



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, April 13th 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=aEhqMWtsVldYOXVvSEdnZ3BqNFZ6UT09>

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. February 9th, 2023 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. 309 N. Ashley, Approve Eligible Activities – Action
2. 1140 Broadway, Approve Eligible Activities – Action
3. Village of Ann Arbor Brownfield Plan, Robertson Brothers, City of Ann Arbor – Action
4. Leslie Science and Nature Center, Approve LBRF Eligible Activities for Reimbursement, City of Ann Arbor – Action
5. 415 W. Washington, Approve LBRF Eligible Activities, and Scope Amendment – Action
6. Gault Village, Ypsilanti Township, Amend Env. Assessment Grant Scope – Action
7. March 2023 Financial Report, including 2022 Admin Fees, LBRF, and Interest Approval – Action

7. Other Business

8. Public Comment*

9. Adjournment

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

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

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

Board Present: Trevor Woollatt – Chair, Allison Krueger – Vice Chair (9:1), James Harless, Sam Baushke, Christy Maier, Colleen O'Toole, Justin Hodge

Board Absent: Joe Meyers – Secretary

Staff: Nathan Voght – OCED

Joining the Meeting: Don Wesley, Anne Jamieson, for 121 Catherine (on Zoom), Mark Zayatz – Hydro Logic and Joe Ziolkowski – Main Street Park Alliance, for the former Federal Screw Site in Chelsea.

Handouts: Boring location maps for 121 Catherine by ECT and an invoice summary from Hydro-Logic for added Business Item #3, LBRF Reimbursement for Main Street Park Alliance.

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 move to approve the amended agenda, adding Business Item #3, Main Street Park Alliance, LBRF Eligible Activities Approval, (2nd S. Baushke), and the motion passed unanimously.

4. Approval of January 12, 2023 Meeting Minutes

J. Harless moved to approve the January 12th minutes, (2nd C. O'Toole), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

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

Staff referred to this second submittal for Eligible Activities for the Maple Oaks project, and noted most of what is requested was the Site Demolition activities conducted on Phase I of the project, prior to the Brownfield Plan approval. The City placed conditions on reimbursement of the \$105,800 in Look Back activities, which are close to being addressed, per Saline City Manager Colleen O'Toole.

An additional amount \$2,401.56 in consultant and administrative costs are also requested for approval, which are not Look Back and Local Only costs.

C. O'Toole moved to approve the \$105,800 in Look Back Eligible Activities, with the condition that staff not issue reimbursement until approval by the City, and an additional \$2,401.56 in other Activities, which can be reimbursed immediately, (2nd J. Harless), and the motion passed unanimously.

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

Joe Ziolkowski, from the Main Street Park Alliance, provided an update on the status of the project, and negotiations with the City over development of a potential City Park on the Federal Screw site. The Purchase Agreement they have with the Papo family expires in February 2024.

With the additional investigations funded by the Board's LBRF grant, substantial more product was found in the southeast corner. There is concern for offsite impacts and utility corridor migration. Mark Zayatz, from Hydro-Logic, discussed in more detail what has been found, and a cost estimate of approximately \$515,000 to remediate what was found to a degree that would alleviate the City's and developer's concerns.

The Board generally expressed a willingness to consider an LBRF grant application to assist with this additional remediation cost, as part of the overall park project development.

3. Main Street Park Alliance, LBRF Eligible Activities Approval – Action

Staff referred to the invoices and back up for the additional Phase II investigation completed on the site, funded by the previous LBRF grant of \$64,695.

J. Harless moved to approve the reimbursement of the LBRF grant for work completed in the amount of \$64,695 (2nd C. O'Toole), and the motion passed unanimously.

4. 121 Catherine Street, Avalon, LBRF Assessment Grant Application - Action

Staff explained the additional environmental investigation required, due to various federal funding sources supporting the project. As HOME funds are now in play, the environmental review process revealed the need for a No Further Action letter from EGLE for soil. Anne Jamieson, Environmental consultant on the project, explained the additional requirements.

Staff informed the Board that an LBRF grant request was likely coming next month, to support the project, which will be 100% affordable and non-taxable. Ms. Jamieson also indicated they will seek an EGLE grant to assist with addressing the environmental conditions.

T. Woollatt expressed some concern for EGLE support, in combination with need for an NFA.

Staff stated that there will be several LBRF grant applications coming soon, which the Board will have to make decisions on, given only \$1.5M unobligated LBRF reserve, and only \$1.5 million additional deposits projected to be coming in through 2025.

C. O'Toole moved to approve the LBRF Grant Application in the amount of \$44,828.48 for 121 Catherine Street (2nd C. Maier), and the motion passed unanimously.

5. January 2023 Financial Report – Information

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. Harless at 10:03 a.m. (2nd C. Maier), 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, April 13th, 2023
200 N. Main, Lower Level Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: April 6, 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. 309 N. Ashley, Approve Eligible Activities – Action

Please find a request from Troy Helmick, of SME, to approve final Eligible Activities related to this project. The initial submittal to approve Activities was in March of 2021. The Authority approved \$1,876,130.05 in Eligible Activities at that time. The amount requested for this 2nd, and final, submittal is: \$58,724.85 with invoices dating between December 2020 and end of 2022 from SME and A-Z Services, only. If approved, the grand total would be \$1,934,854.90. The maximum activities in the approved Brownfield Plan is: \$2,039,022.

Please refer to the cover letter and tracking spreadsheet from SME, where the additional invoices related to Documentation of Due Care Compliance planning, vapor mitigation controls, Act 381 Work Plan Implementation are shown in their respective categories. [Proof of payment and/or Lien Waivers have been provided from both contractors covering the invoices submitted with this request.](#)

Staff recommends approval of an additional \$58,724.85 in Eligible Activities for the 309 N. Ashley Brownfield Project.

2. 1140 Broadway, Approve Eligible Activities – Action

Enclosed is the third request for approval of Eligible Activities for the 1140 Broadway, Beekman, project in the City of Ann Arbor, dated January 27th, 2023, but received by staff on February 20, 2023. This project is on the former “Lower Town” site at Broadway and Plymouth Roads on the north side of Ann Arbor. It includes three phases, of approximately 700 units. The last phase was planned for condominiums, but the developer is formally asking the City to change those to apartments, and adding about 100 more units. This change does not adversely impact Taxable Value or the building footprint.

In December 2019 and May/June 2021, the Authority previously approved \$8,733,951.26 in Eligible Activities for the project, of which \$4,636,138.89 has been reimbursed. Those previous approvals reflected costs incurred through March 31, 2021.

This current request is for expenses between April 1, 2021 and November 30, 2022, (Draws #29 thru #44) for a total of \$1,663,769.84. Of that amount, \$1,409,715.20 is Environmental and \$254,054.64 is Non-Environmental. The

summary cost table, updated with the current request, and cover letter from SME is included in the packet, and [here is a link to the back-up documentation](#) (larger file).

The approved Brownfield Plan and Work Plan includes maximum developer-reimbursable Eligible Activities of \$5,689,000 and \$5,204,000 in Environmental and Non-Environmental Activities. This City included \$2,501,760 in the Non-Environmental Parking Deck category, in exchange for the developer providing 15 affordable housing units in the development in perpetuity. This amount is considered a hard cap, with no contingency or other mark-ups applied.

The County and Developer also secured a \$1 million CMI EGLE Grant, which assisted with directly mitigating the migration of PERC through the groundwater and impacting adjacent apartments and the Huron River. A “Permeable Reactive Barrier” “wall” was installed 30 ft. in the ground to intercept contaminated groundwater and reduce the concentrations of PERC. The measure was extremely successful, and reduced concentrations by about 99%. [Here is a link to a March 21, 2022 memo from SME summarizing the mitigation and results.](#)

Staff has reviewed the documentation and has several questions about the documentation provided, which Ron Mucha, the developer from Morningside, addressed satisfactorily.

Staff recommends approval of \$1,663,769.84 in additional Eligible Activities for the 1140 Broadway Project.

3. Village of Ann Arbor Brownfield Plan, Robertson Brothers, City of Ann Arbor – Action

This project was presented informally to the Authority last year, and a brownfield review Sub-Committee was formed to assist with development of the Brownfield Plan. [Download the Brownfield Plan here.](#)

The project consists of eight parcels of land located to the south and east of the southeast corner of Pontiac Trail and Dhu Varren Roads. The property was formally in Ann Arbor Township, and has been annexed by the City of Ann Arbor. The 77 acres of property will be redeveloped with 604 for-sale and rental units (484 approved in Phase I by the City on March 6th, and an additional 120 apartments recently proposed to the City as Phase II – see Mlive article in packet). The Brownfield Plan encompasses all parcels and Eligible Activities necessary for both development Phases. However, the projected Taxable Value in the Plan does not include (or rely on) the additional 120 apartments currently proposed in Phase II, as these are not approved yet.

The site has considerable environmental challenges as a former landfill, which will require significant mitigation to allow the site to be redeveloped. A grand total maximum \$31,371,716 in developer-reimbursable Eligible Brownfield Activities are in the Plan, which includes \$26 million in Environmental Activities, including activities to address methane, soil remediation, and special foundations (Geopiers) to address inadequate soils, and approximately \$5 million in Non-Environmental activities are included in the Proposed Brownfield Plan, which were agreed to be added by the City, in order to offset other improvements requested by the City Planning Commission related to electrification, solar, and a roundabout improvement nearby to address traffic conditions. Although Non-Environmental Activities are included, Affordable Housing was not required by the City, thereby prioritizing the other sustainable aspects and public improvements.

Here is a link to the [City’s Staff Report](#), prepared for the City Brownfield Review Committee in January. Ann Arbor City Council approved the Brownfield Plan on March 6th. [Here is a link to a 12-11-22 review](#) of the Plan by TetraTech, the City’s Environmental Consultant.

Over \$200 million in private investment is proposed, which will generate significant Tax Increment Revenues to pay down the Eligible Activities in a relatively short time frame. All Eligible Activities are projected to be reimbursed in 14 years, with one additional year to fully capture Local Brownfield Revolving Fund (LBRF). The City has capped the maximum reimbursement at 18 years, regardless if the developer has been fully reimbursed, and this condition was added to Section M. of the Brownfield Plan to reflect the City Staff's and Brownfield Review Committee's (four City Council members) recommendations.

In addition to the \$31 million in developer-reimbursable Eligible Activities, the Plan includes 10% of annual Tax Increment Revenue to be deposited in the Local Brownfield Revolving Fund, with the option to instead capture for Administrative Fees in any year. In addition, a lump sum amount of LBRF will be captured after the developer is fully reimbursed of \$4,705,757. The proposed LBRF capture is in alignment with the Brownfield Authority's current policy of 10% annual capture, plus a lump sum at the end of the plan equal to 15% of the total developer Eligible Activities. The estimated capture for LBRF and/or Administrative Fees is \$8,677,766.

The County Board of Commissioners will set a public hearing for April 19th, which is contingent on a Brownfield Authority recommendation to approve the Plan. Staff recommends the Authority recommend approval of the Brownfield Plan to the County Board of Commissioners.

4. Leslie Science and Nature Center, Approve LBRF Eligible Activities for Reimbursement, City of Ann Arbor – Action

The Authority granted the City of Ann Arbor and LBRF Grant of \$535,438 in 2019, to address significant environmental challenges discovered at the Leslie Science and Nature Center. A total of \$506,300.03 has been reimbursed so far, and enclosed is a final reimbursement request for \$11,104.26, for the time period between November 2021 and January 2023. These expenses reflect time to deal with final issues with the State pertaining to mercury inhalation criteria in the soil, lab analysis, waste disposal, and completion of DDCC Report. There will be no further reimbursement requests.

Please refer to the summary spreadsheet provided by TetraTech for details on all the tasks within the scope. [Here is a link to the back up invoices from TetraTech.](#)

Staff recommends approval of \$11,104.26 in LBRF reimbursement to the City of Ann Arbor.

5. 415 W. Washington, Approve LBRF Eligible Activities, and Scope Amendment – Action

The Authority previously approved an LBRF grant to the City of Ann Arbor to conduct Phase II investigation activities at 415 W. Washington in the amount of \$52,593, in May of 2022. This request is to 1) reimburse \$19,206.91 of the LBRF grant to the City, and shift up to \$10,000 of the original LBRF Grant Scope of Work to "Brownfield Plan Preparation," as TetraTech has begun to prepare the Brownfield Plan, and the City prefers to utilize the LBRF grant funding to cover those costs.

Please refer to the summary spreadsheet from TetraTech for the \$19,206.91 in costs, and [here is a link to the back-up documentation.](#)

The City has been conducting investigations, [and TetraTech provided a City Council update in July of 2022](#), which is helpful to understand overall impacts. The State got involved in the investigations as the impacts were found to be widespread. [Here is a February 2023 Mlive that covered the issue](#).

The City is proceeding with Pre-Entitlement of the property with PUD approval through the City, which initial approval was granted on March 20th by City Council. Staff has been coordinating with TetraTech, the City and Housing Commission on a draft Brownfield Plan, as well. The PUD and Brownfield Plan approvals will position the site well for when the City issues a Request for Proposals from the development community to purchase and redevelop the site. It will be housing, with a percentage as affordable, and a connection for the Treeline Trail, along the Allen Creekway.

Staff recommends approval of the \$19,206.91 in LBRF Reimbursement, and modifying the LBRF Grant Scope to allow up to \$10,000 in Brownfield Plan Preparation costs. Staff will determine if the LBRF Grant Agreement needs to be modified.

6. Gault Village, Ypsilanti Township, Amend Environmental Assessment Grant Scope – Action

The Township has been pursuing legal action against the owner of Gault Village to address the condition of the property, and was awarded a judgement to seek demolition of the buildings. The Authority granted a \$20,000 Assessment Grant last fall to investigate potential impacts from the former dry-cleaner on the site. The DCC simultaneously granted the Township \$20,000 to have SME conduct a Hazardous Materials Assessment for the entire vacant shopping center, and develop mitigation specifications for pre-demolition mitigation. The Township determined that seeking above-slab demolition of the structures was the immediate priority, and delayed sub-surface investigations until after building demolition.

Please refer to the email from the Township's Planning Director, Jason Iacoangeli, where they are requesting up to \$10,000 of the \$20,000 grant from the Authority be used to support cost overruns related to the Hazardous Materials Survey, with increased costs to access all required spaces, and additional laboratory analytical fees.

Staff is supportive of the scope change, however, remains concerned about potential impacts to the adjacent neighborhood from the former dry-cleaning operation, and conducting the necessary investigations to determine any impact.

7. March 2023 Financial Report, including 2022 Admin Fees, LBRF, and Interest Approval – Action

Please see the enclosed financial report, with proposed 2022 Admin Capture, LBRF capture, and Interest approval for four projects still accruing interest as of 12/31/2022. There are also numerous TIF reimbursements included in the report that need to be approved.

In order to calculate administrative capture every year from all of our active projects, we have to wait until we've settled all accounts with local units, and all Tax Increment Revenues from both Summer and

Winter have been distributed to us. Act 381 allows up to \$192,500 (which includes 2% bonus for each community we represent, up to 10% max) to be captured for communities with at least 16 active projects.

Please refer to the table “Proposed 2022 Administrative and LBRF Capture” where you can see 2021 and proposed 2022 Administrative Fees’ capture. Depending on the project, some annual Admin capture is “fixed,” while others have a percentage of total annual capture (how we do it now). For 1140 Broadway, we only capture LBRF, whereas for Plans approved over the last several years, we give ourselves the discretion to capture either Admin OR LBRF in any given year. If we took the maximum amount of Admin for all our projects, you can see we would capture \$222,512, which exceeds the statutory maximum. Therefore, I’ve reduced all projects without a flat rate capture approximately 10%, and set Zingerman’s capture lower to arrive at \$192,500. Zingerman’s is the only Plan we currently have that may reach 30 years.

Finally, the financial report includes proposed 2022 Interest for four projects, which is calculated based on unreimbursed Eligible Activities as of 12/31 of every year. The approved interest will be added to the total amount of approved Eligible Activities to be reimbursed. Note that with this approval 544 Detroit will reach it’s maximum interest of \$70,648. Please refer to the spreadsheet entitled “Summary Table of Interest Calculations through 12-31-2022” for the current Interest calculations.

Staff updates:

1. SB 129 was passed out of Senator Jeff Irwin’s Committee and approved by the Senate several weeks ago. The amendment would add Affordable Housing Construction and Rehab costs as Eligible Activities to Act 381, and provide for review of Brownfield Plans that included such costs by MSHDA. Staff and representatives from several BRAs had met with the Bill’s sponsor, Senator Irwin, MSHDA representatives, and MML to discuss concerns about the legislation as proposed, and we were allowed to provide additional suggested revisions to the Bill. For example, Administrative Fees’ capture has been increased at all levels. In our case, with 16 active projects, our max capture is increased from \$192,500 to \$247,500. [Here is the bill as approved by the Senate](#). A more in-depth discussion is warranted in the future, assuming the bill is signed into law.
2. 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 most recent delay has been the loss of the original General Contractor, and a new GC taking over the project, which involved re-bidding. We have finalized most of the contracts, and are very close to executing them, and the developer closing on the financing and breaking ground.
3. The 300 N. Zeeb Brownfield Plan is in final draft. The Sub-Committee of J. Harless, C. Maier and J. Hodge reviewed the draft on February 21st. The only updates to the Plan are the TIF Tables, which are being updated to reflect an option for a 3 year PA 210 Abatement, rather than 10 year. This would shorten Brownfield TIF reimbursement period, however, the developer is requesting the 10 year period. I will

email the final Plan draft to the sub-committee soon, and the Scio Township Board is expected to take action at their April 25th meeting.

4. Avalon will be making LBRF grant requests for 121 Catherine, and also possibly 206-210 N. Washington at the May meeting. They have applied for LIHTC to MSHDA for 121 Catherine, [with a letter of support from the Chair, T. Woollatt.](#)
5. Staff met with SME, EGLE, Jamie Taralunga (developer), and the Vapor Mitigation sub-contractor, at the 2 W. Michigan building (former Materials Unlimited) in downtown Ypsilanti on April 5th. Ms. Taralunga is proposing complete rehabilitation of the building into a music production, performance, teaching, and retail environment. The purpose of the meeting was to review the building condition, layout, etc. and determine what additional investigation and pilot testing will be needed to properly design the Vapor Mitigation System for the building. EGLE agreed to increase the County CMI Grant award from \$500K to \$750K, to provide a budget buffer, as it's unclear what is needed at this point. That award will be coming soon, and the County will contract with SME directly, who will conduct the necessary testing, design, and VI system installation (with the sub) all funded by the grant. Other grant activities include asbestos, lead abatement of the interior, some interior demolition, site assessment and due care planning, contingency, and County 3% administration fee.





The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

February 2, 2023

Mr. Nathan Voght, AICP
Brownfield Redevelopment Coordinator
Washtenaw County Brownfield Redevelopment Authority
415 W. Michigan Avenue, Suite 2200
Ann Arbor, Michigan 48197

RE: 309 North Ashley Street Redevelopment
Ann Arbor, Michigan
TIF Pay Request #2

Dear Mr. Voght:

This letter serves a reimbursement request for eligible environmental activities completed at the 309 North Ashley Street Redevelopment Project. The eligible activities were conducted in general accordance with the Brownfield Plan approved for the project on May 6, 2019, and the Act 381 Work Plan approved for the project on August 2, 2019.

