



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, October 10th 2024 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/89810263368?pwd=cUvAYyVoRGXB4JKFQrGWGkqkEkp49e.1>

Dial In Number: (number based on your current location):

+1 312 626 6799 US (Chicago) +1 470 250 9358 US (Atlanta) +1 470 381 2552 US (Atlanta) +1 267 831 0333 US (Philadelphia) +1 301 715 8592 US (Washington DC)

1. Call to Order

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

- a. August 22nd, 2024 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

- 1. Dorsey Estates Amended Act 381 Work Plan – Action
- 2. Broadway Park Brownfield Plan Amendment – Form Review Sub-Committee
- 3. Main Street Park Alliance, Federal Screw Works Site, Chelsea, Amend LBRF Grant Budget – Action
- 4. Maple Oaks Recommendation to BOC to Terminate Brownfield Plan – Action
- 5. August/September 2024 Financial Report – Action

7. Other Business

8. Public Comment*

9. Adjournment

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

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

DRAFT MEETING MINUTES
Thursday, August 22, 2024, 10:00 a.m.

Board Present: Allison Krueger – Chair, Colleen O’Toole – Vice Chair James Harless Sam Baushke – Secretary, Christy Maier, Katie Jones

Board Absent: Trevor Woollatt, Justin Hodge, Jenn Cornell,

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber – a member of the public, Darren McKinnon – Ann Arbor Housing Commission, Mike Martin – First Martin Corporation for 310 E. Huron, Paul Arey – ASTI Environmental, Troy Helmick – SME, and Brett Border, with Dahlmann Properties on Zoom, Arin Yu – SME on Zoom.

Handouts: None

1. Call to Order

Chair Krueger called the meeting to order at 10:03 a.m.

2. Public Comment

Ken Garber commented on the proposed 310 E. Huron Brownfield Plan, and that he did not believe the project advanced the City’s sustainability goals. The Sustainability Office recommended against it. He commented on the gas service to the hotel, and that whether DTE’s capacity was sufficient.

3. Approval of Agenda

C. O’Toole moved to approve the revised agenda, adding Business Item #6, Crossroads MSHDA Brownfield Plan, Form Sub-Committee (2nd J. Harless), and the motion passed unanimously.

4. Approval of June 13th, 2024 Meeting Minutes

C. Maier had several typos to be corrected, and then moved to approve the minutes as corrected (2nd K. Jones) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. 1510 Stadium Blvd Env. Assessment Application for Phase II/BEA – Action

Staff explained the request, and that the Phase I was previously updated, and this request is for 15K, which will be coupled with DCC funding, which was already approved.

J. Harless asked why PFAS testing was not included, to which Troy Helmick, from SME, explained that there is no record of foam being tested here, and the groundwater table is 80 ft. down.

J. Harless moved to approve \$15,000 in Environmental Assessment Grant Funding for the Phase II and BEA, pursuant to the SME cost proposal, and complementing the DCC funding of \$15,000 (2nd C. O'Toole), and the motion passed unanimously.

2. 90 Maple St. Env. Assessment Application for Phase II/BEA – Action

Staff updated the Board on conversations with Dahlmann, Tyler Kinley of Phoenix, and Jon Carlson of 3Mission, about redeveloping the site. The City and MEDC are also looking to provide Pre-Development funding to assist the project, as the City is a “Redevelopment Ready” community.

J. Harless moved to approve \$15,000 for an Environmental Assessment Grant for 90 Maple for Phase I, II, and BEA, reimbursed at 50% of total actual costs (2nd S. Baushket), and the motion passed unanimously.

3. Maple Oaks 2024 TIF Capture – Discussion/Action

Staff brought this to the Board, as this project is stalled with punch list items for Phase I, and there is no movement by the developer on Phase II. Half of the “Look Back” \$105,800 in site demolition activities was to be reimbursed when all punch list items from Phase I have been completed satisfactorily to the City, and the remaining 50% when Site Plans were formally submitted to the City for Phase II, to the north, of the development. The City still has several punch list items from Phase I, and no plans have been submitted to the City for Phase II of the development. C. O'Toole, Authority Board Member, and City of Saline City Manager, indicated there are stormwater intrusion issues in basements that need to be resolved.

There are sufficient Tax Increment revenues in the account to pay the first 50% of the Look Back activities, and have some remaining for Authority Administrative capture. The Board discussed the 2024 summer tax capture, which is imminent. We do not want to capture taxes where it's uncertain they will ever be reimbursed. The Board directed staff to seek Corporation Counsel guidance on how to terminate the Brownfield Plan, and inform the developer of the recommendation.

4. 310 E. Huron, AC Hotel, Brownfield Plan – Action

The Board discussed the proposed Brownfield Plan, by developer First Martin. It will be environmental activities only, and proportionally reimbursed with local millages only, as the project timing does not allow submittal of an Act 381 Work Plan. The developers previously presented the project to the Board in June.

