



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, February 9th 2023 9:00 a.m.

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

Zoom Link to Webinar for Public to Join the Meeting:

<https://washtenawcounty.zoom.us/j/81099386316?pwd=aEhqMWtsVldYOXVuSEdnZ3BqNFZ6UT09>

Passcode: 788623

Dial In Number: 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 or +1 253 215 8782

1. **Call to Order**
2. **Public Comment***
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. January 12th, 2023 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
 1. Maple Oaks, Saline, Approve "Look Back" Eligible Activities – Action
 2. Main Street Park Alliance, Federal Screw, City of Chelsea, Project Update – Discussion
 3. 121 Catherine Street, Avalon, LBRF Assessment Grant Application – Action
 4. January 2023 Financial Report – Information
7. **Other Business**
8. **Public Comment***
9. **Adjournment**

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

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

DRAFT MEETING MINUTES
Thursday, January 12, 2023, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Allison Krueger – Vice Chair (9:15), James Harless, Sam Baushke, Christy Maier, Joe Meyers – Secretary, Colleen O'Toole, Justin Hodge, Sean White

Board Absent: None

Staff: Nathan Voght – OCED

Joining the Meeting: Eric Tuomey – Common Sail Development for 3045 Broad (in person), Michelle Aniol – City of Dexter, Jana Beumel, Elizabeth Massering and Nick Lieder with PM Environmental for 3045 Broad (all on Zoom), Jill Ferrari and Shannon Morgan – Renovare, for 220 N. Park (on Zoom), Chris Svoboda – EGLE District Geologist (on Zoom)

Handouts: A handout of 3045 Broad Street Concept Plans from Common Sail Development, emailed to the Board after the packet.

1. Call to Order

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

2. Public Comment

There was no public comment.

The Board did introductions to the new Board of Commissioners' liaison, Board Chair Justin Hodge, and Commissioner Hodge introduced himself.

3. Approval of Agenda

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

4. Approval of November 10th, 2022 Meeting Minutes

J. Meyers moved to approve the November 10th minutes, with the revision to add that Sue Shink was present at the meeting, not absent, (2nd J. Harless), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. 220 N. Park, Authorize Staff to Approve LBRF Eligible Activities – Action

Staff updated the Board on the status of 220 N. Park, and the County's legal review of all required contracts. During the review, it was noted that usually the Board approves all LBRF Eligible Activities, and then grant funds are reimbursed. However, for this project, all funds will be placed

in one large development fund, and monthly draws will occur. The draws must be paid within 14 days, so sending these costs to the Board every month for approval will unreasonably slow down the construction process, which is a major concern for the primary lender.

Staff is asking that he be authorized to review draws and approve Eligible Activities, rather than sending to the next Board meeting for approval. The Board expressed confidence that staff would be able to do this accurately, but asked that approved expenses be provided to the Board on a regular basis for their information.

C. O'Toole moved to authorize staff to approve LBRF Eligible Activities for 220 N. Park and have LBRF activities reported to the Board regularly (2nd C. Maier), and the motion passed unanimously.

2. 220 N. Park, Approve Revised Brownfield Reimbursement Agreement – Action

N. Voght summarized the status of the legal review of all 220 N. Park contracts, and explained the lender's attorneys asked for several minor revisions to the Brownfield Reimbursement Agreement.

J. Meyers moved to approve the Reimbursement Agreement with revisions shown (2nd J. Harless) and the motion passed unanimously.

3. 3045 Broad Street, City of Dexter, Environmental Assessment Grant Application – Action

Staff provided background on the City's efforts to seek and partner with a developer to redevelop these multiple parcels in downtown Dexter. The Board previously awarded assessment funding to the City, when the City had partnered with Norfolk Homes. The current partner is Common Sail Development.

Eric Tuomey, from Common Sail, was present at the meeting and provided a project overview and the assessment funding request. Various consultants from PM Environmental also joined the meeting via Zoom, to provide background information on the request.

The Board asked various questions, including the likelihood of orphan tanks, the nature of the previous scope being more vapor oriented, and this scope appearing to be more Due Care oriented, and whether this request is considered a "private" request, or "public" from the City of Dexter. J. Harless asked about what experience the developer has in developing brownfield sites.

There was further discussion about what investigations are proposed for which sites, and why. Michelle Aniol, Community Development Director for the City of Dexter, also provided additional information.

The Board questioned funding investigations that represent a very small portion of the overall project budget when these costs can be rolled into the Brownfield Plan for reimbursement. Mr. Tuomey responded that there is concern for overall costs to the project, including the parking deck, and that every bit of assistance will help.

Staff reminded the Board that this site could be differentiated from a purely private site, as the City is trying to get the project redeveloped, and it's still City-owned.

S. Baushke raised a question about the need for the underground parking ventilation, and that it could be a TIFable expense.

J. Meyers moved to approve \$15,000 in grant funding towards the overall cost of the assessments, at a rate of 50%, to be funded with LBRF. S. Baushke asked for a friendly

amendment that City provide access to adjacent ROW for EGLE investigations ongoing at the adjacent gas station, but then retracted the motion amendment request. The original motion was supported by C. O'Toole, and the motion passed unanimously.

4. 300 N. Zeeb, Form Brownfield Review Sub-Committee

Staff asked for volunteers to assist with Brownfield Plan review for this Scio Township project. Board member C. Maier, J. Harless, S. White, and J. Hodge volunteered.

5. December 2022 Financial Report – Action

There is no action to take on the financial report. It's for information only.

7. Other Business

None.

8. Public Comment:

None.

9. Adjournment:

The meeting was moved by J. Hodge to adjourn at 10:53 a.m. (2nd A. Krueger), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the _____, 2023 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, February 9th, 2023

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

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: February 3, 2023

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. Maple Oaks, Saline, Approve “Look Back” Eligible Activities – Action

Please find a [link to a spreadsheet](#) with the second request for approval of Eligible Activities for the Maple Oaks Brownfield Project, in the City of Saline, totaling \$111,201.56. The spreadsheet is in the PDF packet, but difficult to read. The first request for Eligible Activities of \$68,267.50 was approved in 2021, and has been fully reimbursed from TIR. [Here is a link to the back-up documents](#) supporting this second request.