The eligible activities we are seeking reimbursement for consisted of preapproved, Michigan Department of Environment, Great Lakes, and Energy (formerly the Michigan Department of Environmental Quality [DEQ]) approved, and Washtenaw County Brownfield Redevelopment Authority approved activities.

This reimbursement submittal includes costs associated with due care documentation plan (\$4,500), vapor mitigation controls (\$38,806.10), and Act 381 Work Plan and Implementation (\$15,418.75) for a total reimbursement request of \$58,724.85.

The attached summary table details the eligible expenses. Documentation of the listed eligible expenses is included in Attachment A.

If you have any questions or comments regarding this report, please call.

Sincerely,

SME

Troy D. Helmick, CPG
Senior Project Consultant

Attachments: TIF Pay Request No. 2 – Summary Table
Attachment A – Eligible Expenses Documentation

TASK		WORK PLAN BUDGET		ACTUAL BUDGET		INVOICES / PAY REQUESTS																				TF FUNDING SOURCE				Comments						
						SME		TEC		A-Z Solutions		S & H Waterprooing		Huron Contracting		BDS Environmental		CCI Excavating		Hammer Trucking		Netherman Rock		Nemco Corp.		Town and Country		Feaster & Bowman			Blue Star		P/O Snowfield Plan (9/5/2018)		Snowfield Plan	
						Invoice No.	Amount	Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount	Pay Application Invoice No.	Amount		Pay Application Invoice No.	Amount	Local & State	Local Only	Local & State	
SEA ACTIVITIES																																				
Phase I ESA	\$ 2,350.00	\$ 5,675.00			137734	\$ 2,350.00																							\$ 2,350.00							
		\$ 5,675.00			137784	\$ 3,775.00																							\$ 3,775.00							
Phase II	\$ 5,500.00	\$ 2,400.00			139048	\$ 2,400.00																							\$ 2,400.00							
		\$ 2,400.00																																		
SEA Report	\$ 4,000.00	\$ 1,800.00			139290	\$ 1,800.00																							\$ 1,800.00							
		\$ 1,800.00																																		
SEA BUDGET		\$ 12,850.00	\$ 35,375.00																																	
SEA EXPENSES		\$ 35,375.00	\$ 35,375.00																																	
SEA FUNDING		\$ 2,400.00	\$																																	
SEA CASE ACTIVITIES																																				
Sea Case Response Activity Planning and Coordination	\$ 10,300.00	\$ 18,800.00	00207	\$ 1,360.00	139829	\$ 1,360.00																							\$ 2,400.00							
		\$ 18,800.00	00207	\$ 760.00																									\$ 760.00							
		\$ 18,800.00	00208	\$ 7,415.15																									\$ 7,415.15							
		\$ 18,800.00	00209	\$ 825.00																									\$ 825.00							
		\$ 18,800.00	00244	\$ 2,562.50																									\$ 2,562.50							
		\$ 18,800.00	00253	\$ 112.50																									\$ 112.50							
		\$ 18,800.00	00255	\$ 205.00																									\$ 205.00							
		\$ 18,800.00	00253A	\$ 453.75																									\$ 453.75							
		\$ 18,800.00	00255B	\$ 1,448.25																									\$ 1,448.25							
		\$ 18,800.00	00245	\$ 177.84																									\$ 177.84							
		\$ 18,800.00	00247	\$ 362.50																																

[illegible]



The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

January 27, 2023

Mr. Nathan Voght, AICP
Washtenaw County Brownfield Redevelopment Coordinator
ReImagine Washtenaw Project Manager
Washtenaw County Office of Community & Economic Development (OCED)
415 West Michigan Avenue
Ypsilanti, Michigan 48197

Sent via E-mail: voghtn@washtenaw.org

RE: Act 381 TIF Draw #29-44 Submittal
Morningside Builders, LLC
1140 Broadway Street
Ann Arbor, Michigan 48105
SME Project No.: 077735.00

Dear Mr. Voght,

On behalf of Morningside Builders, LLC's (Morningside), we have reviewed their eligible brownfield expenses for their tax increment financing (TIF) submittals for Draws #29 through #44 for the above referenced project. These draws include eligible costs from April 1, 2021 through November 30, 2022. Additional costs covering this same period or earlier may be included in future submittals as allowed by the amended reimbursement agreement. The TIF approved for the project relate to the TIF approval documents consisting of:

- the Brownfield Plan approved by the City of Ann Arbor and the Washtenaw County Brownfield Redevelopment Authority;
- the Work Plan approved by the Michigan Department of Environmental Quality (MDEQ), Michigan Strategic Fund (MSF) board, and the Michigan Economic Development Corporation (MEDC); and
- the Work Plan Addendum #1 approved by the MDEQ.

As part of our review, we evaluated the eligible costs and the associated backup documentation with those costs against the project TIF approval documents and the requirements of Act 381 of 1996, as amended, the Michigan Department of Environmental, Great Lakes, and Energy (EGLE), and MEDC. We believe the eligible activities included in Draw #29 through Draw #44 totaling \$1,663,769.84 are eligible for TIF reimbursement and there is sufficient backup documentation to support the reimbursement request. Of that amount, \$1,409,715.20 are eligible environmental activities and \$254,054.64 are eligible non-environmental activities. The invoices associated with the eligible activities are summarized on the attached table and the backup documentation for these invoices are also attached organized by Draw submittal.

Contingency has been allocated to eligible activities as necessary, but the total amount of approved environmental and non-environmental activities has been treated as a hard cap for those categories of eligible activities. As allowed by the project documents, the individual task budgets were reallocated provided the total amount of eligible environmental or non-environmental were under the approved amounts for the EGLE and the MEDC, as applicable.

One exception is that the approved eligible amount for the parking structure has been treated as a hard cap of \$2,501,760 and no contingency was applied to that cost category.

If you have any questions about this letter, or the backup documentation for the eligible activities, please contact us.

Sincerely,

SME

Jeffrey R. Lanier, PE
Senior Consultant

Bret B. Stuntz
Senior Consultant

Distribution: Ron Mucha, Morningside Builders, LLC (rmucha@morningsideUSA.com)

Attachments: TIF Summary Table for Draw #29 through #44
Backup Documentation for TIF Draw #29
Backup Documentation for TIF Draw #30
Backup Documentation for TIF Draw #31
Backup Documentation for TIF Draw #32
Backup Documentation for TIF Draw #33
Backup Documentation for TIF Draw #34
Backup Documentation for TIF Draw #35
Backup Documentation for TIF Draw #36
Backup Documentation for TIF Draw #37
Backup Documentation for TIF Draw #38
Backup Documentation for TIF Draw #39
Backup Documentation for TIF Draw #40
Backup Documentation for TIF Draw #41
Backup Documentation for TIF Draw #42
Backup Documentation for TIF Draw #43
Backup Documentation for TIF Draw #44

TAX INCREMENT FINANCING - DRAW 29-44
DRAW AND INVOICE SUMMARY

	BUDGET	INVOICED DRAW 1 - 8	INVOICED DRAW 9 - 28	INVOICED DRAW 29-44	INVOICED TO DATE	REMAINING BUDGET		DRAW 29	DRAW 30	DRAW 31	DRAW 32	DRAW 33	DRAW 34	DRAW 35	DRAW 36	DRAW 37	DRAW 38	DRAW 39	DRAW 40	DRAW 41	DRAW 42	DRAW 43	DRAW 44	DRAW 45
ENVIRONMENTAL	5,689,706.12	3,441,235.78	661,632.94	1,409,715.20	5,512,583.92	177,122.20		400.00	10,649.75	25,976.46	414,674.05	92,100.19	58,396.22	108,890.46	189,881.03	51,377.40	26,424.67	90,930.00	147,273.32	57,259.31	40,949.29	70,917.61	23,615.44	-
Phase 1 ESA	9,000.00	7,520.00	-	-	7,520.00	1,480.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 ESA	15,000.00	13,861.75	-	-	13,861.75	1,138.25		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BEA	11,000.00	10,500.00	-	-	10,500.00	500.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due Care (Consulting)					-	-																		
Response Activity	68,000.00	63,700.38	5,682.50	3,981.25	73,364.13	(5,364.13)		-	-	3,981.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investigation	166,000.00	160,736.74	-	73,215.12	233,951.86	(67,951.86)		-	-	14,615.81	1,340.00	-	-	-	-	-	-	-	-	57,259.31	-	-	-	-
Documentation / Plans	40,000.00	18,000.00	8,757.50	-	26,757.50	13,242.50		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil Characterization	5,000.00	4,292.50	-	-	4,292.50	707.50		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effluent Characterization	1,500.00	964.95	-	-	964.95	535.05		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI Design	15,000.00	4,000.00	285.00	21,784.06	26,069.06	(11,069.06)		-	-	7,379.40	11,670.00	-	-	-	-	-	-	-	-	-	-	2,734.66	-	-
VI Monitoring	45,000.00	-	9,332.50	15,278.98	24,611.48	20,388.52		-	-	-	4,388.75	-	-	-	-	-	2,355.27	-	929.66	-	-	4,223.95	3,381.35	-
VI Documentation	20,000.00	-	3,143.25	-	3,143.25	16,856.75		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trackout Characterization	600.00	-	-	-	-	600.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design Utility Seals	2,000.00	2,000.00	-	-	2,000.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abandon Wells	15,600.00	10,000.00	-	-	10,000.00	5,600.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Monitoring	106,410.00	46,832.75	48,760.73	143,497.73	239,091.21	(132,681.21)		-	-	-	-	-	-	-	-	-	-	-	-	143,497.73	-	-	-	-
Additional Response	154,850.00	158,613.00	2,351.50	539.68	161,504.18	(6,654.18)		-	-	-	-	-	-	-	-	-	-	-	-	539.68	-	-	-	-
Work Plans	50,693.91	55,568.19	475.50	1,018.75	57,062.44	(6,368.53)		-	-	-	237.50	-	-	-	-	-	-	-	781.25	-	-	-	-	-
PRB	803,663.21	672,520.00	56,304.84	6,139.86	734,964.70	68,698.51		-	-	-	5,034.86	-	-	-	-	-	-	-	1,105.00	-	-	-	-	-
Due Care (Construction)		-	-	-	-	-																		
Management Contaminated Soil																								
Type 2	1,057,824.00	458,693.90	336,921.93	471,090.65	1,266,706.48	(208,882.48)		-	-	-	-	72,923.35	9,304.05	106,475.10	140,874.35	51,377.40	15,687.40	72,983.00	-	-	1,466.00	-	-	-
Type 1	1,254,000.00	642,273.88	24,286.72	392,822.94	1,059,383.54	194,616.46		400.00	-	-	392,002.94	-	-	-	-	-	-	-	420.00	-	-	-	-	-
Greater than LDR criteria	217,176.00	-	-	-	-	217,176.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Dewatering Effluent	47,406.00	11,000.00	-	-	11,000.00	36,406.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vapor Mitigation (excl. consulting)	325,411.00	67,909.00	43,288.95	228,020.49	339,218.44	(13,807.44)		-	10,649.75	-	-	-	44,356.00	-	40,956.36	-	8,382.00	-	-	-	39,483.29	63,959.00	20,234.09	-
Trackout and Dust Control		-	-	-	-	-																		
Decontamination Pad	13,000.00	8,500.00	4,500.00	-	13,000.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Truck	13,000.00	12,200.00	3,300.00	-	15,500.00	(2,500.00)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Erosion Control	50,000.00	40,571.60	13,584.64	18,879.52	73,035.76	(23,035.76)		-	-	-	-	14,488.20	-	-	3,695.32	-	-	696.00	-	-	-	-	-	-
Temporary Roads	120,500.00	90,037.50	30,012.50	17,251.00	137,301.00	(16,801.00)		-	-	-	-	-	-	-	-	-	-	17,251.00	-	-	-	-	-	-
Street Sweeping	45,000.00	18,360.00	510.00	-	18,870.00	26,130.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wheel Wash / Rumble Strips	30,000.00	15,779.52	2,953.58	7,104.00	25,837.10	4,162.90		-	-	-	-	4,688.64	-	2,415.36	-	-	-	-	-	-	-	-	-	-
Prevent Exacerbation / Exposure		-	-	-	-	-																		
Waterproof - Elevator	14,491.00	10,691.00	-	2,591.17	13,282.17	1,208.83		-	-	-	-	-	2,591.17	-	-	-	-	-	-	-	-	-	-	-
Waterproof - Foundation	26,000.00	21,000.00	-	6,500.00	27,500.00	(1,500.00)		-	-	-	-	-	2,145.00	-	4,355.00	-	-	-	-	-	-	-	-	-
Phase 3 Laydown	94,500.00	94,500.00	-	-	94,500.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Seals / Wrap	74,000.00	61,532.72	-	-	61,532.72	12,467.28		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redesign Utilities / Foundation - GW		-	-	-	-	-																		
Detention / Storm Sewer	279,837.00	214,989.16	40,000.00	-	254,989.16	24,847.84		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Sewer	33,244.00	17,237.50	16,006.50	-	33,244.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Watermain	190,000.00	188,000.00	2,000.00	-	190,000.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Foundation	200,000.00	200,000.00	-	-	200,000.00	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Fee	75,000.00	38,849.74	9,174.80	-	48,024.54	26,975.46		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NON-ENVIRONMENTAL	5,204,759.00	3,377,540.93	1,284,932.39	254,054.64	4,916,527.96	288,231.04		13,030.23	94,871.11	-	30,224.93	8,143.00	-	8,143.00	72,963.86	1,468.63	5,288.32	-	2,503.92	12,363.20	4,007.50	1,046.94	-	-
								-	-	-	-	8,143.00	-	8,143.00	-	-	-	-	-	-	-	-	-	-
Demolition	36,528.00	30,800.00	32,719.51	45,948.19	109,467.70	(72,939.70)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure Improvements															29,662.19	-	-	-	-	-	-	-	-	-
Paving / Streetscape / Underground Utilities								12,839.44	-	-	-	-	-	-	-	-	-	-	-	12,363.20	2,107.50	-	-	-
								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	620,000.00	58,318.96	764,177.20	142,697.53	965,193.69	(345,193.69)		-	84,949.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								-	5,324.00	-	219.05	-	-	-	-	-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
															18,053.25	-	-	-	-	-	-	-	-	-
																1,468.63	3,954.02	-	1,418.92	-	-	-	-	-
Traffic Signals	100,000.00	31,390.78	31,390.78	-	62,781.56	37,218.44		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RRFB	150,000.00	-	-	-	-	150,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Turn Lanes	108,000.00	-	-	-	-	108,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility / Power Pole Relocation	50,000.00	36,922.59	40,261.53	-	77,184.12	(27,184.12)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bus Stop Improvements	25,000.00	-	-	-	-	25,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas Utility Fees	20,000.00	-	-	-	-	20,000.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Sewer	97,000.00	-	2,398.90	-	2,398.90	94,601.10		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Preparation (unsuitable soil)	198,000.00	13,166.68	20,800.28	25,248.42	59,215.38	138,784.62		-	-	-	-	-	-	-	25,248.42	-	-	-	-	-	-	-	-	-
Additional Activities			-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Structure	2,501,760.00		-	-	-	2,501,760.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7/15 Not Eligible for Reimbursement until Phase 3	1,167,488.00	1,167,488.00	-	-	1,167,488.00	-		-																

[illegible]

[illegible]

Reimbursable Summary of Eligible Costs
 Leslie Science and Nature Center
 Brownfield Plan
 October 30, 2021 - January 27, 2023

Department Specific Eligible Activities	Task	May 2019 - March 2020	April 2020 - December 2020	January 2021 - October 2021	November 2021 - January 2023	Total
First and Second Field Investigation - \$104,469	1					
Two drilling investigations (49 soil borings, soil samples); waste characterization, data evaluation	Labor	\$ 45,295.00	\$ -	\$ -	\$ -	\$ 45,295.00
Vapor Pin installation, sampling for subslab, indoor air and ambient air	Field Supplies/Equipment Total	\$ 5,381.39	\$ -	\$ -	\$ -	\$ 5,381.39
Phase II ESA preparation and Brownfield Plan preparation	Laboratory Services Total	\$ 18,786.94	\$ -	\$ -	\$ -	\$ 18,786.94
<i>May 2020 Reimbursement Request</i>	Terra Probe (Drilling) Total	\$ 8,780.37	\$ -	\$ -	\$ -	\$ 8,780.37
<i>Drafted and Provided procurement process to City of Ann Arbor personnel</i>	Parking/Mileage Total	\$ 498.37	\$ -	\$ -	\$ -	\$ 498.37
<i>Completed 28 (proposed 20) shallow soil borings and 14 (proposed 12) deep borings.</i>	Other: EDR Total	\$ 89.25	\$ -	\$ -	\$ -	\$ 89.25
<i>Analyzed 23 samples for MI10 metals and 20 samples for VOCs.</i>		\$ 78,831.32	\$ -	\$ -	\$ -	\$ 78,831.32
Third Field Investigation - \$28,928	2					
Drilling investigation (7 borings at 50 feet, Soil samples and water samples if encountered)	Labor	\$ 13,874.00	\$ -	\$ -	\$ -	\$ 13,874.00
Includes GPS and reimbursables for soil sampling and temporary well installation	Field Supplies/Equipment Total	\$ 1,238.71	\$ -	\$ -	\$ -	\$ 1,238.71
<i>May 2020 Reimbursement Request</i>	Laboratory Services Total	\$ 2,425.51	\$ -	\$ -	\$ -	\$ 2,425.51
<i>Completed well permit</i>	Subcontractor Services Total	\$ 8,337.00	\$ -	\$ -	\$ -	\$ 8,337.00
<i>Drilled an eighth deep boring; collected 24 soil samples</i>	Parking/Mileage Total	\$ 335.45	\$ -	\$ -	\$ -	\$ 335.45
<i>Two additional days in field due to difficulty drilling and attempts to obtain groundwater with temporary wells.</i>	Other: Permit fee/shipping	\$ 82.39	\$ -	\$ -	\$ -	\$ 82.39
		\$ 26,293.06	\$ -	\$ -	\$ -	\$ 26,293.06
Vapor Intrusion System Installation - DTE Energy Nature House - \$35,753	3					
Vapor pin installation for monitoring	Labor	\$ 27,532.75	\$ 29,170.25	\$ 17,779.25	\$ -	\$ 56,703.00
Sealing of all conduits to basement of DTE Energy Nature House	Field Supplies/Equipment Total	\$ 819.57	\$ 904.17	\$ 1,122.48	\$ -	\$ 1,723.74
Sealing of basement north wall due to past flooding issues - Did not need to complete	Laboratory Services Total	\$ 5,555.45	\$ 10,831.83	\$ 8,313.60	\$ -	\$ 16,387.28
Installation of air intake vents	Subcontractor Services Total	\$ 13,945.05	\$ 1,995.00	\$ 1,499.40	\$ -	\$ 15,940.05
Installation of vapor mitigation system	Other: Permit fee/shipping	\$ 220.48	\$ 46.97	\$ 153.00	\$ -	\$ 267.45
Collection of sub-slab soil gas and indoor air samples (4 events)		\$ 48,073.30	\$ 42,948.22	\$ 28,867.73	\$ -	\$ 91,021.52
<i>May 2020 Reimbursement Request</i>						
<i>Completed 4 events of sub-slab soil gas and indoor air samples; pressure readings</i>						
<i>Issues navigating DTE Energy House's coil/radiant heat system in the floor with vapor pins; required additional location assistance and review of as built drawings.</i>						
<i>Completed patching of vapor pin holes; troubleshooting flooding issues</i>						
<i>Sealing of floor and vapor mitigation system install coordination experienced scheduling delays</i>						
<i>Coordination with Washtenaw County Health Department and MHHDS was not included in original scope</i>						
<i>Follow-up issues with ethylbenzene used in floor sealing application process</i>						
<i>Completion of trend charts and data analysis</i>						
<i>Began drafting OM&M plan, as built drawings and VI Mitigation Plan.</i>						
<i>Coordination with City of Ann Arbor personnel for electrical capacity; green infrastructure components and inspection.</i>						
<i>February 2021 Reimbursement Request</i>						
<i>Completion of sub-slab soil gas and indoor air samples; pressure readings nearly monthly.</i>						
<i>Indoor air criteria changes required additional sampling and re-sampling of Leslie House and Walnut House, revision of VI Reporting.</i>						
<i>Drafted VI Report, RIASL calculations; updated VI report based on indoor air criteria changes; data gap completion; mercury sampling</i>						
<i>Participated in additional meetings and correspondence with stakeholders regarding indoor air sampling and criteria; coordination with EGLE.</i>						
<i>Installation of Telemetry System.</i>						

