Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, February 13th 2025 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/85376581877 (updated link for 2025 meetings)

Dial In Number: (number based on your current location):
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1. **Call to Order**
2. **Public Comment***
3. **Approval of Agenda**
4. **Approval of Minutes**
   a. January 9th, 2025 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
   1. Board Officers – Action
   2. Hickory Way III LBRF Grant Application, Avalon Housing – Action
   3. 141 Park St. Environmental Assessment Grant, Approve Phase II Scope, City of Chelsea – Action
   4. 3874 Research Park Drive/Sartorius, Approve Eligible Activities – Action
   5. 220 N. Park/Dorsey Estates Environmental Assessment Grant Application – Action
   6. January 2025 Financial Report – Action
7. **Other Business**
8. **Public Comment***
9. **Adjournment**

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

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

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

DRAFT MEETING MINUTES
Thursday, January 9, 2025, 9:00 a.m.

Board Present: Colleen O'Toole – Chair, Allison Krueger, Sam Baushke – Vice Chair, Christy Maier, Katie Jones - Secretary, Trevor Woollatt, , Jenn Cornell

Board Absent: James Harless

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber – a member of the public, and Dan Wilde – EGLE, both present in the meeting. Scott Wasielewski – AKT Peerless, Elizabeth Massering and Andrea Galli – SME, Heather Martin – Youth Arts Alliance, Heather Smith - EGLE.

Handouts: None

1. Call to Order

Chair O'Toole called the meeting to order at 9:01 a.m.

2. Public Comment

None

3. Approval of Agenda

J. Cornell moved to approve the agenda (2nd T. Woollatt), and the motion passed unanimously.

4. Approval of December 12th, 2024 Meeting Minutes

C. Maier moved to approve the minutes, noting J. Harless' edits he submitted to staff prior to the meeting, and C. Maier's edits (2nd S. Baushke), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. <u>206 N. Grove Phase I Environmental Assessment Grant, City of Ypsilanti – Action</u>

   Staff referred to the revised application from the City, indicating a need for Phase II, based on when the last investigation was conducted. Scott Wasielewski, from AKT Peerless, spoke to the issue, and the need for an updated Phase I, to determine if a Phase II is needed.

   C. Maier moved to approve the full Phase I cost of $2,750, (2nd J. Harless), and the motion passed unanimously.

2. <u>326 E. Michigan Ave. Environmental Assessment Grant, Approve Phase II Scope – Action</u>

The Board previously supported 50% of the Phase I/Historical research cost with the DCC, and now the consultant assigned by the DCC, PM/Pinchin Environmental, has completed a Phase II and BEA scope with a cost of $30,000, including the cost of the Phase I.

J. Cornell moved to approve the additional investigation, for 50% of the estimated cost of $30,000 (2nd S. Bauske), and the motion passed unanimously.

3. <u>630 S. Ashley, Former Armen Cleaners, Phase II/BEA Assessment Grant Application – Action</u>

Staff provided background on the site, and EGLE's work to remediate the site over the last 2 years. The applicant, Dan Williams, of MAV Development, who formerly completed the 544 Detroit Street flat iron mixed use building in Kerrytown, is exploring the site for condominiums.

Dan Wilde from EGLE, who is attending the meeting, provided more background on the work that EGLE conducted.

T. Woollatt moved to approve 50% of the cost to conduct the Phase II, BEA and Due Care Planning, estimated at $18,100, complimented by the DCC's funding of the remaining 50%, (2nd J. Cornell), and the motion passed unanimously.

The Board and Mr. Wilde spoke further about the Portland cement left by EGLE, and whether drilling can be conducted through the cement without compromising it. Mr. Wilde stated a 2.5 inch hole is not a concern.

4. <u>December 2024 Financial Report – Information</u>

Staff indicated the report for is for information only, and no action is needed

7. Other Business

The Board discussed the Village of Ann Arbor with Mr. Wilde from EGLE. He indicated they are working through issues with the developer and their team, but they still need more data from the site. Methane is a concern. T. Woollatt commented he had done work on this site 20 years ago.

8. Public Comment:

There was no public comment.
.

9. Adjournment:

S. Baushke moved to adjourn the meeting at 9:47 a.m. (2nd J. Cornell), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the ____________________, 2025 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.

Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo
REGULAR IN-PERSON MEETING
9:00 a.m. Thursday, February 13th, 2025
200 N. Main, Lower Level Large Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: February 7th, 2025

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. **Board Officers – Action**

   Board Chair Colleen O'Toole resigned from the Authority, as she left the City of Saline. Staff has been in contact with the Acting City Manager to determine if the Saline would like to continue representation on the Authority. The Saline City Manager has been on the Authority for at least 14 years. Staff has also updated incoming County Board of Commissioners' Chair, Katie Scott, who will be the BOC liaison to the Authority, on the potential to invite another community to be represented, such as Dexter or Chelsea.

   In the meantime, the Board needs to conduct new elections for Board Officers, given the Chair vacancy.

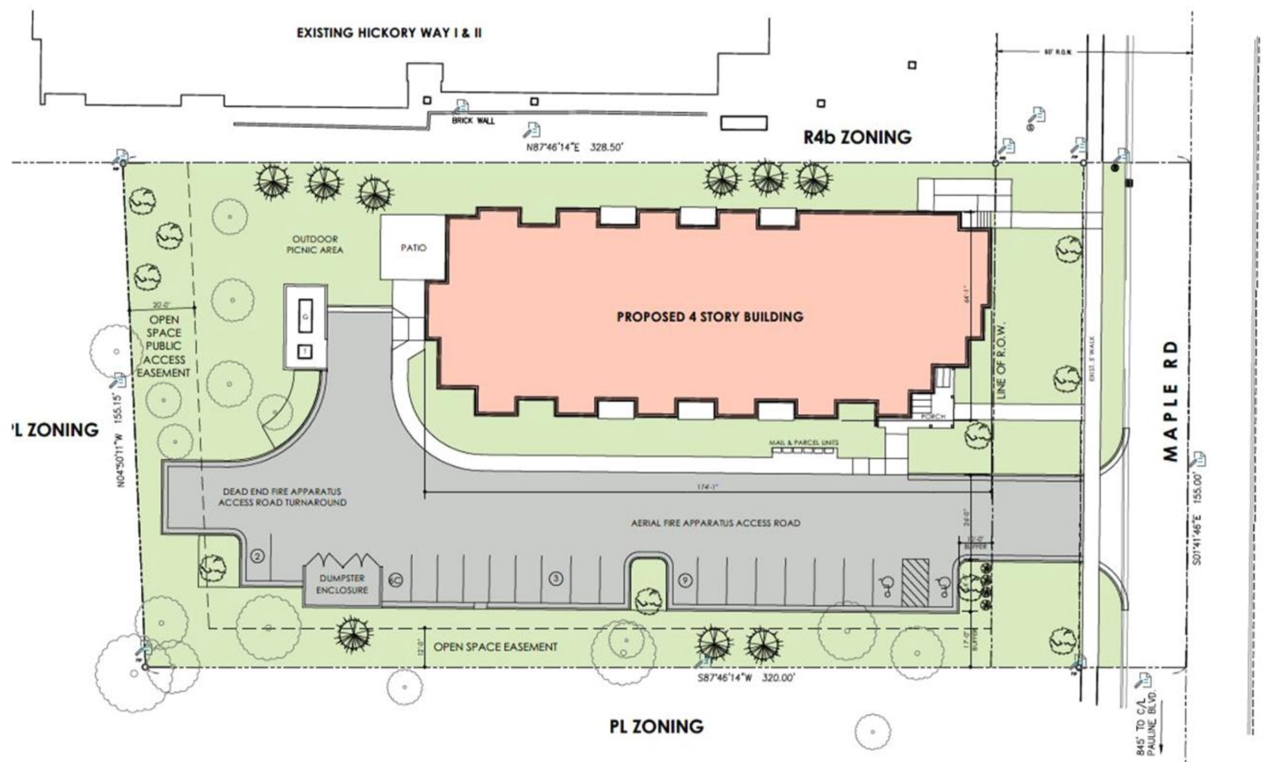
2. **Hickory Way III LBRF Grant Application, Avalon Housing – Action**

   Avalon Non-Profit Housing Corporation has submitted and LBRF Grant Application for $997,648 in Eligible Activities for the Hickory Way III affordable housing development on Maple Road, in the City of Ann Arbor. A total of 39 affordable housing units is proposed. Please refer to the attached Table 1 Eligible Costs Analysis by ASTI Environmental. Activities include Site Preparation, Infrastructure (can be both Public and Private), Building and Site Demolition, and Soft Costs and Project Management.

   The site would qualify for LBRF as a Housing Development, under the new MSHDA Housing TIF amendments to Act 381. However, no Tax Increment Financing is proposed or possible as this site will pay a Payment in Lieu of Taxes to the City (PILOT).

   The project will be a 9% MSHDA LIHTC Tax Credit project, and has various funding sources, including HOME and HOME-ARP from Washtenaw County, Ann Arbor Affordable Housing Millage, and MEDC RAP Grant.

   Below is an aerial photo location of the property and proposed site layout. The site is currently occupied by a vacant single-family home on well and septic.



PROPOSED SITE PLAN SCALE: 1/16"=1'-0"

Here is a link to the Hickory Way III Site Plan, LBRF Application, Eligible Activity Table 1, and Environmental Study by ASTI, including the Phase I: https://drive.google.com/drive/folders/17vDOoZ07-icQBMSLtsnY2jWm1nvTTESE?usp=sharing

Please refer to the updated LBRF Account Cash Flow Projections. After full payment of the remaining Main Street Park Alliance LBRF Grant this spring/summer, and $705,000 to Avalon for 206/210 N. Washington by the end of 2025, a series of deposits will increase the LBRF balance back to almost $3M by the end of 2026. Should the Authority approve the $997K LBRF grant requested by Avalon, there would be little or no available LBRF funding until the fall of 2026 (after the $1.4M expected deposit from 1140 Broadway).

3. 141 Park St. Environmental Assessment Grant, Approve Phase II Scope, City of Chelsea – Action

Please see the enclosed Phase II and Due Care Plan scope and cost proposal dated Jan 6 2025, from SME, for the property, for a maximum cost of $18,500. The Authority approved $1,000 in December for historical research, from which SME developed this scope. The Downriver Community Conference has already approved a 50% cost share for the work.

The City proposes a public park for the site.

4. 3874 Research Park Drive/Sartorius, Approve Eligible Activities – Action

Please see attached cover letter of the submittal from SME for Eligible Activities for the Sartorius project in the City of Ann Arbor. The Back Up for the submittal is here. The raw Excel Table of all the submitted costs is here.