The first phase of the project, including attached condominiums for individuals and their families with special needs, was mostly complete when a Brownfield Plan was approved in 2021 to support previous eligible activities, as well as future eligible activities planned for a second phase. The Brownfield Plan includes \$550,000 in developer-reimbursable activities.

The Eligible Activity Tables from the approved Brownfield Plan from May 2021 are on the next page. The first table includes environmental investigation and BEA activities previously completed, and future brownfield activities for the second future phase of the development, to be a community building with housing to serve both phases. The second table includes Site Demolition activities previously conducted (Look Back activities) on the first phase (southern parcel). These \$105,800 in “Look Back” activities are now submitted for reimbursement, an additional legal and consulting fee invoice from Jamieson Development Consulting, and some administrative costs related to assembling the initial cost submittal from 2021, from Three Oaks Communities, the development company.

The City of Saline placed several conditions on any reimbursement of these Look Back activities, the majority of which have been addressed, with an exception that will be addressed in spring. Board member O’Toole, the Saline City Manager, has indicated support for the Board to approve the costs, but to withhold reimbursement until after all City issues have been addressed.

In review of the costs, the supervision and management of Site Demolition was approved at \$17,000 in the Brownfield Plan, but invoices submitted from Ojibway Development is \$20,000, thus the request for \$108,500 of Look Back (\$3,000 more than the Brownfield Plan). In addition, a consulting/legal soft cost reimbursement of \$2,070, and \$331.56 in Three Oaks administrative costs. As the “Look Back” expenses were specifically calculated and approved, they should be limited to the original \$105,800. The other costs are acceptable.

Table 1 - Brownfield Eligible Activities -Maple Oaks, Saline, MI				
Department Specific Eligible Activity	# of Units	Unit Type	Cost/Unit	Estimated Total Cost of TIF Reimbursable Activities Incurred by Developer
Pre- Approved Activity - Baseline Environmental Assessment Activities				
Phase I Environmental Site Assessment (ESA)	2	LS	\$ 1,950.00	\$ 3,900.00
Phase II ESA	1	TM	\$ 13,223.00	\$ 14,709.00
Supplemental Phase II ESA	1	TM	\$ 27,650.00	\$ 27,650.00
Baseline Environmental Assessment (BEA)	1	LS	\$ 5,500.00	\$ 5,500.00
Total - BEA Activities *no contingency already completed				\$ 51,759.00
Due Care Activities - North Parcel				
Engineering, surveying, staking	1	LS	\$ 27,500.00	\$ 27,500.00
Due Care Planning - evaluation of current conditions/lab analysis	1	LS	\$ 16,000.00	\$ 16,000.00
Due Care Plan(s) - on site construction management due care plan	1	LS	\$ 2,500.00	\$ 2,500.00
Due Care Plan-Post Construction - following remediation - O&M	1	LS	\$ 2,500.00	\$ 2,500.00
Due Care-Direct Contact/Demarcation Barrier - under landscaped areas	21,600	ft ²	\$ 2.00	\$ 43,200.00
stabilization of berm	1	LS	\$ 60,060.00	\$ 60,060.00
Health and Safety Plan(s)	1	LS	\$ 2,000.00	\$ 2,000.00
Soil Management-Excavation/transport/disposal (if offsite transport is necessary) - (\$35/ton) - mercury -North Parcel	1481	cy	\$ 35.00	\$ 51,835.00
Backfill and compaction stone/Class II Sand	1481	cy	\$ 23.00	\$ 34,063.00
Temporary Site Control - related to Brownfield Conditions	1	LS	\$ 5,000.00	\$ 5,000.00
Temporary Access and/or Roads - installed to access contamination	1	LS	\$ 7,500.00	\$ 7,500.00
Temporary Erosion Control - to prevent exacerbation of contamination, silt fencing and decon/street cleaning	1	LS	\$ 5,910.00	\$ 5,910.00
Verification Laboratory Analysis (if necessary) -	1	LS	\$ 3,150.00	\$ 3,150.00
Environmental Project Management During Due Care Activities				\$ 13,060.90
On-site Environmental Field Activity & Field Oversight During Due Care				\$ 13,060.90
Sub-Total Due Care Activities				\$ 287,339.80
Contingency				\$ 43,100.97
Total - Due Care Activities				\$ 330,440.77

Table 1 - Brownfield Eligible Activities -Maple Oaks, Saline, MI				
Department Specific Eligible Activity	# of Units	Unit Type	Cost/Unit	Estimated Total Cost of TIF Reimbursable Activities Incurred by Developer
Site Demolition - South Parcel				
Engineering, surveying, staking	1	LS	\$ 12,800.00	\$ 12,800.00
Site Demolition - removal of blighted conditions that included sub-base for roads, parking lots, and abandoned utilities	1	LS	\$ 40,500.00	\$ 40,500.00
Site Demolition Backfill	1	LS	\$ 34,500.00	\$ 34,500.00
Demolition-Dust Control	1	LS	\$ 1,000.00	\$ 1,000.00
Supervision & management	1	months	\$ 17,000.00	\$ 17,000.00
Sub Total - Demolition Activities as allowable under Act 381				\$ 105,800.00
Contingency				\$ -
Total - Demolition Activities as allowable under Act 381				\$ 105,800.00
Brownfield Plan & Act 381 Work Plan Preparation				
Brownfield Plan	1	TM		\$ 10,000.00
Local only or Act 381 Work Plan, if necessary	1	TM		\$ 10,000.00
Sub-Total Brownfield Plan & Act 381 Work Plan Preparation				\$ 20,000.00
Soft costs related to management of Brownfield Administration and Legal				
Consulting & Support/Administration related to QA/QC on submittal of Eligible Activity	1	TM		\$ 27,000.00
Costs for reimbursement				
Legal services- review of environmental reports/compliance and preparation and review of Reimbursement Agreement-	1	TM		\$ 15,000.00
Total - BP & Act 381 WP Preparation and Soft Costs				\$ 62,000.00
Total Estimated Brownfield Activities				\$ 550,000
LS - Lump Sum TM-Time and Materials				

Staff recommends approval of \$105,800 in Look Back Eligible Activities (consistent with the amount in the approved Brownfield Plan, and specifically authorize by Saline City Council), and an additional amount of \$2,401.56 in legal/consulting/administrative soft costs.

