Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, September 11th 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):
+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 14th, 2025 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
    1. Board Office Elections, Appoint new Chair – Action
    2. 1155 Old Manchester Rd. Chelsea, Environmental Assessment Grant Application – Action
    3. 2023-2024 Draft Biennial Brownfield Program Report – Discussion
    4. LBRF Brownfield Authority Policy – Discussion
    5. Urban Crossroads Brownfield Plan – Action
    6. September 2025 Financial Report – Information
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 SMALL Conference Room

DRAFT MEETING MINUTES
Thursday, August 14, 2025, 9:00 a.m.

Board Present: Sam Baushke – Chair, Allison Krueger, Christy Maier – Secretary/Treasurer, James Harless, Katie Scott, Katie Jones – Vice-Chair,

Board Absent: Elle Cole, Jenn Cornell, Trevor Woollatt

Staff: Nathan Voght – OCED, Anne Jamieson with Jamieson Development Consulting.

Joining the Meeting: Max Longenbach, Joe Agostinelli both for 350 S. Fifth, Michael Sessions – City of Manchester City Manager, Brian Farkas – Allen Edwin Homes, Chris Nielson – Ann Arbor Housing Commission, Michael Appel and Wendy Carty-Saxon – Avalon Housing, Joe Ziolkowski with the Main Street Park Alliance. On Zoom: Elizabeth Massering – SME, DuWarren Gibson, Paul Aren, Jake Austerman, Michael Kaplan, Michael K, and Beth L.
.
Handouts: None

1. Call to Order

Chair Baushke called the meeting to order at 9:08 a.m.

2. Public Comment

None.

3. Approval of Agenda

Staff requested that a new Business Item #6 be added,, 206-210 N. Washington Avalon Housing Supplemental LBRF Grant Request, which staff had received from Avalon in time, but neglected to place on the agenda. The revised agenda and LBRF application was emailed a week ago, right after the full packet with original agenda was sent.

J. Harless moved to approve the agenda as amended, (2nd K. Jones), and the motion passed unanimously.

4. Approval of May 8th, 2025 Meeting Minutes

J. Harless provided revisions to the minutes, and then motioned to approve the minutes as amended (2nd K. Jones), and the motion passed unanimously.

Katie Scott arrived at 9:12 a.m.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. <u>Brownfield Program Support – Increase Contract Compensation – Action</u>

Staff is requesting an increase for the final compensation to Jamieson Development Consulting from $15,000 to $25,000. Ms. Jamieson was busier than anticipated keeping some large projects moving forward, and this resulted in a higher than estimated cost. The Amendment was already put through, as Ms. Jamieson needed the contract closed. Staff is nonetheless asking for the Authority's confirmation of the increase.

The Authority did not feel the need for any official action.

2. Arbor South Legal Fees – Action

Staff reminded the Authority that it discussed whether to require up-front escrow funds to cover 3rd party legal fees incurred by County Corporation Counsel for review of the Arbor South Brownfield Project back in the spring. At that time, the decision was to seek reimbursement of those costs from Tax Increment Revenues as Brownfield Plan Preparation costs. Several months is past, and the County has paid an April invoice of almost $6,000 from Dykema, and additional fees will be coming. Given the size and complexity of the project, and length of time to finalize all documents and contracts, the Authority should again consider requiring to pay into an escrow for the purpose of paying past and upcoming anticipated fees.

The issue was discussed by the Authority, and how much would be an appropriate amount.

J. Harless moved to establish a legal fee escrow account for Arbor South, requesting $18,000 be paid within 30 days, out of which the $6,000 April Dykema invoice will be reimbursed to the Authority Admin account, and communicate that if not paid within 30 days of the request, no further work will be conducted on the project. Further, once the escrow account is reduced to $3,000 minimum, an additional $5,000 will be required from the developer. The motion was supported by K. Scott, and passed unanimously.

3. Emerald Glen East MSHDA Housing TIF Plan Brownfield Plan Review Sub-Committee – Action

Brian Farkas from Allen Edwin Homes was in attendance and provided an overview of the proposed 30-unit housing subdivision in the City of Manchester. They discussed the proposed Eligible Activities, and MSHDA housing subsidies that will allow 6 of the four-bedroom homes to be rented for 15 years at 120% AMI maximum.

Board members A. Krueger, J. Harless, and K. Jones volunteered to be on the Sub-Committee to assist with reviewing the Brownfield Plan.

4. 350 S. Fifth Project Introduction and Form Transformational Brownfield Plan Review Sub-Committee – Action

Chris Nielson, on Zoom, introduced the team, with Related Midwest being the private development partner to the Ann Arbor Housing Development Corporation, and subsidiary of the Ann Arbor Housing Commission. Related Midwest was selected through an RFP process.

Staff put a project presentation up on the screen, which provided an overview of the project, which is currently going through City Site Plan Review. It's 20 stories in height, with 330 affordable housing units, with 1/3 for households earning from 0 to 30% of the Area Median Income (AMI) , 1/3 for 60 to 70% AMI, and 1/3 for 80% AMI households. 95% of the project financing has been secured. Using the Transformational Brownfield approach, it will make the project financially feasible. With 220M proposed investment, it exceeds the minimum investment required for the size of the City of Ann Arbor. A Payment in Lieu of Taxes (PILOT) will be requested by the City. Staff asked to clarify that with a PILOT, there will be no real property taxes to capture and reimburse. The developer said a small ground floor commercial area will be taxable.