The maximum developer reimbursement allowed in the 2022 Brownfield Plan is $2,735,438. Total costs submitted are $3,032,914.95. The initial submittal was on August 6th, 2024, and staff worked with SME to remove all costs that occurred more than 24 months from that submittal date. This is a requirement of the Reimbursement Agreement.

The developer will be foregoing the first $1.1M in TIF Reimbursement to the City's Affordable Housing Fund. This amount will be pay as a "Fee in Lieu" of providing affordable housing. Therefore, after approving Eligible Activities, the first $1.1M of capture will be remitted to the City of Ann Arbor, and the remaining approved Eligible Activities of $1,635,438 will be reimbursed to the developer.

After adding the Winter 2024 TIF Capture, the account will have a balance of $419,088.09. Subtracting 10% 2024 Admin capture, which is $29,335, $389,753.09 will remain for reimbursement to the City, towards the $1.1M owed.

Here's the Eligible Activity Table from the Brownfield Plan:

SME

ELIGIBLE ACTIVITIES AND COSTS
RESEARCH PARK REDEVELOPMENT

DEPARTMENT SPECIFIC ELIGIBLE (EGLE) ACTIVITIES	
COST ITEM	**TOTAL COST**
BEA Activities	
Phase I ESA	$ 16,000
BEA report	
Due Care Activities	
Install perimeter fence for security and third-party protection; install warning signs	$ 77,500
Sampling and disposal of contaminated basement water	
Disposal sampling and characterization	
Excavate Impacted Sil	
Remediation field observation and consulting	
Transport and dispose contaminated soil at a licensed Type II landfill.	
Place and compact imported backfill	
Remediation verification sampling and analysis (10 samples)	
Brownfield Plan and Work Plan	
Act 381 Brownfield Plan	$ 22,500
Implementation of Brownfield Plan	
Environmental Contingency	$ 11,625
TOTAL ELIGIBLE DEPARTMENT SPECIFIC (EGLE) COSTS:	**$ 127,625**
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES	
Asbestos and Hazardous Materials	
Assess and abate asbestos containing materials in the existing structures	$ 147,500
Demolition Activities	
Demolish existing structure, remove and dispose remaining pavement/asphalt/slabs, abandoned utilities, and residual subsurface structures	$ 632,424
Engineered backfill	
Planning, design, administrative, and management	
Contractor's mobilization, demobilization, site security, site office, etc.	
Infrastructure Improvements	
Curbs & Gutters	$ 1,273,766
Sidewalks	
Water Main; Hydrants; TS&V	
New 12" Water Main Work and Testing	
MDOT Road Replacement associated with Water Main (e.g., asphalt remove/replace, barricades)	
Sewer mains replacement	
Limestone at Infiltration Basin (includes geofabric wrap)	
Infiltration Basin Live Plugs	
Permeable Soil for Infiltration Basin	
Design, engineering, and surveying services	
Planning, design, administrative, and management	
Contractor's mobilization, demobilization, site security, site office, etc.	
Site Preparation Activities	
Engineering, Testing, and Inspection	$ 181,365
Electrical and gas relocation	
Design, engineering, and surveying services	
Planning, design, administrative, and management	
Contractor's mobilization, demobilization, site security, site access, site office, etc.	
Brownfield Plan and Work Plan	
Brownfield Plan	$ 37,500
Act 381 Work Plan[1]	
Implementation of Brownfield Plan and Act 381 Work Plan[1]	
Non-Environmental Contingency	$ 335,258
TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS:	**$ 2,607,813**
TOTAL ELIGIBLE ACTIVITY COSTS	**$ 2,735,438**

Yellow-highlighted items are included to support city fee-in-lieu

Staff recommends approval of $2,735,438 in developer-reimbursable Eligible Activities, transfer of $29,335 in 2024 Administrative Fees, and authorizing transfer of $383,753.09 to the City of Ann Arbor's Affordable Housing Fund.

5. 220 N. Park/Dorsey Estates Environmental Assessment Grant Application – Action

Please see an application from Renovare Ypsilanti Homes, LLC, the developer of Dorsey Estates, for $24,500 to conduct a Due Care assessment of four common areas within the Dorsey Estates Development. The additional assessment is needed to determine whether additional response activities are needed to mitigate potentially unacceptable direct contact exposure risks.

The Board if aware of the significant County support for this project, including $3.5M in Tax Increment Financing, $3.6M in ARPA funding, $1M in an LBRF Grant/Loan, and EGLE grant funding of $1M. The developer previously secured Assessment Grants through the Downriver Community Conference, but not the County Authority.

Authority policy is to cover 50% of assessment costs for private projects. However, previous exceptions have been made for this project as the site was owned by the City of Ypsilanti, and the project is coming to fruition as a result of a complex partnership between the City, Developer and County. This funding could come from either Admin or LBRF, should the Authority be inclined to support it.

6. January 2025 Financial Report – Action

Please see the financial report for January. All accounts have been "Zeroed" out for 2025, and current balances are up to date. We've received the City of Ann Arbor's Winter 2024 capture, shown on the bottom of the report, and will be collecting from Dexter, Ypsilanti, Scio Township, Pittsfield Township (actually, 4025 Packard has negative capture, so there will be no 2024 TIR from this project), and City of Chelsea (only $379 from Rockwell Building). in the next month or two. Once all final capture numbers are known, 2024 Admin and LBRF capture amounts will be calculated and submitted to the Authority for approval.

Note: two large projects previous contributing significant Admin are completed therefore no Admin will be available from 2024: 618 S. Main and Arbor Hills. (Note: Kingsley Condominiums is complete, but $78K was reserved for 2024 Admin).

Staff requests approval of the Admin Capture and Developer Reimbursement for 3874 Research Park Drive noted in the report, provided Eligible Activities were approved for the project, a business item on this agenda.

Other Business:

206 N. Grove Phase II: AKT will have a scope and cost submitted for the March meeting

2024 Interest: For those projects generated annual Interest, those will be calculated and provided to the Authority in March

Affordable Housing Monitoring/Reporting: Staff is meeting with Jenn Hall, with the Ann Arbor Housing Commission, to get information related to costs for third-party consultants to track and audit affordable housing units.

Arbor South: The Sub-Committee met with developers and the City to review the draft Brownfield Plan. The Plan is being updated.

Townie Homes Community Land Trust MSHDA Housing TIF Brownfield Plan: The Sub-Committee will be meeting with the developers to review the Draft Plan on Feb. 7th

Project Metrics Spreadsheet: Staff showed the board the spreadsheet used to track project metrics, which generated the 2016 and 2019 audits. More time is needed to get it updated for 2025, but it should be ready to share with the Board in March.

4025 Packard: Staff has been in communication with the new supervisor or Pittsfield Township Trish Reilly, about 4025 Packard. Staff was concerned the project was stalled and would not begin construction. The developer has assured the Township and staff that the project will break ground this spring. There was positive capture in 2023, but negative in 2024.

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

Please return the completed form and attachments to:
Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-544-3055
voghtn@ewashtenaw.org

Type of Application

☐ Loan (Available to all entities)

☒ Grant (Only available to Local Units of Government and Non-Profits)

Applicant Information

Applicant: Avalon Nonprofit Housing Corporation Contact: Wendy Carty-Saxon

Address: 1327 Jones Dr., Ann Arbor, MI 48105 Phone No.: 734-663-5858 x211

Type of Ownership: ☒ Private ☐ Public Developer (Entity) Name: Hickory Way Apartments III LDHA LLC

Property Owner: City of Ann Arbor Contact: Brett Lenart 734.794.6265 x 42606

☐ Brownfield Plan Approved (or expected to be approved) on this date: N/A

Project/Property Information

Project Name: Hickory Way Apartments Phase III

Project Description: New construction of 100% affordable, 39-unit apartment building; demo of existing blighted structure

Address/Location: 1146 S. Maple Rd, Ann Arbor, MI 48103

No. Buildings: 1 Square Footage of Buildings: 1,200

Property Acreage: 1.15

Parcel Identification No(s).: 08-36-150-006 (to change with City annexation)

Zoning: A-1 (Scio Township); PUD (Applied for with City of Ann Arbor; in process and recommended for approval by Planning Commission; Annexation request also in process with pre-existing agreement between City and Township as site is within highway ring)

Surrounding Land Use: Multi-family Residential (HWA Phases I & II and market-rate apartments) to N and E; Hansen Nature Area to S and W

Previous Owners: City of Ann Arbor (through right of first refusal); private owners prior to City purchase

Historic Property Uses: Single-family residential

Eligible Activities

Please describe eligible activities proposed to be funded by LBRF: Site Prep (Cut & Fill Ops, Staking for Site Prep, Clearing, Temp. Erosion Control, Temp. Site Control, Compaction, Sub-base Prep); Infrastructure (Storm Sewers, Sanitary Sewer Mains & Lines; Water Mains & Lines, Sidewalk); Building & Site Demo; Soft Costs & Project Management.

Anticipated Cost: $997,648

Previous Environmental Activities Completed

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

Please describe environmental conditions: The project's Phase I ESA found that there are no Recognized Environmental Conditions (REC) onsite. There is a small (0.08 acres) wetland, unregulated by EGLE. As HWA III involves federal funds, Avalon is currently working with Washtenaw County to follow HUD's 8-step process. Avalon is finalizing our mitigation plans, which will be presented to the County as part of our 8-step process. Avalon further commissioned a Federal Threatened and Endangered Species Assessment, which found no protected species nor high-quality habitat.

Please provide cloud links to any relevant environmental reports.

Application Information

Please describe how the request satisfies the current LBRF policy standards related to Smart Growth Principles, 2015 Housing and Affordability and Economic Equity Analysis, potential for new tax base, location within a downtown or existing commercial or industrial areas, new job creation, positive environmental impact, and blight removal: This development will remove an existing blighted structure, provide needed affordable housing adjacent to the growing Stadium Blvd commercial district, and be built in conformance with MSHDA and County OCED green standards.

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

Community Impact

Please describe the impact you feel your proposal will have on the community: This development strengthens the neighborhood by removing a blighted structure and providing needed affordable housing adjacent to the Stadium Blvd commercial district and along transit routes.

Need for LBRF Funding

Please describe why this funding is necessary for project feasibility: The project faces significant cost challenges to prepare the property for redevelopment, including demolition and upgrading public and private infrastructure.

Project Funding

Has funding been secured? [X] Yes (in process) [ ] No   Please list types and amounts.