2. Main Street Park Alliance, Federal Screw, City of Chelsea, Project Update – Discussion

Joe Ziolkowski, with Main Street Park Alliance, will provide a project update remotely at the meeting. Staff will contact the City of Chelsea prior to the meeting for an update as well.

3. 121 Catherine Street, Avalon, LBRF Assessment Grant Application – Action

The City of Ann Arbor, Ann Arbor Housing Commission and Avalon Housing have partnered to develop an affordable housing development, with ground floor art studio and gallery space at 121 Catherine, a City-owned property. The project will include 66 affordable housing units, and totals 65,000 s.f. Here is the City’s informational page about the project: [121 E Catherine St \(4th & Catherine Parking Lot\) \(a2gov.org\)](#) [Here is a link to the submitted Site Plan to the City for the project.](#) This project will not be taxed, but rather pay a Payment in Lieu of Taxes (PILOT) to the City.

The Downriver Community Conference provided Phase I, Phase II and BEA Assessment Grant in 2022, and with the addition of HOME HUD funding to support the project, Avalon needs to update the Phase I and conduct additional assessment to satisfy certain HOME environmental clearance requirements. Please see attached an LBRF application for additional assessment grant funding in the amount of \$44,828.48, and more project information. A environmental investigation proposal from ECT dated February 2, 2023 is also included.

Here is the [Phase I ESA from December 2021](#), and the [Phase II investigation from July of 2022](#), funded through the DCC.

Staff suggested this be submitted as an LBRF application, given the amount and that a larger LBRF grant request will likely be made to support additional response and due care activities as part of construction. Included in this proposal is 1) Updated Phase I ESA, 2) Soil Metal Impacts Delineation, 3) Urban Fill Characterization, 4) Due Care Planning. Here is the cost table from the proposal:

Task	Cost
Task 1: Phase I ESA	\$2,775.00
*Task 2: Soil Impacts Delineation	\$11,371.52
SAP	\$1,000.00
Sampling Activities (Labor & Equipment)	\$3,300.00
Driller Subcontractor	\$2,500.00
Laboratory Analytical Data	\$1,500.00
Data Analysis and Reporting	\$3,071.52
Task 3: Urban Fill Characterization	\$31,853.48
Sampling Activities (Labor & Equipment)	\$5,000.00
Driller Subcontractor	\$6,600.00
Laboratory Analytical Data	\$15,400.00
Data Analysis and Reporting	\$4,853.48
Task 4: Due Care Planning-include coordination with MSHDA and NEPA requirements under HUD	\$10,200.00
Sub-Total	\$56,200.00
Covered by DCC	-\$11,372.52
Total	Requested for support from the WCBRA LBRF \$44,828.48

*This task to be paid for by the Downriver Community Conference (DCC)

Staff is supportive of this request for LBRF Grant funding from Avalon Housing.

4. January 2023 Financial Report – Action

The project balances and revenues/expenses in the report has been “zeroed” out for 2023, to begin tracking for this calendar year. Additional projects fully completed last year have now been removed from the spreadsheet (Packard Square, Michigan Inn, 140 Buchanan/Jiffy, 615 S.Main). The winter 2022 Ann Arbor Tax Distribution has been completed and revenues noted at the bottom. There were 16 active projects in 2022, so we will be able to capture \$192,500 again in Administrative Fees.

As a reminder, once we receive City of Ypsilanti, Saline, and Chelsea (Rockwell new for 2022), and Dexter 2022 distributions, we will be able to calculate all of the 2022 Administrative Fees capture. I anticipate having all 2022 capture complete by March or April at the latest, at which time we’ll complete our 2022 Administrative Fees’ capture.

Please find an updated LBRF Capture Projection spreadsheet. We anticipate capturing about \$115,000 in 2023, \$1,082,000 in 2024 and \$405,000 in 2025 in LBRF.

Staff updates:

1. Sean White has taken another position, and will not be able to continue to serve on the Authority. He sent an email resignation yesterday, and I’ve notified the Clerk, and Chair Justin Hodges of the vacancy.
2. Broadway Park held a ribbon-cutting on Tues. 1/31, and Board member James Harless was able to attend on our behalf. Staff is still working with the City and developer on executing the Brownfield Reimbursement Agreement, and determining what Eligible Activities included in the Brownfield Plan will now be funded with the \$20M earmark to the Conservancy tasked with developing the public recreation portion of the development. In a cursory review of the Eligible Activity Table from the Brownfield Plan, at least \$5 million in Eligible Activities are likely to be funded with the earmark.
3. SME has completed the Hazardous Materials Survey, and rough costs for mitigation prior to demolition are between \$100 and 200K. The Township has asked all demolition bidders to add this into their bids, and it’s expected the Township will select a contractor soon, and proceed with demolition. It’s anticipated only above-ground structures will be removed at this time, until sub-surface investigation can be completed. A reminder that the BRA agreed to fund the sub-surface investigation, however, the Township would like to delay this until the next phase.
4. The 1140 Broadway (Beekman on Broadway) \$1 M CMI EGLE Grant will be wrapped up within a week and closed. Wood/AMEC is drafting a final CMI Grant Report, and has just released its last sampling memo from December 2022 for EGLE and internal review. In addition, a draft memo to Ann Arbor City Council has been sent to City staff for review and distribution. The developer is seeking modifications to phase 3 of the development, converting the condominiums to apartments, and increasing the density. An additional 6 affordable housing units are being offered as a community benefit, for the additional density.

5. A final submittal of Eligible Activities for 309 N. Ashley, in downtown Ann Arbor, has been submitted by SME, and will go to the Board in March for approval.
6. We continue to work with County Corporation Counsel, the City, and the developers and developers' funders, on review of all contracts related to 220 N. Park. The developers would like to close in February and begin construction, and marketing of the affordable units to the targeted population segments.