Authority members J. Harless, K. Scott, T. Woollatt, and C. Maier volunteered to form the review sub-committee.

5. Federal Screw/Main St. Park Alliance Supplemental LBRF Grant Request – Action

   Joe Ziolkowski, from the Main Street Park Alliance, was in attendance and summarized the request for an additional $166,000 in LBRF Funding to cover environmental remediation costs that exceeded both the EGLE grant and the Authority's current $1M LBRF grant.

   The Authority discussed the current LBRF policy maximum of $1M per project, and this project has exceeded that amount by approximately $50,000 with the additional $207,000 granted in February. Although not a hard cap, it's generally been observed by the Authority. There may be a need to revisit the LBRF policy.

   The LBRF account balance was further discussed, although not projected to be negative, it will get down to $250,000 next year. Large deposits in the LBRF will not happen after next year for several years, and it's not known what future projects will request the funds. The Authority reiterated its strong support for this project, but a consensus was not clear on this request.

   J. Harless moved to approve the additional $166,000 in LBRF Grant Funding. The motion failed due to lack of support.

   K. Jones moved to approve $315,529.98 in Eligible LBRF Grant activities for reimbursement under the existing grant funding (2nd K. Scott), and the motion passed unanimously.

6. 206-210 N. Washington Avalon Housing Supplemental LBRF Grant Request – Action

   Staff referred to the information provided by Avalon for additional infrastructure costs that arose recently after the City Engineer was allowed to review the Site Plan and determined that urban stormwater management under the parking lot would be required. The request is for an additional $303,440, which would increase the total LBRF grant to $1,008,195.

   Paul Aren, with ASTI, the environmental consultant on the project, was on Zoom and reviewed the Eligible Activity table showing the additional costs. However, the eligibility and categories of the costs were not clear. The table will need revision for clarity.

   J. Harless moved to approve an additional $303,440 in LBRF grant funding for 206-210 N. Washington (2nd K. Scott), and the motion passed unanimously.

7. Broadway Park CMI Grant Proposal – Discussion

   Staff referred to the EGLE Grant application for $501,000 to support additional environmental remediation on the public recreation portion of the development site along the river. The grant would benefit the Lower Town River Conservancy, the Non-Profit that is developing, and will own and operate the public recreation area of the site.

   EGLE invited Roxbury, the developer, and the County to apply, and the application was assembled and approved by EGLE over the summer, and needed to be submitted before the Authority met for this meeting in order to move the funds this fiscal year for EGLE. The County Board of Commissioners authorized applying for the grant on August 6th, and Greg Dill, the County Administrator, signed the application this morning.

8. August 2025 Financial Report – Information

   There is no action this month.

7. Other Business

J. Harless asked about the Brownfield Plan Template, and need to bring it to the Authority. Also, the Reimbursement Agreement. In addition, the Authority may also wish to discuss the LBRF Policy.

Staff will send out the 350 S. Fifth Transformational Brownfield Plan presentation to the Authority.

8. Public Comment:

There was no public comment.

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9. Adjournment:

C. Maier moved to adjourn the meeting at 11:08 a.m. (2nd K. Jones), 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, September 11th, 2025

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

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: September 4th, 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 Officer Election, Appoint New Chair – Action**

   Sam Baushke resigned in August, as he's taking a new position with EGLE. The Authority needs to elect a new Chair.

2. **1155 Old Manchester Road, Chelsea, Environmental Assessment Grant Application – Action**

   The City of Chelsea owns this 2.75 acre site and has partnered with Spire Development to construct an affordable housing development. A total of 92 units is proposed, between 30 and 80% AMI, and the developer is seeking Low Income Housing Tax Credits.

   The developer is seeking environmental due diligence grant funding, from both the Authority and the Downriver Community Conference. A MSHDA compliant Phase I cost proposal for $5,000 is provided for reference.

3. **2023-2024 Biennial Brownfield Program Report – Discussion**

   Please see a draft 2-year brownfield program report. This report follows a similar format to the 2021-2022 report. The report has been reviewed by the OCED Director, Toni Kayumi. Please review and provide any comments, in order for the report to be finalized and released.

4. **LBRF Brownfield Policy – Discussion**

   The Authority has reviewed and approved numerous LBRF applications since 2017:

   1. *2017: $240,000 Grant to the City of Ypsilanti to address PCB contamination along the County Border to Border trail through Water Street, and large, city-owned brownfield planned for redevelopment for decades.*
   2. *2017: $600,000 Grant to the City of Ann Arbor Housing Commission to support the White/State/Henry affordable housing redevelopment of 36 affordable housing units.*
   3. *2019: $535,000 Grant to the City of Ann Arbor to address contamination at the Leslie Science and Nature Center*
   4. *2021: $200,000 Grant to the City of Saline to address soil contamination for a new parking lot at Salt Springs Park*
   5. *2021: $30,000 Grant to Avalon Housing for Phase II Investigation at 206-210 N. Washington Supportive Housing*