Staff indicated the Plan is supposed to be placed on an early September City of Ann Arbor City Council agenda, and so any approval today should be “subject to City of Ann Arbor approval.”

J. Harless moved to approve the 310 E. Huron Brownfield Plan, pending approval by the City of Ann Arbor City Council (2nd S. Baushke), and the motion passed unanimously.

5. Act 381 Work Plan Implementation as an Eligible Activity – Discussion

J. Harless did some research into Act 381, and specifically the “Work Plan Implementation” Eligible Activity. Although Authority's and approved Brownfield Plans have traditionally left this activity as reimbursable to developers, it's actually intended for Authority's to seek reimbursement for ongoing administrative costs of administering tax capture, etc. of brownfield projects.

Further, up to \$50,000 of this Eligible Activity can be funded with School Tax Capture, and is Pre-Approved, thereby does not need to be included in a Work Plan.

This is an opportunity to address ongoing administration of Brownfield Plans, and also will be necessary to adequately pay for third-party consultant support for collecting, reviewing, and validating any affordable/attainable housing units approved as part of a MSHDA Brownfield Plan.

Staff will amend the Authority's Policies and Procedures document and present to the Authority for review. One suggestion was to simply capture \$1,000 or \$2,000 annually in the Brownfield Plan, above traditional Administrative Fees, depending on the size of the project, to support the increased administrative requirements.

6. Crossroads MSHDA Brownfield Plan, Form Sub-Committee – Action

The developer is proposing a 220 unit apartment development in Scio Township, and will provide 43 80% AMI Attainable apartments as part of the development. He is proposing a Brownfield Plan, including about \$7.8M in MSHDA housing subsidy, and another \$10M in Site Preparation and Infrastructure Housing Development Activities. This would be the first "MSHDA" housing TIF Plan we formally review.

Board members Harless, Baushke, Jones, and O'Toole all volunteered to assist with reviewing the Brownfield Plan. Staff will set up a meeting with the developer and Township, and distribute the draft Plan.

7. Annual Meeting, Nomination of Officers – Action

C. Maier nominated C. O'Toole to serve as Chair (2nd J. Harless). There were no other nominations for Chair. The motion passed unanimously.

A. Krueger nominated S. Baushke to serve as Vice-Chair (2nd C. Maier). There were no other nominations for Vice Chair. The motion passed unanimously.

C. Maier nominated K. Jones to be Secretary/Treasurer (2nd J. Harless). There were no other nominations for Secretary/Treasurer. The motion passed unanimously.

8. June/July 2024 Financial Report – Information

Staff referred to the updated Financial Report, which was for information only.

7. Other Business

There was no other business.

8. Public Comment:

Ken Garber congratulated all the new Board Officers, and thanked the Authority for letting him join the meeting.

9. Adjournment:

J. Harless moved to adjourn the meeting at 11:23 a.m. (2nd K. Jones), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the _____, 2024 meeting, held at 200 N. Main, lower level small conference room, downtown Ann Arbor.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo

REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, October 10th, 2024

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

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: October 4th, 2024

This regular board meeting will be held in-person, at 200 N. Main, lower level Large 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. Dorsey Estates Amended Act 381 Work Plan – Action

Please see the proposed [Amended Act 381 Work Plan for Dorsey Estates](#), in Ypsilanti. [Here is the redline](#) from the original Work Plan from January 2023. The development broke ground in January 2024, and includes 46 housing units, half of which will be restricted to households between 40 and 80% of the Area Median Income (AMI). To-date, eleven (11) construction draws on the project have been completed. Staff's role has been to review and approve all draws, and in particular, the County ARPA and LBRF Funding, as well as Eligible Activities to be reimbursed with TIF. Staff will provide a summary of all funds disbursed, and Eligible Activities approved, at the November or December meeting.

All underground utilities are installed, road bases, and stormwater layout, and numerous affordable units are vertical, and being completed now. Here is a link to pictures of the site from the last month:

<https://drive.google.com/drive/folders/1EONvdFLO6zQuUTxi97PO28mybLNFP02B?usp=sharing>

Here is the development layout, indicating Affordable and Market Rate units' locations:



The County is heavily invested in the development:

1. \$3.6M in ARPA funding for hard construction costs of the affordable units
2. \$900K in ARPA Down Payment Assistance for qualified homebuyers
3. \$1M in Local Brownfield Revolving Funds from the Authority (500K Grant and 500K Loan)
4. \$4.3M in Eligible Brownfield Activities in the [Amended Brownfield Plan](#) from 2024. *(However, approximately \$2M of these costs are expected to be offset by \$500,000 of MSHDA Missing Middle funding, \$500,000 of LBRF Grant Funding, and up to \$1M in EGLE Grant funding). These grant-funded activities needed to be included in the Amended Brownfield Plan to ensure that any costs that were not grant-funded, due to timing or technical reasons, would still be reimbursed with TIF.*

The proposed Work Plan reflects very complex funding and environmental goals that need to be managed appropriately, so that State approval and authorization for School Tax capture is maximized. In addition, some costs are not included in the Work Plan, as they are not accepted as eligible by the State, such as the “Assistance with Disposition for Economic Development Purposes” category of \$730,000, as approved in the Brownfield Plan as “Local Only.”