Table 1. Reimbursement Request Review

600 North Maple LLC Brownfield Plan
Property Located At: 600 North Maple Road, Saline Michigan
Project: Maple Oaks Redevelopment
First Reimbursement Request Date: October 1st, 2021
Reimbursement Requested By: 600 North Maple, LLC

Date of Brownfield Plan Approval: May, 2021
Date of Reimbursement Agreement: August 12th, 2021
Interlocal Agreement Approved: July 27th, 2021

Date of Request	Payee	Description of Work	Date of Invoice	Invoice Reference Number	Other Reference Number	Invoice Attachment No.	Cancelled Check?	Check No.	Check Date	Check Attachment No.	Signed Affidavit or Waiver of Lien? Provide Description	Waiver Date	Total Invoice Amount	2021 Request for Reimbursement	2023 Request for Reimbursement	Potentially Eligible Additional Information Needed	Ineligible Amount	To Be Completed by Reviewer				Reimbursement Notes	Browfield Plan Approved Amount	Percent Expended																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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February 2, 2023

Mr. Nathan Voght
Washtenaw County Office of Community & Economic Development
415 West Michigan Avenue
Ypsilanti, Michigan 48197

and

Mr. Donald Wesley
Avalon Housing
1327 Jones Drive
Ann Arbor, Michigan 48105

**RE: Proposal for Additional Environmental Investigation
 121 East Catherine Street, Ann Arbor, Michigan**

Dear Mr. Voght and Mr. Wesley:

In response to your request, Environmental Consulting & Technology, Inc. (ECT) is pleased to provide you with this proposal for additional environmental investigations at the above referenced site (herein referred to as the Site). Based on the findings from the Phase I Environmental Site Assessment (ESA) dated December 10, 2021, the Site and adjoining properties have a history of industrial and fuel dispensing use. The results from the Phase II ESA performed by ECT at the Site dated July 6, 2022, identified impacts in the soil exceeding EGLE Part 201 residential cleanup criteria and residential volatilization to indoor air pathway (VIAP) screening levels as well as evidence of urban fill in the subsurface.

ECT understands the proposed future use of the Site is a multi-story, mixed-use complex constructed with a partial basement and ground floor parking structure. The Site is currently an asphalt paved parking lot owned and used by the City of Ann Arbor.

PROPOSED SCOPE OF WORK

Task 1

Phase I ESA

A new Phase I ESA will be prepared for the future acquisition of the Site. ECT assumes this Phase I ESA may be relied on by the Michigan State Housing Development Authority (MSHDA). While ECT is not currently included within their Prequalified Consultant List, ECT will comply with qualifications required through the MSHDA process. ECT's cost estimate reflects this assumption. The following summarized the purpose and scope.

The goal of conducting a Phase I ESA is to identify recognized environmental conditions (RECs) as defined by the American Society of Testing and Materials (ASTM). The term "recognized environmental conditions" is defined as the presence, or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material

threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The Phase I ESA will be completed in conformance with the ASTM Standard E 1527-13 and will include documentation necessary to comply with the adopted "All Appropriate Inquiry" standards.

The primary components of the Phase I ESA process include the following:

Governmental Records Review and Historical Information

The goal of this task is to review electronically available material to provide a history of the site conditions. At a minimum, this effort should address past operational and land use activities, basic geologic and hydrogeologic conditions, and potential areas of concern.

Reasonably obtainable records for the property will be reviewed to identify former uses and ownership of the site; chemicals that may have been used onsite; and potential areas of site contamination. Current and historical aerial photographs will be reviewed to evaluate current and former property uses and possible locations of land disposal activities, stressed vegetation, and other visual evidence of contamination. Additional historical resources will be accessed as necessary to evaluate former site uses.

Site Inspection

An experienced scientist or engineer will conduct the site inspection. During the site inspection, ECT may identify issues warranting additional inquiries or further evaluation of historical records. ECT will note any visible signs of contamination and record any activities at or near the site that involve suspected hazardous substances. The adjacent properties will be observed from accessible public right-of-ways or site boundaries in an attempt to identify potential environmental risks to the project site.

Digital photographs will be taken during the site inspection. ECT will identify areas of concern on aerial photographs and/or maps and provide these in the Phase I ESA report.

Interviews

Persons knowledgeable about the property and surrounding properties, including a landowner representative and/or an operator representative, will be contacted regarding the past or present condition of the site and surrounding properties. Interviews will also be conducted to supplement and/or clarify the information gathered from the records review and site inspection.

Reporting

Information and data obtained from the records review, site inspection, and interviews are evaluated to assess the presence of adverse environmental conditions in connection with the property. These environmental conditions are further evaluated with respect to their likelihood to affect liability. The Phase I ESA report includes information such as evidence of adverse environmental conditions, support documentation, and findings and conclusions.

The Phase I ESA will be provided as an electronic report. ECT anticipates that the Phase I ESA will be completed within four to eight weeks after authorization.

Task 2

Soil Metal Impacts Delineation

The proposed scope of work is intended to comply with the ASTM E1903-19: Phase II ESA Process. The results from the Phase II ESA dated July 6, 2022 identified arsenic exceeding the residential direct contact cleanup criteria and mercury exceeding the residential VIAP screening levels. Based on Phase II ESA findings, ECT has included soil and soil gas samples at the site for the purpose of delineating the arsenic and mercury impacts.

Sampling and Analysis Plan

ECT proposes to prepare a Sampling and Analysis Plan (SAP) for the Site to further explain the rationale and data quality objectives related to the subsurface investigation for the purpose of soil impacts delineation. The SAP will include an explanation of field and sampling methods, preferred sample depth intervals, quality assurance measures, and a site map of proposed sample locations.

Subsurface Investigation

For safety considerations, ECT will prepare a Health and Safety Plan (HASP) and complete utility notices (Miss Dig) prior to drilling and sampling activities. Using subcontracted direct-push auger technologies, ECT proposes to advance up to **seven soil borings** and **two soil vapor wells** at the Site as summarized below:

Area of Interest	No. of Points	Max Depth	No. of Samples ¹	Parameters (EPA/NIOSH Methods) ²
GB-1	3 borings	8' bgs	S: 2 per boring	Arsenic (6020)
GB-1 and GB-2	7 borings	8' bgs	S: 2 per boring	Mercury (7470/7471)
	2 vapor wells	6' bgs	SV: 1 per vapor well	Mercury (6009M)

¹ Sample Notes:

S = Soil sample via soil core

SG = Soil vapor sample via vapor well

² EPA = Environmental Protection Agency; NIOSH = National Institute for Occupational Safety and Health

In addition, ECT proposes to collect **one field duplicate** as a quality assurance sample during the sampling event. Following the completion of sampling activities, soil borings will be filled with bentonite and/or original soil cuttings, and the wells will be removed.