Redevelopment site, owned by the City of Ypsilanti

6. *2022: $53,000 Grant to the City of Ann Arbor for Phase II Investigation at 415 W. Washington*
7. *2022: $65,000 Grant to Main Street Park Alliance for Phase II Investigation for City of Chelsea Public Park*
8. *2022: $1,000,000 Grant/Loan to Dorsey Estates for 23 Affordable and 23 Attainable Housing Units in Ypsilanti*
9. *2023: $959,000 Grant to Avalon Housing/A2 Housing Commission for 121 Catherine, 66 Aff Housing Units*
10. *2023: $704,000 Grant to Avalon Housing for Demolition, Infrastructure and Site Preparation costs at the 206-210 N. Washington Supportive Housing Site, owned by the City of Ypsilanti*
11. *2023: $65,000 Grant to Main Street Park Alliance for City of Chelsea Public Park*
12. *2023: $804,000 Grant to Main Street Park Alliance for Response Activities, City of Chelsea Public Park*
13. *2025: $207,000 Additional Grant to Main Street Park Alliance for Response Activities*
14. *2025: $1,000,000 Grant to Avalon Housing for Hickory Way III, 39 Affordable Housing Units, City of Ann Arbor*
15. *2025: $303,000 Additional Grant to Avalon Housing for 206-210 N. Washington, City of Ypsilanti*

The last revision to the Authority's LBRF policy is from 2018, and is attached, in both redline and clean version. The maximum LBRF grant is not explicitly stated in this revised policy, but loans are capped at $1M. In practice, however, the Authority has generally observed the $1M cap for grants.

Here is an updated snapshot of the LBRF fund, updated to reflect the 206 N. Washington award, and LBRF deposits coming from the City of Ann Arbor summer distribution:

.BRF Account Cash Flow **UPDATED 9-4-25**

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	$ 1,216,356			$ 378,000	618 S. Main (222k), Zing (16K), Arbor Hills (45K), 1140 Broad (95K)
6/1/2025	$ 1,101,356	$ 115,000	Main St. Park Final Payment		
8/1/2025	$ 396,601	$ 704,755	206/210 N. Washington, Ypsi		
9/1/2025	$ 192,601	$ 204,000	Main St. Park Add'l Grant		
9/1/2025	$ 583,601			$ 391,000	618 S. Main (~~143K~~)(97K) and Arbor Hills (~~319K~~)(287K)Maple Shoppes (7K
9/1/2025	$ 1,038,601			$ 455,000	1140 Broadway (Previous estimate was 400K)
4/1/2006	$ 735,161	$ 303,440	206-210 N. Washington, Ypsi		
9/1/2026	$ (264,839)	$ 1,000,000	Avalon Hick Way III Payout		
9/1/2026	$ 1,135,161			$ 1,400,000	1140 Broadway final LBRF capture
9/1/2026	$ 1,335,161			$ 200,000	Various

Although negative balance is shown in September 2026, there will be simultaneous large deposits that will not result in a negative balance, unless Hickory Way III payouts are sooner than anticipated.

The Authority should review the 2018 LBRF policy and determine if updates are necessary.

5. Urban Crossroads Brownfield Plan, Scio Township – Action

The Brownfield Plan has been reviewed by the Sub-Committee, and is will go to the Scio Township Board of Trustees on September 11th. In anticipation of possible Township approval, it's on the Authority agenda for consideration. The delay was due to air testing the developer conducted of the site, requested by the Township, with concerns about the adjacent asphalt plant.

6. September Financial Report – Information

Please see the updated financial report for September. The City of Ann Arbor distribution has been sent. There are some projects where 100% of the summer can be reimbursed, but other where 3 mills SET must be withheld to pay the invoice in October from the State. Any LBRF transactions are noted, and some projects (Maple Shoppes and 1140 Broadway) where developer reimbursement is complete.

Note, 1140 Broadway successfully lowered their Taxable Value for 2024 through the Michigan Tax Tribunal, which will require adjustment for the winter 2025 distribution. Staff was only informed of this in the last month. In addition, several Ann Arbor Township parcels that are part of the Village of Ann Arbor project were annexed properly in 2023, but were not added to the City rolls until 2025, so there will be adjustments for this capture in winter as well.

Other Updates:

The Annual State Reporting to the MEDC has been completed last week, prior to the August 31st deadline. A total of 19 projects were reported for 2024.

Pittsfield Township reports that 4025 Packard will break ground soon.

Affordable Housing Closings are happening at a faster rate at Dorsey Estates. The project is moving along faster now. Brownfield eligible activities for TIF are still included in monthly draws.

Village of Ann Arbor met with EGLE last month, and reported progress on coming to an agreement on how to approach environmental mitigation/due care on site. A revised Site Plan has been submitted to the City, and a revised Brownfield Plan will be coming.

Arbor South: An updated Brownfield Plan was submitted on August 22nd, and has been reviewed by Dykema, Corporation Counsel and the three-member Sub-Committee. Upon request to County Corp Counsel for all invoices from Dykema, to confirm the Escrow request from the developer, additional invoices were provided, totaling $22,000 through July. The escrow request should be increased to $30,000.