Source of Funds: Washtenaw County HOME   Amount: $ 197,765 (approved); 1,070,000 (pending)

Source of Funds: Washtenaw County HOME-ARP   Amount: $ 2,189,870 (pending)

Source of Funds: Ann Arbor Housing Millage   Amount: $ 500,000 (approved)

Source of Funds: MEDC RAP Grant   Amount: $ 1,400,000 (pending)

Source of Funds: MSHDA 9% LIHTC Equity   Amount: $ 11,002,899 (app due 4/1/2025)

Source of Funds: GP Capital   Amount: $ 100 (approved)

MEDC CRP: [ ] Yes [X] No   Amount: $ N/A

Brownfield Grant/Loan: [ ] Yes [X] No   Amount: $ N/A

Washtenaw County LBRF Funds: Grant   Amount: $ $997,648

ELIGIBLE COSTS ANALYSIS
Table 1 - Cost Assumptions Worksheet

Hickory Way Apartments Phase III

January 20, 2025

OPTION 1
DRAFT FOR DISCUSSION ONLY

Project Development Costs

#	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total
	Site Acquisition	0.00	% of Total Costs			$0
	Land Costs				$0	
	Building Costs				$0	
1	**Assessment and Due Care**					$0
2	*Previously Conducted*					
3	Environmental Site Assessment and Testing		LS		$0	
4	Review of Existing Data		LS		$0	
5	**Subtotal Activities Previously Conducted**					
6	*Pre-Approved Activities*					
7	Phase I		LS		$0	
8	Phase II Investigation		LS		$0	
9	Delineation Sampling		LS		$0	
10	BEA		LS		$0	
11	Due Care Plan		LS		$0	
12	Hazardous Materials Survey		LS		$0	
13	Asbestos Survey		LS		$0	
14	Lead Based Paint Survey		LS		$0	
15	Mold Survey		LS		$0	
16	Due Care Investigation		LS		$0	
17	Due Care Plan		LS		$0	
18	Haz Materials Abatement and Demolition ($250,000 or less)		LS		$0	
19	Vapor Mitigation Design		LS		$0	
20	Brownfield Plan/381 Work Plan Preparation		LS		$0	
21	Project Management		LS		$0	
22	Soft Costs		LS		$0	
23	Environmental Site Assessment and Testing		LS		$0	
24	**Subtotal Pre-Approved Activities**					
25	*Due Care Activities*					
26	Hazardous Waste/PCB Disposal Determination		LS		$0	
27	Hazardous Waste and/or PCB Delineation		LS		$0	
28	Health and Safety Plan		LS		$0	
29	Response Activities Plan		LS		$0	
30	Documentation of Due Care Compliance		LS		$0	
31	Operations and Maintenance Plan		LS		$0	
32	Remediation Planning and Options Analysis		LS		$0	
33	Contaminated Soils: Excavation, Transport, Disposal		LS		$0	
34	Oversight and Reporting		LS		$0	
35	Soil Removal for Due Care Obligations		LS		$0	
36	Oversight and Reporting		LS		$0	
37	Verification Sampling		LS		$0	
38	Direct Contact Barrier - Hardscape		LS		$0	
39	Direct Contact Barrier - 24-inch Soil		LS		$0	
40	Demarcation Barrier		SF		$0	
41	Landscape Cover for Park Area/Open Space		LS		$0	
42	Verification Sampling		LS		$0	
43	Waste Characterization Analysis for Soils		LS		$0	
44	On-Site Soil Management (Contaminated Soils)		LS		$0	
45	Fill & Compaction		LS		$0	
46	Container Removal		LS		$0	
47	Dewatering -Water Disposal/Treatment		LS		$0	
48	Vapor Mitigation System Installation		LS		$0	
49	Vapor Barrier		LS		$0	
50	Vapor System Installation		LS		$0	
51	Vapor Mitigation System Shakedown		LS		$0	
52	Vapor Mitigation System One-Year Performance Monitoring		LS		$0	
53	Retention Basin Liner for Non Exacerbation		LS		$0	
54	Retention Basin Pump for Non Exacerbation		LS		$0	
55	Operations and Maintenance Plan		LS		$0	
56	Dust Control Measures		LS		$0	
57	Temporary Erosion Control		LS		$0	
58	Temporary Site Control (i.e., security, fencing, lighting)		LS		$0	
59	Fencing as Engineered Control (i.e., security, fencing, lighting)		LS		$0	
60	Dredging of Bottomlands		LS		$0	
61	Dredged Spoils Trucking and Disposal		LS		$0	
62	No Further Action Report		LS		$0	
63	Certification of Completion		LS		$0	
64	Soft Costs		LS		$0	

Printed

OPTION 1
DRAFT FOR DISCUSSION ONLY

Project Development Costs

	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total
65	Project Management		LS		$0	
66	**Subtotal Due Care Activities**					
67	*Response Activities*					
68	Contaminated Soil Excavation (spoils), Transportation and Disposal		LS		$0	
69	Soil Remediation (excavation, transportation, disposal, backfill)		LS		$0	
70	Oversight and Reporting		LS		$0	
71	Contaminated Soil Excavation (transport and disposal)		LS		$0	
72	Oversight and Reporting		LS		$0	
73	Verification Sampling		LS		$0	
74	Fill & Compaction		LS		$0	
75	Oversight & Reporting		LS		$0	
76	Infiltration Prevention		LS		$0	
77	Seals and Gaskets - Stormwater System		LS		$0	
78	Diversion Barriers		LS		$0	
79	Other Additional Response Activities		LS		$0	
80	Solid Waste Disposal		LS		$0	
81	Industrial Cleaning		LS		$0	
82	Sheeting and Shoring		LS		$0	
83	Lake/River Sediment Clean-up		LS		$0	
84	Soft Costs		LS		$0	
85	Project Management		LS		$0	
86	**Subtotal Additional Response Activities**					
87	*Lead, Mold, and Asbestos Abatement*					
88	Asbestos and Haz Sub Inspection/Bid Specs		LS		$0	
89	Asbestos Abatement and Monitoring		LS		$0	
90	Oversight & Reporting		LS		$0	
91	Lead Abatement		LS		$0	
92	Lead Risk Assessment		LS		$0	
93	Oversight & Reporting		LS		$0	
94	Mold Abatement		LS		$0	
95	Mold Risk Assessment		LS		$0	
96	Oversight & Reporting		LS		$0	
97	Soft Costs		LS		$0	
98	Project Management		LS		$0	
99	**Subtotal Abatement Activities**					
##	*Insurance*					
##	Environmental Insurance		LS		$0	
##	**Subtotal Insurance**					
##	*UST Related Activities*					
##	UST Removal and Closure (Registered Tanks)		LS		$0	
##	LUST Response Activities		LS		$0	
##	**Subtotal UST Related Activities**					
##	*Brownfield Contractor Costs*					
##	Brownfield Plan		LS		$0	
##	381 Work Plan		LS		$0	
##	Amendments to BP and 381 Work Plan		LS		$0	
##	CRP Application		LS		$0	
##	Public Meetings		LS		$0	
##	Brownfield and 381 Work Plan Review Fees		LS		$0	
##	Implementation of Brownfield Plan and 381 Work Plan		LS		$0	
##	Accounting Services		LS		$0	
##	**Subtotal Plan Activities**					
##						
##	**Site Preparation**					$257,374
##	Cut & Fill Operations	1.00	LS	$134,900.00	$134,900	
##	Building Excavations - excavation only		LS		$0	
##	Soil Management Plan/Health and Safety Plan		LS		$0	
##	Excavation for Construction (excavation costs only)		LS		$0	
##	Oversight and Reporting		LS		$0	
##	Staking related to Rough Grade, Roadway and Utilities	1.00	LS	$15,000.00	$15,000	
##	Geotechnical Engineering		LS		$0	
##	Clearing and Grubbing	1.00	LS	$20,900.00	$20,900	
##	Temporary Construction Access and/or Roads		LS		$0	
##	Temporary Facility		LS		$0	
##	Temporary Traffic Control	1.00	LS		$0	
##	Temporary Erosion Control	1.00	LS	$9,500.00	$9,500	
##	Temporary Site Control (i.e., security, fencing, lighting)	1.00	LS	$17,680.00	$17,680	
##	Excavation for Unstable Material (i.e., Urban or Historic Fill)		LS		$0	
##	Foundation Work to Address Special Soil Concerns		LS		$0	

ENVIRONMENTAL

ELIGIBLE COSTS ANALYSIS
Table 1 - Cost Assumptions Worksheet

Hickory Way Apartments Phase III

January 20, 2025

OPTION 1
DRAFT FOR DISCUSSION ONLY

Project Development Costs

	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total
##	Backfill		LS		$0	
##	Dewatering		LS		$0	
##	Land Balancing		LS		$0	
##	General Earthwork		LS		$0	
##	Compaction & Sub-base Preparation	1.00	LS	$24,700.00	$24,700	
##	Retaining Walls in Downtown Areas		LS		$0	
##	Temporary Sheeting/Shoring (to protect roads, utilities, etc. during construction)		LS		$0	
##	Soft Costs	1.00	LS	$22,268.00	$22,268	
##	Project Management	1.00	LS	$12,426.00	$12,426	
##	**Subtotal Site Preparation Activities**					
##						
##						
##	**Infrastructure**					$705,600
##	***Public (in pubic ROW/Easements)***					
##	*MSHDA Categories*					
##	Financing Gap (Project Rent Loss)		LS		$0	
##	Safety Improvements		LS		$0	
##	Infrastructure		LS		$0	
##	Housing Expenses		LS		$0	
##	Demolition		LS		$0	
##	Renovation		LS		$0	
##	Temporary Household Relocation		LS		$0	
##	Acquisition Costs for Residential Rental Properties		LS		$0	
##			LS		$0	
##			LS		$0	
##			LS		$0	
##	*MEDC Proforma Categories*					
##	Public Infrastructure		LS		$0	
##	Site Improvements		LS		$0	
##	Earth Work		LS		$0	
##	Site Utilities		LS		$0	
##			LS		$0	
##	*Specific Items*					
##	Parking Deck Construction (vertical, underground, and integrated)		LS		$0	
##	Parking Deck Increased Foundation Costs		LS		$0	
##	Parking Deck Increased Shared Element Costs		LS		$0	
##	Structural & Env Contingency		LS		$0	
##	Urban Storm Water Management System (above greenfield retention basin)		LS		$0	
##	Dry Well, Infiltration Trench, Berm, Bio-retention, Level Spreader		LS		$0	
##	Permeable Pavement, Swales		LS		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	General Public Infrastructure (Type Unknown)		LS		$0	
##	*Utilities*					
##	Underground Electrical Utilities		LS		$0	
##	Site Utilities		LS		$0	
##	Storm Sewers		linear ft		$0	
##	Sanitary Sewer		linear ft		$0	
##	Watermain		linear ft		$0	
##	Hydrant assembly		ea.		$0	
##	Gate Value & Box 8-inch		ea.		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	*Access*					
##	Roads/Walks		ea.		$0	
##	Wire and Conduit		linear ft		$0	
##	Hand Holes		ea.		$0	
##	Electrical Service		ea.		$0	
##	Sidewalk 4-inch		sq ft		$0	
##	Bike Path		sq ft		$0	
##	Boardwalks		sq ft		$0	
##	Marinas		sq ft		$0	
##	Bridges		ea.		$0	
##	Stamped Concrete		sq ft		$0	
##	Drive app. 8-inch		sq ft		$0	
##	12-inch concrete ribbon		ft		$0	
##	Tree grates		ea.		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	