Sampling Methods

Soil samples will be collected from the 3-4 ft interval based on the results from the July 6, 2022 Phase II ESA and from the 7-8 ft interval at the base of the soil borings.

Soil gas samples will be collected from vapor wells with a screen depth at approximately five feet below ground. ECT will utilize the water dam method for leak check and will adhere to standard operating procedures described in the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Guidance Document for the Vapor Intrusion Pathway (dated May 2013 with amendments). Please note, the guidance document indicates that soil gas samples should be collected at least 48 hours after the installation of vapor wells. Therefore, our cost estimate includes two separate mobilizations to the Site.

Each sample will be logged on a chain-of-custody form maintained throughout the collection, transport, and delivery of each sample. Standard decontamination and preservations methods will be adhered to during the sampling activities.

Data Analysis and Reporting

Following sampling activities and receipt of analytical data, ECT will prepare a final report summarizing field activities, geological and hydrogeological site conditions, and analytical results. ECT anticipates the report will be completed within four weeks of receiving the analytical data.

Task 3

Urban Fill Characterization

The purpose of this task is to quantify and characterize the urban fill material at the Site identified in the borings from the Phase II ESA dated July 6, 2022 in pursuit of a no further action determination from EGLE.

Field Activities and Sampling

A Site-Specific HASP will be prepared and ECT will complete utility notices (Miss Dig) prior to drilling activities. ECT will provide oversight and direct a subcontracted driller. A drill rig with augering capabilities will be utilized to prevent early refusal in the areas of urban fill. Proposed site plans include a stormwater detention system, partial basement, and foundations for ground floor level. Excavation is anticipated in these proposed areas prior to development. Boring locations will be selected based on an approximated grided sampling approach in the anticipated areas of excavation.

Soils at each boring location will be field screened with a photoionization detector (PID) for the

presence of volatile organic compounds. Grab soil samples will be collected at approximately four foot intervals from each boring. Soil samples will be analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260, Polynuclear Aromatic Hydrocarbons (PAHs) by EPA Method 8270, and Michigan 10 Metals by EPA Method 6020/7470/7471. If PID readings are detected above background in a soil sample, that sample will also be analyzed for Polychlorinated Biphenyl (PCBs) by EPA Method 8082.

ECT proposes to collect one field duplicate per 20 samples and analyze one trip blank per cooler as a quality assurance samples during the sampling event. All soil samples will be placed in laboratory provided containers, labeled, and put in an iced cooler immediately after collection. Each sample will be logged on a chain-of-custody form maintained throughout the collection, transport, and delivery of each sample.

Following the completion of the sampling activities, soil borings will be filled with bentonite and/or original soil cuttings. The surface features will be restored to their original status.

Data Analysis and Reporting

Following sampling activities and receipt of analytical data, ECT will prepare a final report summarizing field activities and analytical results. ECT anticipates the report will be completed within four weeks of receiving the analytical data.

Task 4

Due Care Planning

Planning for the compliance with MCL 324.20107a and MCL 324.21304c (due care) of the Natural Resources and Environmental Protection Act (NREPA) will be performed. This may include investigation (sampling, analysis, interpretation, and reporting) to define contamination, assessment of the intended use and site-specific conditions to identify due care requirements, and development of a plan for response activities to meet due care obligations.

In the event an owner of operator has knowledge the land is a "*facility*" (as defined by the NREPA, 1994 PA 451) or is contaminated, due care obligations under MCL 324.20107a and MCL 324.21304c will be prepared. In general, these due care obligations include preventing unacceptable exposure, using the land in a manner that is protective of public health and safety, preventing exacerbation of contamination or acts of a third party that might exacerbate contamination, providing access to authorized personnel to assess or conduct response activities, and complying with and not impede land use or resource use restrictions.

PROJECT ASSUMPTIONS

- All of the work can be completed during normal business hours.
- ECT will be provided access to all areas of the Site and the parking lot will be vacated.

Mr. Voght, Washtenaw County Office of Community & Economic Development
& Mr. Wesley, Avalon Housing
February 2, 2023
Page 6

- ECT anticipates that drilling activities for Task 2 will be completed within one day, and sampling activities will be completed within two separate days due to EGLE's standard operating procedures for soil gas sampling via vapor wells.
- ECT anticipates that drilling and sampling activities for Task 3 will be completed within two consecutive days.
- The cost estimate assumes a standard turnaround of time of seven to ten business days for receiving the analytical data.

COST ESTIMATE

ECT proposes to perform the above described scope of work for a cost of fifty six thousand two hundred dollars (\$56,200) on a times and materials basis. Any additional services beyond the scope of this proposal will be performed at an additional cost upon your approval. Below describes the cost breakdown of the scope of work:

Task		Cost
Task 1: Phase I ESA		\$2,775.00
*Task 2: Soil Impacts Delineation		\$11,371.52
	SAP	\$1,000.00
	Sampling Activities (Labor & Equipment)	\$3,300.00
	Driller Subcontractor	\$2,500.00
	Laboratory Analytical Data	\$1,500.00
	Data Analysis and Reporting	\$3,071.52
Task 3: Urban Fill Characterization		\$31,853.48
	Sampling Activities (Labor & Equipment)	\$5,000.00
	Driller Subcontractor	\$6,600.00
	Laboratory Analytical Data	\$15,400.00
	Data Analysis and Reporting	\$4,853.48
Task 4: Due Care Planning-include coordination with MSHDA and NEPA requirements under HUD		\$10,200.00
Sub-Total		\$56,200.00
	Covered by DCC	-\$11,372.52
Total	Requested for support from the WCBRA LBRF	\$44,828.48

*This task to be paid for by the Downriver Community Conference (DCC)

If this proposal is satisfactory to you, you may authorize ECT to proceed by signing one copy of this proposal or forwarding a purchase order. If you have any questions or require additional information, please do not hesitate to contact Nicole Rockentine at 248-790-2622 at your earliest convenience.

ECT appreciates the opportunity to submit this proposal and looks forward to providing the highest quality environmental services.

Sincerely,
Environmental Consulting & Technology, Inc.