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

X Publicly-Owned or Non-Profit-Owned Property

X Privately-Owned Property

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

Owner Information

Property Owner: The City of Chelsea

Contact: Paul Montagno

Property Address: 1155 Old Manchester Rd, Chelsea, MI 48118 Phone No.: 734-662-2200

Property Tax ID #: 06-06-13-150-005

Applicant Information

Applicant Name: Spire Development, Inc. c/o Sean McMickle Phone No.: 614-350-0391

Address: 330 W Spring St, Ste. 430, Columbus, OH 43215

Developer (Entity) Name (if different than applicant): Manchester Crossing LDHA L.P. (Project-specific ownership entity)

Project Information

Project Name: Manchester Crossing (I & II)

Project Description: 92-unit, 100% Affordable, 9 General Occupancy, 9% LIHTC project serving 30%-80% AMI Households

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

– RFP concept set included in shared folder link below

Property Information

Previous Owners: City of Chelsea

Historic Property Uses: Recycling drop off

Property Acreage: 2.75 acres

Zoning: T-2 Transition Mixed Use Surrounding Land Use: Commercial, County Fairgrounds

Proposed Environmental Activities:

	Estimated Cost
X Phase I	
X Phase II	
X BEA Report	
X Due Care Plan	
X Hazardous Material Survey	
TOTAL	$300,000

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: N/A

Please describe environmental conditions: Geotechnical report revealed glass and asphalt within borings. City staff has stated the property was historically used as a dump.

Please provide cloud links to any relevant environmental reports.

Shared Folder Link

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

September 2, 2025

Mr. John D’Addona
Downriver Community Conference
15100 Northline Road
Southgate, Michigan 48195

Subject: **Work Order for Phase I Environmental Site Assessments**
AKT Peerless Proposal Number PF-37989

Dear Mr. D’Addona:

AKT Peerless is pleased to present its work order to provide a Phase I Environmental Site Assessment (ESA) with Michigan State Housing Development Authority (MSHDA) Non-Scope Requirements for the following property:

- 1155 Old Manchester Road, Chelsea, Michigan

The scope of AKT Peerless’ services will include (1) conducting a Phase I ESA and (2) completing MSHDA-required assessment activities that are beyond the scope of ASTM E1527.

AKT Peerless’ Phase I ESA will be based on (1) the scope and limitations of the ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-21* (ASTM Practice E 1527) which outlines good commercial and customary practice for conducting a Phase I ESA, (2) the USEPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), and (3) MSHDA Requirements. AKT Peerless understands the proposed Phase I ESAs will be submitted in support of a MSHDA financing application.

Certain users of the proposed Phase I ESA may be able to satisfy one of the environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner liability protections available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the Small Business Liability and Brownfield Revitalization Act (Brownfield Amendments) of 2002.

For the purpose of the proposed Phase I ESA, the Client (DCC) will be the party that retains AKT Peerless to complete this Phase I ESA. In accordance with ASTM Practice E 1527, a *User* is the party seeking to use ASTM Practice E 1527 to complete an environmental site assessment of the subject property. A *User* may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. Furthermore, a *User* seeking to qualify for an LLP under CERCLA has specific obligations for completing a successful application of this practice, including the User Requirements described below. AKT Peerless’ scope of work does not include an evaluation or completion of these specific user obligations under the ASTM Practice E 1527, unless otherwise noted in this proposal.

The purpose of AKT Peerless' proposed ESA will be to provide an independent, professional opinion of the *recognized environmental conditions* (RECs)[1], *historical recognized environmental conditions* (HRECs)[2], and *controlled recognized environmental conditions (CRECs)*[3], in connection with the subject property, if any. AKT Peerless' Phase I ESA is designed to identify adverse environmental conditions and the possible need for a more definitive study addressing specific areas of concern, if any. The proposed Phase I ESA will be intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, HRECs, and CRECs in connection with the subject property.

AKT Peerless will not make an independent determination whether the Applicant is a *User* and qualifies for Landowner Liability Protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

In addition, AKT Peerless' ESA will meet the requirements outlined in 2025 MSHDA Rental Development Division Environmental Review Requirements.

User Requirements

In order to qualify for one of the LLPs offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), a *User* must conduct certain inquiries as described in 40 CFR 312. If the Applicant intends to use ASTM Practice E 1527 to qualify for a LLP to CERCLA liability, then AAI requires that certain tasks be performed by - or on behalf of – that party. As appropriate, these inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. While such information is not required to be provided to the Environmental Professional, AKT Peerless requests that the Applicant provide such information via a Questionnaire, Document Request Form, and Interviews as such information can assist the AKT Peerless in identifying environmental conditions.

ASTM E1527 Scope Requirements

In accordance with ASTM Standard Practice E 1527-21, AKT Peerless' ESA will include the following tasks:

- A reconnaissance of the subject property, as well as observation of the adjoining properties as feasible from the subject property and public rights-of-way, to identify uses or activities that may pose an environmental concern to the subject property, including a review of: (1) general activities occurring at the subject property, (2) existing subject property conditions, and (3) the uses of adjoining properties.
- A review of current environmental database information compiled by a variety of regulatory agencies to evaluate potential environmental risks associated with the subject property, adjoining

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[1] ASTM Standard Practice E 1527-13 defines the term REC as the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any release to the environmental; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

[2] ASTM Standard Practice E 1527-13 defines the term HREC as a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls.

[3] ASTM Standard Practice E 1527-13 defines the term CREC as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

properties, and select nearby sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property[4].