Below is the EGLE Eligible Activity Table from the Amended *Brownfield Plan*, followed by the proposed EGLE table in the Amended *Work Plan*:

Amended BF Plan EGLE Table:

Act 381 EGLE Eligible Activities Costs and Schedule 220 North Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority						
EGLE Eligible Activities	Original Approved Cost 9/7/2022	MSHDA Missing Middle Grant	Costs Incurred to Date 3/1/2024	Revised Brownfield Plan Cost - 2024	Net Change	Updated Completion Season/Year
Department Specific Activities						
Due Care Activities						
Due Care Investigation	\$9,250		\$50,056	\$60,750	\$49,000	Summer 2024
BEA and Section 7A Compliance Analysis	\$2,500					
Subtotal	\$11,750		\$50,056	\$60,750	\$49,000	
Proper Handling of Contaminated Soils						
Excavation, transportation and disposal						
Amended Proper Handling of Contaminated Soils - 2024						
Excavation of Contaminated Soil - 6,172 tons @ \$6.00/ton				\$37,032		Spring/Summer 2024
Transportation of Contaminated Soil - 6,172 tons @ \$14.00/ton				\$86,408		
Disposal of Contaminated Soil - 6,172 tons @ \$20.00/ton				\$123,440	\$500,194	
Backfill with Clean Fill and Compaction of Contaminated Soil	\$50,000					
Excavations - 1.5 compaction, 9,257 tons @ \$30/ton		\$250,000		\$27,710		Spring/Summer 2024
Verification Sampling				\$151,504		Spring/Summer 2024
Soil Gas Sampling				\$17,500		Spring/Summer 2024
Field PM and Oversight			\$23,997	\$87,700		on-going
Final Due Care Reporting				\$18,900		Fall/Winter 2024
Subtotal	\$50,000			\$550,194	\$500,194	
EGLE Eligible Activities Subtotal	\$61,750			\$610,944	\$549,194	
Contingency (15%)*	\$9,263			\$80,534	\$71,271	
EGLE Eligible Activities Subtotal	\$71,013			\$691,478	\$620,465	
Interest	\$34,943			\$34,943	\$0	
EGLE Eligible Activities Total Costs	\$105,956			\$726,421	\$620,465	
Act 381 Work Plan Technical Writing	\$2,500			\$2,500	\$0	Completed
Work Plan Implementation	\$5,000			\$5,000	\$0	on-going
EGLE Eligible Activities Total Costs	\$113,456			\$733,921	\$620,465	

Amended Work Plan EGLE Table

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Expenses	Cost	Completion Season/Year
Department Specific Activities		
Due Care Activities		
Due Care Investigation and Section 7A Compliance Analysis	\$ 161,133	Summer 2024
BEA and Section 7A Compliance Analysis	\$ 2,500	
Engineering Controls		
Stormwater Detention Pond Liner (32,000 sf @ \$2.00/sf, and approximately 3,556 tons of overlying, clean fill @ \$27.50/ton)	\$ 161,780	Winter 2024/ Spring 2024
Demarcation Barrier for 4 Common Areas (37,450 sf @ \$0.30/sf, and approximately 4,161 tons of overlying, clean fill @ \$27.50/ton)	\$ 125,670	
Environmental Oversight	\$ 9,000	
Proper Handling of Contaminated Soils*		
Excavation of Contaminated Soil - 6,172 tons @ \$5.00/ton	\$ 30,860	Winter 2024
Transportation of Contaminated Soil - 6,172 tons @ \$15.00/ton	\$ 92,580	
Disposal of Contaminated Soil - 6,172 tons @ \$20.00/ton	\$ 123,440	
Backfill with Clean Fill and Compaction of Contaminated Soil		
Excavations - 1.5 compaction, 9,257 tons @ \$27.50	\$ 254,568	
Verification Sampling	\$ 151,504	
Soil Gas Sampling	\$ 17,500	
Field PM and Oversight	\$ 87,700	
Final Due Care Reporting	\$ 18,900	
EGLE Brownfield Grant**	\$ (676,386)	
EGLE Eligible Activities Subtotal	\$ 560,749	
Contingency (15%)	\$ 84,112	
Interest**	\$ 34,943	
Act 381 Work Plan Technical Writing	\$ 15,000	
Work Plan Implementation	\$ 15,000	
EGLE Eligible Activities Total Costs	\$ 709,804	

*A portion of the activities related to the Proper Handling of Contaminated Soil will be covered using the EGLE Brownfield Grant** An EGLE Brownfield Grant was awarded to the project in the amount of \$1,000,000, however, \$676,386 of the grant is applicable to eligible activities in this Plan.