	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total

OPTION 1
DRAFT FOR DISCUSSION ONLY

Project Development Costs

	Item	No. of Units	Type of Unit	Per Unit Cost	Estimated Total Cost	Task Total
##	*Streetscape Improvements*					
##	Surface Grade Cast Iron Grate w/ shade tree		ea.		$0	
##	Brick Planter		ea.		$0	
##	Parking Lot Screen		linear ft		$0	
##	Brick Piers		ea.		$0	
##	Landscaping		ea.		$0	
##	Curbs and Gutters		linear ft		$0	
##	Parks		linear ft		$0	
##	Seating Areas		ea.		$0	
##	Decorative Trash Receptor.		LS		$0	
##	Lighting		ea.		$0	
##	Light Pole Hanging Baskets		ea.		$0	
##	Signage		ea.		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	*Road Improvements*					
##	Road Extension		LS		$0	
##	Excavation of Unstable Material for Roads		LS		$0	
##	Lime Stabilization for Roads		LS		$0	
##	Surfacing		LS		$0	
##	Turn Lanes		LS		$0	
##	Traffic Island		LS		$0	
##	Traffic Lights		LS		$0	
##	Public Rail Lines		LS		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	**Subtotal Public Infrastructure**					
##	***Private (on private land)***					
##	*MSHDA Categories*					
##	Infrastructure		LS		$0	
##			LS		$0	
##	*MEDC Proforma Categories*					
##	Private Infrastructure		LS		$0	
##	Site Improvements		LS		$0	
##	Earth Work		LS		$0	
##	Site Utilities		LS		$0	
##			LS		$0	
##	*Specific Items*					
##	Parking Deck Construction		LS		$0	
##	Underground Parking		LS		$0	
##	Urban Storm Water Management System		LS		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	*Utilities*					
##	Storm Sewers	1.00	LS	$240,625.00	$240,625	
##	Sanitary Sewer Mains and Service Lines (include taps)	1.00	LS	$87,500.00	$87,500	
##	Water Mains and Service Lines (include taps)	1.00	LS	$258,075.00	$258,075	
##	Soft Costs	1.00	LS	$58,000.00	$58,000	
##	Project Management	1.00	LS	$32,364.00	$32,364	
##	*Access*					
##	Lights and Bases		ea.		$0	
##	Wire and Conduit		LS		$0	
##	Hand Holes		ea.		$0	
##	Electrical Service		ea.		$0	
##	Sidewalk 4-inch	3865.00	sq ft	$6.50	$25,123	
##	Bike Path		sq ft		$0	
##	Boardwalks		sq ft		$0	
##	Marinas		sq ft		$0	
##	Bridges		ea.		$0	
##	Stamped Concrete		sq ft		$0	
##	Drive app. 8-inch		sq ft		$0	
##	12-inch concrete ribbon		ft		$0	
##	Tree grates		ea.		$0	
##	Soft Costs	1.00	LS	$2,512.00	$2,512	
##	Project Management	1.00	LS	$1,401.00	$1,401	
##	*Streetscape Improvements*					
##	Approaches and Driveways		ea.		$0	
##	Surface Grade Cast Iron Grate w/ shade tree		ea.		$0	
##	Brick Planter		ea.		$0	
##	Parking Lot Screen		linear ft		$0	
##	Brick Piers		ea.		$0	

ASTI ENVIRONMENTAL

OPTION 1
DRAFT FOR DISCUSSION ONLY

	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total
	Project Development Costs					
##	Landscaping		ea.		$0	
##	Curbs and Gutters		linear ft		$0	
##	Parks		linear ft		$0	
##	Seating Areas		ea.		$0	
##	Decorative Trash Receptor.		LS		$0	
##	Lighting		ea.		$0	
##	Light Pole Hanging Baskets		ea.		$0	
##	Signage		ea.		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	*Road Improvements*					
##	Road Extension		LS		$0	
##	Excavation of Unstable Material for Roads		LS		$0	
##	Lime Stabilization for Roads		LS		$0	
##	Surfacing		LS		$0	
##	Turn Lanes		LS		$0	
##	Traffic Island		LS		$0	
##	Traffic Lights		LS		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##	**Subtotal Private Infrastructure**					
##						
##	**Demolition**					$34,674
##	Building/Site Demolition	1.00	LS	$30,000	$30,000	
##	Site Demolition as a Response Activity		LS		$0	
##	Building Demolition as a Response Activity		LS		$0	
##	Paving Removal		sq yd.		$0	
##	Sidewalk Removal		sq yd.		$0	
##	Fence Removal		linear ft		$0	
##	Masonry/Structure Removal		cubic yd.		$0	
##	Existing Electrical Removal		ea.		$0	
##			LS		$0	
##	Backfill		cubic yd.		$0	
##	Temporary Fencing and Site Security		linear ft		$0	
##	Solid Waste Disposal		LS		$0	
##	Soft Costs	1.00	LS	$3,000	$3,000	
##	Project Management	1.00	LS	$1,674	$1,674	
##						
##	**Subtotal Demolition**					
##						
##	**Construction/Renovation/Improvement**					$0
##	*Estimated Approach*					
##	*MEDC Proforma Categories*					
##	Building Concrete/Masonry		LS		$0	
##	Carpentry		LS		$0	
##	Roofing/Metal/Siding/Insulation/Caulking		LS		$0	
##	Doors/Windows/Glass		LS		$0	
##	Drywall/Acoustical		LS		$0	
##	Flooring		LS		$0	
##	Cabinets/Countertops/Appliances		LS		$0	
##	Painting/Decorating		LS		$0	
##	Plumbing/Electrical/Fire Protection		LS		$0	
##	HVAC		LS		$0	
##	Accessory Buildings/Garages		LS		$0	
##	Elevators/Special Equipment		LS		$0	
##	Tenant Upgrades		LS		$0	
##	Other		LS		$0	
##	Other		LS		$0	
##	Builder Overhead/Profit/General Requirements		LS		$0	
##	Permits/Tap Fees/Bond/Cost Certification		LS		$0	
##	Construction Contingency		LS		$0	
##	Other		LS		$0	
##	Machinery and Equipment		LS		$0	
##	Furniture and Fixtures		LS		$0	
##	Roofing		LS		$0	
##	Rough Electrical		LS		$0	
##	Rough Plumbing		LS		$0	
##	Insulation		LS		$0	
##	Other		LS		$0	

ASTI ENVIRONMENTAL

ELIGIBLE COSTS ANALYSIS
Table 1 - Cost Assumptions Worksheet

Hickory Way Apartments Phase III

January 20, 2025

OPTION 1
DRAFT FOR DISCUSSION ONLY

	Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total
	Project Development Costs					
##						
##						
##						
##						
##	**Site Improvements**					$0
##	Clearing Land		LS		$0	
##	Driveways		LS		$0	
##	Fences		LS		$0	
##	Landscaping		LS		$0	
##	Lighting		LS		$0	
##	Parking Lot		LS		$0	
##	Site Grading		LS		$0	
##	Soil Balancing		LS		$0	
##	Soil Removal or Addition		LS		$0	
##	Trenching and Pits		LS		$0	
##	Walkways		LS		$0	
##	Other		LS		$0	
##	Other		LS		$0	
##	Other		LS		$0	
##	Soft Costs		LS		$0	
##	Project Management		LS		$0	
##			LS		$0	
##						
##	**Soft Costs and Fees**	**#DIV/0!**	**of Construction Hard Costs**			$0
##	*Eligible Soft Costs*					
##	**Demolition**		LS		$0	
##	**Architectural/Engineering Fees**		LS		$0	
##	**Engineering Fees**		LS		$0	
##	**Construction Survey**		LS		$0	
##	*Other Soft Costs*					
##	*MEDC Proforma Categories*					
##	Other Professional Fees		LS		$0	
##	Loan Fees		LS		$0	
##	Construction Interest		LS		$0	
##	Construction Taxes		LS		$0	
##	Construction Insurance		LS		$0	
##	MEDC Fees		LS		$0	
##	Title Work		LS		$0	
##	Rent-Up Reserve		LS		$0	
##	Replacement Reserve		LS		$0	
##	Operating Reserve		LS		$0	
##	Other:		LS		$0	
##	Other:		LS		$0	
##	Other:		LS		$0	
##	Developer Fee		LS		$0	
##	Project Management Fees		LS		$0	
##	Construction Management Fees (Related Party)		LS		$0	
##	Consulting Fees		LS		$0	
##	Other Related Party Fees		LS		$0	
##	Other:		LS		$0	
##	Agency/Municipal Fees for Incentives		LS		$0	
##	Building Permit and Insurance		LS		$0	
##	Construction Contingency		LS		$0	
##	Contractor Fee		LS		$0	
##	Financing Fee		LS		$0	
##	General Conditions		LS		$0	
##	Inspections		LS		$0	
##	Legal/Accounting Fees		LS		$0	
##	Marketing/Leasing		LS		$0	
##	Payment/Performance Bond		LS		$0	
##	Recording/Appraisal		LS		$0	
##	Soft Cost Contingency		LS		$0	
##	Tenant Relocation		LS		$0	
##	Other:		LS		$0	
##	*Estimated Approach*					
##	Total Soft Costs		% of Construction Costs		$0	
##	*General Fees*					
##	Supervision/GCs		% of Construction Costs		$0	
##	General Contractor Fee		% of Construction Costs		$0	

Printed

ASTI ENVIRONMENTAL

Item	No. of Units	Type of Unit (i.e., YD, LS, TN, etc.)	Per Unit Cost	Estimated Total Cost	Task Total

OPTION 1
DRAFT FOR DISCUSSION ONLY

Project Development Costs

##					
## Subtotal Above					$997,648

ENVIRONMENTAL

LBRF Account Cash Flow **UPDATED 1-14-25**

Date	Current Balance	Pay Outs	Project	Deposits	Project(s)
7/1/2023	$ 2,659,556				
9/15/2023	$ 2,644,556	$ 15,000	3045 Broad, Dexter		
9/15/2023	$ 2,804,556			$ 160,000	Kingsley Condos
10/1/2023	$ 2,784,556	$ 20,000	Gault Village, Ypsi Twp		
10/1/2023	$ 1,784,556	$ 1,000,000	220 N. Park Grant/Loan		
11/1/2023	$ 1,751,956	$ 32,600	415 W. Washington Phase II		
12/30/2023	$ 1,707,234	$ 44,722	121 Catherine Phase II		
10/1/2024	$ 747,828	$ 959,406	121 Catherine St A2HC		
10/1/2024	$ 1,527,356			$ 779,528	Kingsley (240K), 618 S. Main (93K), Arbor Hills (446K)
12/1/2024	$ 838,356	$ 689,000	Main St. Park Chelsea Grant		
4/1/2025	$ 988,356			$ 150,000	618 S. Main (150k)
6/1/2025	$ 873,356	$ 115,000	Main St. Park Final Payment		
8/1/2025	$ 133,356	$ 705,000	206/210 N. Washington, Ypsi		
9/1/2025	$ 862,356			$ 729,000	618 S. Main (365K) and Arbor Hills (364K)
4/1/2026	$ 1,262,356			$ 400,000	1140 Broadway
9/1/2026	$ 2,662,356			$ 1,400,000	1140 Broadway final LBRF capture
9/1/2026	$ 2,862,356			$ 200,000	Various

SME

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

T (734) 454-9900

www.sme-usa.com

January 6, 2025

Mr. Martin Colburn
City Manager
City of Chelsea
305 South Main Street
Chelsea, Michigan 48118

Via E-mail: mcolburn@city-chelsea.org

RE: Proposal for Environmental Services
141 Park Street
Chelsea, Michigan 48118
SME Project No.: 095650.00.003.004

Dear Mr. Colburn:

As requested, we prepared this proposal to provide environmental services at the vacant, grassed parcel located at 141 Park Street in the City of Chelsea, Washtenaw County, Michigan (Property). We understand the parcel is owned by the City of Chelsea and future plans include converting the parcel to a park.