- A review of reasonably ascertainable agency file information associated with known or suspected sites of environmental concern maintained by regulatory agencies. Files will be reviewed for the subject property. Files for adjoining properties, and nearby sites that may present a concern to the subject property, will be reviewed, but additional fees may apply. If such records are not reviewed, AKT Peerless will provide written justification as to why a review was not completed.
- A review of reasonably ascertainable standard historical sources to develop a history of the previous uses of the subject property and surrounding area back to the obvious first developed uses, or 1940, whichever is earlier. Such sources may include aerial photographs, maps (e.g., topographic, fire insurance, plat, etc.), city directories/address indexes, previous environmental assessments, and municipal records, as appropriate.
- A review of reasonably ascertainable records pertaining to regulated waste generation, registered USTs, leaking UST (LUST) incidents, or other environmental events occurring on the subject property or nearby sites that AKT Peerless judges to have a potential to pose an environmental concern to the subject property.
- The consideration of adjoining property uses and activity.
- A review of readily available environmental information and reports maintained for the subject property.
- Interviews with persons, including regulatory agency representatives, who are familiar with past and present uses, activities, and/or environmental concerns at the subject property and adjoining properties.
- Review and summary of information provided by the Client related to Activity and Use Limitations (AULs), environmental liens, or institutional controls (if any). AKT Peerless will also summarize such information if obtained during environmental regulatory record reviews.
- An evaluation of information obtained from these resources to determine if RECs, CRECs, or HRECs exist in connection with the subject property.

During the assessment, AKT Peerless will evaluate or consider: (1) the potential for contamination of soil, soil vapor, and groundwater at the subject property, (2) the possible presence of underground or aboveground storage tank systems at the subject property, (3) the possible presence of hazardous substances or petroleum products at the subject property, (4) the proximity of the subject property to known and/or suspected sites of environmental concern, and (5) the historical use of the subject property.

AKT Peerless will prepare a written report documenting the data and information gathered during the Phase I ESA. AKT Peerless' report will summarize the known environmental conditions associated with the subject property, if any. Unless advised otherwise by the Client, AKT Peerless will include recommendations for further investigation of the noted environmental concerns.

The conclusions and recommendations will reflect AKT Peerless' best professional judgment, and will be based upon the conditions observed and information made available at the time of the assessment.

[4] AKT Peerless will use search radii consistent with ASTM recommended approximate minimum search distances.

MSHDA ASTM "Non-scope" Requirements

In addition to completion of the ESA, AKT Peerless will complete MSHDA-required assessment activities that are beyond the scope of ASTM E 1527. During preparation of the ESA, AKT Peerless will address MSHDA requirements in the following manner:

Friable and Non-Friable Asbestos Containing Materials (ACM)

Regardless of the date of construction, MSHDA requires the following asbestos documentation be submitted prior to initial closing for structures undergoing demolition or renovation: (1) a Pre-Construction Survey performed in accordance with ASTM 2356-14 and USEPA National Emission Standards for Hazardous Air Pollutants (NESHAP)-conducted by a licensed asbestos inspector, (2) an asbestos abatement plan including provisions for independent third party air monitoring, and (3) a copy of the trade payment breakdown and associated documentation identifying all cost associated with asbestos abatement activities and identified as a separate line item. While a NESHAP-compliant inspection is required for all structures regardless of age, for structures built prior to 1981, the ACM inspection must also be Michigan Occupational Safety & Health Administration (MIOSHA)-compliant. **MSHDA allows these requirements to be a condition of approval in most instances. In those cases, the Phase I ESA must include an indicated of the relevance of ACM and indicate the required work to be performed.**

AKT Peerless will conduct a visual inspection of potential ACM during at the subject property during the ESA site reconnaissance. The information gathered during the reconnaissance will be used to generate a proposed scope of work and cost estimate designed to meet MSHDA's requirement. This proposal will be submitted to the Client under a separate cover.

Lead-Based Paint (LBP)

MSHDA requires a combination Lead-Based Paint Inspection/Risk Assessment be conducted for structures with building permits issued before January 1, 1978 prior to initial closing. The assessment and inspection must be conducted by an appropriately certified Michigan Lead Risk Assessor and meet State of Michigan requirements and United States Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint in Housing*. The inspection must be completed using X-Ray fluorescence (XRF) technology; paint chip only inspections will not be accepted.

MSHDA requires the following LBP documentation be submitted prior to initial closing: (1) LBP Risk Assessment/Inspection Report, (2) remediation plan including provisions for a dust wipe clearance conducted by a certified, independent third party, and (3) a copy of the trade payment breakdown identifying all costs associated with proposed LBP remediation activities and identified as a separate line item. **MSHDA allows these requirements to be a condition of approval in most instances. In those cases, the Phase I ESA must include an indicated of the relevance of LBP and indicate the required work to be performed.**

AKT Peerless will determine the age of structures at the subject property, if any, during the ESA. The information gathered during the Phase I ESA will be used to generate a proposed scope of work and cost estimate designed to meet MSHDA's requirement. This proposal will be submitted to the Client under a separate cover.

