prior to~~ **before** the first reimbursement of withholding tax capture revenues under the plan. ~~, provided that an~~ **An** election **to utilize the safe harbor method of accounting**, once made, cannot be rescinded.

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

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

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

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

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

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

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

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

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

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

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

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

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

brownfield revolving fund.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

than the percentage of local tax increment revenues that are captured under the brownfield plan relating to that parcel of eligible property**, unless there is another approved local contribution to the project that provides a value reasonably equivalent to that percentage of local capture.**

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

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

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

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

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

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

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

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

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

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

(a) A combined brownfield plan or a work plan ~~shall~~ **must** be approved by the Michigan strategic fund and a development agreement or reimbursement agreement between the municipality or authority and an owner or developer of eligible property is required before such tax increment may be used for ~~infrastructure~~ **any of the following:**

***(i)* Infrastructure** improvements that directly benefit eligible property. ~~, demolition~~

***(ii)* Demolition** of structures that is not response activity. ~~, lead,~~

***(iii)* Lead**, mold, or asbestos abatement that is not a department specific activity. ~~, site~~

***(iv)* Site** preparation that is not response activity. ~~,~~ ~~relocation~~

***(v)* Relocation** of public buildings or operations for economic development purposes. ~~, or acquisition~~

***(vi)* Acquisition** of property by a land bank fast track authority if acquisition of the property is for economic development purposes.

***(vii)* If subdivision (b) does not apply, housing assistance activities or housing development activities.**

(b) If 50% or more of the project, based on square footage, is dedicated to residential use, and the work plan or combined brownfield plan is requesting reimbursement for housing assistance activities or housing development activities, the work plan or combined brownfield plan must be approved by the Michigan state housing development authority and a development agreement or reimbursement agreement between the municipality or authority and an owner or developer of eligible property that stipulates price and income monitoring for residential units is required before such tax increment may be used for housing assistance activities or housing development activities.

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

(d) ~~(c)~~ The combined brownfield plan or work plan to be submitted to the Michigan strategic fund **or Michigan state housing development authority** under this subsection ~~shall~~ **must** be in a form prescribed by the Michigan strategic fund **or the Michigan state housing development authority, as applicable.**

(e) ~~(d)~~ The eligible activities to be conducted and described in this subsection ~~shall~~ **must** be consistent with the combined brownfield plan or work plan submitted by the authority to the Michigan strategic fund **or the Michigan state housing development authority, or both, as applicable.**

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

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

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

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

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

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

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

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

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

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

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

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

(*iii*) Reasonable costs of developing and preparing brownfield plans, combined plans, or work plans for which tax increment revenues may be used under subsection (4), including, but not limited to, ~~legal~~ **both of the following**:

(A) Legal and consulting fees that are not in the ordinary course of acquiring and developing real estate.

(B) Fees and expenses, including licensing, permitting, planning, engineering, architectural, testing, legal, and accounting fees, not described in sub-subparagraph (A).

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

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

(*i*) Reasonable costs of developing and preparing brownfield plans, combined brownfield plans, or work plans for which tax increment revenues may be used under section 13(4), including, but not limited to, ~~legal~~ **both of the following**:

(A) Legal and consulting fees that are not in the ordinary course of acquiring and developing real estate, not to exceed $30,000.00.

(B) Fees and expenses, including licensing, permitting, planning, engineering, architectural, testing, legal, and accounting fees, not described in sub-subparagraph (A).

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

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

(*i*) For authorities that have 5 or fewer active projects, $100,000.00.

(*ii*) For authorities that have 6 or more but fewer than 11 active projects, $125,000.00.

(*iii*) For authorities that have 11 or more but fewer than 16 active projects, $150,000.00.

(*iv*) For authorities that have 16 or more but fewer than 21 active projects, $175,000.00.

(*v*) For authorities that have 21 or more but fewer than 26 active projects, $200,000.00.

(*vi*) For authorities that have 26 or more but fewer than 31 active projects, $300,000.00.

(*vii*) For authorities that have 31 or more but fewer than 54 active projects, $500,000.00.

(*viii*) For authorities that have 54 or more but fewer than 74 active projects, $700,000.00.

(*ix*) For authorities that have 74 or more but fewer than 99 active projects, $900,000.00.

(*x*) For authorities that have 99 or more active projects, $1,000,000.00.

(d) ~~Nothing contained in this~~ **This** subsection ~~shall~~ **does not** limit the amount of funds that may be granted, loaned, or expended by a local brownfield revolving fund for eligible activities.

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

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

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

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

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

(b) Completing a baseline environmental assessment.

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

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

(e) Asbestos, mold, and lead surveys.

(9) The limitations of subsections (4), (5), and (6) ~~upon~~ **on** the use of local taxes and taxes levied for school operating

purposes ~~shall~~ **do** not apply to the following costs and expenses:

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

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

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

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

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

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

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

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

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

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

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

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

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

captured under the brownfield plan until the expiration of the earlier of the following:

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

(b) The later of **the following:**

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

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

(15) ~~The~~ **Except as otherwise provided in this subsection, the** department of treasury shall deposit the amounts described in subsection (14) into the state brownfield redevelopment fund. **If the brownfield plan includes housing assistance activities or housing development activities, the department of treasury shall deposit the amounts described in subsection (14) into the housing development fund created in section 23 of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1423.** If an authority makes a payment as required under subsection (14) to the department of treasury, the local taxes levied on that parcel and used to reimburse eligible activities under a brownfield plan ~~shall~~ **must** not be increased or decreased due to that payment. If, due to an appeal of any tax assessment, an authority is required to reimburse a taxpayer for any portion of the amount paid to the department of treasury under this subsection, the department of treasury shall reimburse that amount to the authority within 30 days after receiving a request from the authority for reimbursement.

(16) The brownfield plan ~~shall~~ **must** include a proposed beginning date of capture. If the actual beginning date of capture

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

Sec. 13c. (1) Subject to the approval of the governing body and Michigan strategic fund under section 14a, the board may implement a transformational brownfield plan. The transformational brownfield plan may consist of a single development on eligible property or a series of developments on eligible property that are part of a related program of investment, whether or not located on contiguous parcels, and may be amended to apply to additional parcels of eligible property. Each amendment to a transformational brownfield plan ~~shall~~ **must** be approved by the governing body of the municipality in which it is located and the Michigan strategic fund and ~~shall~~ **must** be consistent with the approval requirements in this section.