As you are aware, we used funding from the Downriver Community Conference (DCC) to review available historical sources for information about the past uses of the Property and adjoining sites. The Property was previously developed with two apparent residential structures, with associated garages or out buildings. In addition, the west-adjoining site (now Purple Rose Theater) was historically operated as an auto repair business. Further west, a site was historically operated as a dry cleaners and known soil and contamination was reported approximately 280 feet to the west of the Property. We recommend further assessment of the Property to evaluate the potential for shallow soil contamination.

Our proposed scope of service is summarized below.

SCOPE OF SERVICE

PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

We will conduct a Phase II ESA at the Property to further evaluate the potential for shallow soil contamination. Our proposed scope of services is as follows:

- We will prepare a Sampling and Analysis Plan (SAP) as required by the USEPA for grant-funded projects. The SAP outlines the scope of services needed to address the environmental concerns identified in the historical file review. The SAP must be submitted and approved by the USEPA prior to conducting field activities.
- We will prepare a health and safety plan for the proposed Phase II ESA field activities.

- We will contract MISSDIG for utility locating prior to conducting field work.
- We will mobilize with a direct-push drill rig and advance up to five soil borings on the Property. The soil borings will be advanced to an approximate depth of 10 feet below the ground surface (bgs) (the presumed maximum depth of potential basements of the former residential structures).
- Soil samples will be collected and submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and 10-Michigan metals. Up to six soil samples, including quality control samples, will be submitted for analysis based on field screening or observations, and the historical uses.
- We will log and classify soil samples in the field following the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure) (ASTM D 2488). SME field staff will screen the soil in the field using a photoionization detector (PID).
- Groundwater sampling is not proposed as part of this assessment.
- Upon receipt of the laboratory data, we will evaluate the laboratory results to identify hazardous substances and/or petroleum products present at concentrations above Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 generic residential cleanup criteria (Part 201 criteria).

REPORTING

Upon receipt of the laboratory data, we will evaluate the laboratory results to identify hazardous substances and/or petroleum products present at concentrations above EGLE Part 201 generic residential cleanup criteria (Part 201 criteria). We will prepare a Phase II ESA summary report to document the assessment and concentrations of target analytes compared to Part 201 criteria.

PLAN TO COMPLY WITH DUE CARE (IF REQUIRED)

If concentrations of target analytes are measured above Part 201 criteria, we recommend preparing a plan to comply with due care, which is required for owners of contaminated properties, regardless of liability. Documentation of due care compliance is required for owners of contaminated properties to document procedures to assist in compliance with due care obligations under Part 201 (e.g., soil and groundwater management, protection of human health, notifications).

ESTIMATED FEES

Our fees to implement the scope of services herein are:

- Phase II ESA...$11,000
- Reporting
  - o Phase II Report...$4,000
  - o Plan to Comply with Due Care ....$3,500 (if required)

Total...$15,000 – $18,500

We understand the Downriver Community Conference – Brownfield Consortium (DCC) RLF assessment grant will cover up to $15,000 of assessment fees and the Washtenaw County Brownfield Redevelopment Authority (WCBRA) assessment grant may cover up to $15,000 of the proposed assessment fees. We will notify you of the final grant funding support and you will be responsible for the difference, if any.

SCHEDULE

We will prepare and submit the SAP for USEPA review within two weeks after receiving approval to proceed from you and the WCBRA and DCC. We will schedule the soil sampling after the SAP is approved by the USEPA, which we anticipate to take approximately three weeks after submittal. The Phase II report, and if needed the Plan to Comply with Due Care, will be completed approximately four weeks after conducting the soil sampling.

AUTHORIZATION AND GENERAL COMMENTS

We will provide the proposed services that are not covered by the grant sources, if any, in accordance with the with the attached General Conditions (3/15), Fee Schedule – Personnel and Expenses (1/25), Environmental Fee Schedule (1/25) and Soil Probe Fee Schedule (1/25), which are an integral part of this proposal. As authorization to proceed, please sign and return the attached General Conditions, and return to SME.

As part of our continual improvement efforts, SME requests feedback from our clients during and/or at the end our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project. If there are questions concerning this proposal or Scope of Services, please contact us.

Sincerely,

SME

PREPARED BY:

Anita H. Ketola, CHMM
Project Consultant

REVIEWED BY:

Daniel R. Cassidy, CPG
Principal Consultant

Attachments: General Conditions (3/15)
Personnel and Expenses Fee Schedule (FS0-01/25)
Environmental Services Fee Schedule (FS6-01/25)
Soil Probe Fee Schedule (FS7-01/25)

February 6, 2025

Mr. Nathan Voght
Washtenaw County Brownfield Redevelopment Authority
220 North Main
Ann Arbor, Michigan 48104

Sent via email: voghtn@washtenaw.org

RE: Act 381 TIF Reimbursement Request #1
Sartorius Project
Ann Arbor, Michigan 48108
SME Project No.: 082330.00

Dear Mr. Voght:

We prepared this letter on behalf of Sartorius and PCP-AARPOZ, LLC (Developer) to request reimbursement of Act 381-eligible brownfield costs incurred by the Developer during redevelopment activities the above referenced site. Eligible costs are being submitted to the Washtenaw County Brownfield Redevelopment Authority (WCBRA) to request reimbursement with incremental local and state school taxes generated from the project as allowed under the reimbursement agreement. These costs were included in a Brownfield Plan approved by Washtenaw County and a subsequent Act 381 Work Plan approved by the Michigan Economic Development Corporation (MEDC), and the Michigan Strategic Fund (MSF).

We compiled the eligible costs in the appropriate categories and reviewed the backup documentation associated with those costs. We believe the documentation provided in this package is sufficient to satisfy the requirements of Act 381 and merit reimbursement with incremental local and state school taxes as described in the reimbursement agreement for the project. The total approved reimbursement amount is $2,735,438.00. The total amount of eligible costs in this submittal is $3,032,914.95, so reimbursement would be capped at the approved amount.

The costs, associated tasks, and invoices are summarized on the attached tables. The summary tables are organized by eligible activity category and vendor invoice. The backup documentation for the eligible costs for each vendor is attached to the summary tables.

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

Sincerely,

SME

Bret Stuntz

PREPARED BY:
Bret B. Stuntz
Senior Consultant

Attachments: Eligible Cost Summary Table
Eligible Cost Backup Documentation

Attachment 1: Eligible Cost Summary Table

TABLE 1
ELIGIBLE ACTIVITIES COST TABLE
SARTORIUS
ANN ARBOR, MICHIGAN

ELIGIBLE ACTIVITIES		Brownfield Eligible Costs				
TASK/ACTIVITY	COST ITEM					
ENVIRONMENTAL (EGLE) ACTIVITIES		ELIGIBLE COST (brownfield cost - greenfield cost)	Amount Paid	Vendor	Invoice/Change Order #	Invoice Date
All Appropriate Inquiry and Due Care Planning Activities						
Environmental Assessment						
		$ 16,000.00	$ -			
Environmental Response Activities During Construction						
Environmental soil and groundwater cleanup, if any						
				ERG	LIN018333	12/15/2021
		$ 77,500.00	$ -			
	Contingency (15%)	$ 11,625.00				
TOTAL ELIGIBLE ENVIRONMENTAL (EGLE) COSTS:		$ 105,125.00	$ -			
NON-ENVIRONMENTAL (MSF) ACTIVITIES						
Infrastructure Improvements						
Public Right of Way improvements	Curbs & Gutters					
	Sidewalks		$ 155,119.20	Merlo		
	Water Main; Hydrants; TS&V					
	New 12" Water Main Work and Testing		$ 328,885.00	Merlo	9173	12/20/2023
	MDOT Road Replacement associated with Water Main (e.g., asphalt remove/replace, barricades)					
	Earthwork Associated with Public ROW Improvements		$ 552,008.02	Merlo	9173	12/20/2023
	Sewer mains replacement		$ 13,790.00	Merlo	9173	12/20/2023
	Limestone at Infiltration Basin (includes geofabric wrap)		$ 255,225.00	Merlo	9173	12/20/2023
	Infiltration Basin Live Plugs		$ 123,869.00	rld Class Landscaping and Contrac	3179	9/19/2023
	Permeable Soil for Infiltration Basin		$ 346,345.00	Merlo	9173	12/20/2023
	Design, engineering, and surveying services		$ 33,817.00	JS Vig	Pay App 19	6/30/2023
	Planning, design, administrative, and management		$ 56,361.00	JS Vig	Pay App 19	6/30/2023
	Contractor's mobilization, demobilization, site security, site office, etc.		$ 56,361.00	JS Vig	Pay App 19	6/30/2023
		$ 1,273,766.00	$ 1,921,780.22			
Site Preparation Activities						
Site Preparation	Engineering, Testing, and Inspection					
	Electrical and gas relocation		$ 280,016.00	JS Vig	Pay App 19	6/30/2023
	Design, engineering, and surveying services		$ 4,815.00	JS Vig	Pay App 19	6/30/2023
	Design, engineering, and surveying services			JS Vig/G2	JS Vig Agreement	9/9/2021
	Planning, design, administrative, and management		$ 8,025.00	JS Vig	Pay App 19	6/30/2023
	Contractor's mobilization, demobilization, site security, site access, site office, etc.		$ 8,025.00	JS Vig	Pay App 19	6/30/2023
		$ 181,365.00	$ 300,881.00			
Demolition						
Hazardous Materials	Assess and abate asbestos containing materials in the existing structures					
Demolition	Demolish existing structure, remove and dispose remaining pavement/asphalt/slabs, abandoned utilities, and residual subsurface structures			Blue Star	21-45000001	12/31/2021
			$ 529,804.00	JS Vig	Pay App 19	6/30/2023
	Engineered backfill		$ 241,418.48	Eagle Excavation	48511	10/30/2022
	Planning, design, administrative, and management					
	Contractor's mobilization, demobilization, site security, site office, etc.					
		$ 779,924.00	$ 771,222.48			
Brownfield and Act 381 Work Plans						
Preparation of Brownfield Plan and Act 381 Work Plan	Preparation of Brownfield Plan and Act 381 Work Plan.					
			$ 5,962.50	SME	100659	9/23/2019
			$ 2,827.50	SME	101430	10/14/2019
			$ 1,640.00	SME	102115	11/14/2019
			$ 1,462.50	SME	109980	8/11/2020
			$ 1,350.00	SME	118914	6/9/2021
			$ 2,925.00	SME	121049	8/17/2021
			$ 2,583.75	SME	122427	9/19/2021
			$ 7,537.50	SME	123406	10/17/2021
			$ 1,297.50	SME	123505	10/28/2021
			$ 3,217.50	SME	126609	2/11/2022
			$ 2,827.50	SME	127333	3/14/2022
			$ 3,412.50	SME	128915	5/18/2022
			$ 813.75	SME	131788	8/17/2022
			$ 506.25	SME	134028	10/14/2022
			$ 277.50	SME	134846	11/10/2022
			$ 390.00	SME	138886	3/23/2023
Brownfield/Work Plan implementation (MSF activities)	Project reporting and cost tracking related to MSF-eligible activities.					
		$ 60,000.00	$ 39,031.25			
	Contingency (15%)	$ 335,258.00				
TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS:		$ 2,630,313.00	$ 3,032,914.95			
TOTAL ELIGIBLE ACTIVITIES COSTS		$ 2,735,438.00	$ 3,032,914.95			