Nicole Rockentine
Geologist, RG



Dirk Mammen
Associate Vice President

Mr. Voght, Washtenaw County Office of Community & Economic Development
& Mr. Wesley, Avalon Housing
February 2, 2023
Page 8

Washtenaw County Office of Community & Economic Development

Accepted by: _____

Title: _____

For: _____

Date: _____

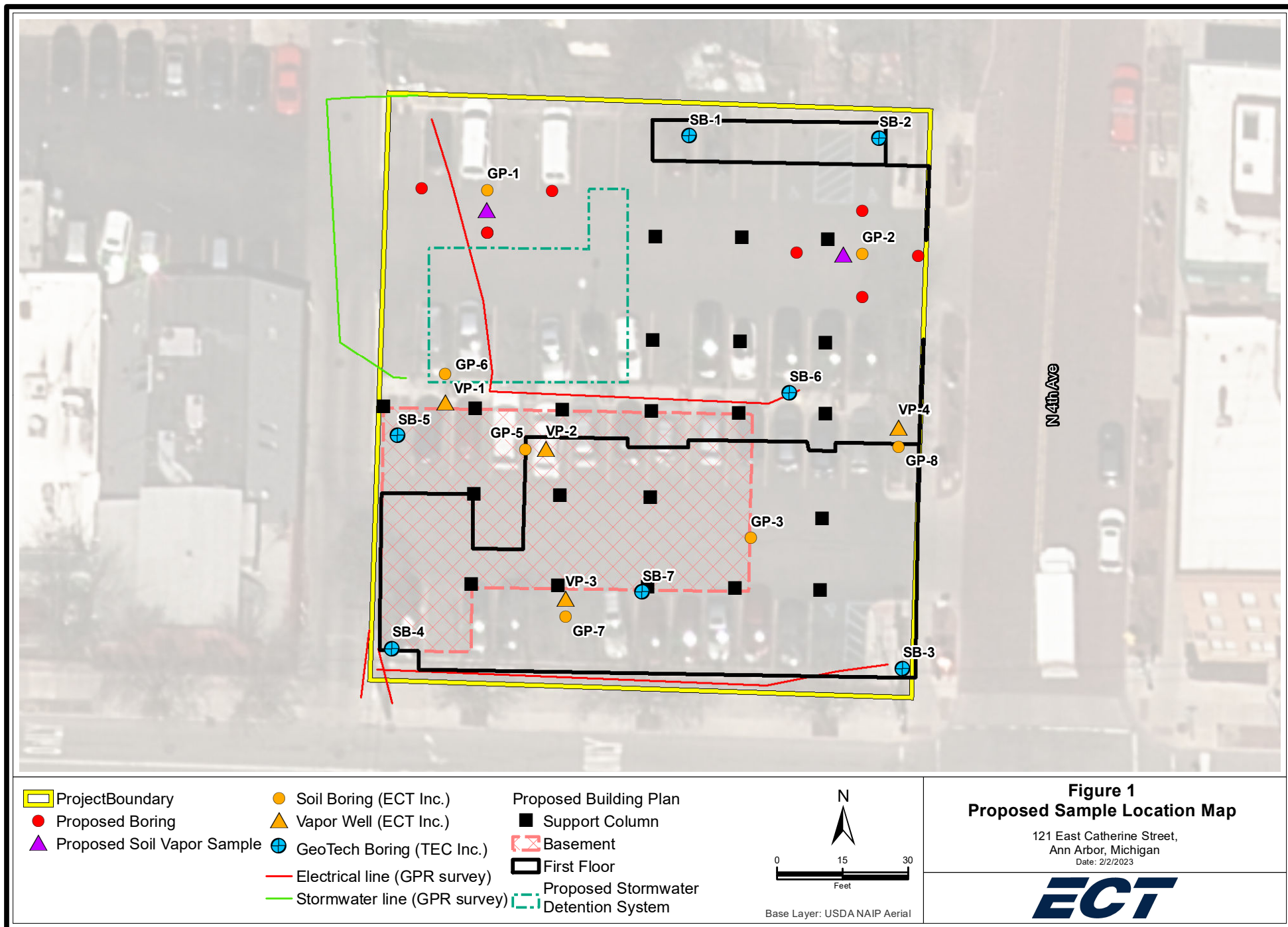
Avalon Housing

Accepted by: _____

Title: _____

For: _____

Date: _____





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

Please return the completed form and attachments to:

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-544-3055
voghtn@ewashtenaw.org

Type of Application

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

Applicant Information

Applicant: Ann Arbor Housing Commission and Avalon Housing Contact: Wendy Carty-Saxon, Avalon and Jennifer Hall, AAHC Phone No.: 734-663-5858 ext. 211

Email (s): jhall@a2gov.org and wcarty-saxon@avalonhousing.org

Type of Ownership: Private and Public Developer (Entity) Name: Avalon Housing
Property Owner: City of Ann Arbor Contact: Jennifer Hall

☐ Brownfield Plan Approved (or expected to be approved) on this date: NA- A PILOT will be requested from the LUG.

Project/Property Information

Project Name: 121 E Catherine St (4th & Catherine Parking Lot)

Project Description: The proposal includes a 64,529 square foot L-shaped building that is designed to maintain the urban fabric along the sidewalks. The upper floors the building steps back breaking up the overall mass of the building. At this level the material changes as well - the lower floors are clad in red brick to engage with the surrounding architecture, while the upper floors are a more modern, but no less durable rainscreen system. The building includes 66 residential units include 9 efficiencies, 55 one-bedroom, and 2 two-bedroom apartments. There is tenant community space, shared laundry and a usable roof deck at the top level. This development includes significant green infrastructure. 18 units of public parking will be provided, including electric vehicle charging stations, a pedestrian pathway through our site to the Farmers Market and local businesses, and EV carshare for residents.



Address/Location: 121 E Catherine is located on the northwest corner of 4th Avenue and Catherine Street

No. Buildings: 0 Square Footage of Buildings: N/A

Property Acreage: 0.381 Parcel Identification No(s). 09-09-29-135-001

Zoning: D2, Downtown Interface District

Surrounding Land Use: see below Previous Owners: see below

Historic Property Uses:

The site is located adjacent to the Old Fourth Ward and Ann/Fourth Historic Districts. The site is currently a surface parking lot managed by the DDA as a paid public parking lot. The lot contains 49 parking spaces serving neighborhood businesses. Additional public parking is provided on-street and in the Ann Ashley Structure two blocks to the west. There are 5,268 off-street and 607 on-street parking spaces within a 1/4 mile of the site. The site is seasonally used for public events.