(2) A transformational brownfield plan may authorize the use of construction period tax capture revenues, withholding tax capture revenues, income tax capture revenues, and tax increment revenues for eligible activities described in section ~~2(o)(*iv*).~~ **2(o)(*v*).** Except as **otherwise** provided ~~for~~ in section 13b(6)(d), tax

increment revenues, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues ~~shall~~ **must** be used only for the costs of eligible activities included within the transformational brownfield plan to which the revenues are attributable, including the cost of principal of and interest on any obligation to pay the cost of the eligible activities.

(3) A transformational brownfield plan is a brownfield plan and, except as otherwise provided, is subject to sections 13, 13a, 13b, 14, and 15. ~~of this act.~~ In addition to the information required under section 13(2), a transformational brownfield plan ~~shall~~ **must** contain all of the following:

(a) The basis for designating the plan as a transformational brownfield plan under section ~~2(vv).~~ **2(ccc).**

(b) A description of the costs of the transformational brownfield plan intended to be paid for with construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues.

(c) An estimate of the amount of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues expected to be generated for each year of the transformational brownfield plan from the eligible property.

(d) The beginning date and duration of capture of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues for each eligible property as determined under subsections (8) and (11).

(4) Subject to section 14a(7), the transformational brownfield plan may provide for the use of part or all of the tax increment revenues, construction period tax capture revenues, withholding tax

capture revenues, and income tax capture revenues. The portion of tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues to be used may vary over the duration of the transformational brownfield plan, but the portion intended to be used ~~shall~~ **must** be clearly stated in the transformational brownfield plan.

(5) Approval of a transformational brownfield plan, or an amendment to a transformational brownfield plan, ~~shall~~ **must** be in accordance with the notice, approval, and public hearing requirements of sections 14 and 14a, except that the governing body shall provide notice to the Michigan strategic fund not less than 30 days before the hearing on a transformational brownfield plan.

(6) If a transformational brownfield plan authorizes the use of construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues, approval of a combined brownfield plan or work plan by the Michigan strategic fund and a written development or reimbursement agreement between the owner or developer of the eligible property, the authority, and the Michigan strategic fund are required. If a plan authorizes the use of tax increment revenues for eligible activities under section ~~2(o)(*iv*)~~ **2(o)(*v*)** other than eligible activities described in section 13b, approval of a work plan or combined brownfield plan by the Michigan strategic fund to use tax increment revenues for those additional eligible activities is required. A work plan or combined brownfield plan under this subsection ~~shall~~ **must** be consolidated with a work plan or combined brownfield plan under section 13b(4). The eligible activities to be conducted ~~shall~~ **must** be consistent with the work plan submitted by the authority to the Michigan strategic fund.

(7) ~~Upon~~ **On** approval of the transformational brownfield plan by the governing body and Michigan strategic fund, and the execution of the written development or reimbursement agreement, the transfer and distribution of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues as specified in this act and in the plan ~~shall be~~ **are** binding on this state and the collection and transmission of the amount of tax increment revenues as specified in this act and in the plan ~~shall be~~ **are** binding on all taxing units levying ad valorem property taxes or specific taxes against property subject to the transformational brownfield plan.

(8) A transformational brownfield plan ~~shall~~ **must** not authorize the capture or use of tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues after the year in which the total amount of the revenue captured under the transformational brownfield plan is equal to the sum of the costs permitted to be funded with the revenue under the transformational brownfield plan.

(9) The brownfield authority and Michigan strategic fund may reimburse advances, with or without interest, made by a municipality under section 7(3), a land bank fast track authority, or any other person or entity for costs of eligible activities included within a transformational brownfield plan using tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues attributable to that plan. ~~Upon~~ **On** approval of the Michigan strategic fund, the amount of tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues authorized to be captured under a

transformational brownfield plan may include amounts required for the payment of interest under this subsection. A written development or reimbursement agreement ~~shall~~ **must** be entered into under subsection (6) before any reimbursement or payment using tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues may commence. A reimbursement agreement for these purposes and the obligations under that reimbursement agreement ~~shall~~ **are** not ~~be~~ subject to section 12 or the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(10) Eligible activities conducted on eligible property ~~prior to~~ **before** approval of the transformational brownfield plan may be reimbursed from tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues if those costs and the eligible property are subsequently included in a transformational brownfield plan approved by the governing body and Michigan strategic fund, a combined brownfield plan or work plan approved by the Michigan strategic fund, and a written development or reimbursement agreement under subsection (6). Reimbursement under this subsection ~~shall be~~ **is** limited to eligible expenses incurred within 90 days of the approval of the transformational brownfield plan by the Michigan strategic fund.

(11) The duration of the capture of withholding tax capture revenues and income tax capture revenues under a transformational brownfield plan for a particular eligible property ~~shall~~ **must** not exceed the lesser of the period authorized under subsection (8) or 20 years from the beginning date of the capture of withholding tax capture revenues and income tax capture revenues for that eligible

property. The beginning date for the capture of tax increment revenues, withholding tax capture revenues, and income tax capture revenues for an eligible property ~~shall~~ **must** not be later than 5 years following the date the Michigan strategic fund approves the inclusion of the eligible property in a transformational brownfield plan. Subject to the approval of the governing body and Michigan strategic fund, the authority may amend the beginning date of capture of tax increment revenues, withholding tax capture revenues, and income tax capture revenues to a date not later than 5 years following the date the Michigan strategic fund approved inclusion of the eligible property in the transformational brownfield plan ~~so long as~~ **if** capture of the revenues under the transformational brownfield plan has not yet commenced.

(12) For purposes of subsection (1), a series of developments on parcels that are not contiguous ~~shall be~~ **is** considered a related program of investment if all of the following are met:

(a) The developments are proposed to be undertaken concurrently or in reasonable succession.