+

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Environmental Assessment Grant Program
APPLICATION FORM

The WCBRA Environmental Assessment Grant Program provides grants for conducting Department Specific Activities, as defined by Act 381, by, or on behalf of, the Brownfield Authority on prospective eligible properties to be included in a Brownfield Plan. These include, but are not limited to, Phase I and II studies, as part of Baseline Environmental Assessments, Due Care Activities and Hazardous Materials Surveys.

The program is funded using available Brownfield Administrative Funds from active brownfield projects. Municipal and Non-Profit sites are eligible for 100% of the cost of eligible assessment activities, up to $15,000, and privately-owned sites are eligible for 50% of the cost, up to $15,000. Higher awards may be given on a case-by-case basis.

Type of Application

☐ Publicly-Owned or Non-Profit-Owned Property

✔ Privately-Owned Property

✔ Site is located within a Low or Very Low Opportunity Area, within the Washtenaw County Opportunity Index

Owner Information

Property Owner: **Renovare Ypsilanti Homes, LLC** Contact: **Jill Ferrari**

Property Address: **220 N. Park Street Ypsilanti, MI 48198** Phone No.: **(313) 348-7236**

Property Tax ID #: **11-11-09-111-004 (parent parcel)**

Applicant Information

Applicant Name: **Jill Ferrari – Renovare Ypsilanti Homes, LLC** Phone No.: **(313) 348-7236**

Address: **13 N. Washington Street, Ypsilanti, MI 48197**

Developer (Entity) Name (if different than applicant): **Same as above.**

Project Information

Project Name: **Dorsey Estates**

Project Description:
In close collaboration with the City of Ypsilanti, the Ann Arbor Community Foundation and the Washtenaw County Brownfield Redevelopment Authority, Renovare Development is redeveloping the

subject property with a missing-middle community just blocks from the historic Depot Town. The development consists of 46 for-sale single family units comprised of detached row homes, duplexes, and townhomes, along with adjacent "common elements" areas (e.g., green spaces, pocket parks, stormwater management areas). Fifty percent of the units will be set aside for households between 40% AMI and 80% AMI.

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

Property Information

Previous Owners: **City of Ypsilanti**

Historic Property Uses: **Residential, park, vacant land**

Property Acreage: **3.74**

Zoning: **PUD - Approved**   Surrounding Land Use: **Residential, Light Industrial**

Proposed Environmental Activities:

	Estimated Cost
☐ Phase I	
✔ Phase II	$24,500
☐ BEA Report	
☐ Due Care Plan	
☐ Hazardous Material Survey	
TOTAL	$24,500

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed:
Multiple environmental assessments have been completed for the Dorsey Estates site by AKT Peerless [i.e., October 2015 Phase I ESA; September 2021 Phase II ESA; September 2022 Phase I ESA; November 2022 Supplemental Phase II ESA; November 2022 Phase I ESA Update; November 2022 Baseline Environmental Assessment (BEA); October 2023 Supplemental Phase II ESA; April 2024 Response Activity Plan: Remedial Action Plan (ResAP-RAP); and July 2024 Supplemental Phase II ESA). In addition, G2 Consulting Group ("G2") completed a Report on Geotechnical Investigation in July 2022 and Fishbeck completed its MSHDA Missing Middle program-compliant Phase I ESA in November 2023.

Please describe environmental conditions:
Based on the results of these various assessments, the on-site recognized environmental condition identified in connection with the Dorsey Estates site is the presence of urban fill material of unknown

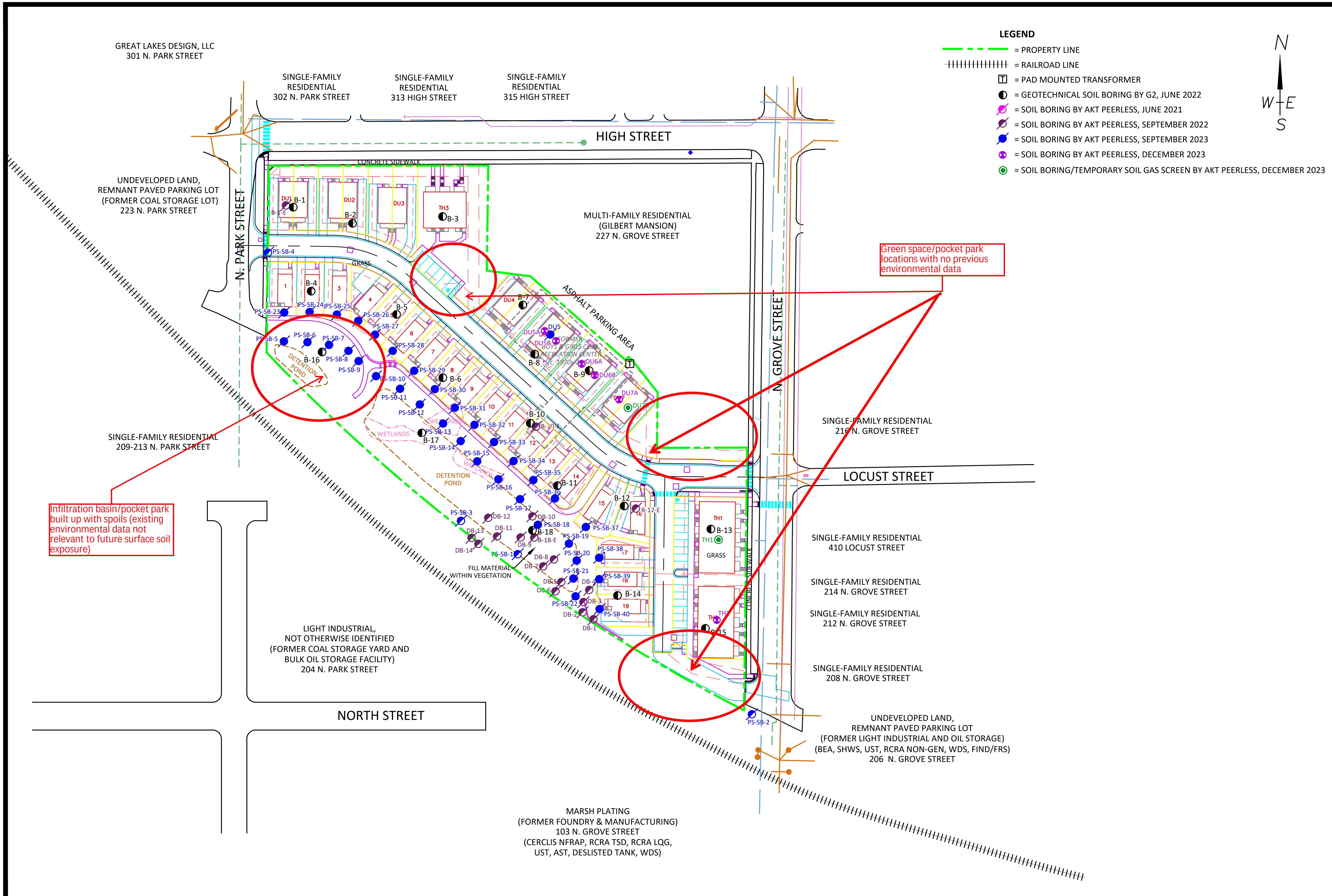
origin at various locations across the site. Site-specific COCs associated with the urban fill (i.e., soil medium) include select metals, SVOCs, and VOCs.

While the owner-occupied subdivision is subject to ongoing cleanup activities associated with urban fill material (i.e., to address the direct contact and VIAP exposure pathways), the common elements currently consist of in situ soils not excavated for cleanup purposes or land area built up with spoils from owner-occupied subdivision cleanup and/or general land balancing activities. Further assessment of certain common elements (i.e., excluding the lined stormwater detention basin) is necessary to determine whether additional response activities are needed to mitigate potentially unacceptable direct contact exposure risks. In addition, approximately 2,000 tons of topsoil will be imported to the subject property (i.e., to both owner-occupied lots and the common elements areas); sampling and analysis of the topsoil at the source is necessary prior to import to verify the topsoil does not contain target parameters at concentrations posing potentially unacceptable direct contact exposure risks.