Radon

MSHDA requires a radon assessment be conducted by a Radon Professional for all projects in zip codes that exhibit elevated Radon test results according to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Indoor Radon Results Map. The zip codes requiring assessment or mitigation include those which show 25% or more of first time test results above 2 picocuries per liter (pCi/L). They are represented on the map as dark blue and light blue, as well as some of the green areas. Grey shaded areas do not have reported data and will also require assessment or mitigation of radon. Projects located in zip codes that are unshaded will not require further assessment or mitigation unless information exists which reveals elevated concern is present. Radon testing must follow the protocols set by the American Association of Radon Scientists and Technologists, Protocol for Conducting Measurements of Radon and Radon Decay Product Measurements in Multifamily, School, Commercial and Mixed-Use Buildings (ANSI-AARST MA-MFLB-2023, Section III, or similar section in the most recent addition).

AKT Peerless will review the EGLE Indoor Radon Results Map. If the subject property is located in a zip code showing 25% or more of first time test results above 2 pCi/L, MSHDA requires assessment or mitigation. AKT Peerless will recommend a radon assessment in accordance with MSHDA's policy. This proposal to complete those services will be submitted to the Client under a separate cover.

For projects with test results exceeding the USEPA action level of 4.0 pC/L, plans and specifications approved by a Radon Professional for addressing these exceedances must be submitted prior to initial closing. New construction projects and any proposed mitigation plans must be consistent with the radon resistant code requirements as detailed in Appendix F of the International Residential Code or Appendix N of the International Building Code as appropriate.

Special Flood Hazard Area

MSHDA requires a copy of the Federal Emergency Management Agency (FEMA) Flood Hazard map be included with the Community Panel Number as an attachment to the ESA. AKT Peerless will include a copy of the FEMA FIRMette Floodplain map as required by MSHDA. Additional MSHDA requirements are triggered if the subject property is located within a Special Flood Hazard Area, which are not included under this scope of services.

Wetlands

MSHDA requires the Phase I ESA address the presence of any suspect regulated or non-regulated wetlands on the subject property as determined by field indicators, National Wetland Inventory (NWI), or State of Michigan Part 303 database search or other means. Additional MSHDA requirements are triggered if actual suspect regulated or non-regulated wetlands are identified, which are not included under this scope of services.

Electro-Magnetic Field (EMF) – Power Transmission Lines

For MSHDA-financed, new construction projects AKT Peerless will identify the presence of high-power transmission lines (60 kilovolt, kV, and higher). If such transmission lines are identified, MSDHA will require a set-back for housing and outdoor gathering/play areas equal to or greater than the pole or tower fall distance (defined as the height of the pole or tower from the ground surface to the top).

EMF – Cell Antennae Arrays

MSHDA requires the ESA address the presence of cell antennae arrays. Planned or current building-mounted cell phone antennae arrays on the subject building must be noted in the ESA. AKT Peerless will perform a visual inspection for building mounted cell phone antennae arrays. In addition, an RF (Radio Frequency) Safety Study that shows the current or planned array complies with FCC OET Bulletin #65, including the Maximum Permissible Exposure limits for the general population in Table 1(b), is required. AKT Peerless will request a copy of this study from the wireless service provider or array installer; however, conducting an independent RF study is not part of the scope of this ESA.

Power Substations

MSHDA requires that any utility electrical substations in the immediate vicinity of the development must be noted in the ESA.

High Pressure Buried Gas Lines

For MSHDA-financed, new construction projects AKT Peerless will identify the presence of buried high-pressure gas transmission lines (four-inch diameter or larger and 400 pounds per square inch or higher) within 1,000-feet of the subject property. If such gas transmission lines are identified, AKT Peerless will recommend the Client contact MSHDA to discuss setback requirements.

Noise

MSHDA requires that a noise assessment be completed in accordance with the *HUD Noise Guidebook.* AKT Peerless will determine if the subject property is located within (1) 1,000-feet of a limited access highway or “busy roadway,” (2) 3,000 feet of a railroad line, or (3) 15 miles of a civil or military airport. AKT Peerless will prepare a noise study in accordance with the *HUD Noise Guidebook.* If the results of the noise assessment reveal elevated noise levels at the subject property, additional MSHDA requirements are triggered, which are not included under this scope of services.

Vibration Analysis

MSHDA requires a Federal Transit Administration (FTA) *Transit Vibration Impact Assessment* be conducted if current or proposed structures are located within 100 feet of a rail line. If AKT Peerless determines that current or proposed structures are located within this distance of rail lines, additional MSHDA requirements are triggered, which are not included under this scope of services.

Vapor Encroachment Screening

MSHDA requires a Tier I and non-invasive Tier II vapor encroachment evaluation be conducted in accordance with ASTM E-2600-22 *Standard Guide for Vapor Encroachment Screening.* AKT Peerless will conduct this evaluation to satisfy MSHDA’s requirement. If potential Vapor Encroachment Conditions are identified, AKT Peerless will recommend additional invasive investigation and provide a work plan for MSHDA review and approval.

Aboveground Storage Tanks (ASTs)

MSHDA requires sites containing or near ASTs must be evaluated according to procedures set forth in HUD's Guidebook on Acceptable Separation Distance (ASD). If the project meets the standard, no further action is required; however, if the project does not meet the standard, additional MSHDA requirements are triggered, which are not included under this scope of services.

Lead in Drinking Water

MSHDA requires compliance with Michigan's revised Lead and Copper rule (EGLE) for all municipally supplied and Type I Community Water supplies: Water Supply Lead Results (michigan.gov). Results of compliance testing to be summarized in the Phase I ESA report. If the drinking water for the subject property is not supplied via a municipal or Type I well, AKT Peerless will recommend the Client contact MSHDA to discuss requirements.