Amended BF Plan MSF Table:

Act 381 MSF Eligible Activities Costs and Schedule 220 N Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority						
MSF Eligible Activities	Original Approved Cost - 9/7/2022	MSHDA Missing Middle Grant	WCBRA LBRF Grant	Revised Brownfield Plan Cost - 2024	Net Change	Completion Season/Year
Demolition						
Site demolition - Removals (fences, sidewalks, former recreation equipment)	\$42,135			\$42,135	\$0	Fall 2023
<i>Subtotal</i>	\$42,135			\$42,135	\$0	
Site Preparation						
Temporary erosion control	\$24,325			\$24,325	\$0	Fall 2023
Clearing and Grubbing	\$41,550			\$41,550	\$0	Winter 2024
Grading	\$28,000			\$28,000	\$0	Spring 2024
Fill - unstable soils						
Excavation, Transportation and Disposal of unstable soils for geotechnical purposes - 11,214 tons @ \$40.00/ton	\$180,000			\$448,569	\$523,209	Spring 2024
Backfill and compaction of geotechnical excavations - 1.5 compaction, 16,821 tons @ \$30/ton		\$250,000		\$254,640		
<i>Subtotal</i>	\$273,875	\$250,000		\$797,084	\$523,209	
Soft Costs						
Civil Engineering	\$8,000					
Architect	\$10,920					
Legal (general)	\$20,000		\$0	\$236,833	\$196,913	
Legal (condo)	\$1,000					
<i>Soft Costs (15% of total project costs for each project category)*</i>						On-going
<i>Subtotal</i>	\$39,920			\$236,833	\$196,913	
Public Infrastructure Improvements						
Right of Way and Publicly-Owned Improvements	\$ 1,214,666.50		\$ 500,000.00	\$ 714,666.50	-\$500,000	Ongoing
Fencing and safety measures along rail ROW	\$ 25,000.00			\$ 25,000.00	\$0	Fall 2024
<i>Subtotal</i>	\$1,239,667		\$500,000	\$739,667	-\$500,000	
Assistance with Disposition for Economic Development Purposes**						
Homebuyer assistance counseling	\$50,000		\$0	\$50,000	\$0	Summer 2023
Downpayment Assistance (construction subsidy)	\$680,000		\$0	\$680,000	\$0	Summer 2023
<i>Subtotal</i>	\$730,000		\$0	\$730,000	\$0	
SUBTOTAL MSF ELIGIBLE ACTIVITIES	\$2,325,597			\$2,545,718	\$720,121	
Contingency 15%***	\$232,560			\$262,389	\$29,829	
Interest****	\$838,620			\$838,620	\$0	
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000			\$20,000	\$0	
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000			\$10,000	\$0	
TOTAL						
TOTAL MSF	\$3,426,776			\$3,676,727		
*Amendment #1 includes 15% of total project costs for each category for soft costs **Costs Moved to Local Only ***Contingency Increased to 15%, only applied to activities not yet conducted, excludes Disposition Assistance ****Assumes a portion of Eligible Activities will be privately financed and a portion will be publicly financed through grants and low to no-interest loans						

NEXT PAGE: Amended Work Plan MSF Table:

MSF Eligible Activities Costs and Schedule		
MSF Eligible Expenses	Cost	Completion Season/Year
Demolition		
<i>Site Demolition - Removals (fences, sidewalks, former recreation)</i>	\$ 42,135	Fall 2023
<i>Subtotal</i>	\$ 42,135	
Site Preparation		
<i>Temporary Erosion Control</i>	\$ 24,325	Fall 2023
<i>Clearing and Grubbing</i>	\$ 41,550	Winter 2024
<i>Grading</i>	\$ 28,000	Spring 2025
<i>Transportation and Disposal of Unstable Soils - 11,214 tons @ \$35/ton)</i>	\$ 392,490	Summer/Fall 2024
<i>Backfill/Compaction of Unstable Soil Excavations - 1.5 Compaction, 16,821 tons @ \$27.50/ton</i>	\$ 462,578	
MSHDA Missing Middle Grant	\$ (250,000)	
<i>Site Preparation Subtotal</i>	\$ 698,943	
Soft Costs (Architecture, engineering, legal)		
<i>Architectural, Engineering, Legal</i>	\$ 236,833	Ongoing
<i>Subtotal</i>	\$ 236,833	
Infrastructure Improvements		
<i>Right of Way Improvements</i>	\$ 1,214,667	Ongoing
<i>Fencing and Safety Measures Along Rail ROW</i>	\$ 25,000	Fall 2024
WCBRA LBRF Grant	\$ (500,000)	
<i>Subtotal</i>	\$ 739,667	
MSF Eligible Activities Subtotal	\$ 1,717,578	
Contingency (15%)	\$ 257,637	
Interest**	\$ 565,811	
Act 381 Work Plan Technical Writing	\$ 15,000	
Work Plan Implementation	\$ 15,000	
MSF Eligible Activities Total Costs	\$ 2,571,025	