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-660-1061
voghtn@washtenaw.org



DRAWN BY: OGO

DATE: 03/21/2024

SCALE: 1" = 100'

0 50 100

FIGURE 2

SITE MAP WITH SOIL BORING AND TEMPORARY SOIL GAS SCREEN LOCATIONS

220 N. PARK STREET
YPSILANTI, MICHIGAN
PROJECT NUMBER : 10627F3-15-25

AKT PEERLESS
ENVIRONMENTAL SERVICES

AKT PEERLESS
ENVIRONMENTAL SERVICES

22725 Orchard Lake Road
Farmington, Michigan 48836
T 248-615-1333
www.aktpeerless.com

February 6, 2025

Ms. Jill Ferrari
Renovare Ypsilanti Homes, LLC
13 N. Washington Street
Ypsilanti, Michigan 48197

Subject: Proposal to Conduct Due Care Assessment Activities
220 N. Park Street, Ypsilanti, Michigan
Proposal No. PF-36514
AKT Peerless Project No. 10627F3

Ms. Ferrari:

AKT Peerless is pleased to present its proposal to conduct Due Care Assessment activities in connection with the property located at 220 N. Park Street in Ypsilanti, Washtenaw County, Michigan (the subject property).

AKT Peerless will implement work immediately and will provide its deliverables within 12 weeks of your authorization to proceed, assuming there are no delays due to site conditions and the availability of subcontractors, materials, laboratory supplies and equipment, and/or laboratory analytical services. AKT Peerless' estimated cost to complete the proposed scope of work is **$24,500**.

Any necessary changes or other unexpected or extraordinary concerns that become apparent during the assessment may require a revision in the scope of work and cost and could delay the project. AKT Peerless will notify you of any necessary changes in the proposed scope of work.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact Kyle Sayyae at 248-615-1333 or me at 248-910-0047, or by email at sayyaek@aktpeerless.com or wasielewskis@aktpeerless.com.

Sincerely,

AKT PEERLESS

Scott Wasielewski
Senior Project Manager

Enclosure

PROPOSAL FOR DUE CARE ASSESSEMENT ACTIVITIES

AKT Peerless Proposal No. PF-36514
AKT Peerless Project No. 10627F3

Introduction

AKT Peerless appreciates the opportunity to present its proposal to conduct Due Care assessment activities in connection with the property located at 220 N. Park Street in Ypsilanti, Washtenaw County, Michigan (the subject property).

The subject property is currently being redeveloped with an owner-occupied, residential subdivision and certain "common elements" areas (e.g., green space, pocket parks, and stormwater management areas) to be retained by the condominium association or the municipality. The owner-occupied subdivision is subject to ongoing cleanup activities associated with urban fill material containing constituents of concern (COCs) posing potentially unacceptable exposure risks for the direct contact and/or volatilization to indoor air exposure pathways. The common elements consist of in situ soils not excavated for cleanup purposes or land area built up with spoils from owner-occupied subdivision cleanup and/or general land balancing activities.

AKT Peerless proposes to conduct (1) an on-site Due Care assessment of common elements that are not otherwise intended for direct contact engineering controls to verify whether such engineering controls are necessary for the condominium associations' or municipality's future compliance with Due Care obligations; and (2) sampling of topsoil to be imported to the subject property at the source location prior to import and subsequent laboratory analysis to verify that the topsoil does not contain target parameters at concentrations posing potentially unacceptable exposure risks for the direct contact pathway.

Scope of Work

AKT Peerless' proposed scope of work includes the following:

- Task 1: On-Site Due Care Assessment, Common Elements
- Task 2: Imported Topsoil Sampling & Analysis

Task 1: On-Site Due Care Assessment, Common Elements

In accordance with accepted industry practice, AKT Peerless has established the following scope of work to develop the data necessary to evaluate potentially unacceptable exposure risks for the direct contact exposure pathway in surface soils in certain common elements areas at the subject property:

- Develop an Incremental Sampling Methodology (ISM) scope of work for individual common elements areas at the subject property based on intended future land use.
- Collect and submit appropriate soil samples for laboratory analysis.
- Prepare a supplemental subsurface investigation report.

Methodologies and Quality Control

ISM soil sampling will be conducted in general accordance with (1) Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division's (RRD's) January 2018 publication, *Incremental Sampling Methodology and Applications* and (2) ASTM Standard Practice E1903-19: *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

This approach would use ISM as a means of collecting aggregate soil samples representative of site conditions within specific decision units (DUs). ISM is a structured aggregate sampling and processing protocol to reduce analytical data variability and to increase sample representativeness for purposes of making dependable soil management/exposure risk decisions. Sampling design, field methods, and laboratory protocols presented herein are based on those recommended in the referenced guidance document and are considered to be the current industry standard for this type of sample management and data use.

AKT Peerless proposes to evaluate potentially unacceptable exposure risks for the direct contact pathway at the subject property through the investigation of three distinct decision units (DUs). The DUs will be selected based on horizontal location at the subject property with respect to previously identified environmental conditions; the depth interval relevant to the direct contact exposure pathway [i.e., 0'-2' below ground surface (bgs)]; and on the intended future use of each DU (i.e., each DU will consist of unpaved common spaces at subject property). The proposed DUs will consist of the following:

- DU1 (0'-2' bgs): Pocket park(s) and green space(s) north of Dorsey Avenue.
- DU2 (0'-2' bgs): Pocket park and green space southeast of Dorsey Avenue.
- DU3 (0'-2' bgs): Stormwater infiltration basin/pocket park southwest of Dorsey Avenue.

To minimize uncertainty and limit the potential for decision errors, replicate and triplicate sampling will be conducted in a minimum of 10% of the DUs; AKT Peerless proposes to sample DU3 in triplicate to assess the variability of target parameter concentrations. (The stormwater detention basin located on the south-central portion of the subject property downstream of the infiltration basin will be lined, and the liner will be used in conjunction with an imported clean fill cap as an engineering control for the direct contact exposure pathway. The stormwater detention basin is therefore excluded from this scope of work.)

Each DU will be divided into a minimum of 30 grid units for the collection of increments to prepare each ISM sample. Increments will be collected from the grid units in a random systematic fashion, as site conditions allow. Where applicable, replicate and triplicate increments will be collected in the same random systematic fashion, consistently offset from original increment locations.

It is anticipated that increments will be collected using a hand auger or a handheld push probe sampler. If a Geoprobe° is utilized in place of handheld sampling equipment, then a macro core soil sampler will be used to collect continuous soil samples, when possible. If time is limited or subsurface soils restrict the penetration of the macro core sampler, a two-foot-long discrete sampler will be used in place of the macro core sampler. AKT Peerless will use a plug sampler to achieve sample mass reduction. Using this method, a designated number of plugs will be collected from the desired increment length, from each separate increment within a DU, and then combined to form the complete ISM sample. AKT Peerless estimates that between five and ten plugs will be collected from each increment; however, the actual number of individual plugs necessary to achieve the desired sample mass will depend on site conditions.

ISM samples collected in the field will be visually examined in accordance with the Unified Soil Classification System, ASTM Standard Practice D2488-17e1: *Standard Practice for Description and Identification of Soils (Visual-manual) Procedure*. As appropriate, soil samples collected in the field will be screened for volatile organic compounds (VOCs) using a portable organic vapor meter/photoionization detector (OVM/PID). To ensure accurate VOC screening, the quantity of the soil, temperature, and headspace volume will be kept as constant as possible. The OVM/PID will be calibrated prior to mobilization to the site.

AKT Peerless will request the local utility companies to mark on the ground surface the locations of buried utilities (e.g., electrical lines, telephone lines, sewers, water mains, and natural gas pipes). Before starting drilling operations, the Client will provide AKT Peerless with all available documents, drawings, and maps that indicate buried utility lines and underground storage tanks (USTs) at the site, if necessary.

Equipment decontamination is not required between increments collected from the same DU; however, decontamination will be conducted between DUs and between collection of increments for the primary, replicate, and triplicate ISM samples collected from DU3. Strict decontamination procedures will be followed to reduce the potential for cross-contamination. All drilling and down-hole sampling equipment will be decontaminated prior to first use onsite, and thereafter between DUs or primary/replicate/triplicate sample collection, using a high-temperature, high-pressure spray washer, and/or a vigorous wash in an Alconox solution, followed by a tap water rinse, and a distilled water rinse.

ISM samples collected for analysis of VOCs will be field preserved with methanol in accordance with laboratory protocols, while separate aliquots of the ISM samples will be collected for analyses that may be precluded by standard laboratory ISM subsampling activities. Subsampling activities will be conducted exclusively by the laboratory; typical ISM processing and subsampling activities include, but are not necessarily limited to, air drying, grinding, and sieving.

ISM soil samples will be collected into laboratory-supplied sample containers, stored on ice, and submitted under chain-of-custody documentation to a fixed-base, independent laboratory. The laboratory will conduct laboratory analyses using EGLE RRD and/or United States Environmental Protection Agency (USEPA) approved analytical methods. ISM samples will be submitted for analysis of on-site COCs at a minimum, which include VOCs, semi-volatile organic compounds (SVOCs), and Michigan Ten Metals (i.e., arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc); fine/coarse/total lead and/or arsenic in vitro bioaccessibility (IVBA) may be selected as additional target parameters based on initial ISM results.

Report

After completing the ISM investigation and comparing the analytical results to Part 201 Generic Residential Cleanup Criteria, site-specific cleanup criteria, and/or applicable background concentrations, as appropriate, AKT Peerless will prepare a report that will include a summary of field activities, analytical results, discussion of procedures/methodologies, site map with sampling locations, discussion of results and recommendations, as appropriate.

Unless requested otherwise, AKT Peerless will provide one electronic version of the final report.

Schedule

AKT Peerless will implement work immediately upon authorization to proceed and will provide its deliverables within 12 weeks of authorization, assuming there are no delays due to site conditions and the availability of subcontractors, materials, laboratory supplies and equipment, and/or laboratory analytical services.

Subtotal Fees

AKT Peerless estimates the fees and expenses for Task 1 will be $21,000. All subcontracted services and outside project costs will be billed at cost plus 15 percent. The estimated costs to execute the above-described Task 1 scope of work are shown in the table below:

Task 1 – On-Site Due Care Assessment Estimated Costs

ACTIVITY	COST
PROFESSIONAL SERVICES	
Project Management	$2,250
Field Activities	$3,600
Report Preparation	$3,400
PROJECT COSTS	
Laboratory Analyses	$10,250
Mobilization/Demobilization	$500
Field Supplies and Expenses	$1,000
TOTAL	**$21,000***

*AKT Peerless anticipates collecting soil increments with handheld sampling equipment. However, if site conditions preclude the use of handheld sampling equipment, the use of a Geoprobe may be necessary. AKT Peerless will notify the Client immediately with proposed sample collection methods scope of service modifications, but no such modifications will be implemented without prior written Client authorization.

This proposal includes a one-time $500 mobilization/demobilization fee. This fee will be charged unless the project is cancelled five days prior to the scheduled field activities.

The referenced fees include only those activities described herein. Additional fees will be incurred and invoiced if additional sample analysis is requested by the Client, deemed necessary to completely evaluate the site conditions or if other regulatory reporting activities are necessary. AKT Peerless will notify the Client immediately with knowledge of any proposed scope of service modifications, but no additional activities will be conducted without prior written Client authorization.