Key adjacent uses include the Ann Arbor Farmers Market, Kerrytown Shops, Zingerman's, Community High School, and Washtenaw County municipal buildings. Immediately to the north is Braun Court. The county owns the surface parking lot to the south of the site.

For most of the twentieth century, the area was a predominately Black neighborhood centered around several Black-owned businesses at Ann St and N. 4th Ave. The Kayser Block building, just south of the site, was home to the Colored Welfare League which housed Black-owned businesses and community organizations such as the early Dunbar Community Center. In 1959, the city council adopted an Urban Renewal Plan for the area, but it was vetoed by the Mayor. The area also narrowly escaped plans for a Packard-Beakes Bypass in 1972. The "old neighborhood" would ultimately be shaped by the civil rights and fair housing policies of the 1960s and 70s, the desegregation of the Ann Arbor Public Schools in the 1970s, and issues of parking. In 1980, the predominantly Black Second Baptist Church moved to a new location on the West Side to better accommodate its ever growing 700-member congregation. New investment in the late twentieth century sparked the growth of an eclectic commercial district and brought with it the double-edged sword of revitalization and gentrification.

- November 18, 2019: R-19-514 City Council directed the AAHC to develop as 60-85 units of affordable housing for households up to 60% AMI, including due diligence, hiring of development team, securing site plan approval and applying for financing
- April 19, 2021: AAHC added site to the Community Engagement process being reported, shares results of community engagement process with City Council
- October 2022: A request for proposal for a co-developer was issued and Avalon Housing was selected



Eligible Activities

Please describe eligible activities proposed to be funded by LBRF: **Phase I ESA, Supplemental Phase II ESA and Due Care Planning.**

Anticipated Cost: **Requested for support from the WCBRA LBRF \$44,828.48**

Previous Environmental Activities Completed

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

Please describe environmental conditions: Arsenic exceeding the EGLE Part 201 residential direct contact cleanup criteria and mercury exceeding the residential VIAP screening levels in soils. Urban fill identified throughout subsurface.

Please provide cloud links to any relevant environmental reports.

Application Information

Please describe how the request satisfies the current LBRF policy standards related to Smart Growth Principles, 2015 Housing and Affordability and Economic Equity Analysis, potential for new tax base, location within a downtown or existing commercial or industrial areas, new job creation, positive environmental impact, and blight removal:

The site is currently zoned as D2, Downtown Interface District which allows a building height of 6 stories and 400% Floor Area Ratio (FAR) with affordable housing premiums. From a financial perspective, the site is suitable and scores competitively for a 9% Low Income Housing Tax Credit (LIHTC) deal. **The Ann Arbor Housing Commission is developing this site as 100% affordable housing.**

The development proposal is designed to be a harmonious and beautiful addition to the existing Ann Arbor community, while also being a forward-thinking model for design, community engagement, affordability, the arts, and sustainability. The proposal includes a 64,529 square foot L-shaped building that is designed to maintain the urban fabric along the sidewalks. The upper floors the building steps back breaking up the overall mass of the building. At this level the material changes as well - the lower floors are clad in red brick to engage with the surrounding architecture, while the upper floors are a more modern, but no less durable rainscreen system. The building includes 66 residential units include 9 efficiencies, 55 one-bedroom, and 2 two-bedroom apartments. There is tenant community space, shared laundry and a usable roof deck at the top level. This development includes significant green infrastructure. 18 units of public parking will be provided, including electric vehicle charging stations, a pedestrian pathway through our site to the Farmers Market and local businesses, and EV carshare for residents.



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

Please see link [121 E Catherine St \(4th & Catherine Parking Lot\) \(a2gov.org\)](https://a2gov.org/121-E-Catherine-St-4th-Catherine-Parking-Lot)



Community Impact

Please describe the impact you feel your proposal will have on the community: [121 E Catherine St \(4th & Catherine Parking Lot\) \(a2gov.org\)](#)

Need for LBRF Funding

Please describe why this funding is necessary for project feasibility: In order to secure financing and gap financing for this LIH project additional delineation and evaluation of the soil conditions on the property must be performed to comply with EGLE, MSHDA and HUD requirements that require a full delineation of the existing environmental conditions on the eligible property to provide information to the various agencies that will require a NEPA review, Documentation of Due Care Compliance and NFA approvals.

Potential financing and gap financing sources includes:

EGLE Grant , DCC funding, LBRF 9%, County HOME, FHLB AHP, Conventional Perm Loan, City Millage Funds, Downtown Development Authority Funding, Brownfield LBRF, Perhaps additional HOME Recovery (ARP) fund, As our construction projections are higher than anticipated, we are also exploring parking 4% with MSHDA pass-through bonds, or perhaps not 4%, but including some bond financing. We also anticipate having project-based vouchers for roughly 1/2 of the units.

Project Funding – In process- see above

Has funding been secured? ☐ Yes ☐ No

Please list types and amounts.