Reimbursable Summary of Eligible Costs
Leslie Science and Nature Center
Brownfield Plan
October 30, 2021 - January 27, 2023

Department Specific Eligible Activities		Task	May 2019 - March 2020	April 2020 - December 2020	January 2021 - October 2021	November 2021 - January 2023	Total	
January 2022 Reimbursement Request								
Performed indoor air and sub-slab sampling in Leslie House and Walnut House quarterly for one year; and DTE House quarterly for one year for mercury, per EGLE request.								
Updated OMMM document for indoor air system.								
Correspondence and onsite meetings with Lesline Nature Center personnel, electrician and alarm company for telemetry system operation troubleshooting and repairs.								
Reviewed mercury data and EGLE VI documents; corresponded with EGLE regarding mercury path going forward for DTE House and other structures onsite; completed additional mercury soil sampling per EGLE.								
Participated in additional meetings and correspondence with stakeholders regarding indoor air sampling and criteria; coordination with EGLE.								
Excavation of Depression and Pit - \$79,359		4	Labor	\$ 17,348.25	\$ 648.75	\$ -	\$ -	\$ 17,997.00
Vegetation clearing and excavation of upper 3 feet of soil in depression area			Field Supplies/Equipment Total	\$ 630.00	\$ -	\$ -	\$ -	\$ 630.00
Removal of concrete structure/pit, limited source material removal, transportation and disposal of impacted soils			Laboratory Services Total	\$ 728.70	\$ -	\$ -	\$ -	\$ 728.70
Waste sampling, profile coordination with landfill, transportation of soil to appropriate disposal facility in accordance with state and federal regulations			Subcontractor Services Total	\$ 124,267.91	\$ -	\$ -	\$ -	\$ 124,267.91
Collection of verification samples from bottom of excavation			Waste Disposal Services	\$ 4,916.77	\$ -	\$ -	\$ -	\$ 4,916.77
Backfill depression with clean material				\$ 147,891.63	\$ 648.75	\$ -	\$ -	\$ 148,540.38
May 2020 Reimbursement Request								
Initial excavation volume was calculated much smaller (less than 50 cyds) but increased to an estimate of 420 cyds. Total removal was 485 tons. Required additional days in field.								
Weather and time of year required additional site activity - brush clearing; gravel for traction upslope; removal of gravel; coordination with City and LSNC for changes, street sweeping in parking lot.								
Additional traffic control measures needed for site safety.								
Time onsite increased 5 to 8 days.								
February 2021 Reimbursement Request								
Completed site restoration; removal of fencing, stakes from excavation and checked erosion blanket .								
Relative Arsenic Bioavailability Study - \$29,131		5	Labor	\$ 44,021.50	\$ 12,531.25	\$ -	\$ -	\$ 56,552.75
Plan creation and meeting coordination with EGLE personnel			Field Supplies/Equipment Total	\$ 171.30	\$ -	\$ -	\$ -	\$ 171.30
Laboratory analysis of the relative arsenic bioavailability for surficial soil samples			Laboratory Services Total	\$ 13,825.87	\$ -	\$ -	\$ -	\$ 13,825.87
Statistical analyses of laboratory analytical results completed by Industrial Hygienist			Other: shipping fee	\$ 82.41	\$ -	\$ -	\$ -	\$ 82.41
Completion of report for negotiation with EGLE for state approval				\$ 58,101.08	\$ 12,531.25	\$ -	\$ -	\$ 70,632.33
Determine proposed playscape and programming areas for remediation - Did not complete								
May 2020 Reimbursement Request								
State changed sampling requirements onsite in October; causing two follow-up meetings with EGLE and a technical memorandum explaining how samples were chosen.								
Laboratory threw out seven of the 10 arsenic samples inadvertently. Had to recollect samples.								
After completion of initial sampling at EGLE's direction; state did not accept low concentrations and requested additional information. Requested ISM sampling								
State requested additional data based on zones. Stakeholder attorney and consultant requested additional 12 soil sampling locations that were collected and analyzed.								
Completed ISM sampling plan while negotiating use of existing data with additional analyses and split samples to a second laboratory.								
Initally 10 samples were submitted; ultimately 38 samples were submitted.								
Stakeholder attorney and consultant questioned statistical integrity of data and requested additional computational review. Tt completed additional technical memorandum as requested.								
Updated arsenic bioaccessibility report with new data.								
February 2021 Reimbursement Request								
Revised arsenic bioavailabilty report based on EGLE input and submitted.								
Participated in additional stakeholder meetings regarding arsenic bioavailability study and data; completed edits and responded to requests.								

Leslie Science and Nature Center
Brownfield Plan
October 30, 2021 - January 27, 2023

Notes:
blue items = tasks completed during this reimbursement request timeframe

Reimbursable Summary of Eligible Costs
Leslie Science and Nature Center
Brownfield Plan
October 31, 2021 - January 27, 2023
Current Reimbursement

Tt Invoice Number	51827886	51841498*	51859653	51866161	51886404*	51886404 credit	51918036	51937998	51969065	51997581	52022351	
Invoice Dates	October 30, 2021 - November 26, 2021	November 27, 2021 - December 31, 2021	January 1, 2022 - January 28, 2022	January 29, 2022 - February 25, 2022	February 26, 2022 - April 1, 2022	February 26, 2022 - April 1, 2022	April 2, 2022 - June 30, 2022	July 1, 2022 - July 29, 2022	August 4, 2022 - September 30, 2022	October 6, 2022 - November 25, 2022	November 26, 2022 - January 27, 2023	Totals
Category												
Labor	\$ 1,358.00	\$ 3,318.75	\$ 1,043.00	\$ 1,565.00	\$ 2,088.00	\$ (250.00)	\$ 84.50	\$ 276.00	\$ 551.00	\$ 298.00	\$ 326.75	\$ 10,659.00
Field Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incident travel/parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.74	\$ 1.74
Laboratory Services	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157.50
Mileage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262.54	\$ 262.54
Subcontractor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shipping charges	\$ -	\$ -	\$ -	\$ -	\$ 23.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23.48
Field Equipment Permanent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G&A on ODC's	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Invoiced	\$ 1,358.00	\$ 3,318.75	\$ 1,043.00	\$ 1,565.00	\$ 2,268.98	\$ (250.00)	\$ 84.50	\$ 276.00	\$ 551.00	\$ 298.00	591.03	\$ 11,104.26
											Requested Reimbursement	\$ 11,104.26
											Not reimbursable	\$ -

Notes:
The November 24, 2021 charges for Patti McCall are included on invoice 51841498.
Invoice 51841498 and 51886404 amounts are more than the requested reimbursements.

Reimbursable Summary of Eligible Costs

Leslie Science and Nature Center

Brownfield Plan

October 30, 2021 - January 27, 2023

Task 7									
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51827886	11/1/2021	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	review docs and send to EGLE tox
51827886	11/7/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	review and finalize September invoice; review draft October invoice
51827886	11/9/2021	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	reviewed Oct draft invoice, draft PSC
51827886	11/13/2021	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	review October invoice and PSC
51827886	11/19/2021	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	discussed brownfield task w/ PJM, requested charges through Oct from admin staff, reviewed files for last reimbursement period submittal
51827886	11/22/2021	Labor	Regular Hours	McCall, Patti J.		2	125	250	Mercury and DDCC review; task delegation
51827886	11/22/2021	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	mercury results - call w/ PJM, reviewed notes re DDCC
51827886	11/22/2021	Labor	Regular Hours	Rauss, Alison D.		1.25	88	110	brownfield reimbursement spreadsheet task, correspondence w/ PJM re task categories/tasks completed
51827886	11/23/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	finalize and send October invoice to client
51827886	11/23/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	meeting with staff for DDCC task
51827886	11/23/2021	Labor	Regular Hours	Rauss, Alison D.		2.75	88	242	call w/ PJM - mercury and DDCC updates, began DDCC updates
51827886	11/24/2021	Labor	Regular Hours	Rauss, Alison D.		4	88	352	DDCC updates
51827886	11/24/2021	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	brownfield reimbursement spreadsheet
51841498	11/24/2021	Labor	Regular Hours	McCall, Patti J.		1.5	125	187.5	review DDCC; info and task delegation to ADR; info from LSNC
51841498	11/29/2021	Labor	Regular Hours	McCall, Patti J.		1.5	125	187.5	Review report, data, info from EGLE, task delegation with staff
51841498	11/29/2021	Labor	Regular Hours	Rauss, Alison D.		2.5	88	220	DDCC Air report updates - data tables, email to staff to clarify sample pts, compile manometer data, correspondence w/ PJM
51841498	11/30/2021	Subcontractors	Subcontractor-Reg	Gillie, Michelle F		3	172	516	Reviewed soil mercury findings, regulatory guidance, prior soil gas and indoor air data for DTE Energy House; Developed list of data gaps and questions to resolve for P. McCall.
51841498	11/30/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	coordinate meeting with EGLE; tasks with team
51841498	11/30/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	coordinate with WCBRA regarding reimbursement
51841498	11/30/2021	Labor	Regular Hours	Rauss, Alison D.		2	88	176	DDCC Air report - call w/ PJM to review indoor air manometer info./data, updated data table, emailed staff re data, requested figure updated w/ 2021 VP locations; reviewed mercury info. and responded to MG and PJM emails
51841498	11/30/2021	Labor	Regular Hours	Rauss, Alison D.		1.25	88	110	Brownfield charges spreadsheet
51841498	12/1/2021	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	review Nov draft invoice, draft PSC
51841498	12/2/2021	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	updated manometer data sheet based on staff input
51841498	12/2/2021	Labor	Regular Hours	Rauss, Alison D.		1.75	88	154	brownfield reimbursement spreadsheets and files
51841498	12/3/2021	Subcontractors	Subcontractor-Reg	Gillie, Michelle F		1.5	172	258	Reviewed EGLE VI Guidance in advance of call with EGLE to discuss soil mercury findings and attended call. prepare for meetings; meeting with CAA/LSNC; meeting with EGLE for next steps, Brownfield Reimbursement, task delegation
51841498	12/3/2021	Labor	Regular Hours	McCall, Patti J.		3	125	375	
51841498	12/3/2021	Labor	Regular Hours	Rauss, Alison D.		1.5	88	132	Brownfield charges spreadsheet updates, correspondence/email to PJM of task status
51841498	12/6/2021	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	task delegation for additional field work
51841498	12/6/2021	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	discussed brownfield items status and potential mercury path forward w/ PJM
51841498	12/7/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	mercury delineation and coordination with staff
51841498	12/7/2021	Labor	Regular Hours	Rauss, Alison D.		1.75	88	154	brownfield funding spreadsheet/documents for submittal
51841498	12/9/2021	Labor	Regular Hours	McCall, Patti J.		1	125	125	mercury excavation waste with KMR; email EGLE with SOW for mercury excavation; coordinate schedule with LSNC and staff
51841498	12/10/2021	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	scope of work with staff; coordinate with LSNC for site access
51841498	12/12/2021	Labor	Regular Hours	Allen, Bryan		3	76	228	Conducted field prep and completed Hg excavation and soil sampling west of DTE House
51841498	12/14/2021	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	November PSC and invoice reviewed; finalize and send to City personnel
51841498	12/14/2021	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	follow-up with staff on site sampling
51841498	12/15/2021	Labor	Regular Hours	Sandusky, Michael		0.75	64	48	Discussed soil sampling task. Completed soil sampling, filled out COC.
51841498	12/16/2021	Labor	Regular Hours	Sandusky, Michael		0.25	64	16	Scheduled courier to pick up samples. Relinquished samples to courier.
51859653	1/4/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	mercury/DDCC; task delegation
51859653	1/4/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	review BF reimbursement info
51859653	1/4/2022	Labor	Regular Hours	Rauss, Alison D.		2	88	176	updated DDCC with mercury soil results
51859653	1/4/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	brownfield reimbursement task spreadsheet; ask for new funding charges to be ran
51859653	1/5/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	invoicing with Eurofins TA
51859653	1/6/2022	Labor	Regular Hours	Rauss, Alison D.		1.25	88	110	review Dec draft invoice, draft PSC; compile Nov. invoice brownfield charges
51859653	1/9/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	review PSC and draft invoice
51859653	1/17/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	invoice finalized and sent to CAA
51859653	1/17/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	brownfield reimbursement reviewed and sent to WCBRA
51859653	1/17/2022	Labor	Regular Hours	Rauss, Alison D.		0.75	88	66	brownfield reimbursement request 2 - finalize files and pdf for submittal
51859653	1/23/2022	Labor	Regular Hours	McCall, Patti J.		2.5	125	312.5	review data/QC tables; begin report review
51859653	1/28/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	call w/ PJM - discuss table edits/mercury
51866161	2/1/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	reimbursement edits to spreadsheet and resend
51866161	2/7/2022	Labor	Regular Hours	McCall, Patti J.		1	125	125	table edits with staff for DDCC air
51866161	2/7/2022	Labor	Regular Hours	Rauss, Alison D.		2	88	176	DDCC air report tables - discussed task, updated/formatted tables
51866161	2/8/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	reviewed DDCC - air tables with; send to WCBRA
51866161	2/10/2022	Labor	Regular Hours	McCall, Patti J.		1.5	125	187.5	prepare for and attend WCBRA meeting for reimbursement approval #3
51866161	2/20/2022	Labor	Regular Hours	McCall, Patti J.		3.25	125	406.25	Reviewed DDCC, draft portions and task delegation
51866161	2/21/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	review Jan invoice/update PSC
51866161	2/21/2022	Labor	Regular Hours	Rauss, Alison D.		2.5	88	220	DDCC air report updates
51866161	2/24/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	site request for lithological data
51886404	2/27/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	finalize and send January invoice
51886404	3/3/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	reviewed Feb draft invoice, drafted PSC

Reimbursable Summary of Eligible Costs
Leslie Science and Nature Center
Brownfield Plan
October 30, 2021 - January 27, 2023

Task 7									
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51886404	3/5/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	review and finalize January invoice
51886404	3/5/2022	Labor	Regular Hours	McCall, Patti J.		4	125	500	Review and edit DDCC document
51886404	3/7/2022	Labor	Regular Hours	McCall, Patti J.		0.75	125	93.75	task delegation for EGLE cover sheet for DDCC
51886404	3/7/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	DDreview Feb. final invoice and update PSC
51886404	3/7/2022	Labor	Regular Hours	Rauss, Alison D.		3.5	88	308	DDCC - call w/ PJM, update tables and text, begin drafting new figure
51886404	3/8/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	address questions with staff; task delegation
51886404	3/8/2022	Labor	Regular Hours	Rauss, Alison D.		1.5	88	132	DDCC - lab report appendix, email to PJM
51886404	3/9/2022	Labor	Regular Hours	Rauss, Alison D.		2	88	176	DDCC - draft new soil/mercury figure, correspondence w/ PJM and staff re sample locations
51886404	3/10/2022	Labor	Regular Hours	McCall, Patti J.		1.25	125	156.25	DDCC with staff; final requests from EGLE for DDCC document; task delegation for finalizing information; EGLE cover document reviewed and signature request from client
51886404	3/10/2022	Labor	Regular Hours	Rauss, Alison D.		2	88	176	DDCC - update text, figure, create lab appendix
51886404	3/12/2022	Labor	Regular Hours	McCall, Patti J.		0.75	125	93.75	review and finalize invoice, send to CAA personnel; review financials
51886404	3/12/2022	Labor	Regular Hours	McCall, Patti J.		1	125	125	finalize DDCC, task delegation to staff
51886404	3/14/2022	Labor	Regular Hours	Pinkowski, Zachary Martin		1	61	61	Burned files to CD and prepared for shipping.
51886404	3/16/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	coordination with staff for CD and corporate finance
51886404	3/28/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	brownfield reimbursement request transactions for 4th request - call w/ PJM, request data from admin staff
51886404	3/29/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	brownfield reimbursement - saved transaction data, trimmed data to reimbursement timeframe
51918036	4/11/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	Review March invoice, draft PSC
51918036	5/1/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	March invoicing
51918036	6/9/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	brownfield reimbursement task with staff
51937998	7/6/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	review draft invoice/draft PSC
51937998	7/22/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	provide EGLE with figures/tables for DDCC report via One Drive; updates with WCBRA
51937998	7/28/2022	Labor	Regular Hours	McCall, Patti J.		0.5	125	62.5	waste task with KMR
51937998	7/28/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	internal call regarding waste disposal sampling and disposal
51937998	7/28/2022	Labor	Regular Hours	Roznay, Kenneth M		0.5	126	63	Attended waste planning meeting. Coordinated waste profile requirements with waste vendor.
51969065	8/4/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	July invoice review/PSC
51969065	8/12/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	review draft invoice
51969065	8/25/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	LSNC July invoice finalized; to client
51969065	9/2/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	waste sampling with staff
51969065	9/15/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	correspondence w/ waste specialist - sample for waste disposal
51969065	9/25/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	respond to LSNC director, contact EGLE for approval update
51969065	9/27/2022	Labor	Regular Hours	McCall, Patti J.		0.75	125	93.75	follow-up with EGLE on soil questions/Hg memo use for DDCC
51969065	9/27/2022	Labor	Regular Hours	Rauss, Alison D.		1.5	88	132	mercury in soil - reviewed data, looked for boring logs, correspondence w/ PJM
51969065	9/28/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	follow-up with EGLE with additional info
51969065	9/29/2022	Labor	Regular Hours	McCall, Patti J.		1	125	125	review soil boring lithology, respond to EGLE for use of sand values for Hg
51997581	10/6/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	review September draft invoice/draft PSC
51997581	10/18/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	review updated Sept. invoice/PSC
51997581	10/21/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	waste with specialist for approval
51997581	10/23/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	September invoice, contact EGLE
51997581	11/4/2022	Labor	Regular Hours	Roznay, Kenneth M		0.5	126	63	Review and finalize waste profile.
51997581	11/10/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	Update from EGLE on DDCC; update client
51997581	11/15/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	review Oct. draft invoice/draft PSC
51997581	11/21/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	Brownfield task with staff; ITD; coordination with WCBRA
51997581	11/23/2022	Labor	Regular Hours	Rauss, Alison D.		0.5	88	44	begin compiling updated brownfield resubmittal charges
52022351	12/2/2022	Labor	Regular Hours	Roznay, Kenneth M		0.5	126	63	Planned soil waste pick up.
52022351	12/6/2022	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	Review Nov. draft invoice/PSC
52022351	12/16/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	finalized and sent November invoice
52022351	12/22/2022	Labor	Regular Hours	Roznay, Kenneth M		1	126	126	Prepared for and completed waste shipment with Veolia.
52022351	12/28/2022	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	brownfield reimbursement summary data for task
52022351	1/5/2023	Labor	Regular Hours	Rauss, Alison D.		0.25	88	22	review Dec. draft invoice, draft PSC
52022351	1/8/2023	Labor	Regular Hours	McCall, Patti J.		0.25	125	31.25	review Dec draft invoice, request hold
Labor Total								\$10,659.00	