(b) For developments under affiliated ownership, the developments are reasonably contiguous and are part of a program of investment in a logically defined geography, including, but not limited to, a downtown district as defined in section 201 of the recodified tax increment financing act, 2018 PA 57, MCL 125.4201, or a principal shopping district or business improvement district as defined in section 1 of 1961 PA 120, MCL 125.981, and including areas that are logically related to those districts and that will promote infill development.

(c) For developments under unrelated ownership, in addition to the criteria described in subdivisions (a) and (b), the developments are part of a master development plan, area plan, sub-area plan, or similar development plan that has been approved or adopted by resolution of the governing body.

(d) The designation of the developments as a related program of investment is consistent with the purposes of this act and is not a combination of unrelated or minimally related projects calculated to meet the minimum investment threshold.

(13) ~~Where~~ **If** undeveloped property included in a transformational brownfield plan has been designated as a renaissance zone under the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, upon the request of the owner or developer of the eligible property and the local governmental unit that designated the zone, the Michigan strategic fund, and a city levying a tax under the city income tax act, 1964 PA 284, MCL 141.501 to 141.787, may elect under section 9(4) of the Michigan renaissance zone act, 1996 PA 376, MCL 125.2689, to terminate the exemptions, deductions, or credits provided for in section 9(1)(b) and (c) of that act, and reimburse the authority, or owner or developer of the eligible property, an annual amount equal to the revenue collected for each tax year as a result of the termination of the exemptions, deductions, or credits that would otherwise be in effect. In implementing this subsection, all of the following apply:

(a) The authority and Michigan strategic fund shall include amounts anticipated to be collected under this subsection in the income tax capture revenues authorized to be used under the transformational brownfield plan and associated work plan or combined brownfield plan.

(b) The state treasurer shall calculate for each tax year the amount of revenue ~~the~~ **this** state ~~of Michigan~~ collected as a result of the operation of this subsection and shall deposit that amount as income tax capture revenues into the state brownfield redevelopment fund, where the funds ~~shall~~ **must** be transmitted in the manner provided for in sections 8a(4) and 16(8).

(c) A city levying a city income tax under the city income tax act, 1964 PA 284, MCL 141.501 to 141.787, shall calculate for each tax year the amount of revenue the city collected as a result of the operation of this subsection and shall enter into a binding reimbursement agreement with the authority, and owner or developer of the eligible property, providing for the payment of the amounts to the authority, or the owner or developer of the eligible property, for eligible activities as provided ~~for~~ in the transformational brownfield plan. City income taxes administered by the department of treasury pursuant to the city income tax act, 1964 PA 284, MCL 141.501 to 141.787, ~~shall be~~ **are** subject to the procedures of subdivision (b) regarding the calculation and deposit of any revenue collected as a result of the operation of this subsection.

(d) The department of treasury may require the owner or developer to submit any information necessary for the calculation of revenue collected pursuant to the operation of this subsection. This state has no obligation for calculating revenues to be collected pursuant to the operation of this subsection ~~where~~ **if** the required information is not reported.

(14) The authority and governing body are solely responsible for deciding whether to seek approval of a brownfield plan as a transformational brownfield plan. Nothing in this section or section 14a ~~shall operate~~ **operates** to prejudice or limit

consideration of a brownfield plan under sections 13 and 14, including a decision by the Michigan strategic fund not to approve a plan as a transformational brownfield plan.

(15) ~~Nothing in this~~ **This** act ~~is intended to~~ **does not** preclude an authority established by a county from seeking approval of a brownfield plan as a transformational brownfield plan. In the event that an authority established by a county seeks approval of a plan that extends into more than 1 of its component local units of government and that plan includes eligible property in more than 1 municipality that is not a county, the minimum investment requirements of section ~~2(vv) shall~~ **2(ccc) must** be established with reference to combined population of the municipalities that are not a county in which the eligible property is located.

Sec. 14. (1) Before approving a brownfield plan for an eligible property, the governing body shall hold a public hearing on the brownfield plan. By resolution, the governing body may delegate the public hearing process to the authority or to a subcommittee of the governing body subject to final approval by the governing body.

(2) Notice of the time and place of the hearing on a brownfield plan ~~shall~~ **must** contain all of the following:

(a) A description of the property to which the plan applies in relation to existing or proposed highways, streets, streams, or otherwise.

(b) A statement that maps, plats, and a description of the brownfield plan are available for public inspection at a place designated in the notice and that all aspects of the brownfield plan are open for discussion at the public hearing required by this section.

(c) Any other information that the governing body considers appropriate.

(3) At the time set for the hearing on the brownfield plan required under subsection (1), the governing body shall ensure that interested persons have an opportunity to be heard and that written communications with reference to the brownfield plan are received and considered. The governing body shall ensure that a record of the public hearing is made and preserved, including all data presented at the hearing.

(4) Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this act. The authority shall notify the taxing jurisdictions of the proposed brownfield plan. At that hearing, an official from a taxing jurisdiction with millage that would be subject to capture under this act has the right to be heard in regard to the adoption of the brownfield plan. Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the department if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require the approval of a combined brownfield plan or a work plan by the department under section 13b(6)(c)**, the Michigan state housing development authority, or its designee, if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to 13b(4),** and the Michigan strategic fund, or its designee, if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to section 13b(4) **other than eligible activities subject to 13b(4)(b).**

(5) Not less than 10 days after notice of the proposed brownfield plan is provided to the taxing jurisdictions, the governing body shall determine whether the plan constitutes a public purpose. If the governing body determines that the plan does not constitute a public purpose, the governing body shall reject the plan. If the governing body determines that the plan constitutes a public purpose, the governing body may then approve or reject the plan, or approve it with modification, by resolution, based on the following considerations:

(a) Whether the plan meets the requirements of sections 13 and 13b.

(b) Whether the proposed method of financing the costs of eligible activities is feasible and the authority has the ability to arrange the financing.

(c) Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.

(d) Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

(6) Except as provided in this subsection, amendments to an approved brownfield plan must be submitted by the authority to the governing body for approval or rejection following the same notice necessary for approval or rejection of the original plan. Notice is not required for revisions in the estimates of captured taxable value or tax increment revenues.