Task 2: Imported Topsoil Sampling & Analysis

Consistent with the sampling frequency employed for imported Class II sand backfill to the owner-occupied subdivision at the subject property as specified in the EGLE RRD-approved Response Activity Plan: Remedial Action Plan (ResAP-RAP) dated April 12, 2024, AKT Peerless proposes to collect one topsoil sample at the source location per 1,000 tons imported to the subject property.

The Client currently anticipates importing approximately 650 cubic yards (i.e., approximately 1,200 tons) of topsoil to the subject property as part of final redevelopment activities. Therefore, AKT Peerless will collect two topsoil composite samples at the source location and submit the topsoil samples for laboratory analysis of VOCs, SVOCs, Michigan Ten Metals, and polychlorinated biphenyls (PCBs).

Methodologies and Quality Control

Topsoil samples collected in the field will be visually examined in accordance with the Unified Soil Classification System, ASTM Standard Practice D2488-17e1. As appropriate, topsoil samples collected in the field will be screened for VOCs using a portable OVM/PID. To ensure accurate VOC screening, the quantity of the soil, temperature, and headspace volume will be kept as constant as possible. The OVM/PID will be calibrated prior to mobilization to the site.

Topsoil samples will be collected into laboratory-supplied containers using dedicated sampling equipment. Topsoil samples collected for VOCs analysis will be field preserved with methanol in accordance with laboratory protocols.

Topsoil samples collected for analysis will be stored on ice and submitted under chain-of-custody documentation to a fixed-base, independent laboratory. The laboratory will conduct laboratory analyses using EGLE RRD and/or USEPA approved analytical methods.

Data Analysis

Upon receipt of analytical laboratory results, AKT Peerless will prepare a summary table comparing target parameter concentrations to Part 201 Generic Residential Cleanup Criteria, site-specific cleanup criteria, and/or applicable background concentrations for topsoil, as appropriate. This comparison will be used to verify the suitability of the topsoil for import to the subject property.

Schedule

AKT Peerless will implement work at the Client's direction and upon identification of the proposed topsoil source. AKT Peerless will provide its deliverables within three weeks of topsoil sampling activities.

Subtotal Fees

AKT Peerless estimates the fees and expenses for Task 2 will be $3,500. All subcontracted services and outside project costs will be billed at cost plus 15 percent. The estimated costs to execute the above-described Task 2 scope of work are shown in the table below:

Task 2 - Topsoil Sampling and Analysis Estimated Costs

ACTIVITY	COST
PROFESSIONAL SERVICES	
Project Management	$250
Field Activities	$1,000
Data Analysis	$500
PROJECT COSTS	
Laboratory Analyses	$1,250
Field Supplies and Expenses	$500
TOTAL	**$3,500**

The referenced fees include only those activities described herein. Additional fees will be incurred and invoiced if additional sample analysis is requested by the Client, deemed necessary to completely evaluate the site conditions or if other regulatory reporting activities are necessary. AKT Peerless will notify the Client immediately with knowledge of any proposed scope of service modifications, but no additional activities will be conducted without prior written Client authorization.

Total Fees

AKT Peerless proposes to provide the services described in this proposal for the total cost described below:

Task 1 – On-Site Due Care Assessment	$21,000
Task 2 – Imported Topsoil Sampling & Analysis	$3,500
Total Cost	**$24,500**

The referenced fees include only those activities described herein. Additional fees will be incurred and invoiced if additional sample analysis is requested by the Client, deemed necessary to completely evaluate the site conditions or if other regulatory reporting activities are necessary. AKT Peerless will notify the Client immediately with knowledge of any proposed scope of service modifications but no additional activities will be conducted without prior written Client authorization.

Limitations

If the Client chooses to alter the proposed scope of work, the Client shall advise AKT Peerless, and AKT Peerless shall propose alterations to the scope of work and related fees. The Client will authorize AKT Peerless in writing to conduct more or less work than defined in this proposal.

AKT Peerless will provide these services using its commercially reasonable best efforts consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Sample collection costs presented in this proposal assume that handheld equipment will be used. To the extent that mechanical drilling may be necessary for sample collection if the use of handheld equipment is not feasible, AKT Peerless will notify the Client immediately, and AKT Peerless will revise the scope of work and fees appropriately.

This proposal and the associated cost estimate are valid for 30 days. After 30 days have elapsed, AKT Peerless reserves the right to alter the scope of work and estimated cost. Any unexpected or extraordinary concerns that become apparent during the assessment may require a revision in the scope of work and cost and could delay the project. AKT Peerless will notify the Client of any concerns or necessary changes in the proposed scope of work. Changes in the scope of work and the estimated price would be dependent on potential changes in the amount of available site information, regulatory requirements, seasons, economic conditions, etc. If necessary, AKT Peerless will provide an altered scope of work and the associated price estimate for approval prior to initiating project activities.

This proposal, including descriptive material, pricing, discussion of proposed methods to be used or implemented by AKT Peerless, and related information set forth herein are confidential; these items constitute trade secrets of and are proprietary to AKT Peerless. AKT Peerless is submitting this information for informational purposes only, based on the express understanding that it will be held in strict confidence; will not be disclosed, duplicated, or used, in whole or in part, for any purpose other than the evaluation of this information; and will not, in any event, be disclosed to third parties, without prior written consent of AKT Peerless.

Terms and Conditions

By signing this proposal, the Client agrees to the terms and conditions presented in **Appendix A**. Unless otherwise noted, AKT Peerless will prepare and render invoices for work performed to date on a monthly basis. All invoices shall be payable within thirty (30) days of invoice date. For electronic payment, the following table provides AKT Peerless' bank routing information:

ACH Transactions	Domestic Fund Wires	International Fund Wires
AKT Peerless Environmental Services Account No. 01388362854 ABA No. 072403473	Huntington National Bank 7 Easton Oval – EA2W47 Columbus, Ohio 43219 Account No. 01388362854 ABA No. 044000024	Huntington National Bank 7 Easton Oval – EA2W47 Columbus, Ohio 43219 Account No. 01388362854 SWIFT CODE: HUNTUS33

AKT Peerless is prepared to initiate this project immediately upon receipt your written authorization to proceed. For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please endorse the signature page and return a copy to the undersigned.

PROPOSAL ACCEPTANCE FOR DUE CARE ASSESSMENT ACTIVITIES

220 N. Park Street, Ypsilanti, Michigan

This proposal submitted by:	Scott Wasielewski Senior Project Manager
Proposal submitted on:	February 6, 2025

Please authorize the proposal by executing below:

Proposal amount:	**$24,500**

Client contact:
Ms. Jill Ferrari
Renovare Ypsilanti Homes, LLC
13 N. Washington Street
Ypsilanti, Michigan 48197

AKT Peerless Proposal No.	PF-36514
AKT Peerless Project No.	10627F3

Acceptance:	(Signature) **Renovare Ypsilanti Homes, LLC**
Print Name:	
Title:	
Date:	

WCBRA Financial Report - January 2025

Developer Reimbursement Complete (Arbor Hills, 618 S. Main)

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	$ 10,898,443.00	$ 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	$ 967,760.22	$ 435,866.36	$ 4,384,556.00	$ 2,726,826.00	$ 286,550.58		$ 4,000,000.00	$ 1,090,810.38	$ 7,874,648.77	$ 50,084.31	$ 1,032,466.45		$ 102,397.50						
Remaining Approved Eligible Activity Expenses	$ 42,281.78	$ 164,352.49	$ -	$ -	$ 96,817.42	$ -	$ -	$ 953,557.62	$ 2,523,072.33	$ 925,611.69	$ 843,663.60	$ -	$ 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			$ 1,015,444.00	$ 508,800.85															
Remaining Interest to be Reimbursed	$ 41,282.00	$ 229,072.15	$ -	$ -	$ 70,648.00			$ 309,544.46											
Project Financial Activity																			
12/31/24 Fund Balance	$ -	$ 5,000.00	$ -	$ -		$ 250,348.83	$ 78,743.34	$ 0.51		$ (2,026.00)	$ -	$ 19,489.88	$ 58,995.28	$ 20,041.51	$ 543.49		$ 360,392.25		
TOTAL 2024 REVENUES																			
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -							
Interest Revenue*																			
TIF Revenue/Capture																			
Total Revenues	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2025 EXPENDITURES																			
Certified Expense Reimbursement												$ -							
Administrative Fee Transfer									$ -	$ -		$ -	$ -						
LBRF Revenue or Deposit	$ -				$ -	$ -		$ -		$ -	$ -								
State of MI Brownfield Fund (Approved after 2014)																			
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Misc Refund																			
Current Brownfield Account Balance	$ -	$ 5,000.00	$ -	$ -	$ -	$ 250,348.83	$ 78,743.34	$ 0.51	$ -	$ (2,026.00)	$ -	$ 19,489.88	$ 58,995.28	$ 20,041.51	$ 543.49	$ -	$ 360,392.25	$ -	$ -

**** Includes Admin and LBRF Funds***

Total of all 2024 CY TIF Reimburse Transfers	$ 5,183,898.42		
Total 2024 CY LBRF Capture	$ 875,979.86		
Total 2023 CY LBRF CAPTURE	$ 211,548.00		
Total of all CY 2024 Admin Transfers (from 23 tax year)	$ 247,490.00	16 Active Projects	
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 11-1-24	**$ 180,350**
Total of all CY 2014 Admin Transfers	$ 87,198.19	LBRF Interest earned since 2017 as of 11-1-24 (inc. in bal. below)	**$ 234,268**
2024 LBRF Capture Running Current Yr Total	$ -	LBRF Balance as of 11-1-24	**$ 2,311,356**

TRANSACTION APPROVALS REQUESTED

PROJECT

	Current Capture		Admin	LBRF Deposit	Developer Reimbursement			
Winter Capture Ann Arbor								
Maple Shoppes	$ 19,601.38				$ -			
Zingerman's	$ 22,138.35							
Arbor Hills	$ 45,532.95				$ -			
544 Detroit St	$ 11,247.61							
618 S. Main	$ 221,876.16							
Lowertown-1140 Broadway	$ 657,493.40							
Broadway Park-DTE Energy	$ 3,348.16							
309 N. Ashley	$ 89,645.77							
3874 Research Park Drive	$ 58,695.84		$ 29,335.00	Admin Only	$ 389,753.09	Payout to City of Ann Arbor Aff Housing Fund	Elig Activities must be approved first	$293,346.76 in 2024 TIF
Village of Ann Arbor	$ 884.77							
TOTAL	**$ 1,130,464.39**		**TOTALS**	**$ -**	**$ 389,753.09**	**$ 389,753.09**		