Reimbursable Summary of Eligible Costs
Leslie Science and Nature Center
Brownfield Plan
October 30, 2021 - January 27, 2023

Task 7									
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
52022351	12/22/2022	Travel	Incidental Travel	Roznay, Kenneth M	0100-3385-8267			1.74	parking for waste pick up
Incidental Travel/Parking Total								\$1.74	
52022351	1/7/2022	Subcontractors	Laboratory Services	EUROFINS ENVIRONMENT TESTING NORTH	2400100033			157.5	LAB ANALYSIS
Laboratory Services Total								\$157.50	
51886404	1/18/2023	Other Direct Costs	Outside Services	VEOLIA ENVIRONMENTAL SERVICES	INV-173427			262.54	OUTSIDE SERVICES
Outside Services Total								\$262.54	
51886404	3/23/2022	Other Direct Costs	Shipping - Overnight	FEDERAL EXPRESS CORPORATION	7-700-82103			23.48	ACCT# 2402-6309-2
Shipping Charges Total								\$23.48	
Data Evaluation and Reports								\$11,104.26	

Reimbursable Summary of Eligible Costs

415 W. Washington Street

City of Ann Arbor

April 2022 - January 2023

<u>Task</u>	<u>Anticipated Costs</u>	<u>Task 1</u>	<u>April 2022 - January 2023</u>	<u>Total</u>
Task 1: Additional Investigation/Delineation	\$52,593			
-Install and sample 9 monitoring wells		Labor	\$ 14,128.25	\$ 14,128.25
-Waste characterization and drum disposal		Field Supplies/Equipment Total	\$ 495.36	\$ 495.36
-Data analysis		Laboratory Services Total	\$ 861.85	\$ 861.85
-Meetings/client updates		Outside Services	\$ 664.20	\$ 664.20
-Waste characterization samples collected		Subcontractor	\$ 2,774.20	\$ 2,774.20
		Incidental Travel/Parking/Vehicles	\$ 78.45	\$ 78.45
		Permits	\$ 204.60	\$ 204.60
			\$ 19,206.91	\$ 19,206.91
	Requested Budget			
	\$52,593			
	Approved Budget			
	\$52,593	Total	\$ 19,206.91	\$ 19,206.91

Notes:

blue items = tasks completed during this reimbursement request timeframe

Reimbursable Summary of Eligible Costs
415 W. Washington Street
City of Ann Arbor
April 2022 - January 2023
Current Reimbursement

Invoice Number	Tt Invoice Number										Totals
	51906163	51918029	51918729	51938008	51949005	51975219	51985293	51997585	52008584	52022252	
Invoice Dates	April 2, 2022 - April 29, 2022	April 30, 2022 - May 27, 2022	May 28, 2022 - June 30, 2022	July 1, 2022 - July 29, 2022	July 30, 2022 - August 26, 2022	August 27, 2022 - September 30, 2022	October 1, 2022 - October 28, 2022	October 29, 2022 - November 25, 2022	November 26, 2022 - December 30, 2022	December 31, 2022 - January 27, 2023	
Category											
Labor	\$ 1,830.75	\$ 2,528.25	\$ 1,399.50	\$ 2,792.25	\$ 743.50	\$ 1,992.00	\$ 807.00	\$ 502.00	\$ 981.00	\$ 552.00	\$ 14,128.25
Field Equipment	\$ -	\$ 420.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420.97
Field Supplies	\$ -	\$ 74.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74.39
Incident travel/parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.45	\$ -	\$ 3.45
Laboratory Services	\$ -	\$ 393.25	\$ -	\$ 67.10	\$ -	\$ 401.50	\$ -	\$ -	\$ -	\$ -	\$ 861.85
Mileage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 664.20	\$ 664.20
Subcontractor	\$ -	\$ 2,774.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,774.20
Vehicle charges	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00
Permit	\$ -	\$ 204.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204.60
Shipping charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Equipment Permanent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G&A on ODC's	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Invoiced	\$ 1,830.75	\$ 6,470.66	\$ 1,399.50	\$ 2,859.35	\$ 743.50	\$ 2,393.50	\$ 807.00	\$ 502.00	\$ 984.45	\$ 1,216.20	\$ 19,206.91
Approved Funding											\$ 52,593.00
Amount Remaining											\$ (33,386.09)

Notes:
The June 27, 2022 charges for Patrick O'Donnell are included on invoice 51949005.
The October 24, 2022 charges for Kenneth Roznay are included on invoice 51997585.

Reimburseable Summary of Eligible Costs
415 W. Washington Street
City of Ann Arbor
April 2022 - January 2023

Task 1											
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	Num/Nlr	Billing Title	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51906163	2022-04-13	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	scheduling with driller
51906163	2022-04-14	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.00	174.00	174.00	prepare for and attend WCBRA meeting; contact WCHD
51906163	2022-04-15	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	additional sampling planning - call w/ PJM, scheduling correspondence w/ staff and driller
51906163	2022-04-18	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	permits and drilling tasks with staff for TCE investigation
51906163	2022-04-18	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	call w/ PJM - additional sampling planning/permit tasks
51906163	2022-04-19	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.50	102.00	153.00	drafted well permits, STREAM website application process for ROW permits
51906163	2022-04-20	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50	ROW permits with staff; task delegation
51906163	2022-04-20	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.50	102.00	153.00	call w/ PJM re application questions, drafted well permits and figure, emailed City regarding STREAM website ROW application questions
51906163	2022-04-21	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	update SmithGroup/CAA at biweekly meeting
51906163	2022-04-22	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	ROW permits with CAA
51906163	2022-04-22	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	drilling/sample prep, correspondence and scheduling
51906163	2022-04-25	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.75	83.00	62.25	Site walk, soil boring locates
51906163	2022-04-25	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.25	174.00	217.50	onsite, review boring locations with staff, coordinate meeting with WCHD/CAA
51906163	2022-04-26	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.00	174.00	174.00	Review ROW permits and scope of work with staff
51906163	2022-04-26	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.50	102.00	153.00	sampling/drilling prep - submit well permit applications, draft SOW, rent meters, call w/ PJM
51906163	2022-04-27	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	Review ROW permits with staff and submit
51906163	2022-04-27	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00	sampling/drilling prep - draft SOW, update tailgate/HASP, bottle order, submit well permit payment
51906163	2022-04-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	approve requisitions
51906163	2022-04-29	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	ROW permits with CAA personnel
51918029	2022-05-01	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50	respond to state request for data; review SOW/HAS, coordinate with RPS, task delegation
51918029	2022-05-02	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		1.50	83.00	124.50	Review documents, rented equipment, reserved access for drill rig, and discussed scope for 415 TCE Impacts investigation.
51918029	2022-05-02	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	coordinate with County and City for permits; call with team on logistics and scope of work
51918029	2022-05-02	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	prep for fieldwork - update SOW, correspondence w/ PJM and staff
51918029	2022-05-03	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		2.50	83.00	207.50	Conducted oversight of private utility locates.
51918029	2022-05-03	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.50	174.00	261.00	utility locates onsite; coordination for ROW permits and County well permits, call with WCHD regarding EGLE's plan for sampling
51918029	2022-05-03	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	prep for fieldwork - correspondence w/ PJM and staff, review bottle orders w/ staff, correspondence w/ lab
51918029	2022-05-04	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	ROW permits with CAA, emails/calls with team; onsite, coordinate with RPS/DDA
51918029	2022-05-04	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	updates from PJM, saved ROW and well permits
51918029	2022-05-05	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		5.00	83.00	415.00	Completed the TCE environmental investigation at 415 W Washington.
51918029	2022-05-05	Labor	Regular Hours	Mahony, Matthew Edward	557512	Engineer / Scientist II		5.50	83.00	456.50	Field prep, drilling/sampling TCE impact locations, prep/ship sample to Pace
51918029	2022-05-05	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	field calls
51918029	2022-05-05	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	correspondence w/ field staff - sample updates/questions, correspondence w/ lab
51918029	2022-05-06	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		1.00	83.00	83.00	Complete GPS of temp/permanent well locations, return rental equipment, scan and upload field notes for TCE environmental investigation.
51918029	2022-05-06	Labor	Regular Hours	Mahony, Matthew Edward	557512	Engineer / Scientist II		2.00	83.00	166.00	Complete TCE impact field work, drop samples at Brighton lab
51918029	2022-05-06	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	meter rental invoices - review/send to admin for processing
51918029	2022-05-09	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	review draft invoice, correspondence w/ corporate and PJM re March/April invoicing
51918029	2022-05-10	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00	review revised invoice, update PSC, correspondence w/ staff and PJM
51918029	2022-05-11	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	questions from EGLE Argus regulator on site geology
51918029	2022-05-11	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	review drilling invoice
51918029	2022-05-12	Labor	Regular Hours	Kiser, Bridget L	534885	Project Support Staff II		.25	70.00	17.50	Project admin for procurement/invoice processing
51918029	2022-05-13	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	review invoice/PSC, correspondence w/ PJM
51918029	2022-05-16	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	review invoicing
51918029	2022-05-16	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	PSC/invoice, correspondence w/ PJM and accounting staff
51918029	2022-05-18	Labor	Regular Hours	Kiser, Bridget L	534885	Project Support Staff II		.25	70.00	17.50	Project admin
51918029	2022-05-24	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.25	83.00	20.75	Processed billing and expenses.
51918729	2022-05-30	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	review financials
51918729	2022-05-31	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	TCE data review, task delegation
51918729	2022-05-31	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.25	102.00	127.50	finalize submit April invoice/PSC, review data w/ PJM, draft figure of new data
51918729	2022-06-01	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	data review and additional task delegation
51918729	2022-06-01	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.25	102.00	127.50	May data entry - task to staff, review entry, update figure, compare data to IA criteria
51918729	2022-06-02	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	GIS database - review files, task to staff
51918729	2022-06-03	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	review data
51918729	2022-06-06	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	weekly financial review and invoicing
51918729	2022-06-07	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	update call with WCHD, budget updates with corporate
51918729	2022-06-07	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00	reviewed May sampling lab invoices and billing sheets for processing
51918729	2022-06-09	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50	tasks with staff; contact client; review lab data; review April PSC and invoice
51918729	2022-06-09	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00	April invoices/PSCs, review revised invoices, correspondence w/ corporate to finalize invoices
51918729	2022-06-13	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00	review May draft invoice, draft PSC
51918729	2022-06-14	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	review May invoice and cover letter
51918729	2022-06-15	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50	April PSC, review/submit billing forms
51918729	2022-06-16	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	review April invoice and cover letter; send to client
51918729	2022-06-21	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50	contact client; review May PSC and invoice, task delegation
51918729	2022-06-23	Labor	Regular Hours	Capodivacca, Marco	530600	Geologist IV		1.00	99.00	99.00	Performed GIS Site Data management.
51918729	2022-06-27	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	budget and invoicing
51938008	2022-07-01	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	coordinate meeting with city of Ann Arbor personnel for data review
51938008	2022-07-05	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50	review FOIA data for Eaton/Argus; call with client
51938008	2022-07-06	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	Technical memorandum of findings and next step; task delegation
51938008	2022-07-06	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00	review revised May invoice/provide feedback; groundwater summary report task discussion w/ PJM, start report
51938008	2022-07-07	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.00	174.00	174.00	Technical memorandum of findings with staff; contact EGLE/WCHD, review and finalize May invoice; review June invoice
51938008	2022-07-07	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		3.00	102.00	306.00	review revised May invoice/provide feedback; review June draft invoice/draft PSC; draft summary report memo and figure
51938008	2022-07-08	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.50	174.00	261.00	Technical memorandum finalized and sent to client; updates with state
51938008	2022-07-08	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.75	102.00	178.50	draft summary report memo and figure
51938008	2022-07-08	Labor	Regular Hours	Sandusky, Michael	595847	Geologist I		1.00	63.00	63.00	Reviewed 2021/2022 groundwater data.
51938008	2022-07-09	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	finalize June invoice
51938008	2022-07-15	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	well log task with staff; coordination with state/CAA
51938008	2022-07-17	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	review AR and request update from client for FY end
51938008	2022-07-18	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.25	83.00	20.75	Began creating digital soil boring logs.
51938008	2022-07-18	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	remediation planning; task delegation
51938008	2022-07-18	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50	meeting w/ PJM to review/discuss brownfield plan task
51938008	2022-07-19	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00	draft brownfield plan
51938008	2022-07-20	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00	draft brownfield plan
51938008	2022-07-21	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.75	83.00	62.25	Completed soil boring logs.
51938008	2022-07-21	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	call with WCBRA coordinator, provide summary letter for site impacts; process laboratory invoices
51938008	2022-07-22	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		1.00	83.00	83.00	Review and update soil boring logs.
51938008	2022-07-22	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50	contact EGLE and WCHD; updates
51938008	2022-07-26	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50	brownfield plan
51938008	2022-07-28	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.25	83.00	20.75	Completed soil boring logs.
51938008	2022-07-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00	waste task with staff
51938008	2022-07-28	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50	updated brownfield plan text, internal call regarding waste disposal sampling and brownfield plan/remediation
51938008	2022-07-29	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		2.25	174.00	391.50	meeting with state, county and city personnel; call with WCHD; send internal letter to stakeholders; task delegation
51938008	2022-07-29	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00	begin reviewing boring logs, attend call w/ PJM and County, project updates and GIS task correspondence w/ PJM
51949005	2022-06-27	Other Direct Costs	Contractor External-Reg	O'Donnell, Patrick Kelly	604598	Project Support Staff I		.25	65.00	16.25	Evaluated invoice then processed for payment.

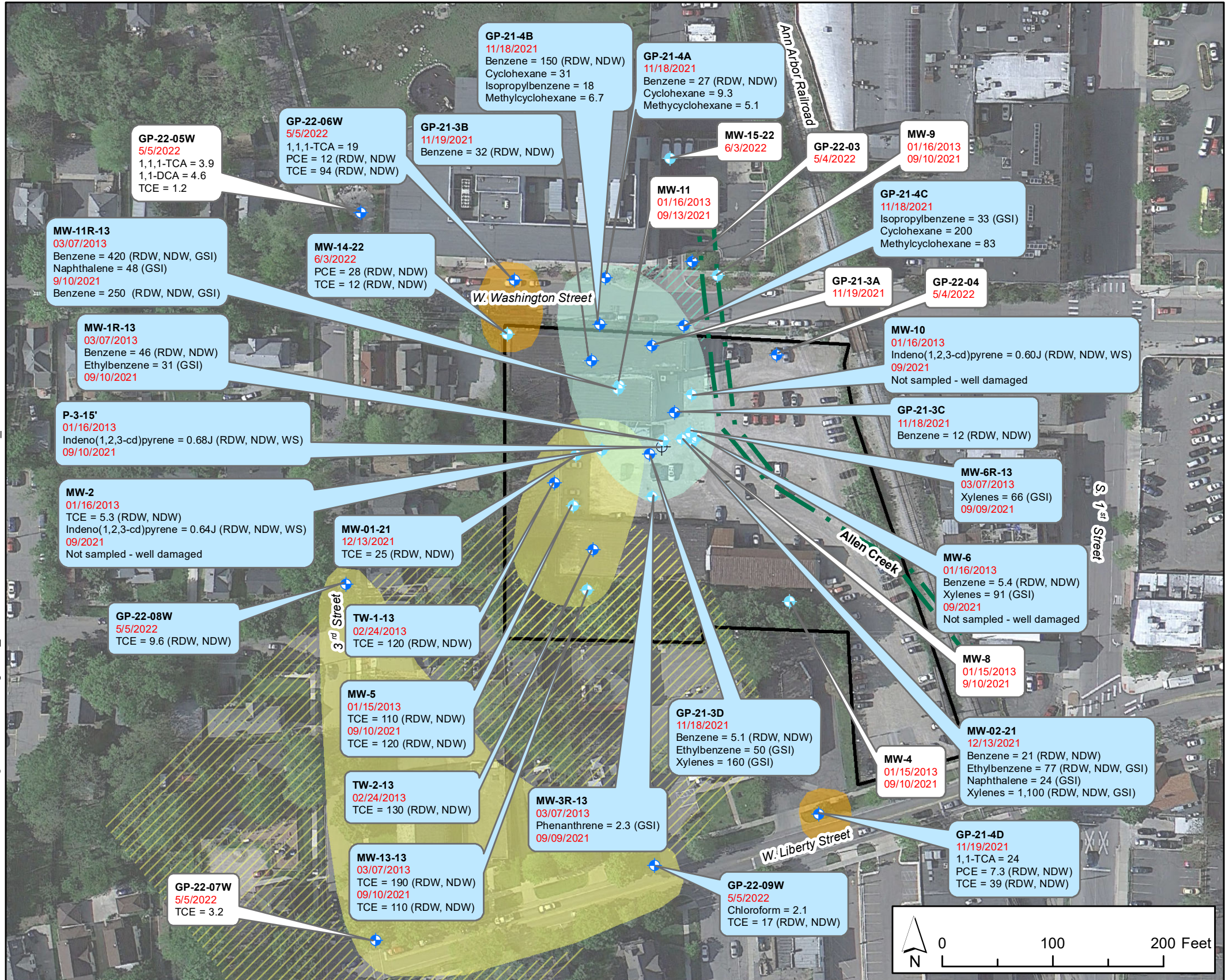
Reimburseable Summary of Eligible Costs
415 W. Washington Street
City of Ann Arbor
April 2022 - January 2023