(7) The procedure, adequacy of notice, and findings with respect to purpose and captured taxable value ~~shall be~~ **are** presumptively valid unless contested in a court of competent jurisdiction within 60 days after adoption of the resolution adopting the brownfield plan. An amendment, adopted by resolution,

to a conclusive plan ~~shall~~ **is** likewise ~~be~~ conclusive unless contested within 60 days after adoption of the resolution adopting the amendment. If a resolution adopting an amendment to the plan is contested, the original resolution adopting the plan is not therefore open to contest.

(8) A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, ~~provided that~~ **if** the governing body first does both of the following:

(*i*) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

(*ii*) Provides the developer an opportunity to be heard at a public meeting.

(c) If a brownfield plan or plan amendment is terminated under subdivision (b), the governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13(5).

(d) Notwithstanding anything in this subsection to the contrary, a brownfield plan or plan amendment ~~shall~~ **must** not be abolished or terminated until the principal and interest on bonds issued under section 17 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

Sec. 14a. (1) The governing body and Michigan strategic fund shall determine whether to approve a transformational brownfield plan in accordance with ~~the provisions of~~ this section.

(2) The governing body shall make an initial determination as to whether the transformational brownfield plan constitutes a public purpose in accordance with section 14(5). If the governing body determines the transformational brownfield plan does not constitute a public purpose, it shall reject the transformational brownfield plan.

(3) If the governing body determines that the transformational brownfield plan constitutes a public purpose, the governing body may then approve or reject the transformational brownfield plan, or approve it with modification, by resolution based on all of the following considerations:

(a) Whether the transformational brownfield plan meets the requirements of section ~~2(vv),~~ **2(ccc)**, which must include a determination that the transformational brownfield plan is calculated to, and has the reasonable likelihood to, have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the transformational brownfield plan.

(b) Whether the transformational brownfield plan meets the requirements of sections 13, 13b, and 13c.

(c) Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.

(d) Whether the amount of captured taxable value, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues estimated to result from adoption of the transformational brownfield plan are reasonable.

(e) Whether the transformational brownfield plan takes into account the criteria described in section 90b(4) of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090b.

(f) Whether subject to subsection (22)(d), the transformational brownfield plan includes provisions for affordable housing.

(4) Within 90 days of the completion of an administratively complete application and the analysis required under subsection (5), the Michigan strategic fund shall approve or reject the transformational brownfield plan, or approve it with modification, by resolution based on the criteria in subsection (3).

(5) In determining whether to approve a transformational brownfield plan under subsection (3)(c) and (d), the Michigan strategic fund shall conduct a financial and underwriting analysis of the developments included in the plan. The analysis ~~shall~~ **must** consider both projected rental rates at the time of project delivery and potential increases in rental rates over time. The Michigan strategic fund shall not approve the use of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues beyond the amount determined to be necessary for the project to be economically viable. The Michigan strategic fund shall develop standardized underwriting criteria for determining economic viability. The Michigan strategic fund shall

take into account the impact of the sales and use tax exemptions under section 4d(n) of the general sales tax act, 1933 PA 167, MCL 205.54d, and section 4dd of the use tax act, 1937 PA 94, MCL 205.94dd, in determining the amount of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues required for the project to be economically viable. The Michigan strategic fund shall ensure that each transformational brownfield plan includes a significant equity contribution from the owner or developer as determined by the fund.

(6) The Michigan strategic fund shall require an independent, third-party underwriting analysis under subsection (3)(d) for any plan that proposes to use more than $10,000,000.00 in any year in withholding tax capture revenues and income tax capture revenues, as determined by the first full year of tax capture under the plan. The cost of the independent, third-party underwriting analysis ~~shall~~ **must** be paid by the owner or developer of the eligible property. The Michigan strategic fund shall consult with the state treasurer ~~prior to~~ **before** approving any transformational brownfield plan subject to this subsection. ~~Nothing in this~~ **This** subsection ~~shall~~ **does not** limit the ability of the Michigan strategic fund to utilize independent, third-party analyses on plans not subject to this subsection.

(7) Except as otherwise provided in this subsection, the Michigan strategic fund may not approve a transformational brownfield plan that proposes to use more than 50% of the withholding tax capture revenues or 50% of the income tax capture revenues. The Michigan strategic fund may modify the amount of withholding tax capture revenues and income tax capture revenues before approving a transformational brownfield plan ~~in order~~ to

bring the transformational brownfield plan into compliance with subsection (5). The Michigan strategic fund may approve a transformational brownfield plan that proposes to use more than 50% of the income tax capture revenues if 1 of the following applies:

(a) The income tax capture revenues are attributable to the election under section 13c(13).

(b) The applicable eligible properties within the transformational brownfield plan are subject to a written, binding affordable housing agreement with the local governmental unit, which agreement ~~shall~~ **must** be provided to the Michigan strategic fund, in which case the Michigan strategic fund may approve a transformational brownfield plan that proposes to use up to 100% of the income tax capture revenues, subject to the underwriting and financial analysis required under subsection (5).

(8) The Michigan strategic fund shall require the owner or developer of the eligible property to certify the actual capital investment, as determined in accordance with section ~~2(o)(*iv*)~~ **2(o)(*v*)** and ~~section 2(vv), upon~~ **(ccc), on** the completion of construction and before the commencement of reimbursement from withholding tax capture revenues, income tax capture revenues, or tax increment revenues, for the plan or the distinct phase or project within the plan for which reimbursement will be provided. If the actual capital investment is less than the amount included in the plan, the Michigan strategic fund shall review the determination under subsection (5) and may modify the amount of reimbursement if, and to the extent, such a modification is necessary to maintain compliance with subsection (5). The transformational brownfield plan, work plan, and development and reimbursement agreement ~~shall~~ **must** include provisions to enforce

the requirements and remedies under this subsection. If the actual level of capital investment does not meet the applicable minimum investment requirement under section ~~2(vv)~~ **2(ccc)** and is outside of the safe harbor under subsection (15), the Michigan strategic fund may take 1 of the following remedial actions:

(a) For a plan that consists of a single development, reduce the amount of reimbursement under the plan.

