



# Washtenaw County Brownfield Redevelopment Authority

## IN-PERSON MEETING AGENDA

Thursday, November 13<sup>th</sup> 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. October 9<sup>th</sup>, 2025 Meeting

### 5. Board Member Conflict of Interest Disclosure

### 6. Business

- 1. 310 E. Huron Approve Eligible Activities – Action
- 2. 350 S. Fifth Environmental Assessment Grant Application – Action
- 3. LBRF Brownfield Authority Policy, review updated Draft – Discussion/Action
- 4. MSPA LBRF Supplemental Grant Funding Request – Action
- 5. Downriver Community Conference 25-26 Associate Membership Fee – Action
- 6. 2026 Meeting Calendar – Action
- 7. 206-210 N. Washington, Avalon Housing, Updated LBRF Grant Eligible Activity Table – Action
- 8. November 2025 Financial Report – Action

### 7. Other Business

### 8. Public Comment\*

### 9. Adjournment

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

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

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

**Board Present:** Allison Krueger (arrived at 9:30), Jenn Cornell, Trevor Woollatt, Elle Cole, Christy Maier – Secretary/Treasurer, James Harless,

**Board Absent:** Katie Scott, Elle Cole, Katie Jones – Vice-Chair

**Staff:** Nathan Voght – OCED

**Joining the Meeting:** Ken Garber, Pat Vaillencourt and Michael Sessions – City of Manchester, Kirstie Ducourouble – SME, Greg Copp – MAV Development, Brian Farkas and Jared Lutz – Allen Edwin Homes, all present at the meeting. Michelle Aniol – City of Dexter, Jason Vertrees – Applied Environmental, Heather Smith – EGLE, all on Zoom.

**Handouts:** Revised October 2025 Financial Report with several corrective transactions added

**1. Call to Order**

Secretary Maier called the meeting to order at 9:02 a.m., acknowledging there is no quorum currently, and therefore non-business items will be discussed first. C. Maier then delegated the Chairing of the meeting to James Harless.

**2. Public Comment**

Ken Garber asked about 303 N. Fifth/Detroit St. approving eligible activities on the agenda, and asked if the Authority could speak clearly to what's being requested, and what's at stake for local approval of these costs, and what State reimbursement there would be.

**3. Approval of Agenda**

Staff acknowledged a revised agenda was emailed out after the packet was distributed, adding a new Business Item #4, 5860 Ford Road Environmental Assessment Application.

With no quorum, J. Cornell moved to re-order the agenda to move discussion business items #2 and #5 (City of Dexter DDA discussion and LBRF Brownfield Policy discussion) to #1 and #2 (2<sup>nd</sup> T. Woollatt), and the motion passed unanimously.

**4. Approval of September 11<sup>th</sup>, 2025 Meeting Minutes**

{Action taken after quorum established at 9:34 a.m} C. Maier made a motion to approve the minutes, (2<sup>nd</sup> J. Cornell), and the motion passed unanimously.

**5. Board Member Conflict of Interest Disclosure**

None.

**6. Business**

1. City of Dexter DDA TIF Policy discussion with City Staff – Discussion

Staff introduced Michelle Aniol, the City of Dexter Community Development Director, on Zoom. Staff mentioned the summary memo Ms. Aniol provided separately that provided a summary of the new policy the City DDA adopted. Ms. Aniol discussed the policy and how it provides guidance to future developers on how Brownfield TIF incentives will be utilized.

The 3045 Broad redevelopment site was discussed by the Board. This site has been previously supported with assessment grant funding from the Authority to assist the City with redevelopment. The City has engaged various developers, and is now ready to select Forlito Group to develop a development agreement. We should expect future Authority involvement and collaboration with the City to redevelop the site.

The Authority thanked Ms. Aniol for attending.

2. LBRF Brownfield Authority Policy, review updated Draft – Discussion

Staff referred to the updated draft of LBRF Policy revisions discussed at the last meeting. A few additional changes were discussed and suggested, and J. Harless indicated he would send some suggestions to staff, and an updated draft could be discussed at the next meeting when more members are present.

J. Harless adjourned the meeting temporarily so that A. Krueger could get seated, and a formal quorum could be established.

The meeting was called back to order at 9:34 a.m. with a quorum of five members present.