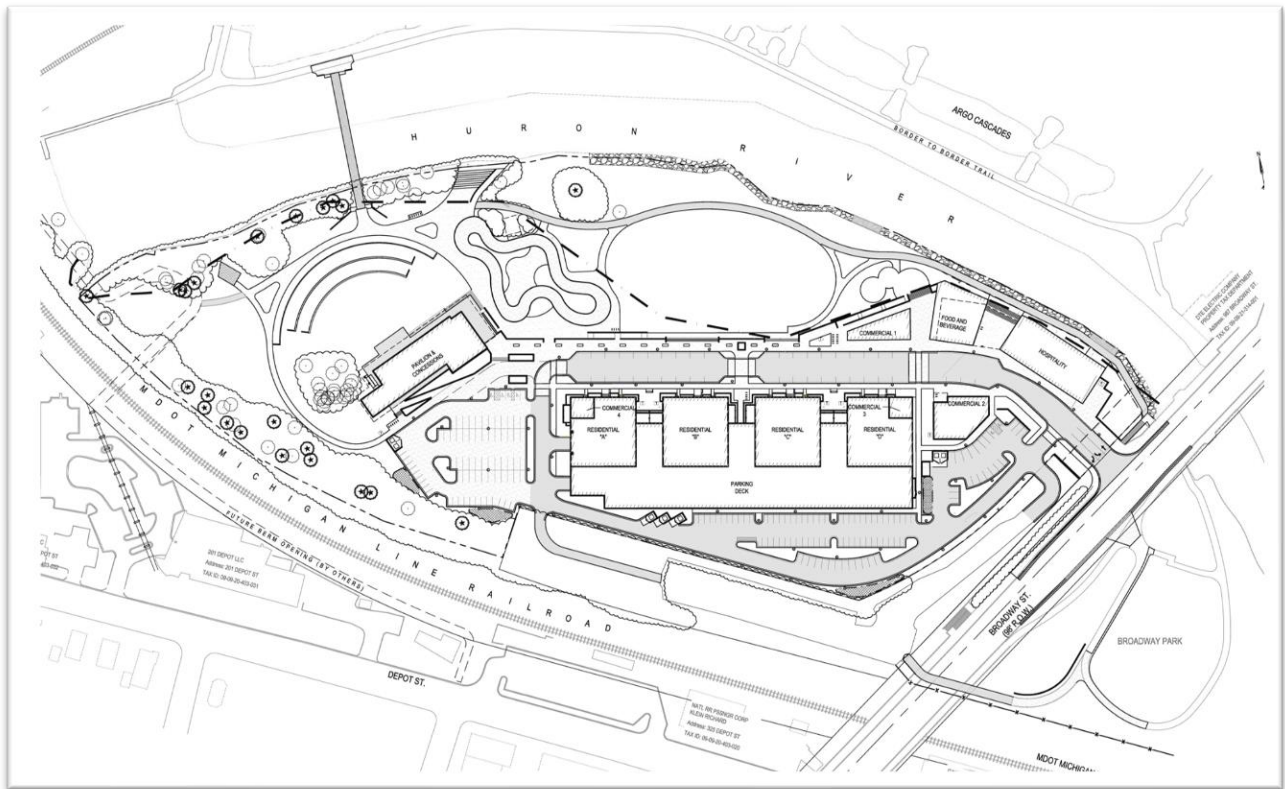
Interest was not recalculate on EGLE activities with the proposed amendments, but were recalculated for MSF activities, since the proposed Non-Environmental activities were reduced from \$3.6M to \$2.5M.

Although the EGLE Grant was \$1M, not all of that grant can be applied to Eligible Activities to remain in the Act 381 Work Plan.

2. Broadway Park Brownfield Plan Amendment – Form Review Sub-Committee

The [Broadway Park Brownfield Plan](#) was approved in 2019. The project was delayed through the pandemic, and later received approximately \$20M in State earmarked funds, and finally broke ground in 2023. Much of the environmental work is complete, and the public recreation portion of the site will undergo construction first. A [groundbreaking event was held by the Lowertown Conservancy](#), the entity that will develop, own and maintain the public recreation parts of the development, in late September, which staff attended. The \$500,000 EGLE grant was recently closed, which directly supported environmental work for the public areas.

The original Brownfield Plan included \$17M in Eligible Activities, almost equally divided between Environmental and Non-Environmental activities. The development consisted of 104 residential condo units, six-story buildings, two-story parking deck, hotel, and large public recreation area along the river. The developer was going to pay a Fee in Lieu of about \$1.2M instead of providing affordable housing units, required by the City's Brownfield Policy. However, now the affordable for-sale units will be provided.