(b) For a plan that consists of distinct phases or projects, where the failure to meet the minimum investment threshold is the result of failure to undertake additional distinct phases or projects as provided for in the plan, 1 or more of the following:

(*i*) Permanently rescind the authorization to use tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues for the additional distinct phases or projects in the plan.

(*ii*) If the Michigan strategic fund determines that the applicable owner or developer acted in bad faith, reduce the amount of reimbursement for completed phases of the plan.

(9) ~~Upon~~ **On** approval by the Michigan strategic fund, the minimum investment requirements in section ~~2(vv)~~ **2(ccc)** and limitation under subsection (22)(a) and (b) may be waived if the transformational brownfield plan meets 1 of the following criteria:

(a) Is for eligible property in an area approved by the **Michigan** state housing development authority as eligible for blight elimination program funding under the housing finance agency innovation fund for the hardest hit housing markets authorized pursuant to the emergency economic stabilization act of 2008, **division A of** Public Law 110-343, 12 USC 5201 to 5261. For purposes of this subdivision, an area approved as eligible for blight elimination program funding means that specific portion or portions of a municipality where the Michigan state housing development authority approved the expenditure of blight elimination program funds pursuant to an application identifying the target areas.

(b) Is for eligible property in a municipality that was subject to a state of emergency under the emergency management act, 1976 PA 390, MCL 30.401 to 30.421, issued for drinking water contamination.

(c) Is for eligible property that is a historic resource if the Michigan strategic fund determines the redevelopment is not economically feasible absent the transformational brownfield plan.

(d) Is for eligible property that is located in a city, village, or township with a population of less than 25,000 or that is otherwise eligible for the corresponding population tier in section ~~2(vv)(*vi*),~~ **2(ccc)(*vi*)**, as determined in accordance with subsection (15), if the Michigan strategic fund determines that the redevelopment is not economically feasible absent the transformational brownfield plan.

(10) In determining whether a plan under subsection (9) has a transformational impact for purposes of section ~~2(vv)~~ **2(ccc)** and subsection (3)(a), the governing body and Michigan strategic fund shall consider the impact of the transformational brownfield plan in relation to existing investment and development conditions in the project area and whether the transformational brownfield plan will act as a catalyst for additional revitalization of the area in which it is located.

(11) The Michigan strategic fund may not approve more than 5 transformational brownfield plans under subsection (9) in a calendar year, except that if the Michigan strategic fund approves

fewer than 5 plans in a calendar year under subsection (9), the unused approval authority ~~shall carry~~ **carries** forward into future calendar years and ~~remain~~ **remains** available until December 31, 2027. The Michigan strategic fund also shall not approve more than 5 transformational brownfield plans under subsection (9) in any individual city, village, or township ~~prior to~~ **before** December 31, 2022.

(12) Except as **otherwise** provided in this subsection, amendments to an approved transformational brownfield plan ~~shall~~ **must** be submitted by the authority to the governing body and to the Michigan strategic fund for approval or rejection following the same notice necessary for approval or rejection of the original transformational brownfield plan. Notice is not required for revisions in the estimates of tax increment revenues, construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues.

(13) Except as provided in this subsection, an amendment to an approved transformational brownfield plan under section 13c(1) ~~shall~~ **is** not ~~be~~ considered a new plan approval subject to the limitation in subsection (22)(a). The Michigan strategic fund may consider an amendment as a new plan approval only ~~where~~ **if** the amendment adds eligible property and the Michigan strategic fund determines that approving the addition as an amendment would be inconsistent with the purposes of this act.

(14) The procedure, adequacy of notice, and findings under this section ~~shall be~~ **are** presumptively valid unless contested in a court of competent jurisdiction within 60 days after approval of the transformational brownfield plan by the Michigan strategic fund. An approved amendment to a conclusive transformational

brownfield plan ~~shall~~ **is** likewise ~~be~~ conclusive unless contested within 60 days after approval of the amendment by the Michigan strategic fund. If a resolution adopting an amendment to the transformational brownfield plan is contested, the original resolution adopting the transformational brownfield plan is not open to contest.

(15) The determination as to whether a transformational brownfield plan complies with the minimum investment requirements in section ~~2(vv)~~ **2(ccc)** shall be made with reference to the most recent decennial census data available at the time of approval by the authority. A plan in a municipality that exceeds a population tier under section ~~2(vv)~~ **2(ccc)** by not more than 10% of the maximum population for that tier shall, ~~upon~~ **on** election of the authority, be subject to the investment requirement for that tier. A transformational brownfield plan that is expected to result in, or does result in, a total capital investment that is within 10% of the applicable minimum investment requirement ~~shall be~~ **is** considered to satisfy the applicable requirement under section ~~2(vv).~~**2(ccc).**

(16) For purposes of a transformational brownfield plan, determination as to whether property is functionally obsolete ~~as defined under section 2(u)~~ may include considerations of economic obsolescence as determined in accordance with the Michigan state tax commission's assessor's manual.

(17) Any positive or negative determination by the Michigan strategic fund under this section ~~shall~~ **must** be supported by objective analysis and documented in the record of its proceedings.

(18) The Michigan strategic fund shall charge and collect a reasonable application fee as necessary to cover the costs

associated with the review and approval of a transformational brownfield plan.

(19) The Michigan strategic fund shall not commit, and the department of treasury shall not disburse, more than $40,000,000.00 in total annual tax capture. ~~For purposes of~~ **As used in** this subsection, "total annual tax capture" means the total annual amount of income tax capture revenues and withholding tax capture revenues that may be reimbursed each calendar year under all transformational brownfield plans. If the amount committed or disbursed in a calendar year is less than $40,000,000.00, the difference between that amount and $40,000,000.00 ~~shall be~~ **is** available to be committed or disbursed in subsequent calendar years and ~~shall be~~ **is** in addition to the annual limit otherwise applicable.

(20) The Michigan strategic fund shall not commit, and the department of treasury shall not disburse, a total amount of income tax capture revenues and withholding tax capture revenues that exceeds $800,000,000.00.