Source of Funds: _____ Amount: \$ _____

Source of Funds: _____ Amount: \$ _____

Source of Funds: _____ Amount: \$ _____

MEDC CRP: ☐ Yes ☐ No Amount: \$ TBD _____

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

Washtenaw County LBRF Funds: Yes _____ Amount: **\$44,828.48**

Developer Reimbursement Complete														
Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Maple Oaks-Saline	Rockwell Building Chelsea
Project Parameters														
*Brownfield Plan - Total Approved Elig Activities	\$ 1,209,027.00	\$ 1,233,937.00	\$ 5,400,000.00	\$ 4,628,636.00	\$ 698,773.00	\$ 22,874,634.00	\$ 5,109,420.00	\$ 3,370,613.00	\$ 13,159,069.00	\$ 1,651,241.00	\$ 2,739,022.00		\$ 781,957.00	
Brownfield Plan - Maximum Developer Reimbursement	\$ 1,010,042.00		\$ 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	\$ 600,218.85	\$ 4,384,556.00	\$ 2,726,826.00	\$ 383,368.00		\$ 4,000,000.00	\$ 1,552,678.00	\$ 6,787,385.93	\$ 975,696.00	\$ 1,876,130.05		\$ 68,267.50	
Approved Eligible Activity Expense Reimbursed to Date	\$ 794,705.36	\$ 274,314.59	\$ 4,384,556.00	\$ 1,697,324.05	\$ 197,270.29		\$ 3,275,896.57	\$ 682,970.33	\$ 4,636,138.89	\$ 21,402.62	\$ 165,881.17		\$ 68,267.50	
Remaining Approved Eligible Activity Expenses	\$ 215,336.64	\$ 325,904.26	\$ -	\$ 1,029,501.95	\$ 186,097.71	\$ -	\$ 724,103.43	\$ 869,707.67	\$ 2,151,247.04	\$ 954,293.38	\$ 1,710,248.88	\$ -	\$ -	\$ -
Approved Interest to be Reimbursed	\$ 41,282.00	\$ 212,171.16	\$ 1,015,444.00	\$ 457,335.21	\$ 67,833.69			\$ 213,705.45						
Interest Reimbursed to Date			\$ 379,097.29											
Remaining Interest to be Reimbursed	\$ 41,282.00	\$ 212,171.16	\$ 636,346.71	\$ 457,335.21	\$ 67,833.69			\$ 213,705.45						
Project Financial Activity														
12/31/22 Fund Balance	\$ -	\$ 9,016.28	\$ -	\$ -	\$ -	\$ 2,808.00	\$ 184,949.02	\$ (47,694.50)	\$ (75,958.50)	\$ (1,873.00)	\$ -	\$ 3,504.76	\$ 35,387.29	
TOTAL 2023 REVENUES														
Application Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Revenue*														
TIF Revenue/Capture														
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023 EXPENDITURES														
Certified Expense Reimbursement						\$ -						\$ -		
Administrative Fee Transfer									\$ -	\$ -		\$ -	\$ -	
LBRF Revenue or Deposit	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -			
State of MI Brownfield Fund (Approved after 2014)											\$ -			
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc Refund														
Current Brownfield Account Balance	\$ -	\$ 9,016.28	\$ -	\$ -	\$ -	\$ 2,808.00	\$ 184,949.02	\$ (47,694.50)	\$ -	\$ (75,958.50)	\$ (1,873.00)	\$ 3,504.76	\$ 35,387.29	\$ -
* Includes Admin and LBRF Funds														
Total of all 2022 CY TIF Reimburse Transfers	\$ -													
Total 2023 CY LBRF CAPTURE	\$ -													
Total fo all CY 2023 Admin Transfers (From 2022 Tax Year)	\$ -	16 Active Projects												
Total of all CY 2022 Admin Transfers	\$ 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	\$ -	LBRF Balance as of 8-25-22			\$ 2,746,000									

TRANSACTION APPROVALS REQUESTED

PROJECT					
	Total TIF Capture		State 3 Mill Payment	LBRF	Developer Reimbursement
Winter 2022 Maples Shoppes	\$ 14,190.12				
Winter 2022 Zingerman's	\$ 6,194.07				
Winter 2022 Arbor Hills	\$ 102,533.90				
Winter 2022 544 Detroit St.	\$ 3,892.32				
Winter 2022 618 S. Main St.	\$ 78,843.08				
Winter 2022 1140 Broadway	\$ 253,232.17				
Winter 2022 Kingsley Condos*	\$ 146,192.17				
DTE Roxbury (Broadway Park)	\$ 419.18				
309 N. Ashley	\$ 31,602.80				

State Capture now maxed out for Developer Reimbursment, State LBRF Capture begins

WCBRA Local Brownfield Revolving Fund PROJECTIONS 2-3-2023

Approved Projects (tax year)	##	##	##	##	##	###	##	###		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031	TOTAL LBRF CAPTURE
Toyota Technical Center (2)							##	#																											
Schoolpictures.com	#																																		
Michigan Inn												\$		26,485	\$	13,300																			BF Plan states: 10% of clean up costs of \$397,839
Federal Screw Works																								\$	81,000	\$	24,132								\$105,132 in BF Plan
Maple Shoppes																																			
601 Forest							##																												
Zingerman's	#	#	#	#	#	##	#	###	\$	6,162	\$	6,300	\$	5,097	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	\$	5,050	15% annually, \$122,590 total
Dexter Wellness Center							#																												
Packard Square												\$799,816	\$	380,184																					
La Fontaine																																			
Arbor Hills																																			
140 Buchanan/Jiffy-134,420									\$	23,740	\$	32,435	\$	63,485	\$	47,195																			
Water Street																																			
618 S. Main																																			
615 S. Main												\$	730,000																						\$457,742 in BF plan
221 Felch St. - Kingsley Condos																																			
544 Detroit St																																			
Grandview Commons																																			
1140 Broadway - Lower Town									\$	69	\$	19,750	\$	45,574	\$	55,380	\$	71,880	\$	80,007		\$80,840		\$81,681		\$1,821,540									
309 N. Ashley-Flexible											\$	-	\$	-	\$	38,508.00	\$	38,917	\$	39,326		\$39,743		\$211,468		\$283,102									
Broadway Park - Flexible																																			
Maple Oaks Saline-Flexible																																			
Rockwell Bldg Chelsea																																			
Thompson Block																																			
3874 Res Prk Sart. - Flexible																																			
312/314 Detroit Street - Flexible																																			
220 N. Park (Lump sum only)																																			
4025 Packard Road																																			
Village of Ann Arbor (Robert)																																			
300 N. Zeeb Road																																			
Annual LBRF Contribution	#	#	#	#	#	##	#	###	\$	29,971	\$	858,301	\$	1,250,825	\$	159,433	\$	115,847	\$	1,082,343	\$	405,903	\$	492,283	\$	2,254,203	\$	414,498	\$	400,760	\$	132,929	\$	135,529	
Cumulative LBRF	#	#	#	#	#	##	#	###	\$	1,307,752	\$	2,166,053	\$	3,416,878	\$	3,576,311	\$	3,692,158	\$	4,774,501	\$	5,180,404	\$	5,672,687	\$	7,926,890	\$	8,341,388	\$	8,742,148	\$	8,875,077	\$	9,010,606	