Task 1										
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	Num/Nlr	Billing Title	AP Invoice	Hrs/Qty	Bill Rate	Amount Comments
51949005	2022-08-01	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 Reviewed well logs
51949005	2022-08-04	Labor	Regular Hours	Capodivacca, Marco	530600	Geologist IV		.25	99.00	24.75 Extracted GIS data from database and prepared export file.
51949005	2022-08-04	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 state/county health department updates
51949005	2022-08-04	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00 July invoice review/PSC, correspondence w/ PJM re air sampling, GIS task/correspondence to staff
51949005	2022-08-05	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 database updates with staff; for state use
51949005	2022-08-05	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 review GIS files for EGLE submittal/correspondence w/ staff and PJM re file feedback/well info.
51949005	2022-08-08	Labor	Regular Hours	Capodivacca, Marco	530600	Geologist IV		.25	99.00	24.75 Updated Project GIS database.
51949005	2022-08-08	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 shapefiles to EGLE
51949005	2022-08-08	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review revised GIS file for EGLE submittal, zip files for submittal
51949005	2022-08-12	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 review draft invoice
51949005	2022-08-25	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50 TCE BF plan with staff; task delegation; finalize July invoice
51949005	2022-08-26	Other Direct Costs	Contractor External-Reg	O'Donnell, Patrick Kelly	604598	Project Support Staff I		.25	65.00	16.25 Evaluated creation of Project Transactions Report (Requestor: Allison Rauss) then processed for approval.
51949005	2022-08-26	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 brownfield reimbursement request - compiling request documents
51975219	2022-08-29	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.00	174.00	174.00 review and edit geochemical info for remediation and BF Plan; call with EGLE; review figures; task delegation
51975219	2022-08-29	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		2.25	102.00	229.50 brownfield reimbursement request - compiling request documents
51975219	2022-08-30	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.25	174.00	217.50 waste characterization with team for sampling, prepare for and attend meeting with City/SmithGroup/County
51975219	2022-08-30	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.00	102.00	102.00 brownfield plan/remediation planning - updating figures, review August draft invoice/draft PSC
51975219	2022-08-31	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		.25	83.00	20.75 Discussion of waste sampling SOW with P. McCall.
51975219	2022-08-31	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 drum sampling task with staff for waste characterization
51975219	2022-08-31	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		2.75	102.00	280.50 brownfield reimbursement request - compiling request documents
51975219	2022-09-01	Labor	Regular Hours	Horman, Alexandra	604619	Project Geologist I		1.00	69.00	69.00 Project scope and driving to Brighton to collect sample bottles from Eurofins
51975219	2022-09-02	Labor	Regular Hours	Allen, Bryan	577781	Engineer / Scientist II		1.75	83.00	145.25 Performed waste sampling.
51975219	2022-09-02	Labor	Regular Hours	Horman, Alexandra	604619	Project Geologist I		1.75	69.00	120.75 Waste Sampling
51975219	2022-09-06	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 review invoice, task delegation for edits
51975219	2022-09-09	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review revised Aug draft invoice
51975219	2022-09-11	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00 review well logs; task delegation for TCE plume
51975219	2022-09-12	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 waste profiling with staff; finalize and send August invoice
51975219	2022-09-12	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review Aug final invoice/PSC
51975219	2022-09-25	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 download waste data, review and send to waste specialist, task delegation
51975219	2022-09-27	Other Direct Costs	Contractor External-Reg	O'Donnell, Patrick Kelly	604598	Project Support Staff I		.25	65.00	16.25 Coordinated procurement for Laboratory Services (Eurofins), then processed for approval.
51975219	2022-09-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.00	174.00	174.00 prepare for and attend meeting with CAA personnel; review draft BF plan document with staff
51975219	2022-09-29	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00 respond to EGLE for borelogs and groundwater depth
51975219	2022-09-30	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 review borelogs; task delegation
51985293	2022-10-06	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 review September draft invoice/draft PSC, review boring log edits
51985293	2022-10-11	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 soil boring logs to EGLE, BF Plan
51985293	2022-10-12	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.25	102.00	127.50 brownfield reimbursement submittal files
51985293	2022-10-13	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.25	102.00	127.50 brownfield reimbursement submittal files, compile well logs/permits for county submittal
51985293	2022-10-14	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 invoicing
51985293	2022-10-18	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00 reviewed updated Sept invoice, correspondence w/ staff and PJM for timesheet edits
51985293	2022-10-20	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00 reviewed revised Sept invoice, correspondence w/ admin staff and PJM re invoice issues
51985293	2022-10-21	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 waste with specialist for removal
51985293	2022-10-23	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 review September PSC and invoice, task delegation to finalize
51997585	2022-10-24	Labor	Regular Hours	Roznay, Kenneth M	523613	Senior Engineer / Scientist II		.50	150.00	75.00 Coordinated drum removal with Veolia.
51985293	2022-10-25	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50 brownfield plan review/remediation options; attend SmithGroup/CAA meeting
51985293	2022-10-28	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review/finalize September invoice and PSC
51985293	2022-10-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 finalize and submit September invoicing
51997585	11/1/2022	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 update brownfield reimbursement files to include Oct. invoice info.
51997585	2022-11-02	Labor	Regular Hours	O'Donnell, Patrick Kelly	604598	Project Support Staff I		.50	65.00	32.50 Coordinated with Veolia ES Technical Solutions for upcoming waste disposal; Completed procurement procedures for waste disposal (Veolia ES Technical Solutions, LLC), then processed for approval.
51997585	2022-11-04	Labor	Regular Hours	Roznay, Kenneth M	523613	Senior Engineer / Scientist II		.50	150.00	75.00 Review and finalize waste profile.
51997585	2022-11-14	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 waste disposal coordination
51997585	2022-11-15	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 invoice review
51997585	2022-11-15	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review Oct. draft invoice/draft PSC
51997585	2022-11-21	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00 waste coordination for staff and schedule, October invoice and PSC review
51997585	2022-11-22	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 outstanding invoices with City personnel
52008584	2022-11-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50 meet with city staff and council members; contact WCHD
52008584	2022-11-29	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 updates with WCHD regarding IA sampling
52008584	2022-12-01	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00 review Argus data
52008584	2022-12-02	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		1.25	174.00	217.50 participate in EGLE/CAA/WCHD Argus call; onsite for waste review
52008584	2022-12-06	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review Nov. draft invoice/PSC, brownfield plan task w/ PJM
52008584	2022-12-12	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 coordinate for waste pickup with PCI/DDA personnel, access code and parking spaces
52008584	2022-12-16	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 update call with EGLE and WCHD on neighboring soil gas sampling
52008584	2022-12-22	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 finalize and send November invoice; waste pickup update
52008584	2022-12-22	Labor	Regular Hours	Roznay, Kenneth M	523613	Senior Engineer / Scientist II		1.00	150.00	150.00 Prepared for and completed waste shipment with Veolia.
52008584	2022-12-28	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 brownfield reimbursement summary data for task
52008584	2022-12-28	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		1.50	102.00	153.00 compile brownfield reimbursement request files
52022252	2023-01-05	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 update client on state and consultant sampling in neighborhood
52022252	2023-01-05	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 review Dec. draft invoice, draft PSC
52022252	2023-01-08	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 review December draft invoice and PSC
52022252	2023-01-13	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.50	174.00	87.00 TCE call with EGLE and WCHD
52022252	2023-01-16	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.75	174.00	130.50 update client on EGLE discussions; request assistance with ROW permitting; finalize and send December invoice
52022252	2023-01-16	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 finalize Dec. PSC/invoice
52022252	2023-01-19	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.50	102.00	51.00 compile well logs/well permits for submittal to County
52022252	2023-01-20	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.75	102.00	76.50 draft map of existing wells and recent temp logs for survey, correspondence w/ staff - well log questions/edits
52022252	2023-01-24	Labor	Regular Hours	Rauss, Alison D.	519688	Engineer / Scientist III		.25	102.00	25.50 correspondence w/ PJM - 415 data tables
52022252	2023-01-26	Labor	Regular Hours	McCall, Patti J.	521835	Senior Engineer / Scientist I		.25	174.00	43.50 BF info to WCBRA coordinator; respond to client
Labor Total									\$ 14,128.25	
51918029	2022-05-05	Materials/Equipment	Field Equipment Charges	Field Equipment	Field Equip			57.50	.00	63.25
51918029	2022-05-06	Materials/Equipment	Field Equipment-Rental	SOURCEONE RENTAL COMPANY LLC	238792	RI-0015685			.00	225.50 FIELD EQUIPMENT RENTAL
51918029	2022-05-06	Materials/Equipment	Field Equipment-Rental	SOURCEONE RENTAL COMPANY LLC	238792	RI-0015685			.00	13.53 FIELD EQUIPMENT RENTAL
51918029	2022-05-10	Materials/Equipment	Field Equipment-Rental	SEILER INSTRUMENT & MFG CO INC	128038	INV-440108			.00	118.69 FIELD EQUIPMENT RENTAL
Field Equipment Total									\$ 420.97	
51918029	2022-05-05	Materials/Equipment	Field Supplies	Allen, Bryan	577781	0100-3105-9767		.00	.00	3.49 Ice for sample preservation
51918029	2022-05-05	Materials/Equipment	Field Supply Charges	Field Supplies	Field Supp			64.45	.00	70.90 field supplies - gloves, tubing
Field Supplies Total									\$ 74.39	
52008584	2022-12-02	Travel	Incidental Travel	Roznay, Kenneth M	523613	0100-3362-5436		.00	.00	1.60 Parking expense for 415 W, Washington site visit.
52008584	2022-12-22	Travel	Incidental Travel	Roznay, Kenneth M	523613	0100-3385-8267		.00	.00	1.85 parking for waste pick up
Incidental Travel/Parking Total									\$ 3.45	

Reimburseable Summary of Eligible Costs
415 W. Washington Street
City of Ann Arbor
April 2022 - January 2023

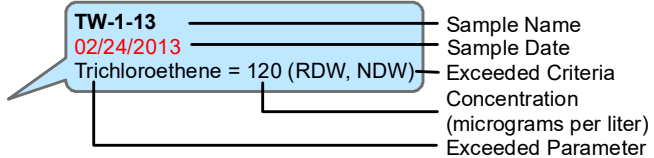
Task 1											
Invoice	Trans Date	Exp Cat	Exp Type	Employee / Vendor / Resource	Num/Nlr	Billing Title	AP Invoice	Hrs/Qty	Bill Rate	Amount	Comments
51918029	2022-05-19	Subcontractors	Laboratory Services	EUROFINS ENVIRONMENT TESTING NORTH	265382		2400103824		.00	393.25	LAB ANALYSIS
51938008	2022-05-13	Subcontractors	Laboratory Services	PACE ANALYTICAL SERVICES LLC	107306		2235484940		.00	67.10	LAB ANALYSIS
51975219	2022-09-25	Subcontractors	Laboratory Services	EUROFINS ENVIRONMENT TESTING NORTH	265382		2400110022		.00	401.50	LAB ANALYSIS
Laboratory Charges Total										\$	861.85
52022252	2023-01-18	Other Direct Costs	Outside Services	VEOLIA NORTH AMERICA	208416		INV-173460		.00	664.20	Waste Pickup/Disposal
Outside Services Total										\$	664.20
51918029	2022-05-11	Subcontractors	Subcontractor-External	TERRA PROBE ENVIRONMENTAL INC	109427		22-571	2,522.00	.00	2,774.20	415 W Washington - drilling services
Subcontractor Total										\$	2,774.20
51918029	2022-05-05	Materials/Equipment	Field Equipment (each)	2010 Ford F-150	117-AA-03			1.00	75.00	75.00	Bryan Allen-DAYS
Vehicle Charges Total										\$	75.00
51918029	2022-05-03	Other Direct Costs	Permits	McCall, Patti J.	521835		0100-3099-1840	.00	.00	73.70	5 non-potable well permits
51918029	2022-05-03	Other Direct Costs	Permits	McCall, Patti J.	521835		0100-3099-1783	.00	.00	130.90	right-of-way permit fee
Permits Total										\$	204.60
Task 1 Total										\$	19,206.91

P:\Projects\Ann Arbor\415 W. Washington\GIS\2021\Figure 1_2021 and 2022 Groundwater Results_REV2.mxd



- Monitoring Well
- Temp Well
- Piezometer (P)
- Allen Creek
- Approximate Area of Fuel Related Impacts
- Areas of Potential Fuel Related Impacts
- Approximate Area of TCE Related Impacts
- Areas of Potential TCE Related Impacts
- Approximate Area of PCE and TCE Related Impacts
- Property Boundary

Groundwater Result



MW = Monitoring Well
TW = Temporary Well
P = Piezometer
DCA = Dichloroethane
GP = Soil Boring
PCE = Tetrachloroethene
PNA = Polynuclear Aromatic Compound
TCA = Trichloroethane
TCE = Trichloroethene
VOC = Volatile Organic Compound
RDW = Residential Drinking Water Criteria
NDW = Nonresidential Drinking Water Criteria
GSI = Groundwater Surface Water Interface Criteria
WS = Water Solubility
J = Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value

- Notes:
- Groundwater results include concentrations that exceed Groundwater Residential and Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels; Part 213 Tier Risk-Based Screening Levels (RBSLs), December 21, 2020. Explanations of criteria shown can be found in the Michigan Department of Environment, Great Lakes, and Energy Footnotes document.
 - Results are expressed in micrograms per liter (ug/L).
 - The 2013, 2021 and 2022 VOC and PNA criteria exceedances are depicted on the figure. For locations where only a date is listed the sample results were below criteria or non-detect.
 - Onsite sample locations depict exceedances only; offsite 2021 and 2022 locations depict exceedances and detections.
 - Locations were not sampled for same parameter list.
 - Blue text box indicates exceedances during one or more events. White text box indicates no exceedances during any event.
 - The groundwater fuel impacts appear to be gasoline fuel related.
 - Location of property boundary and Allen Creek are approximate.
 - The City of Ann Arbor surveyed the sampling locations in 2013. The 2021 and 2022 investigation locations are approximate.

BASE MAP: MAY 2010 GOOGLE EARTH IMAGERY

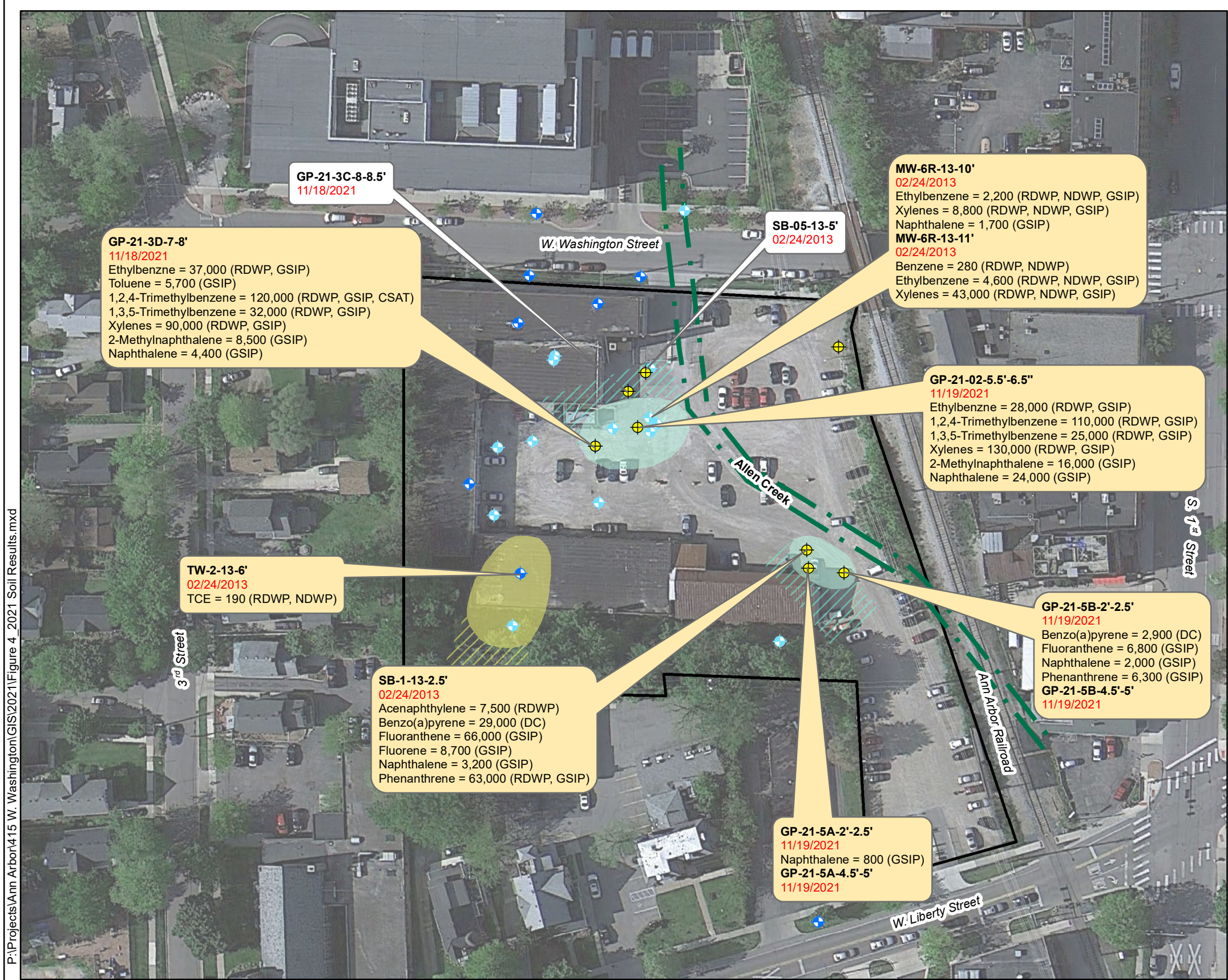


ORIGINAL BY: ADR
DATE: 7/8/2022
REVIEWED BY: PJM
DATE: 7/8/2022

415 W. WASHINGTON STREET
ANN ARBOR, MICHIGAN

GROUNDWATER ANALYTICAL RESULTS

FIGURE
1



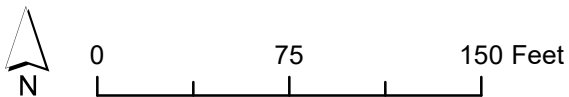
- Soil Boring
- Monitoring Well
- Temporary Monitoring Well

- Allen Creek
- Approximate Area of Fuel Related Impacts
- Areas of Potential Fuel Related Impacts
- Approximate Area of TCE Related Impacts
- Areas of Potential TCE Related Impacts
- Property Boundary

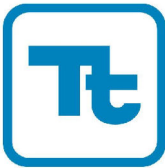
Soil Result	
TW-2-13-6'	Sample Name
02/24/2013	Sample Date
Trichloroethene = 190 (RDWP, NDWP)	Exceeded Criteria
	Concentration
	(micrograms per kilogram)
	Exceeded Parameter

MW = Monitoring Well
TW = Temporary Well
SB and GP= Soil Boring
TCE = Trichloroethene
RDWP = Residential Drinking Water Protection Criteria
NDWP = Nonresidential Drinking Water Protection Criteria
GSIP = Groundwater to Surface Water Interface Protection Criteria
CSAT = Soil Saturation Screening Levels
DC = Direct Contact Criteria

- Notes:
- Soil results include concentrations that exceed Soil Part 201Generic Cleanup Criteria and Screening Levels (RBSLs), June 25, 2018. Explanations of criteria shown can be found in the Michigan Department of Environment, Great Lakes, and Energy Footnotes document.
 - Results are expressed in micrograms per kilogram (ug/kg).
 - The 2013 and 2021 criteria exceedances are depicted on the figure. For locations where only a date is listed the sample results were below criteria or non-detect.
 - Locations were not sampled for same parameter list. Refer to Figure 2 for parameters analyzed at each location.
 - Yellow text box indicates exceedances during one or more events. White text box indicates no exceedances during either event.
 - The soil impacts in the southeast portion of the property appear to be diesel fuel related, the soil impacts in the central portion of the site appear to be gasoline fuel related.
 - Location of property boundary, Allen Creek, historical wells and historical soil borings are approximate.
 - The City of Ann Arbor surveyed the sampling locations in 2013. The 2021 investigation locations are approximate.