(21) The Michigan strategic fund shall not approve more than a total of $200,000,000.00 in construction period tax capture revenues and in projected sales and use tax exemptions under section 4d(n) of the general sales tax act, 1933 PA 167, MCL 205.54d, and section 4dd of the use tax act, 1937 PA 94, MCL 205.94dd. The Michigan strategic fund shall project the value of the sales and use tax exemptions under each transformational brownfield plan at the time of plan approval and shall require such information from the owner or developer as is necessary to perform this calculation. The Michigan strategic fund also shall require the owner or developer of the eligible property to report the

actual value of the sales and use tax exemptions each tax year of the construction period and at the end of the construction period. If the value of the actual sales and use tax exemptions and construction period tax capture revenues under all transformational brownfield plans exceeds the limit of $200,000,000.00 under this subsection by more than a de minimis amount, as determined by the state treasurer, the state treasurer shall take corrective action and may reduce future disbursements to achieve compliance with the aggregate limitation under subsection (20) and this subsection. The corrective action described in this subsection ~~shall~~ **must** not reduce the disbursement for an individual plan by an amount that is more than the amount by which the value of the sales and use tax exemptions for that plan exceeded the amount projected at the time of plan approval and included in the plan. The Michigan strategic fund and department of treasury shall prescribe specific methods for implementing this section ~~within 60 days of the effective date of the amendatory act that added this section.~~**by September 22, 2017.**

(22) The Michigan strategic fund shall comply with all of the following:

(a) Not approve more than 5 transformational brownfield plans in a calendar year, except that if the Michigan strategic fund approves fewer than 5 plans in a calendar year, the unused approval authority ~~shall carry~~ **carries** forward into future calendar years and ~~remain~~ **remains** available until December 31, 2027.

(b) Not approve more than 5 transformational brownfield plans in any individual city, village, or township ~~prior to~~ **before** December 31, 2022.

(c) Ensure an equitable geographic distribution of plans approved under this subsection, which ~~shall~~ **must** achieve a balance between the needs of municipalities of differing sizes and differing geographic areas of the state. Subject to the receipt of qualified transformational brownfield plans meeting the criteria under this section and section 13c, the Michigan strategic fund shall set a target that not less than 35% of the total transformational brownfield plans approved under this act ~~prior to~~ **before** December 31, 2027 will be located in cities, villages, and townships with a population of less than 100,000.

(d) In coordination with the governing body, shall determine the appropriate provisions regarding affordable housing on a plan-by-plan basis.

(23) In the event of a proposed change in ownership of eligible property subject to a transformational brownfield plan for which reimbursement will continue, the approval of the Michigan strategic fund is required ~~prior to~~ **before** the assignment or transfer of the development and reimbursement agreement.

(24) If the Michigan strategic fund approves a transformational brownfield plan and work plan, and subsequent to that approval, amendments are made to this act, the Michigan strategic fund may amend those plans to make conforming and consistent changes to the approved transformational brownfield plan and work plan on an administrative basis, ~~provided that~~ **if** those changes do not result in any increase in the aggregate total amount of reimbursement authorized under the initial transformational brownfield plan. The authority of the Michigan strategic fund to administratively amend transformational brownfield plans and work plans under this subsection also applies to transformational brownfield plans and work plans entered into before ~~the effective~~

~~date of the amendatory act that added this sentence.~~**December 27, 2021.**

(25) The Michigan strategic fund shall not approve any new transformational brownfield plans after December 31, 2027. A transformational brownfield plan approved ~~prior to~~ **before** December 31, 2022 ~~shall remain~~ **remains** in effect and may be amended in accordance with ~~the provisions of~~ this act.

(26) ~~Upon~~ **On** approval by the Michigan strategic fund, the mixed-use requirement in section ~~2(vv)~~ **2(ccc)** may be waived for a brownfield plan that otherwise meets the location, population, and minimum investment requirement under section ~~2(vv)(*vi*).~~**2(ccc)(*vi*).**

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

(a) A copy of the brownfield plan.

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

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

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

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

(2) ~~Upon~~ **On** receipt of a request for approval of a work plan

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

(a) An unconditional approval.

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

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

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

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

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

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

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

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

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

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

(4) If the department fails to provide a written response under subsection (2) within 60 days after receipt of a request for approval of a work plan, the authority may proceed with the activities as outlined in the work plan as submitted for approval. Except as provided in subsection (5), activities conducted pursuant to a work plan that was submitted to the department for approval but for which the department failed to provide a written response under subsection (2) ~~shall be~~ **are** considered approved for the purposes of subsection (1). Within 45 days after receiving additional information requested from the authority under subsection (2)(c), the department shall review the additional information according to subsection (3) and provide 1 of the responses described in subsection (2) to the requesting authority for the specific activity. If the department does not provide a response to the requesting authority within 45 days after receiving the additional information requested under subsection (2)(c), the activity is approved under section 13b.

(5) The department may issue a written response to a work plan more than 60 days but less than 6 months after receipt of a request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) For work plans that include housing assistance activities or housing development activities, a summary of proposed income and price monitoring responsibilities and related expenses.

(11) ~~Upon~~ **On** receipt of a request for approval of a work plan **or applicable portion of a work plan**, the Michigan strategic fund **or the Michigan state housing development authority** shall provide 1 of the following written responses to the requesting authority within 60 days following receipt of a request for approval or within 7 days following the first meeting of the board after the 60-day period following receipt of the request for approval,

whichever is later:

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

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

(c) A denial and a letter stating with specificity the reason for the denial. If **the Michigan strategic fund or the Michigan state housing development authority denies all or a portion of** a work plan ~~is denied~~ under this subsection, **the authority may subsequently resubmit** the work plan. ~~may be subsequently resubmitted.~~

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

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

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

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

(d) The overall benefit to the public.

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

(f) Creation of jobs.

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

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

(i) The level of private sector contribution.

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

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

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

(m) If housing assistance activities or housing development activities are included in the work plan or applicable portion of the work plan, in addition to the other criteria under this subsection, all of the following:

(*i*) Alignment with the statewide housing plan developed.