Nearby and Adjoining Industrial Areas

According to the MSHDA Environmental Review Requirements, developers proposing to locate multifamily housing adjoining or in close proximity to an active industry should anticipate significant scrutiny of the proposal from MSHDA. The authority must necessarily consider hypothetical emergency- and worst-case scenarios in evaluating any such proposal. Sites near industry do not meet MSHDA's marketing site selection criteria. Developers are encouraged to seek alternative locations. "Close proximity" is generally defined here to mean 300 feet for most industrial facilities (excluding facilities with very large volumes of chemical storage/uses). A separate evaluation report, conducted by the Phase I ESA consultant, must be submitted at the time of application. A proposal to complete the separate evaluation report would be submitted to the Client under a separate cover.

In addition, AKT Peerless will complete the required MSHDA forms (i.e., coversheet, reliance letter, review of user questionnaire, etc.).

Schedule

AKT Peerless will implement work immediately and will provide its Phase I ESA by October 1, 2025, assuming authorization is received by September 10, 2025. AKT Peerless notes that responses associated with various MSHDA requirements are based on response rates of local, state, and federal agencies. In consideration of this fact, some information may not be available at the issuance of the Phase I ESA. Should this event occur, AKT Peerless will forward this information as a separate submittal upon its receipt.

Fees

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

Total Estimated Cost – MSHDA Compliant Phase I ESA	$5,000

WCBRA Financial Report - September 2025

Developer Reimbursement Complete

Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch
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
Brownfield Plan - Maximum Developer Reimbursement	$ 1,010,042.00	$ 817,265.00	$ 5,400,000.00	$ 3,708,031.00	$ 414,668.00		$ 4,000,000.00
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
Approved Eligible Activity Expense Reimbursed to Date	$ 984,172.60	$ 436,801.71	$ 4,384,556.00	$ 2,726,826.00	$ 295,202.19		$ 4,000,000.00
Remaining Approved Eligible Activity Expenses	$ 25,869.40	$ 163,417.14	$ -	$ -	$ 88,165.81	$ -	$ -
Approved Interest to be Reimbursed	$ 41,282.00	$ 229,072.15	$ 1,015,444.00	$ 508,800.85	$ 70,648.00		
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		
Project Financial Activity							
12/31/24 Fund Balance	$ -	$ 5,000.00	$ -	$ -		$ 250,348.83	$ 78,743.34
TOTAL 2025 REVENUES							
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Revenue*							
TIF Revenue/Capture	$ 19,601.38	$ 22,138.35	$ 45,532.95	$ 221,876.16	$ 11,247.61	$ 39,691.64	
Total Revenues	$ 19,601.38	$ 22,138.35	$ 45,532.95	$ 221,876.16	$ 11,247.61	$ 39,691.64	$ -
2025 EXPENDITURES							
Certified Expense Reimbursement	$ 16,412.38	$ 935.35			$ 8,651.61		
Administrative Fee Transfer	$ 3,189.00	$ 10,481.00			$ 2,596.00	$ 3,946.00	$ 78,743.34
LBRF Revenue or Deposit	$ -	$ 15,722.00	$ 45,532.95	$ 221,876.16	$ -	$ -	
State of MI Brownfield Fund (Approved after 2014)							
Total Expenditures	$ 19,601.38	$ 27,138.35	$ 45,532.95	$ 221,876.16	$ 11,247.61	$ 3,946.00	$ 78,743.34
Misc Refund							
Current Brownfield Account Balance	$ -	$ -	$ -	$ -	$ -	$ 286,094.47	$ -

Project	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	Rockwell Chelsea	310 E. Huron
Project Parameters														
Brownfield Plan - Total Approved Elig Activities	$ 3,370,613.00	$ 13,159,069.00	$ 1,651,241.00	$ 2,739,022.00	$ 18,689,046.00	$ 781,957.00			$ 4,192,837.00	$ 3,455,087.00				
Brownfield Plan - Maximum Developer Reimbursement	$ 2,799,046.00	$ 10,898,443.00	$ 1,332,613.00	$ 2,039,022.00	$ 17,336,999.00	$ 550,000.00			$ 3,298,995.00	$ 2,735,438.00				
Actual Approved Eligible Activity Expenses	$ 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	$ 1,236,805.44	$ 8,437,068.17	$ 65,866.77	$ 1,067,417.22	$ -	$ 102,397.50								
Remaining Approved Eligible Activity Expenses	$ 807,562.56	$ 1,960,652.93	$ 909,829.23	$ 808,712.83	$ -	$ 74,071.56	$ -	$ -	$ -	$ -	$ -	$ -		
Approved Interest to be Reimbursed	$ 368,621.11													
Interest Reimbursed to Date														
Remaining Interest to be Reimbursed	$ 368,621.11													
Project Financial Activity														
12/31/24 Fund Balance	$ 0.50		$ (2,026.00)	$ -	$ 19,489.88	$ 58,995.28	$ 20,041.51	$ 543.49		$ 360,392.25				
TOTAL 2025 REVENUES														
Application Fee	$ -	$ -	$ -	$ -	$ -									
Interest Revenue*														
TIF Revenue/Capture	$ 167,316.56	$ 657,493.40	$ 17,808.46	$ 89,645.77	$ 3,348.16		$ 18,530.22			$ 58,695.84	$ 884.77	$ 4,618.21	$ 402.03	
Total Revenues	$ 167,316.56	$ 657,493.40	$ 17,808.46	$ 89,645.77	$ 3,348.16	$ -	$ 18,530.22	$ -	$ -	$ 58,695.84	$ 884.77	$ 4,618.21	$ 402.03	
2025 EXPENDITURES														
Certified Expense Reimbursement	$ 145,995.06	$ 562,419.40	$ 15,782.46	$ 34,950.77	$ -		$ 37,843.73			$ 389,753.09				
Administrative Fee Transfer	$ 21,322.00		$ -	$ 54,695.00	$ 1,127.00	$ 6,095.28		$ 60.00		$ 29,335.00	$ 88.00	$ 462.00	$ 40.00	
LBRF Revenue or Deposit	$ -	$ 95,074.00	$ -	$ -										
State of MI Brownfield Fund (Approved after 2014)					$ 160.00									
Total Expenditures	$ 167,317.06	$ 657,493.40	$ 15,782.46	$ 89,645.77	$ 1,287.00	$ 6,095.28	$ 37,843.73	$ 60.00	$ -	$ 419,088.09	$ 88.00	$ 462.00	$ 40.00	$ -
Misc Refund														
Current Brownfield Account Balance	$ -	$ -	$ -	$ -	$ 21,551.04	$ 52,900.00	$ 728.00	$ 483.49	$ -	$ -	$ 796.77	$ 4,156.21	$ 362.03	$ -
							Reserve for SET							
										To City of A2 Aff Hsng				