BASE MAP: MAY 2010 GOOGLE EARTH IMAGERY



ORIGINAL BY: ADR
DATE: 8/26/2022
REVIEWED BY: PJM
DATE: 8/26/2022

415 W. WASHINGTON STREET
ANN ARBOR, MICHIGAN

SOIL ANALYTICAL RESULTS

FIGURE
2

Table 2
Soil Analytical Results
415 W. Washington Street
Ann Arbor, Michigan

Parameter	Method	Matrix	Units	GP-21-02-5.5'-6.5'	GP-21-3C-8'-8.5'	GP-21-3D-7'-8'	GP-21-5A-2'-2.5'	GP-21-5A-4.5'-5'	GP-21-5B-2'-2.5'	GP-21-5B-4.5'-5'	#10	#11	#12	#22	#23	#24	#25	#26	#27	#20
				11/19/2021	11/18/2021	11/18/2021	11/19/2021	11/19/2021	11/19/2021	11/19/2021	Statewide Default Background Levels	Residential Drinking Water Protection Criteria & RBSLs	Groundwater Surface Water Interface Protection Criteria & RBSLs	Soil Volatilization to Indoor Air Inhalation Criteria & RBSLs	Infinite Source Volatile Soil Inhalation Criteria (VSIC) & RBSLs	Finite VSIC for 5 Meter Source Thickness	Finite VSIC for 2 Meter Source Thickness	Particulate Soil Inhalation Criteria & RBSLs	Direct Contact Criteria & RBSLs	Soil Saturation Concentration Screening Levels
Volatile Organic Compounds - Method EPA 8260																				
Ethylbenzene	EPA 8260	Solid	ug/kg	28,000	ND	37,000	92	ND	ND	ND	NA	1,500	360	87,000	720,000	1,000,000	2,200,000	10,000,000,000	22,000,000 (C)	140,000
Isopropylbenzene (Cumene)	EPA 8260	Solid	ug/kg	ND	440	ND	ND	ND	ND	ND	NA	91,000	3,200	400,000 (C)	1,700,000	1,700,000	2,800,000	5,800,000,000	25,000,000 (C)	390,000
Methylcyclohexane	EPA 8262	Solid	ug/kg	ND	3,200	ND	ND	ND	ND	ND	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Toluene	EPA 8260	Solid	ug/kg	ND	ND	5,700	250	2,500	110	ND	NA	16,000	5,400	330,000 (C)	2,800,000	5,100,000	12,000,000	27,000,000,000	50,000,000 (C)	250,000
1,2,3-Trimethylbenzene	EPA 8261	Solid	ug/kg	38,000	190	23,000	150	ND	110	ND	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
1,2,4-Trimethylbenzene	EPA 8262	Solid	ug/kg	110,000	ND	120,000	400	ND	220	ND	NA	2,100	570	4,300,000 (C)	21,000,000	500,000,000	500,000,000	82,000,000,000	32,000,000 (C)	110,000
1,3,5-Trimethylbenzene	EPA 8263	Solid	ug/kg	25,000	ND	32,000	ND	ND	ND	ND	NA	1,800	1,100	2,600,000 (C)	16,000,000	380,000,000	380,000,000	82,000,000,000	32,000,000 (C)	94,000
Xylenes (Total)	EPA 8260	Solid	ug/kg	130,000	ND	90,000	920	ND	390	ND	NA	5,600	980	6,300,000 (C)	46,000,000	61,000,000	130,000,000	290,000,000,000	410,000,000 (C)	150,000
Polynuclear Aromatic Hydrocarbons - Analytic Method EPA 8270																				
Benzo(a)anthracene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	3,200	ND	NA	NLL	NLL	NLV	NLV	NLV	NLV	ID	20,000	NA
Benzo(a)pyrene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	2,900	ND	NA	NLL	NLL	NLV	NLV	NLV	NLV	1,500,000	2,000	NA
Benzo(b)fluoranthene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	3,800	ND	NA	NLL	NLL	ID	ID	ID	ID	ID	20,000	NA
Chrysene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	3,000	ND	NA	NLL	NLL	ID	ID	ID	ID	ID	2,000,000	NA
Fluoranthene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	6,800	ND	NA	730,000	5,500	1,000,000,000 (D)	740,000,000	740,000,000	740,000,000	9,300,000,000	46,000,000	NA
2-Methylnaphthalene	EPA 8270	Solid	ug/kg	16,000	ND	8,500	1,300	ND	2,200	ND	NA	57,000	4,200	2,700,000	1,500,000	1,500,000	1,500,000	670,000,000	8,100,000	NA
Naphthalene	EPA 8270	Solid	ug/kg	24,000	ND	4,400	800	ND	2,000	ND	NA	35,000	730	250,000	300,000	300,000	300,000	200,000,000	16,000,000	NA
Phenanthrene	EPA 8270	Solid	ug/kg	ND	ND	ND	960	ND	6,300	ND	NA	56,000	2,100	2,800,000	160,000	160,000	160,000	6,700,000	1,600,000	NA
Pyrene	EPA 8270	Solid	ug/kg	ND	ND	ND	ND	ND	5,800	ND	NA	480,000	ID	1,000,000,000 (D)	650,000,000	650,000,000	650,000,000	6,700,000,000	29,000,000	NA

ND = non-detect
NA = not applicable
NC = no criteria
NT = not tested
ug/kg = micrograms per kilogram
RBSLs = risk based screening levels
Bold = indicates a value above the method detection limit
parameter exceeds criteria

Notes:
Table reflects analytical data comparison to Soil: Residential Part 201 Generic Cleanup Criteria and creening Levels; Part 213 Tier I Risk Based Screening Levels, June 25, 2018.
See analytical reports for reporting limit and dilution factor.
Explanations of criteria shown in this table can be found in the Michigan Department of Environment, Great Lakes, and Energy footnotes document.

Table 1
Groundwater Analytical Results
415 W. Washington Street
Ann Arbor, Michigan

Parameter	Method	Matrix	Units	GP-21-3A	GP-21-3B	GP-21-3C	GP-21-3D	GP-21-4A	GP-21-4B	GP-21-4C	GP-21-4D	MW-01-21	MW-02-21	GP-22-03	GP-22-04	GP-22-05W	GP-22-06W	GP-22-07W	GP-22-08W	GP-22-09W	MW-14-22	MW-15-22	#1	#2	#3	#4	#5	#7	#8		
				11/19/21	11/19/21	11/18/21	11/18/21	11/18/21	11/18/21	11/18/21	11/18/21	11/19/2021	12/13/2021	12/13/2021	5/4/2022	5/4/2022	5/5/2022	5/5/2022	5/5/2022	5/5/2022	5/5/2022	5/5/2022	6/3/2022	6/3/222	Residential Drinking Water Criteria & RBSLs	Non-Residential Drinking Water Criteria & RBSLs	Groundwater Surface Water Interface Criteria & RBSLs	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs	Nonresidential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs	Water Solubility	Flammability and Explosivity Screening Level
				Field Parameters																											
Temperature	---	Water	°C	13.9	14.2	14.0	13.6	14.3	13.2	12.9	14.3	9.9	12.6	13.8	11.2	8.6	12.1	12.5	10.4	14.1	12.8	17.7	NA	NA	NA	NA	NA	NA	NA		
pH	---	Water	S.U.	7.47	7.22	7.38	7.27	7.21	7.36	7.22	7.18	7.56	7.52	7.12	7.00	6.43	7.09	6.68	6.89	6.8	6.72	6.91	NA	NA	NA	NA	NA	NA	NA		
Specific Conductivity	---	Water	mS/cm	1.161	1.991	2.307	1.897	1.855	2.135	2.448	2.394	1.724	4.625	2.647	3.622	1.26	1.834	2.497	2.167	1.484	1.026	2.718	NA	NA	NA	NA	NA	NA	NA		
Redox	---	Water	mV	-266.5	-255.9	-125.9	-14.5	-129.7	-212.7	-129.4	-207.0	218.0	-176.9	-228.8	-175.3	-98.6	-144.8	-55.4	-90.1	-22.3	68.6	-143.3	NA	NA	NA	NA	NA	NA	NA		
Dissolved Oxygen	---	Water	mg/L	0.00	0.24	0.00	0.00	0.00	0.00	0.00	0.83	3.07	0.19	0.12	0.31	0.65	0.12	1.96	4.81	4.48	0.71	0.22	NA	NA	NA	NA	NA	NA	NA		
Turbidity	---	Water	NTU	5.65	35.94	11.76	161.22	348.21	29.64	20.82	18.25	143.69	8.79	62.71	45.02	26.10	34.77	28.51	11.63	11.89	0.00	4.35	NA	NA	NA	NA	NA	NA	NA		
Volatile Organic Compounds - Analytical Method: EPA 8260B																															
Acetone	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	ND	ND	23	ND	ND	ND	ND	ND	ND	ND	ND	ND	730	2,100	1,700	1,000,000,000 (D,S)	1,000,000,000 (D,S)	1,000,000,000	15,000,000		
Benzene (l)	EPA 8260B	Water	ug/L	ND	32	12	5.1	27	150	ND	ND	ND	21	ND	ND	ND	ND	ND	ND	ND	ND	ND	5.0 (A)	5.0 (A)	200 (X)	5,600	35,000	1,750,000	68,000		
2-Butanone (MEK)	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	ND	ND	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	13,000	38,000	2,200	240,000,000 (S)	240,000,000 (S)	240,000,000	ID		
cis-1,2-Dichloroethene	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	70 (A)	70 (A)	620	93,000	210,000	3,500,000	530,000		
Chloroform	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.1	ND	ND	80 (A,W)	80 (A,W)	350	28,000	180,000	7,920,000	ID		
Cyclohexane	EPA 8260B	Water	ug/L	ND	150	84	11	9.3	31	200	ND	ND	120	ND	ND	ND	ND	ND	ND	ND	ND	ND	NC	NC	NC	NC	NC	NC	NC		
1,1-Dichloroethane	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	4.6	ND	ND	ND	ND	ND	ND	880	2500	740	1,000,000	2,300,000	5,060,000	380,000		
Ethylbenzene	EPA 8260B	Water	ug/L	ND	ND	ND	50	ND	ND	ND	ND	ND	77	ND	ND	ND	ND	ND	ND	ND	ND	ND	74 (E)	74 (E)	18	110,000	170,000 (S)	169,000	43,000		
Isopropylbenzene	EPA 8260B	Water	ug/L	ND	20	14	6.5	ND	18	33	ND	ND	6.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	800	2,300	28	56,000 (S)	56,000 (S)	56,000	29,000		
Methylcyclohexane	EPA 8260B	Water	ug/L	ND	130	79	5.8	5.1	6.7	83	ND	ND	120	ND	ND	ND	ND	ND	ND	ND	ND	ND	NC	NC	NC	NC	NC	NC	NC		
Tetrachloroethene	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	7.3	1.6	4.0	ND	ND	ND	12	ND	ND	ND	28	ND	5.0 (A)	5.0 (A)	60 (X)	25,000	170,000	200,000	ID		
Toluene (l)	EPA 8260B	Water	ug/L	ND	ND	ND	26	ND	ND	ND	ND	ND	7.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	790 (E)	790 (E)	270	530,000 (S)	530,000 (S)	526,000	61,000		
Trans-1,2-Dichloroethene	EPA 8260B	Water	ug/L	1.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100 (A)	100 (A)	1,500 (X)	85,000	200,000	6,300,000	230,000		
1,1,1-Trichloroethane	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	24	2.4	ND	ND	ND	3.9	19	ND	ND	ND	ND	ND	200 (A)	200 (A)	89	660,000	1,300,000 (S)	1,330,000	ID		
Trichloroethene	EPA 8260B	Water	ug/L	ND	ND	ND	ND	ND	ND	ND	39	25	ND	ND	ND	1.2	94	3.2	9.6	17	12	ND	5.0 (A)	5.0 (A)	200 (X)	2,200	4,900	1,100,000	ID		
Xylenes (l)	EPA 8260B	Water	ug/L	ND	ND	ND	160	ND	ND	ND	ND	ND	1,100	ND	ND	ND	ND	ND	ND	ND	ND	ND	280 (E)	280 (E)	49	190,000 (S)	190,000 (S)	186,000	70,000		
Polynuclear Aromatic Hydrocarbons - Analytical Method: EPA 8270C^A																															
2-Methylnaphthalene	EPA 8270C	Water	ug/L	NT	NT	ND	ND	NT	NT	NT	NT	NT	2.6	NT	NT	NT	NT	NT	NT	NT	ND	ND	260	750	19	25,000 (S)	25,000 (S)	24,600	ID		
Acenaphthene	EPA 8270C	Water	ug/L	NT	NT	ND	ND	NT	NT	NT	NT	NT	0.97	NT	NT	NT	NT	NT	NT	NT	ND	ND	1,300	3,800	38	4,200 (S)	4,200 (S)	4,240	ID		
Naphthalene	EPA 8270C	Water	ug/L	NT	NT	ND	ND	NT	NT	NT	NT	NT	24	NT	NT	NT	NT	NT	NT	NT	ND	ND	520	1,500	11	31,000 (S)	31,000 (S)	31,000	NA		

ND = non-detect
NA = no applicale
NC = no criteria
NT = not tested
ug/L = micrograms per liter
mg/L = milligrams per liter

mS/cm = microsiemens per centimeter
mV = millivolts
°C = degrees celcius
NTU = nephelometric turbidity units
S.U. = standard units
RBSLs = risk based screening levels

*1 = laboratory control sample/laboratory control duplicate sample relative percent difference exceeds control limits

Bold = indicates a value above the method detection limit
parameter exceeds criteria

Notes:
Table reflects analytical data comparison to Groundwater: Residential and Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels; Part 213 Tier I Risk Based Screening Levels, December 21, 2020.
See analytical reports for reporting limit and dilution factor.
Explanations of criteria shown in this table can be found in the Michigan Department of Environment, Great Lakes, and Energy footnotes document.
^APolynuclear aromatic hydrocarbons were analyzed at select sample locations.

Nathan Voght

From: Jason Iacoangeli <jiacoangeli@ypsitownship.org>
Sent: Monday, March 20, 2023 10:44 AM
To: Nathan Voght
Cc: Troy Helmick; Jason Lafayette
Subject: Reallocation of Funds - Ypsilanti Township

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Nathan,

The Township would like to acknowledge the request being made by SME for the reallocation of funds based on so additional costs efforts that occurred with the Hazardous Materials Assessment. Below is a statement regarding the justification for the reallocation as put forward by SME. We would be in favor of request.

"We would like to reallocate the funds and modify the agreement for the previously approved subsurface assessment of the dry cleaner to support this effort. As you may remember, Ypsilanti Township did not want to proceed with the subsurface assessment as they do not own the property and take on any potential liability. We would like to use up to \$10,000 of the approved \$20,000 to pay for the additional effort. For context of the additional effort, the HMA took us an additional 3 extra days with two staff. This was due to access logistics because the site is not owned by the Township and also the number of samples necessary to assess each of these spaces as separate Functional Spaces as required by USEPA AHERA protocol. Additionally, because of the number of materials considering independent Functional Spaces, the laboratory analytical fees were extremely increased".

Please let me know if you need anything further from the Planning Department.

Thanks, Jason I.



[illegible]

TRANSACTION APPROVALS REQUESTED

PROJECT						
TOTAL 2022 TY Capture for Calculating Admin		Total '22TY Capture	Current Balance	Proposed Admin	Proposed LBRF	Developer Reimbursement
	2022 Maples Shoppes	\$ 80,072.29	\$ 14,190.12	\$ 3,189.00		\$ 11,001.12
	2022 Zingerman's	\$ 34,579.26	\$ 15,210.35	\$ 1,171.00	\$ 5,187.00	\$ 8,852.35
	2022 Arbor Hills	\$ 569,930.12	\$ 102,533.90	\$ 49,584.00		\$ 52,949.90
	2022 544 Detroit St.	\$ 34,431.69	\$ 6,700.32	\$ 2,596.00		\$ 4,104.32
	2022 618 S. Main St.	\$ 271,547.12	\$ 78,843.08	\$ 23,625.00		\$ 55,218.08
	2022 1140 Broadway	\$ 1,386,636.40	\$ 223,768.62	LBRF Only	\$ 42,994.00	\$ 180,774.62
	2022 Kingsley Condos	\$ 947,061.05	\$ 98,497.67	\$ 82,394.00		\$ 16,103.67
	DTE Roxbury (Broadway Park)	\$ 2,276.07	\$ 3,923.94	-	\$ 159.00	Elig Activities Starting
	309 N. Ashley	\$ 171,598.90	\$ 31,602.80	\$ 14,929.00		\$ 16,673.80
	Michigan Inn	Admin Only in '22	-			Complete
	615 S. Main	Reserve for 3 Mills SET only				Complete
	Grandview Commons	\$ 271,191.45	\$ 101,529.59	\$ 11,797.00		\$ 89,732.59
	140 Buchanan/Jiffy	LBRF and Admin Only	-			Complete
	Maple Oaks	\$ 64,165.77	\$ 38,339.61	-	\$ 3,208.00	City Approval Needed for further Look Back Reimbursement
	Thompson Block	\$ 15,735.36	\$ 13,862.36	OPRA	At end of Plan	\$ 13,862.36
	Water Street	\$ 36,951.76	\$ 221,900.78	\$ 3,215.00		NA
	Grand Total	\$ 3,886,177.24	\$ 950,903.14	\$ 192,500.00	\$ 51,548.00	\$ 449,272.81

2022 Interest Approval		
Zingerman's	\$	16,295.21
618 S. Main	\$	41,180.08
544 Detroit Street	\$	2,814.31 <i>(Now reached max of \$70,648)</i>
Grandview Commons	\$	43,485.38

Proposed 2022 Administrative and LBRF Capture

					Adjustment to arrive at Statutory Amount						Adjustment to arrive at Statutory Amount
		2021 Total TIF	2021 Admin Calc	2021 Notes		2022 Total TIF	2022 Admin Calc	2022 Notes			
Maple Shoppes	No to exceed 5% of eligible activities. Payment of \$52,571, divided over length of TIF.	\$ 81,103	\$ 3,189	FLAT RATE		\$ 80,072	\$ 3,189	Flat Rate		\$ 3,189	
Michigan Inn	Not to exceed 5% of annual TIF revenue. Payment of \$26,300, divided over length of TIF, paid to BRA	\$ 55,279	\$ 1,847	FLAT RATE		Final Admin Captured in 2022 only	N/A	Flat Rate		N/A	
Thompson Block	(No Admin during OPRA Period of 10 yrs)	\$ 15,342		No Admin during OPRA	Proportional Reduction	\$ 15,735	\$ -	No Admin during OPRA			
Water Street	10% of total annual TIF	\$ 34,138	\$ 3,414	(\$3100 actually due to rounding)	3,102	\$ 36,952	\$ 3,695		10%	3,215	*final reconcilia
Zingerman's	10% of Eligible Activities. Payment of \$81,726, divided over length of TIF.	\$ 33,983	\$ 3,398	10%	3,089	\$ 34,579	\$ 3,458		10%	1,171	
Arbor Hills Crossing	BRA will collect payment for Admin fees of \$448,624. Payment will be divided over length of TIF, as determined by BRA.	\$ 576,737	\$ 57,674	10%	52,431	\$ 569,930	\$ 56,993		10%	49,584	
618 S. Main	10% of annual TIF. RA does not address Admin Capture	\$ 263,271	\$ 26,327	10%	23,934	\$ 271,547	\$ 27,155		10%	23,625	
544 Detroit Street	TIF Table shows straight \$2,596 annually for 22 years. RA does not address Admin Capture	\$ 33,260	\$ 2,596	FLAT RATE		\$ 34,432	\$ 2,596	Flat Rate		2596	
140 Buchanan - Jiffy	BF Plan reflects 10% of annual TIF. RA does not address Admin capture.	\$ 70,043	\$ 7,004	10%	6,368	Final LBRF Captured in 2022 only	N/A		10%	N/A	
615 S. Main	5% of Annual TIF Capture	\$ 895,825	\$ -	LBRF Only		CAPTURE COMPLETE	Reserve to pay for 3 mills	lIs SET only			
Kingsley Condos - 221 Felch	10% of annual TIF, up to \$400,000 maximum, but flexible	\$ 931,475	\$ 93,148	10%	84,680	\$ 947,061	\$ 94,706		10%	82,394	
1140 Broadway	NO ADMIN CAPTURE - 3% Annual TIF as LBRF ONLY	\$ 1,519,129	\$ -	\$45,573.87 in LBRF only		\$ 1,433,131	\$ -	\$42,994 in LBRF Only		N/A	
Grandview Commons-Dexter	5% of Annual Available TIF Capture (DDA Capture NOT available)	\$ 197,489	\$ 9,874	5%	8,977	\$ 271,191	\$ 13,560		5%	11,797	
Broadway Park		\$ 1,166	\$ -	7% for LBRF or Admin, \$81.62 in LBRF this year		\$ 2,276	\$ -	\$159 in LBRF Only		N/A	
309 N. Ashley		\$ 25,174	\$ 2,517	10%	2,289	\$ 171,599	\$ 17,160			14,929	
Maple Oaks		\$ 50,961	\$ -	5% for LBRF or Admin, \$2,548 in LBRF this year		\$ 64,166	5% for Admin or LBRF	\$3,208 LBRF Only		N/A	
Total		\$ 4,784,375	\$ 210,989		\$ 203,357	\$ 3,932,672	\$ 222,512				
		Proportionally reduce these projects to get to \$192,500	New Calculation after reduction	\$ 192,500		Proportionally reduce these projects to get to \$192,500		New-Final Calculation after Proportional Reduction		\$ 192,500	



Phase-two plan unveiled for \$214M development on Ann Arbor's north side

Published: Mar. 20, 2023, 2:00 p.m.