(*ii*) The capacity of the entity or agency that is monitoring price and income, and the duration of the monitoring.

(*iii*) Whether the project is located in an economically disadvantaged community or low-income census tract.

(*iv*) Whether the project will support housing at price points that align with the local workforce.

(*v*) If the property will be deed restricted to regulate short-term rentals or otherwise ensure long-term local housing needs.

(n) ~~(m)~~ Any other criteria that the Michigan strategic fund **or the Michigan state housing development authority** considers appropriate for the determination of eligibility or for approval of the work plan **or applicable portion of the work plan.**

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

(14) The Michigan strategic ~~fund~~ **fund's** approval of a work plan under sections 13b(4) and 13c(6) is final. **The Michigan state housing development authority's approval of a work plan under section 13b(4) is final.**

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

(16) All taxes levied for school operating purposes that are not used for eligible activities consistent with a combined

brownfield plan or a work plan approved by the department, **the Michigan state housing development authority**, or the Michigan strategic fund or for the payment of interest under sections 13 and 13b and that are not deposited in a local brownfield revolving fund ~~shall~~ **must** be distributed proportionately between the local school district and the school aid fund.

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

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

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

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

(a) To seek approval of a combined brownfield plan under this subsection, the authority shall, at least 30 days before the hearing on the combined brownfield plan to allow for consultation between the authority and the department, **the Michigan state housing development authority**, or the Michigan strategic fund and at least 60 days in the case of a transformational brownfield plan, provide notice that the authority will be seeking approval of a combined brownfield plan ~~in lieu~~ **instead** of a work plan to 1 or more of the following:

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

(*ii*) The Michigan strategic fund, if the combined brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to subsection (12) or section 13c(6), **other than eligible activities subject to section 13b(4)(b)**, or the use of construction period tax capture revenues, withholding tax capture revenues, or income tax capture revenues.

(*iii*) The Michigan state housing development authority if the combined brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require approval by the Michigan state housing development authority under section 13b(4)(b).

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

subdivision (a)(*iii*).

(c) The department shall review a combined brownfield plan according to subdivision (e). The Michigan strategic fund shall review a combined brownfield plan according to subdivision (f). **The Michigan state housing development authority shall review a combined brownfield plan according to subdivision (g).**

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

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

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

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

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

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

(g) The Michigan state housing development authority shall consider the criteria identified in subsection (12) to the extent reasonably applicable to the type of activities proposed as part of a combined brownfield plan when approving or denying the combined brownfield plan.

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

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

(j) ~~(i)~~ The approval of a combined brownfield plan by the department**, Michigan state housing development authority**, or Michigan strategic fund under this subsection is final.

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

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

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

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

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

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

(d) The initial taxable value of all eligible property subject to the brownfield plan.

(e) The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.

(f) The amount of actual capital investment made for each project.

(g) The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 13b(6)(c) ~~,~~ **and** section 2(o)(*i*)(F) and (G) ~~,~~ and ~~section 2(o)(*ii*)(B) and (C).~~ ***(ii)*** **(B) and (C).**

(h) The number of residential units constructed or rehabilitated for each project.

(i) The amount, by square foot, of new or rehabilitated residential, retail, commercial, or industrial space for each project.

(j) The number of new jobs created at the project.

(k) A copy of all brownfield plan amendments approved by the local unit of government.

(*l*) All additional information that the governing body, the department, or the Michigan strategic fund considers necessary.

(4) The department and the Michigan strategic fund shall collect the financial reports submitted under subsection (3), compile a combined report ~~, which~~ **that** includes the use of local taxes, taxes levied for school operating purposes, and the state brownfield redevelopment fund, based on the information contained in those reports and any additional information considered necessary, and submit annually a report based on that information to each member of the legislature.

(5) Beginning on January 1, 2013, all of the following reporting obligations apply:

(a) The department shall on a quarterly basis post on its website the name, location, and amount of tax increment revenues, including taxes levied for school operating purposes, for each project approved by the department under this act during the immediately preceding quarter.

(b) The Michigan strategic fund shall on a quarterly basis post on its website the name, location, and amount of tax increment revenues, including taxes levied for school operating purposes, for each project approved by the Michigan strategic fund under this act during the immediately preceding quarter.

(6) In addition to any other requirements under this act, not less than once every 3 years beginning not later than June 30, 2008, the auditor general shall conduct and report a performance postaudit on the effectiveness of the program established under this act. As part of the performance postaudit, the auditor general shall assess the extent to which the implementation of the program by the department and the Michigan strategic fund facilitate and affect the redevelopment or reuse of eligible property and identify any factors that inhibit the program's effectiveness. The performance postaudit ~~shall~~ **must** also assess the extent to which the interpretation of statutory language, the development of guidance or administrative rules, and the implementation of the program by the department and the Michigan strategic fund is consistent with the fundamental objective of facilitating and supporting timely and efficient brownfield redevelopment of eligible properties.

(7) The owner or developer for an active project included within a brownfield plan must annually submit to the authority a report on the status of the project. The report ~~shall~~ **must** be in a form developed by the authority and must contain information necessary for the authority to report under subsection (3)(f), (h), (i), (j), and (k). The authority may waive the requirement to submit a report under this subsection. As used in this subsection, "active project" means a project for which the authority is currently capturing taxes under this act.

(8) For a transformational brownfield plan, all of the following ~~shall~~ also apply:

(a) The state treasurer shall transfer to the state brownfield redevelopment fund each fiscal year an amount equal to the construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues under all approved plans as provided for in section 8a(4). Funds ~~shall~~ **must** be transmitted to the authority, or owner or developer of the eligible property to which the revenues are attributable, within 30 days of transfer to the state brownfield redevelopment fund.

(b) The authority, the department, and the Michigan strategic fund shall follow the reporting requirements of subsections (3), (4), and (5) with respect to all approved transformational brownfield plans, and shall provide information on the amount and use of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues to the same extent required for tax increment revenues.

(c) The owner or developer of active projects included within a transformational brownfield plan shall provide the information required for the authority, the department, and the Michigan strategic fund to satisfy the reporting and audit requirements of this section.