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

Total of all 2025 CY Tax Increment Revenues	$ 1,378,831.51				
Total of all 2024 CY TIF Reimburse Transfers	$ 5,183,898.42				
Total 2024 CY LBRF Capture	$ 875,979.86			$ 51,658,903.00	Dev Elig Activities for a2 projects
Total 2023 CY LBRF CAPTURE	$ 211,548.00			$ 10,119,689.00	
Total of all CY 2025 Admin from 2024 Tax Year	$ 212,179.62				
Total of all CY 2024 Admin Transfers (from 23 tax year)	$ 247,490.00	16 Active Projects		$ 3,509,510.00	
Total of all CY 2023 Admin Transfers (From 2022 Tax Year)	$ 192,500.00	16 Active Projects		$ 4,204,433.00	
Total of all CY 2022 Admin Transfers	$ 192,500.00	16 Active Projects		**$ 69,492,535.00**	
Total of all CY 2019 Admin Transfers	$ 165,000.00	15 Active Projects			
Total of all CY 2018 Admin Transfers	$ 164,999.72	15 Active Projects			
Total of all CY 2017 Admin Transfers	$ 164,113.00	15 Active Projects			
Total of all CY 2016 Admin Transfers	$ 150,739.88	ACCOUNT BALANCES SUMMARY			
Total of all CY 2015 Admin Transfers	$ 114,437.35	Admin Fund Cash Reserves as of 9-1-25	**$ 175,155**		
Total of all CY 2014 Admin Transfers	$ 87,198.19	LBRF Interest earned since 2017 as of 9-1-25 (inc. in bal. below)	**$ 295,330**		
2024 LBRF Capture Running Current Yr Total	$ 378,205.11	LBRF Balance as of 9-1-25	**$ 1,493,691**		

PROJECT

Summer 2025 TIF Capture	**Capture Amount**	**A2 Aff Hsng Trust Fund**	**Reserve for '24 SET**	**LBRF Amount**	**Developer Reimbursement**	**NOTES**		
Maple Shoppes	$ 79,189.94		$ 4,558.00	$ 7,480.54	$ 67,151.40	Dev Fully Reimbursed w this		
Zingerman's	$ 85,871.50		$ 4,779.00		$ 71,092.50	Reserve add'l 10K for LBRF-Admin		
Arbor Hills	$ 317,855.84		$ 30,824.00	$ 287,031.84	LBRF ONLY	Local Only (LBRF Fully funded)		
618 S. Main	$ 142,950.55		$ 45,817.00	$ 97,133.55	LBRF ONLY	LBRF Fully Funded		
544 Detroit	$44,108.13		$ 2,517.00		$41,591.13			
1140 Broadway/Lower Town	$2,563,347.85		$ 147,811.00	$ 454,883.92	$ 1,960,652.93	MTT Decision lowered 2024 TV	Dev. Fully reimbursed	CHECKED - GOOD
309 Ashley	$ 469,520.64		$ 29,310.00		$ 440,210.64			
Broadway Park	$ 12,605.18		$ 2,248.00		No Elig Activities			
310 E. Huron-AC Hotel	$ 3,913.53		N/A		No Elig Activities	2025 is first yr of capture		
312-314 Detroit	$ 156,565.00		N/A		No Elig Activities	2025 is first yr of capture		
Village of Ann Arbor	$ 1,153.63		$ 41.00		No Elig Activities			
Sartorious/3874 Res. Park Drive	$ 299,206.61	$ 275,129.61	$ 24,077.00		A2 Aff Housing Trust Fund	$1.1M due to Trust Fund		
Grandview Commons	$ 279,835.81		$ 36,517.00		$ 243,318.81			