Village of Ann Arbor

The phase-one site plan for the Village of Ann Arbor housing development off Pontiac Trail and Dhu Varren Road in Ann Arbor. The developer is now proposing four more apartment buildings (not shown here) off Dhu Varren Road as a second phase. Land Design Studio courtesy of Robertson Brothers Home

By Ryan Stanton | ryanstanton@mlive.com

ANN ARBOR, MI — After securing approval for the first phase of the Village of Ann Arbor housing development this month, the team behind the yet-to-break-ground project on the city's north side is now seeking the city's OK for phase two.

Bloomfield Hills-based Robertson Brothers Homes is partnering on the project with Lansing-based DTN Management Co.

City Council voted March 6 to approve the phase-one plan for 164 for-sale homes and 440 rental apartments with a clubhouse and pool off Pontiac Trail south of Dhu Varren Road.

The second phase now being proposed as an amendment to the site plan — as previously discussed — would add 120 stacked apartments in four buildings off Dhu Varren Road, adding roughly 11 acres to make it an overall 78-acre development site.

The development team is hosting a required citizen participation meeting over Zoom at 6 p.m. March 27 to give residents a chance to learn about the phase-two plans, ask questions and give feedback prior to the city considering approval.

A site layout drawing included with the meeting notice shows the 120 proposed apartments would be surrounded by surface parking lots with over 200 parking spaces.

The project is proposed with R4A zoning and meets the use and density requirements in the city's zoning code and land-use plan, said Tim Loughrin, Robertson's land acquisition director.

As for why there's so much more surface parking proposed in phase two, that's because the apartments wouldn't have garages like the apartments in phase one, Loughrin said, explaining the surface lots are intended to provide enough parking spaces for both residents and guests without overflow.

The fact that the phase-one apartment buildings were approved to have gas service and no solar panels was heavily criticized by climate activists who urged city officials to hold the developer to the city's A2Zero carbon-neutrality goals, which include having all-electric buildings powered by renewable energy. Building electrification and solar panels also are not included in the phase-two proposal now, but there would be additional electric vehicle charging stations, Loughrin said.

The amended site plan he expects to submit to the city in early April following the citizen participation meeting also will show refined plans for a community park amenity, Loughrin said, referring to open space at the southwest portion of the site.

There also is a wooded trail area between the phase-one and phase-two portions of the project on an old landfill and the state has agreed to allow the trails, he said.

Pending city approval of the amended site plan, Loughrin said he wants to move forward with the development as quickly as possible, but it may not break ground this year. Trying to get it going this year would be extremely tight, he said.

Council this month approved a brownfield plan to capture \$31 million in new tax revenue from the \$214 million development over about 15 years to reimburse the developer for environmental work to deal with pollution from the old landfill and for other improvements, including a new roundabout at the intersection of Dhu Varren Road and Pontiac Trail.

The village concept the development includes homes at various prices, with units ranging from 684 to 1,850 square feet, including family-oriented units, Loughrin told council this month.



Advertisement

SUBSCRIBER EXCLUSIVE 

Ann Arbor advancing plan to redevelop blighted site across from YMCA

Updated: Mar. 21, 2023, 9:39 a.m. | Published: Mar. 21, 2023, 9:37 a.m.

15

Ann Arbor's blighted and polluted 415 W. Washington St. property

NEW!

ANN ARBOR, MI — Ann Arbor officials are advancing a plan to deal with a polluted site on the west edge of downtown and build potentially 157 new housing units.

City Council voted unanimously Monday night, March 20, to give the initial OK to rezone the blighted, city-owned property at 415 W. Washington St. across from the YMCA.

The new planned unit development (PUD) zoning for 2.5 acres would allow the city to partner with a developer to build new housing on the site, where there have been concerns about plumes of toxic pollution spreading underground.

“This has been a difficult site for many, many years and this is an opportunity for us to make it something useful and attractive,” Mayor Christopher Taylor said, calling it an eyesore.



Mayor Christopher Taylor speaks at the Ann Arbor City Council meeting March 20, 2023. Ryan Stanton | The Ann Arbor News

The city is hoping to attract a developer to take on the project and finance environmental remediation and other improvements through a brownfield tax-capture plan. That would reimburse the developer for some of the costs over time from new property tax revenue generated by the new housing.

The conceptual plan shows a building rising six stories, with housing elevated above parking at the ground level. The PUD regulations would require at least 60% of the site to remain open space with the future Treeline trail running through it.

WHAT IT COULD LOOK LIKE...AERIAL LOOKING WEST



Ann Arbor's draft conceptual plan for a 157-unit housing development at 415 W. Washington St. as presented to the city's Planning Commission on Feb. 7, 2023. SmithGroup

The proposed regulations also require at least 15 housing units or 15% of the total units — whichever is greater — to be designated as affordable housing, though the developer would have the option to make a payment to the city's affordable housing fund in lieu of including affordable housing.

The regulations also call for trying to preserve a large chimney attached to a crumbling building on the site since it's habitat for a migratory species of birds known as chimney swifts.

To avoid dorm-style University of Michigan student housing, the city is proposing any apartments or condos built on the site could have no more than three bedrooms.

Some residents expressed concerns about the project, saying it's not appropriate for the Old West Side Historic District and some are concerned about building in a flood zone.

City officials said they see the conceptual development as the way forward because it would generate tax revenue needed to pay for dealing with the site's challenges and, without it, it could otherwise cost the city millions of dollars to demolish the existing structures and remediate the site.

Advertisement

There are a lot of considerations with the project that don't make it simple, but the site needs to be cleaned up and there's a desperate need for more housing to address a housing crisis, said Council Member Dharma Akmon, D-4th Ward.



Long-known pollution from the site — formerly home to the Washtenaw County Road Commission and various city operations — is spreading under Washington Street toward the YMCA and there have been concerns some of the underground pollution in the area could pose a threat to surrounding homes. There's believed to be pollution spreading from multiple sources, including the 415 W. Washington site and one or more other unconfirmed sources.

The Michigan Department of Environment, Great Lakes and Energy has joined the city in investigating it.

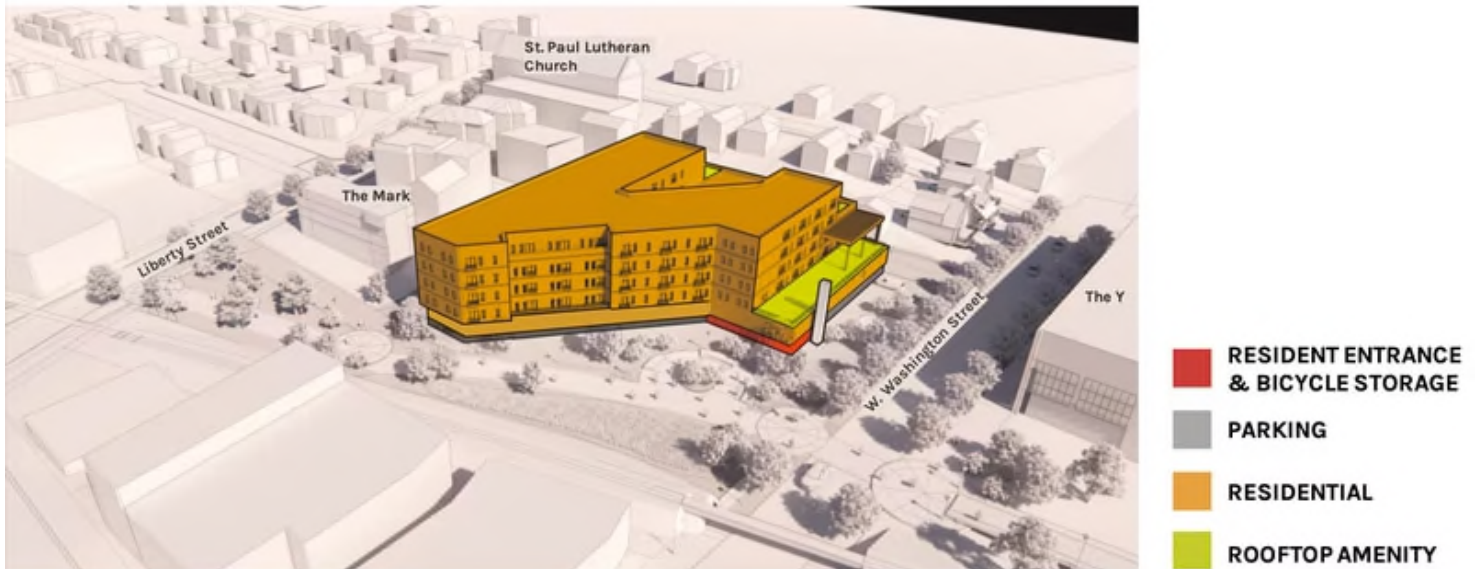
The city reported last month there was a detection of benzene and ethylbenzene above residential volatilization-to-indoor-air criteria for pollution for one adjacent residence on Third Street in December, but the city's environmental consultant clarified that was from a soil gas well off the back deck outside the home and not a vapor pin test inside the home.

Advertisement

That's the only pollution detection so far impacting any adjacent homes, according to the city, though sub-slab vapor testing for St. Paul Lutheran Church's basement showed trichloroethene (TCE) concentrations above screening levels.

The city also has tested for dioxane in the 415 W. Washington area and reported no detections.

WHAT IT COULD LOOKE LIKE...POTENTIAL BUILDING USES BY FLOOR



Ann Arbor's draft conceptual plan for a 157-unit housing development at 415 W. Washington St. as presented to the city's Planning Commission on Feb. 7, 2023. SmithGroup

As for concerns about flooding if the site is developed, Council Member Lisa Disch, D-1st Ward, said there's no stormwater management on the site now and the development with stormwater management controls would be an improvement and meet the city's floodplain ordinance.

Whether to require the development to meet the city's A2Zero carbon-neutrality goals to have all-electric buildings powered by renewable energy is another topic of discussion. City officials are still considering what to put in the PUD regulations, with one option being striving for a "net-zero-ready" building.

It's a difficult site, but the plan the city has drawn up advances a number of community priorities, said Council Member Erica Briggs, D-5th Ward, who is still pushing for a stronger commitment to the city's A2Zero goals. Other council members said they share her position on that.

Advertisement



Council Member Erica Briggs, D-5th Ward, speaks at the Ann Arbor City Council meeting March 20, 2023. Ryan Stanton | The Ann Arbor News

As for resident concerns about compatibility with the historic district, Briggs noted the city's Historic District Commission would have to sign off on the final plans.

Responding to residents who argue the decision is being rushed, Council Member Jenn Cornell, D-5th Ward, noted there have been talks of redeveloping the site for years and there's been community engagement during the process.

The rezoning comes back to council April 17 for a second reading, public hearing and possible final approval, after which the city could issue a request for proposals from developers and move forward with trying to line up a developer.

MORE FROM THE ANN ARBOR NEWS:

[Ann Arbor OKs deal to have 100 Spin e-bikes placed around city](#)

[Phase-two plan unveiled for \\$214M development on Ann Arbor's north side](#)

[From Allmendinger to Wurster, see who Ann Arbor's parks are named after](#)

[Marijuana dispensary proposed at former Ann Arbor-area dog daycare building](#)

[Sweetgreen is bringing salads to a second location in Ann Arbor](#)

If you purchase a product or register for an account through one of the links on our site, we may receive compensation.



Advertisement

SUBSCRIBER EXCLUSIVE 

Phase-two plan unveiled for \$214M development on Ann Arbor's north side

Published: Mar. 20, 2023, 2:00 p.m.



The phase-one site plan for the Village of Ann Arbor housing development off Pontiac Trail and Dhu Varren Road in Ann Arbor. The developer is now proposing four more apartment buildings (not shown here) off Dhu Varren Road as a second phase. Land Design Studio courtesy of Robertson Brothers Homes

By [Ryan Stanton | ryanstanton@mlive.com](#)

ANN ARBOR, MI — After securing [approval for the first phase](#) of the Village of Ann Arbor housing development this month, the team behind the yet-to-break-ground project on the city's north side is now seeking the city's OK for phase two.

Bloomfield Hills-based Robertson Brothers Homes is partnering on the project with Lansing-based DTN Management Co.

City Council voted March 6 to approve the phase-one plan for 164 for-sale homes and 440 rental apartments with a clubhouse and pool off Pontiac Trail south of Dhu Varren Road.

The second phase now being proposed as an amendment to the site plan — as previously discussed — would add 120 stacked apartments in four buildings off Dhu Varren Road, adding roughly 11 acres to make it an overall 78-acre development site.

The development team is hosting a required citizen participation meeting over Zoom at 6 p.m. March 27 to give residents a chance to learn about the phase-two plans, ask questions and give feedback prior to the city considering approval.

[Find out how to attend.](#)

A [site layout drawing](#) included with the meeting notice shows the 120 proposed apartments would be surrounded by surface parking lots with over 200 parking spaces.

The project is proposed with R4A zoning and meets the use and density requirements in the city's zoning code and land-use plan, said Tim Loughrin, Robertson's land acquisition director.

As for why there's so much more surface parking proposed in phase two, that's because the apartments wouldn't have garages like the apartments in phase one, Loughrin said, explaining the surface lots are intended to provide enough parking spaces for both residents and guests without overflow.

The fact that the phase-one apartment buildings were approved to have gas service and no solar panels was heavily criticized by climate activists who urged city officials to hold the developer to the city's A2Zero carbon-neutrality goals, which include having all-electric buildings powered by renewable energy. Building electrification and solar panels also are not included in the phase-two proposal now, but there would be additional electric vehicle charging stations, Loughrin said.

The amended site plan he expects to submit to the city in early April following the citizen participation meeting also will show refined plans for a community park amenity, Loughrin said, referring to open space at the southwest portion of the site.

There also is a wooded trail area between the phase-one and phase-two portions of the project on an old landfill and the state has agreed to allow the trails, he said.



Tim Loughrin, Robertson Brothers Homes' director of land acquisition and development, makes the case for his company's Village of Ann Arbor development off Pontiac Trail at the Ann Arbor City Council meeting on March 6, 2023. CTN

Pending city approval of the amended site plan, Loughrin said he wants to move forward with the development as quickly as possible, but it may not break ground this year. Trying to get it going this year would be extremely tight, he said.

Council this month approved a brownfield plan to capture \$31 million in new tax revenue from the \$214 million development over about 15 years to reimburse the developer for environmental work to deal with pollution from the old landfill and for other improvements, including a new roundabout at the intersection of Dhu Varren Road and Pontiac Trail.

The village concept the development includes homes at various prices, with units ranging from 684 to 1,850 square feet, including family-oriented units, Loughrin told council this month.

[Read more Ann Arbor development stories.](#)

MORE FROM THE ANN ARBOR NEWS:

[135 more apartments proposed in northeast Ann Arbor](#)

[From Allmendinger to Wurster, see who Ann Arbor's parks are named after](#)

[Marijuana dispensary proposed at former Ann Arbor-area dog daycare building](#)

[United Way funding helps food banks bounce back from shortages](#)

[Ann Arbor college offers 140 courses during 'Free College Week'](#)

If you purchase a product or register for an account through one of the links on our site, we may receive compensation.



Township says 'enough is enough' and OKs demolition bid for Ypsilanti-area shopping center
Published: Mar. 26, 2023, 7:00 a.m.

Gault Village Shopping Center

By Lucas Smolcic Larson | lsmolciclarsen@mlive.com

WASHTENAW COUNTY, MI - Now's the time to pay your respects to the Gault Village Shopping Center, whose decades-long decline from a thriving Ypsilanti-area commercial hub to a crumbling set of vacant storefronts is soon set to meet the wrecking ball.

Ypsilanti Township leaders on Tuesday, March 21 unanimously approved a \$587,000 bid to demolish the roughly 145,000-square-foot retail buildings south of I-94 along Ford Lake. The vote may not have been the final nail in the shopping plaza's coffin, but it comes pretty close.

A judge overseeing a seven-year legal battle between the township and the property's owners, now Kentucky-based developer Robert Hull and his company GV, LLC, could soon sign the final orders giving officials the necessary permissions to proceed with razing the center.

"The danger to folks in the community and to anyone responding to that property is to me indisputable," Washtenaw County Judge Carol Kuhnke said during a March 17 hearing in the case. "Nobody should have to live with that building next door to them or behind them any longer than absolutely necessary."

Hull has long pitched a redevelopment of the property, steadfastly maintaining the buildings have "good bones" and claiming he could fix more than 1,000 pages of code violations, some dating back to before he purchased the shopping center at auction in 2018.

But, Kuhnke said, "that horse has left the barn," echoing township officials' position that the buildings are long past the point of saving, and opportunities to do so have passed.

During the hearing, the Kentucky developer for the first time indicated willingness to cooperate in the demolition, by seeking grant funding to cover costs. His attorney argued for delaying the orders allowing the township to proceed with bringing the buildings down.

Kuhnke, the third judge assigned to the yearslong legal case, said she would give Hull “one last chance” — two weeks to seek grant money and come back with a “very tight timeline” and plan to obtain it, before moving ahead with authorizing the demolition.

The case is next scheduled for a hearing on Friday, March 31.