(9) If activities of the authority include housing assistance activities or housing development activities, the report under subsection (3) must also include all of the following and a copy of the report must be provided to the Michigan state housing development authority:

(a) The number of housing units produced.

(b) The number of income qualified purchaser households

served.

(c) The number of income qualified renting households assisted.

WCBRA Financial Report - August 2022

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
			Developer Reimbursement Complete														
Project Parameters																	
Brownfield Plan - Total Approved Elig Activities	$ 1,209,027.00	$ 655,640.00	$ 1,233,937.00	$ 5,400,000.00	$ 4,628,636.00	$ 580,676.00	$ 698,773.00	$ 3,582,222.00	$ 22,874,634.00	$ 5,109,420.00	$ 4,489,510.00	$ 3,370,613.00	$ 13,159,069.00	$ 1,651,241.00	$ 2,739,022.00		$ 781,957.00
Brownfield Plan - Maximum Developer Reimburseme	$ 1,010,042.00	$ 569,414.00		$ 5,400,000.00						$ 4,000,000.00				$ 1,332,613.00	$ 2,039,022.00		$ 550,000.00
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		$ 4,000,000.00	$ 2,609,663.57	$ 1,552,678.00	$ 6,787,385.93	$ 975,696.00	$ 1,876,130.05		$ 68,267.50
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		$ 2,400,545.77	$ 2,609,663.57	$ 190,530.43	$ 2,123,450.99	$ 21,402.62	$ 22,885.43		$ 49,563.19
Remaining Approved Eligible Activity Expenses	$ 294,449.59	$ -	$ 342,289.44	$ 154,172.04	$ 1,274,623.00	$ -	$ 214,597.08	$ -	$ -	$ 1,599,454.23	$ -	$ 1,362,147.57	$ 4,663,934.94	$ 954,293.38	$ 1,853,244.62	$ -	$ 18,704.31
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				$ 213,705.45					
Interest Reimbursed to Date		$ 35,117.00						$ 53,331.18									
Remaining Interest to be Reimbursed	$ 41,282.00	$ 1,847.00	$ 212,171.16	$ 1,015,444.00	$ 457,335.21		$ 67,833.69	$ -				$ 213,705.45					
Project Financial Activity																	
12/31/21 Fund Balance	$ -	$ -	$ 5,000.00	$ -	$ -		$ 5,000.00		$ 156,495.82	$ -	$ 77,639.00	$ 118,713.82	$ -	$ 6,876.68	$ -	$ 1,574.03	$ -
TOTAL 2022 REVENUES																	
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Interest Revenue*																	
TIF Revenue/Capture	$ 82,301.95	$ 15,146.77	$ 28,587.46	$ 585,700.33	$ 269,055.05	$ 38,993.50	$ 33,014.37		$ 34,137.70	$ 1,006,265.80		$ 78,775.36	$ 1,426,221.75	$ 15,341.94	$ 145,284.74	$ 2,101.85	$ 1,397.71
Total Revenues	$ 82,301.95	$ 15,146.77	$ 28,587.46	$ 585,700.33	$ 269,055.05	$ 38,993.50	$ 33,014.37	$ -	$ 34,137.70	$ 1,006,265.80	$ -	$ 78,775.36	$ 1,426,221.75	$ 15,341.94	$ 145,284.74	$ 2,101.85	$ 1,397.71
2022 EXPENDITURES																	
Certified Expense Reimbursement	$ 79,112.95		$ 16,385.18	$ 533,269.33	$ 245,121.05	$ -	$ 28,499.37	$ -	$ -	$ 875,350.80		$ 179,540.18	$ 1,347,652.88	$ 21,402.62	$ 142,995.74	$ -	
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		$ 8,977.00	$ -	$ -	$ 2,289.00	$ -	$ -
LBRF Revenue or Deposit	$ -	$ 13,299.77	$ 5,097.00	$ -	$ -	$ 28,980.50	$ -		$ -	$ -		$ -	$ 45,573.87	$ -	$ -	$ 81.62	$ 2,548.00
State of MI Brownfield Fund (Approved after 2014)						$ 3,645.00	$ 1,919.00		$ 1,248.00	$ 46,235.00	$ 38,583.00	$ 8,972.00	$ 32,995.00	$ 816.00	$ -	$ 32.50	$ -
Total Expenditures	$ 82,301.95	$ 15,146.77	$ 24,571.18	$ 585,700.33	$ 269,055.05	$ 38,993.50	$ 33,014.37	$ -	$ 4,348.00	$ 1,006,265.80	$ 38,583.00	$ 197,489.18	$ 1,426,221.75	$ 22,218.62	$ 145,284.74	$ 114.12	$ 2,548.00
Misc Refund																	
Current Brownfield Account Balance	$ -	$ -	$ 9,016.28	$ -	$ -	$ -	$ 5,000.00	$ -	$ 186,285.52	$ -	$ 39,056.00	$ -	$ -	$ -	$ -	$ 3,561.76	$ (1,150.29)
**** Includes Admin and LBRF Funds***						($18,214.50 in LBRF capture remaining)					**To pay 3 mill SET Only**						

Total of all 2021 CY TIF Reimburse Transfers	$ 3,304,931.74	
Total 2022 CY LBRF CAPTURE	$ 95,580.76	
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 9-30-22* **$ 143,831**
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	$ 95,580.76	LBRF Balance as of 8-25-22 **$ 2,746,000**

TRANSACTION APPROVALS REQUESTED

PROJECT

	Total TIF Capture			LBRF	Developer Reimbursement	
Michigan Inn Additional Capture	$ 1,847.00				$ 1,847.00	Final Developer Reimbursement, corrected due to math error
Grandview Commons Summer 2022 Capture	$ 169,661.86				$ 169,661.86	
Maple Oaks Saline, Summer 2022 Capture	$ 64,172.23				$ 18,704.31	
1140 Broadway/Beekman on Broadway PP Capture	$ 31,630.79				$ 31,630.79	(PP Capture, left off the summer 2022 regular TIF capture distribution)
Grand Total	$ 267,311.88	$ -	**$ -**	**$ -**	**$ 221,843.96**	