An Amended Brownfield Plan is now proposed, which will reflect current market conditions, and reduced costs for some Eligible Activities now covered by the earmark funding. Interest is now included as an Eligible Activity, to offset today's higher interest rates. The overall total developer-reimbursable Eligible Activities will remain the same at \$17.3M. [Here is a link to a preliminary Brownfield Plan Amendment](#), with the understanding that revisions will be likely.

Staff requests a sub-committee of Board members to assist with reviewing the Brownfield Plan Amendment.

3. Main Street Park Alliance, Federal Screw Works Site, Chelsea, Amend LBRF Grant Budget – Action

The excavation work on the park site has begun, and the applicant would like to fund UST removals, as part of the \$804,000 LBRF Grant given by the Authority.

See the attached revised Budget for the LBRF Grant, where Task 6, “Excavate & Dispose of (3) existing USTs” is added for \$51,375, and the corresponding amount is removed from Task 5, “Contaminated Soil Excavation and Disposal Activities.”

Staff is supportive of this request.

4. Maple Oaks Recommendation to BOC to Terminate Brownfield Plan – Action

Staff recommends that the Authority pass a Resolution recommending the City of Saline and County Board of Commissioners terminate the Maple Oaks Brownfield Plan. Staff will then follow the required process, including notification to the developer, to terminate the Plan. Recommended motion:

A motion was made by _____ to recommend to the City of Saline and County Board of Commissioners to take necessary action to Terminate the Maple Oaks Brownfield Plan. The following reasons are in support of this motion: 1) The majority of Eligible Activities are for a future development phase that has not been constructed, nor any application made for necessary Site Plan, Zoning, or other required approvals by the City of Saline; 2) The anticipated start date of construction of the northern phase and initial capture has passed, with no indication of intentions on the part of the developer to submit required plans or permit applications to proceed with this phase; 3) Tax Increment Capture is due for summer 2024, and it is not in the interest of the Authority or taxing jurisdictions to capture taxes where utilization of those taxes to reimburse for Eligible Activities is not imminent and clear; and 4) the Termination of this Plan does not prevent the developer from seeking approval of a new Brownfield Plan, if appropriate.

5. August/September 2024 Financial Report – Action

Please see the financial report for August/September. The City of Ann Arbor has disbursed summer 2024 tax capture.

ESTIMATED COSTS

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

	Approved Budget	Proposed Budget
TASK 1: Delineation of Extent of On-Site Soil Contamination	\$ 9,300	\$ 9,300
TASK 2: Waste Characterization and Waste Profile Activities	16,825	16,825
TASK 3: Access Contaminated Soil-Concrete Flatwork Demolition and Disposal Activities; <u>and</u> TASK 4: Access Contaminated Soil-Concrete Retaining Wall Demolition and Disposal Activities (SW Dig Area ONLY)	62,085	106,500
TASK 5: Contaminated Soil Excavation and Disposal Activities	715,800	620,010
TASK 6: Excavate & Dispose of (3) Existing USTs (NEW)	0	51,375
TOTAL ESTIMATED WORK PLAN BUDGET	\$ 804,010	\$ 804,010

TABLE 1: ESTIMATED WORK PLAN COSTS DETAIL (UPDATE SEPTEMBER 2024)

FORMER FEDERAL SCREW WORKS PROPERTY

CHELSEA, MICHIGAN

TASK	Hydro-Logic Labor-Office	Hydro-Logic Labor-Field	Equipment & Expenses	Labs/Subs	Task Subtotal
Completed Project Activities					
TASK 1: Delineate Soil Contamination	\$3,690	\$2,315	\$565		
Brighton Analytical Lab				\$630	
Alluvial Earth-Geoprobe				\$2,100	
<i>TASK 1: Subtotal</i>					\$9,300.00
TASK 2: Waste Characterization Acts	\$7,885	\$2,315	\$300		
Brighton Analytical Lab				\$4,225	
Alluvial Earth-Geoprobe				\$2,100	
<i>TASK 2: Subtotal</i>					\$16,825.00
Projected Project Activities					
TASKS 3 & 4: Access Contaminated Soil	\$13,100				
Task 3: Concrete Flatwork Removal		\$3,000	\$900	\$84,000 (1)	
Task 4: Concrete Wall Removal		\$4,500	\$1,000		
<i>TASK 3 & 4: Subtotal</i>					\$106,500.00
TASK 5: Contam Soil Excavation Acts	\$56,000	\$56,500	\$12,500		
Brighton Analytical Lab				\$0	
PARKS-Excavation Sub includes:				\$495,010 (2)	
Dispose 7,000-ton Non-Haz Soil					
Dispose 0-gal Non-Haz Water					
Place 6,000-ton Sand Backfill					
Labor, Equip, Fees, Expenses					
<i>TASK 5: Subtotal</i>					\$620,010.00

Footnotes:

(1) Includes Concrete SW Dig Area Only; \$0 Cost Contingency; \$0 Mark-up

(2) \$0 Cost Contingency; \$0 Mark-up

TASK	Hydro-Logic Labor-Office	Hydro-Logic Labor-Field	Equipment & Expenses	Labs/Subs	Task Subtotal
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Projected Project Activities (NEW)

TASK 6: Excavate & Dispose (3) USTs	\$6,200	\$6,250	\$1,325		
Work Plan & PM	\$4,000				
Excavate & Dispose 10,000-G, 12,500-G & 15,000-G USTs & Backfill				\$32,500	
Brighton Analytical Lab				\$1,100	
TASK 6: Subtotal					\$51,375.00

Project Budget Total (Tasks 1-6)

\$804,010.00

	Developer Reimbursement Complete																													
Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Maple Oaks-Saline	Dorsey Estates	4025 Packard Road	303 N. Fifth/312-314 Detroit	3874 Research Park Drive/Sartorius	Village of Ann Arbor	300 N. Zeeb											
Project Parameters																														
*Brownfield Plan - Total Approved Elig Activities	\$ 1,209,027.00	\$ 1,233,937.00	\$ 5,400,000.00	\$ 4,628,636.00	\$ 698,773.00	\$ 22,874,634.00	\$ 5,109,420.00	\$ 3,370,613.00	\$ 13,159,069.00	\$ 1,651,241.00	\$ 2,739,022.00		\$ 781,957.00																	
Brownfield Plan - Maximum Developer Reimbursement	\$ 1,010,042.00		\$ 5,400,000.00				\$ 4,000,000.00	\$ 2,799,046.00	\$ 10,894,465.00	\$ 1,332,613.00	\$ 2,039,022.00		\$ 550,000.00																	
Actual Approved Eligible Activity Expenses	\$ 1,010,042.00	\$ 600,218.85	\$ 4,384,556.00	\$ 2,726,826.00	\$ 383,368.00		\$ 4,000,000.00	\$ 2,044,368.00	\$ 10,397,721.10	\$ 975,696.00	\$ 1,876,130.05		\$ 176,469.06																	
Approved Eligible Activity Expense Reimbursed to Date	\$ 890,736.61	\$ 358,192.95	\$ 4,384,556.00	\$ 2,549,110.74	\$ 246,114.29		\$ 3,632,333.88	\$ 862,834.60	\$ 5,467,634.04	\$ 50,084.31	\$ 601,683.44		\$ 102,397.50																	
Remaining Approved Eligible Activity Expenses	\$ 119,305.39	\$ 242,025.90	\$ -	\$ 177,715.26	\$ 137,253.71	\$ -	\$ 367,666.12	\$ 1,181,533.40	\$ 4,930,087.06	\$ 925,611.69	\$ 1,274,446.61	\$ -	\$ 74,071.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
Approved Interest to be Reimbursed	\$ 41,282.00	\$ 229,072.15	\$ 1,015,444.00	\$ 508,800.85	\$ 70,648.00			\$ 309,544.46																						
Interest Reimbursed to Date			\$ 938,952.51																											
Remaining Interest to be Reimbursed	\$ 41,282.00	\$ 229,072.15	\$ 76,491.49	\$ 508,800.85	\$ 70,648.00			\$ 309,544.46																						
Project Financial Activity																														
12/31/22 Fund Balance	\$ -		\$ -	\$ -	\$ -	\$ 0.50	\$ 217,216.78	\$ 0.01		\$ (1,914.00)	\$ -	\$ 6,285.77	\$ 56,900.01																	
TOTAL 2024 REVENUES																														
Application Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																	
Interest Revenue*																														
TIF Revenue/Capture	\$ 17,798.07	\$ 20,150.36	\$ 127,519.32	\$ 206,247.64	\$ 10,274.67	\$ 37,688.05	\$ 68,824.74	\$ 127,925.28	\$ 446,906.12	\$ 16,733.33	\$ 73,750.20	\$ 688.60	\$ 7,701.27	\$ 20,883.51	\$ 603.49		\$ 30,897.58													
Total Revenues	\$ 17,798.07	\$ 20,150.36	\$ 127,519.32	\$ 206,247.64	\$ 10,274.67	\$ 37,688.05	\$ 68,824.74	\$ 127,925.28	\$ 446,906.12	\$ 16,733.33	\$ 73,750.20	\$ 688.60	\$ 7,701.27	\$ 20,883.51	\$ 603.49	\$ -	\$ 30,897.58	\$ -	\$ -	\$ -										
2024 EXPENDITURES																														
Certified Expense Reimbursement	\$ 14,609.07		\$ 77,319.32	\$ 131,840.64	\$ 7,679.17		\$ 14,354.74	\$ 113,869.28	\$ 381,941.12	\$ 14,819.33	\$ 35,885.20	\$ -																		
Administrative Fee Transfer	\$ 3,189.00	\$ 7,670.00	\$ 50,200.00	\$ 74,407.00	\$ 2,596.00	\$ 3,037.00	\$ 54,470.00	\$ 14,056.00	\$ -	\$ -	\$ 37,865.00	\$ -	\$ -																	
LBRF Revenue or Deposit	\$ -	\$ 12,480.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,965.00	\$ -	\$ -				\$ 60.00		\$ 15,422.00													
State of MI Brownfield Fund (Approved after 2014)												\$ 233.00	\$ 3,291.00																	
Total Expenditures	\$ 17,798.07	\$ 20,150.36	\$ 127,519.32	\$ 206,247.64	\$ 10,275.17	\$ 3,037.00	\$ 68,824.74	\$ 127,925.28	\$ 446,906.12	\$ 14,819.33	\$ 73,750.20	\$ 233.00	\$ 3,291.00	\$ -	\$ 60.00	\$ -	\$ 15,422.00	\$ -	\$ -	\$ -										
Misc Refund																														
Current Brownfield Account Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,867.83	\$ -	\$ 0.01	\$ -	\$ -	\$ -	\$ 6,741.37	\$ 61,310.28	\$ 20,883.51	\$ 543.49	\$ -	\$ 138,800.33	\$ -	\$ -										
* Includes Admin and LBRF Funds																														
Total of all 204 CY TIF Reimburse Transfers	\$ 792,317.87																													
Total 2024 CY LBRF Capture	\$ 92,927.36																													
Total 2023 CY LBRF CAPTURE	\$ 211,548.00																													
Total of all CY 2024 Admin Transfers (from 23 tax year)	\$ 247,490.00																													
Total of all CY 2023 Admin Transfers (From 2022 Tax Year)	\$ 192,500.00	16 Active Projects																												
Total of all CY 2022 Admin Transfers	\$ 192,500.00	16 Active Projects																												
Total of all CY 2019 Admin Transfers	\$ 165,000.00	15 Active Projects																												
Total of all CY 2018 Admin Transfers	\$ 164,999.72	15 Active Projects																												
Total of all CY 2017 Admin Transfers	\$ 164,113.00	15 Active Projects																												
Total of all CY 2016 Admin Transfers	\$ 150,739.88	ACCOUNT BALANCES SUMMARY																												
Total of all CY 2015 Admin Transfers	\$ 114,437.35	Admin Fund Cash Reserves as of 6-1-24		\$ 267,073																										
Total of all CY 2014 Admin Transfers	\$ 87,198.19	LBRF Interest earned since 2017 as of 6-1-24 (inc. in bal. below)		\$ 205,623																										
2024 LBRF Capture Running Current Yr Total	\$ 77,445.36	LBRF Balance as of 6-1-24		\$ 1,912,583																										