In the meantime, township officials have spent months preparing for the undertaking of razing the shopping center, which borders homes in the Gault Village neighborhood. An environmental assessment has found some asbestos floor tiles in the buildings, which will be remediated during the demolition process.

Working with environmental consultants SME, township staff recommended elected leaders award the project to Homrich, one of the state’s largest demolition contractors and the company responsible for the surgical removal of the Michigan Stadium press box, as well as asbestos abatement in Detroit’s Joe Louis Arena.

The company would work on a 94-day day timeline, removing hazardous materials, fencing off the property and handling utility shutoffs before tackling the structures and carting debris away, township Planning Director Jason Iacoangeli told the township board on Tuesday.

They’ll be responsible for controlling dust at the site to protect nearby residents, and the township is also planning to retain SME to monitor the project for environmental safety as its completed, he said.

While the township will likely foot the initial bill for the demolition, it intends to ask the court to order a reimbursement of the costs involved, which could eventually be converted to a lien on the property, township Attorney Dennis McLain said during the board meeting.

“We gave Mr. Hull five years to come through,” he said, saying the developer submitted one plan but accomplished none of it. “The time is right.”

Residents in the area have for decades watched the shopping center, which hosted businesses like Hollywood Video, a dental office, Rite Aid and ACO Hardware, deteriorate to the point that they used buckets to catch water from a leaky roof at a grocery store in the plaza.

The township has long litigated against absentee owners of the property, even before Hull's purchase. In 2012, an abandoned K-Mart in the center was demolished, after a judge ordered it to come down.

When Hull's company purchased the shopping center, some tenants were still hanging on, but they've since closed, leaving it completely vacant. He previously told MLive/The Ann Arbor News he's spent more than \$600,000 cleaning out the shopping center, putting a new roof on one building and completing other maintenance tasks.

But township officials continue to respond to ongoing complaints of trash dumping, vandalism and break-ins there, Ypsilanti Township Executive Coordinator Thomas Greenwood testified during the March 17 hearing.

Hull said he has "absolutely" been trying to address those issues. He purchased parts of an old hockey rink on Craigslist intending to use them to construct a barrier around the property, which the township maintained wasn't permitted, the developer said.

McLain requested Judge Kuhnke issue an order to remove of the rink's pieces and authorize the township to act as the property owners' agent for the purposes of demolition. Officials hope to confirm that two existing signs can also be demolished, though Hull says they are structurally sound and should be maintained.

Those items are likely to be considered as the legal case again comes before Kuhnke on March 31 at 11 a.m. at the county courthouse in downtown Ann Arbor.

Residents in the area of the shopping center have suffered all these years, township Supervisor Brenda Stumbo said on Tuesday.

"We really tried to get this owner to do the right thing," she added. "Enough is enough, like the judge said."



Advertisement

SUBSCRIBER EXCLUSIVE 🔑

Judge green lights township's demo of vacant Ypsilanti-area shopping center

Published: Apr. 03, 2023, 12:57 p.m.

17

Gault Village Shopping Center

105
shares

NEW!

By [Lucas Smolcic Larson | lsmolciclarsen@mlive.com](#)

WASHTENAW COUNTY, MI - A Washtenaw County judge has given officials the go ahead to proceed with the demolition of a vacant shopping center along Ford Lake south of I-94, punctuating a nearly seven-year legal battle between Ypsilanti Township and property owners.

Washtenaw County Judge Carol Kuhnke, the third judge to oversee the case, on Friday, March 31, signed orders giving Ypsilanti Township the necessary authorizations to raze the Gault Village Shopping Center, over objections from its owner.

The orders come less than two weeks after township leaders approved a \$587,000 bid to demolish the roughly 145,000-square-foot retail buildings. They have been completely vacant and under [a condemnation notice](#) for several years after a slow decline of the once-bustling plaza, which is often credited to the 1971 [closure of the nearby Grove Road access to I-94](#).

Read more: [Township says 'enough is enough' and OKs demolition bid for Ypsilanti-area shopping center](#)

The Ypsilanti Township board plans to authorize funding soon for the project and bring on engineering consultants to oversee the demolition, township Attorney Dennis McLain said.

"Then, it's a matter of crossing the t's and dotting the i's on the paperwork and getting things going," he said.

The selected demolition contractor, Homrich, plans to work on a 94-day timeline to bring down the buildings once a contract is signed, according to [bid documents](#).

The shopping plaza's owner, GV, LLC, run by Louisville, Kentucky-based retail developer Robert Hull, has lobbied for a different fate for the commercial hub Hull bought at auction in 2018, with the township's legal fight against previous property owners already in progress.

Hull has argued he intends [to redevelop the existing structures](#), saving them in the process. But township officials maintain he's had years to deal with [code violations at the plaza](#) and bring a plan to fruition, without meaningful progress.

Read more: ['It has been a disaster': Vacant Ypsilanti-area shopping plaza could be demolished](#)

In a September 2022 order, Kuhnke confirmed the township could pursue demolition of the Gault Village plaza, following prior court orders that put the option on the table as one way to take care of the public nuisance posed by the deteriorating property.

In March, with township officials ready to select a demolition contractor, Hull for the first time in court said he would cooperate with seeking grant money to cover the costs. Kuhnke gave him two weeks to come back with a proposal for securing the funding.

During the Friday hearing, Hull said he had identified a U.S. Department of Housing and Urban Development grant that could cover demolition, adding he was also looking into other possibilities.

But during the proceedings, township Planning Director Jason Iacoangeli testified the HUD grant document Hull had shared with officials [dated back to 1968](#), and program eligibility had changed significantly since then, now primarily relevant to projects involving public housing.

Kuhnke said she would order that Hull is permitted to continue seeking grants, with the township signing off if necessary, while also giving officials a path to begin demolition.

Ypsilanti Township is permitted to act as the property owner for the purpose of arranging for the removal and transportation of hazardous materials at the plaza, according to [Kuhnke's orders](#). Those materials are namely asbestos floor tiles identified in recent months [as the project was being prepared](#), officials say.

Through the court orders, demolition contractor Homrich is also authorized to deal directly with utilities to cut off service to the building prior to demolition, as well as apply for permits and provide required notices.

Township officials had also requested two existing dilapidated signs on the property be included in the demolition project, an ask opposed by Hull, who said they could be re-used in a potential future development.

After hearing testimony from a township-contracted engineering firm about the condition of the signs, Kuhnke ordered the vertical posts and cross bars of the signs be preserved for the moment, with the sign faces removed.

Hull and his company must also remove aluminum pieces of an ice hockey rink stored at the Gault Village Shopping Center, or risk losing them in the demolition process, according to the order.

Ypsilanti Township may record the legal documents with the Washtenaw County Register of Deeds, as notice to any potential buyers of the shopping plaza that the demolition has been authorized.

McLain said township officials plan to ask the court to bill GV, LLC for all costs incurred in the demolition, requesting a money judgement if they aren't paid, which could eventually be converted into a lien against the property.

The township attorney said he expected the township board to take the final steps toward authorizing the demolition at their Tuesday, April 4 meeting. A similar process played out more than a decade ago when [an abandoned K-Mart in the plaza](#) was demolished under court orders.

The current legal case has ground forward since 2016, with another case against prior owners dating back to 2009, according to McLain.

“It’s been a long haul to say the least,” he said.

More from The Ann Arbor News:

[New Ypsilanti café aims to showcase work of underrepresented artists](#)

[Ypsilanti Township auto salvage business destroyed by fire](#)

[‘No tokers left behind’ is message at 52nd-annual Hash Bash marijuana rally](#)

[University of Michigan files lawsuits demanding grad strikers back into classrooms](#)

If you purchase a product or register for an account through one of the links on our site, we may receive compensation.



▼ About Us

[Contact Us](#)

[Jobs at MLive](#)

[MLive Media Group](#)

[Our Team](#)

[Advertise](#)

▼ Subscriptions

[MLive.com](#)

[Newsletters](#)

[The Ann Arbor News](#)

[The Bay City Times](#)

[The Flint Journal](#)

[The Grand Rapids Press](#)

[Jackson Citizen Patriot](#)

[Kalamazoo Gazette](#)

[Muskegon Chronicle](#)

[The Saginaw News](#)

▼ Already a Subscriber

[Manage your Subscription](#)

[Place a Vacation Hold](#)

[Make a Payment](#)

[Delivery Feedback](#)



Advertisement

SUBSCRIBER EXCLUSIVE 🔑

Big transformation of blighted Ann Arbor riverfront site underway

Published: Mar. 30, 2023, 12:00 p.m.

19

Broadway Park West development underway along Ann Arbor's Huron River

NEW!

By **Ryan Stanton | ryanstanton@mlive.com**

ANN ARBOR, MI — A long-awaited transformation of a blighted riverfront site in Ann Arbor is officially underway.

Crews are actively clearing the site for creation of a seven-acre public recreation and event space along the Huron River north of downtown — on an old DTE Energy property once home to a coal gasification plant off Broadway Street.

Orange construction barrels and piles of ripped-up foundation rubble and cut-down trees dot the landscape following work in recent days.

Advertisement



Broadway Park West riverfront redevelopment underway on former DTE Energy site along Huron River north of downtown Ann Arbor on March 28, 2023. Ryan Stanton | The Ann Arbor News

The reimagining of the polluted, fenced-off property is being led by the Lower Town Riverfront Conservancy, a nonprofit coordinating with the Detroit-based Roxbury Group, which plans a mixed-use development on the other half of the 14-acre site with condos, a hotel, retail space and a riverfront restaurant.

Should Ann Arbor redevelop its river corridor? Group sees promise in 5 oxbows

The new riverfront park the conservancy is working to create — with \$20 million in state funding and \$2 million from the DTE Energy Foundation — ceremonially broke ground in January with the goal of opening by early 2024. The project also includes environmental cleanup work funded through a \$17.3 million brownfield tax-capture plan.

The project is moving along, said Conservancy President Marie Klopf, former Ann Arbor Art Center president and CEO.

“So far, a few necessary and approved trees have been removed from the site,” she said. “Environmental remediation is progressing in preparation for the public space and related infrastructure to begin. Our plan remains to have the public space open to the public early next year, 2024.”



Plans for the Broadway Park West development along the Huron River on the former DTE Energy site at 841 Broadway St. in Ann Arbor. Image provided by Roxbury Group

Known as Broadway Park West, the centerpiece of the new riverfront park will be the commons — a two-acre, tree-lined, elliptical lawn that will sit adjacent to a new 1,200-foot riverfront trail connecting with the Border-to-Border Trail.

Other elements include an ice ribbon and water feature, a new pedestrian bridge to the Argo Cascades, a year-round event pavilion for community gatherings and entertainment, and a pavilion lawn supporting concerts and other performances, arts and cultural events. The project also creates new points of entry to the river in the heart of the city.

It's said to be the first public space in the city that will be developed and operated by a nonprofit conservancy.



Broadway Park West riverfront redevelopment underway on former DTE Energy site along Huron River north of downtown Ann Arbor on March 28, 2023. Ryan Stanton | The Ann Arbor News

"When we finish construction of the public space next year, it will not only transform over seven acres of blighted and historically industrial land into a world-class public space, but will serve as a model in our city for how public, private and philanthropic sectors can collaborate to achieve community goals," Klopf said in a statement during the project's ceremonial kickoff in January.

The conservancy's treasurer is Susan Pollay, former Ann Arbor Downtown Development Authority executive director, and the board chair is Stacy Fox, Roxbury co-founder and principal.

Other board members are Colin Smith, retired Ann Arbor parks manager; Jim Kosteva, a former state lawmaker and retired University of Michigan community relations director; and Tony Tomczak, DTE electric sales and marketing vice president.

A main component of the conservancy's mission is the restoration and ongoing care and maintenance of the natural habitat along the river and restoration of uplands, which is expected to include, among other things, planting over 100 trees.

The conservancy has a website with more information about the project at www.lowertowna2.org.

MORE FROM THE ANN ARBOR NEWS:

[What's that under Ann Arbor's Main Street? Mysterious bricks spark theories](#)

['It's incredible.' University of Michigan sorority reunited with house dog lost 4 months ago](#)

['We see you and we hear you': Washtenaw County to recognize Transgender Day of Visibility](#)

[5 fun things to do around Ann Arbor this weekend \(March 31-April 2\)](#)

[Ann Arbor is 2nd best place to live in the Midwest, ranking says](#)

If you purchase a product or register for an account through one of the links on our site, we may receive compensation.

German company's project in Ann Arbor gets \$975,600 in state brownfield tax credits

By [Nick Manes](#)

[Reprints](#)

[Share](#)



Credit: [Nick Manes/Crain's Detroit Business](#)

A German biopharmaceutical company will receive nearly \$1 million in state tax incentives, eight months after breaking ground on a new facility in Ann Arbor.

The Michigan Strategic Fund board on Tuesday approved a total of \$975,600 in brownfield tax capture for an entity tied to Sartorius, a publicly traded German company with 11,000 employees worldwide. The life science research and biopharmaceutical company — which has its North American headquarters on Long Island, east of New York City — broke ground on its Center for Excellence in Ann Arbor late last June, as Crain's reported at the time.

The company's total investment in the 130,000-square-foot facility is pegged at \$57 million, according to a Michigan Economic Development Corp. briefing memo. The facility is projected to result in up to 300 new jobs with an average hourly wage of \$31.25, the memo states.

"The Company sees Michigan as a strong contender based on the economic growth it has seen since the economic downturn, its focus on small businesses during COVID and beyond, its diverse workforce, and the schools surrounding the Michigan location," the briefing memo says. "Cost of housing in Ann Arbor and surrounding areas are relatively high with higher car insurance rates for its relocating employees. Even though the

Company would like to locate in Michigan, incentive assistance is necessary to ensure the project moves forward in Michigan."

"We began the funding process at the end of 2021, and after the City and County approved the request in 2022, we are now able to receive consideration from the Michigan Strategic Fund," the company said in the statement.

In addition to the state-provided tax incentive, the MSF memo says Sartorius has already received a nearly \$2.9 million local tax abatement, as well as more than \$1.6 million local brownfield tax incentive in Washtenaw County.

MEDC spokesman Otie McKinley told Crain's on Tuesday that at the time of the Sartorius project approval in 2021, "the city of Ann Arbor anticipated consideration of a Brownfield TIF Work Plan and potential property tax abatement with a request coming to the board at a future MSF Board meeting. Today that happened. The tax capture approved today will be used for the reimbursement of brownfield activities at the site."

The memo also says that the taxable value of the land — 17 acres in the Ann Arbor Research Park near the State Street and I-94 interchange — is projected to increase by about 739 percent to nearly \$8.8 million upon completion.

At the time of the groundbreaking last year, a news release from the company said the facility was to be complete by the end of this year and occupancy expected to begin in June 2024.

The new facility will consolidate existing operations in Washtenaw County. The space will be used for laboratory research, focusing on providing solutions to customers, and developing drugs that cure, prevent and halt the progression of diseases, according to the Sartorius release.



Advertisement

Ann Arbor

Ypsilanti leaders advance \$2.38M tax incentive for affordable housing near downtown

Published: Mar. 23, 2023, 6:53 a.m.

Fire-damaged Ypsilanti building targeted for affordable housing

NEW!

By **Lucas Smolcic Larson | lsmolciclaron@mlive.com**

YPSILANTI, MI - A proposed apartment complex set to take the place of a fire-damaged Ypsilanti building near downtown is lined up to receive help from city leaders in the form of a tax break valued at \$2.38 million over 50 years, meant to support 22 affordable units in the development.

Avalon Housing, a nonprofit developer based in Ann Arbor and [chosen by the city to develop the property](#), is working to bring new life to the now-vacant and structurally unsafe building at 206-210 North Washington Street, a structure with elements dating back to about 1860.

Advertisement

Developers have secured permission to demolish the building, located in the city historic district, as well as city approval for plans bringing 22 new one-bedroom apartments. All are affordable and some are set to become supportive housing, providing built-in services like medical care, job training and transportation for vulnerable residents, like people coming out of homelessness.

Read more: [Officials OK demolition of historic Ypsilanti building for affordable housing](#)

On Feb. 2, Avalon made a formal request for a payment in lieu of taxes (PILOT), which would replace yearly property taxes with a payment equivalent to 4% of the units' rent minus utilities for a period of 50 years. That means forgoing an estimated \$47,700 annually in tax revenue, not all of which goes to the city, according to figures in [a memo from Ypsilanti Community Development Director Christopher Jacobs](#).

On an annual basis, the incentive subsidizes the affordability of the units at about \$2,000 per unit, he told [City Council on Tuesday, March 21](#). Annual payments under the PILOT would amount to \$7,920, with the city receiving just under \$3,000 of that, Jacobs said.

Avalon determined the request by working "from the tenant forward," Avalon developer Michael Appel told city leaders, and the PILOT helps insure rents will be affordable long-term.

Eight of the units are targeted at households making below 30% of the area median income, under \$24,750 [using 2022 figures](#) for one person, with project-based vouchers to ensure affordability for very low-income people. The other 14 units will be for those making below 50 or 60% of area median income, with rents projected at \$750 a month, according to [city documents](#).

This would normally trigger [unique rules under Ypsilanti's community benefits ordinance](#) meant to require developers to negotiate with residents over projects receiving public support — as with two other affordable developments proposed last year.

Read more: [Ypsilanti residents negotiated directly with developers for the first time. How did it go?](#)

But the city ordinance is technically expired and has not been renewed. Avalon is also seeking approval for the PILOT in advance of applying for [a state low-income housing tax credit](#) in April, with the tax incentive strengthening its chances of success, [according to Appel and city staff](#).

City leaders wrestled with how to approach the request given their support for ensuring community input for similar developments, eventually [voting on Feb. 21](#) to move ahead with the PILOT without the extensive community benefits process at this time.

Doing so will allow them time to reevaluate and renew the community benefits ordinance in the coming months. That process could then be triggered once the Washington Street property, now under city ownership, is eventually sold to developers, multiple City Council members said in February.

Avalon is an “enthusiastic proponent” of the city rules and hopes to follow them, Jacobs said on Tuesday, adding consideration of the tax incentive wasn’t an attempt to circumvent the public input.

City leaders ultimately voted 5-1, with Council Member Steve Wilcoxon opposed and Council Member Desirae Simmons absent, to approve the PILOT on first reading. It will come back for a second and final reading at the council’s April 4 meeting.

If Avalon receives the state tax credit it is applying for, developers would hope to close on the property at the end of 2023 and break ground in early 2024, Appel said on Tuesday.

More from The Ann Arbor News:

[New life for Water Street? 2 new developers make pitches for contaminated Ypsilanti lot](#)

[90 homeless families are sheltered in Washtenaw County hotels. What’s next?](#)

[Mark Schlissel will return to the University of Michigan to teach a class in the fall](#)

[Vintage shop moves to new spot in downtown Ypsilanti](#)

If you purchase a product or register for an account through one of the links on our site, we may receive compensation.

Around the Web

America's Most Miserable Cities, Ranked 1-30

Definition | Sponsored

Empty Alaska Cruise Cabins Cost Almost Nothing

Alaska Cruise Deals | sponsored searches | Sponsored

This Year's Kia Lineup Is Turning Heads -- And Finally On Sale!

Best Kia Offers + Deals

Best Kia Deals | Search Ads | Sponsored

The Worst Tourist Trap In Every State (See The List)

Definition | Sponsored