TRANSACTION APPROVALS REQUESTED

PROJECT							
	Current Capture			LBRF Deposit	Developer Reimbursement		
Maple Shoppes Summer 2024 Capture	\$ 77,023.61				\$ 77,023.61		
Zingerman's Summer 2024 Capture	\$ 82,673.41				\$ 77,673.41	(leave 5k for sufficient balance to pay admin and lbrf)	
Arbor Hills Summer 2024 Capture	\$ 523,103.70			\$ 446,612.21	\$ 76,491.49	Developer Fully Reimbursed	
544 Detroit Summer 2024 Capture	\$ 42,826.79				\$ 40,436.29	2390.50 due to State for SET	
618 S. Main Summer 2024 Capture	\$ 779,432.40			\$ 92,916.29	\$ 686,516.11	(remaining \$177,715.26 in Elig Activities + \$508,800.85 in interest)	
Lower Town/1140 Broadway Summer 2024 capture	\$ 2,511,632.23				\$ 2,407,014.73	Leave \$104,617.50 to pay SET)	
Kingsley Condos/221 Felch Summer 2024 LOCAL ONLY Capture	\$ 686,409.46			\$ 240,000.00	\$ 367,666.12	Developer Fully Reimbursed, and LBRF Fully funded	
Broadway Park/DTE Summer 2024 Capture	\$ 12,748.51				\$ -	No Elig. Activities Yet	
309 N. Ashley Summer 2024 Capture	\$ 457,306.51				\$ 430,783.01	Leave \$26,523.50 to pay SET	
312-314 Detroit St (No Increment yet)	\$ -				\$ -		
3874 Research Park Drive (Sartorius) Summer 2024 Capture	\$ 234,650.92				\$ -	Elig. Activities to be reviewed 11/6	
Village of Ann Arbor (No Increment yet)	\$ -				\$ -	Must withhold \$13,059 for 2023 SET Payment	
TOTAL	\$ 5,407,807.54		TOTALS	\$ 779,528.50	\$ 4,163,604.77	\$ 4,943,133.27	

Remitted to City for payment of Affordable Housing Fee in Lieu