3. Allen Edwin Homes, 716 Sandborn Road, Manchester, MSHDA Housing TIF Brownfield Plan – Action

Staff discussed the proposed Plan, which was informally presented to the Authority several months ago. It was approved by the City of Manchester City Council earlier this week. It will be the County's first MSHDA Housing TIF Plan. The Board discussed the provisions of the Plan. Representatives of Allen Edwin Homes, the developer, were present and talked about aspects of the Plan. The City of Manchester City Manager and Mayor were also present in support of the Plan.

T. Woollatt moved to approve the Brownfield Plan for 716 Sandborn Road, in the City of Manchester, (2<sup>nd</sup> C. Maier), and the motion passed unanimously.

4. 303 N. Fifth/Detroit St., Approve Eligible Activities – Action

Staff referred to the staff report with the packet, and details provided regarding the complicated history of the project. There was an original Brownfield Plan, then an Amendment approved to incorporate additional unanticipated response activities. EGLE did not approve certain costs in their Work Plan approval from the original Brownfield Plan. The developer is seeking a Work Plan Amendment, based on the increased costs in the Brownfield Plan Amendment. The developer has been coordinating with EGLE for over a year to get those unanticipated costs approved. As of now, it's not resolved. The Eligible Activities submitted to the Authority currently for approval are from the original Brownfield Plan and Work Plan, not any of the unanticipated costs being requested of EGLE currently in an amended Work Plan.

J. Cornell moved to approve \$1,087,050.83 in Eligible Activities eligible for both State and Local reimbursement, and an additional \$896,530.56 in Eligible Activities that must be reimbursed using Local Millages only (2<sup>nd</sup> A. Krueger), and the motion passed unanimously.

5. 5860 Ford Road Environmental Assessment Grant – Action

Jason Vertrees, with Applied Environmental, joined the meeting via Zoom and explained the proposed use of the site, and the purchaser is concerned about PFAS in the groundwater, as they will need well water service to the commercial use. There's a history of fill material on the site that may be impacted with PFAS.

Twenty monitoring wells are proposed with the Phase II.

The Authority discussed the need for such testing, and what information the applicant would hope to get, and how it would be acted upon. Mr. Vertrees indicated the potential presence of PFAS is the biggest potential issue that could end the deal.

A. Krueger moved to approve an environmental assessment grant for up to 50% of the estimated cost of \$27,850 (2<sup>nd</sup> J. Cornell), and the motion passed unanimously.

6. October 2025 Financial Report – Action

Staff referred to an updated Financial Report emailed out after packet distribution, and provided as a hand out now. There are transactions needed to correct several previous month's transactions. Four projects were retaining some Tax Increment Revenue to pay the State of Michigan 3 mills SET billing, but those projects pre-dated the requirement. Also, 1140 Broadway Eligible Activities approved on the financial report were not updated from earlier this year, and so approximately \$484,000 was transferred to LBRF, but should have been reimbursed to the developer.

T. Woollatt move to approve the October 2025 Financial Report and all noted transactions (2<sup>nd</sup> C. Maier), and the motion passed unanimously.

**7. Other Business**

Staff provided various project updates.

**8. Public Comment:**

There was no public comment.

**9. Adjournment:**

C. Maier moved to adjourn the meeting at 10:40 a.m. (2<sup>nd</sup> T. Woollatt), 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, November 13<sup>th</sup>, 2025

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

**TO: Washtenaw County Brownfield Authority**

**FROM: Nathan Voght, Washtenaw County Brownfield Coordinator**

**DATE: November 6<sup>th</sup>, 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. 310 E. Huron AC Hotel Approve Eligible Activities – Action

The 300-310 E. Huron project is substantially completed, and the majority of Eligible Activities in the approved Brownfield Plan are being submitted for approval. The pre-approved activities that do not require Work Plan approval may be reimbursed 100% using State and Local capture. However, the remainder of the activities submitted will be reimbursed at a rate of 61.5%. Below is a summary table from the submittal showing total Brownfield Plan approved, and requested at this time:

| From Brownfield Plan  |                | Local<br>Proportional<br>Share | Local and School<br>Capture | Reimbursement |
|-----------------------|----------------|--------------------------------|-----------------------------|---------------|
|                       | Total Cost     |                                |                             |               |
| Environmental         | \$1,032,566.00 | \$583,294.00                   | \$83,350.00                 | \$666,644.00  |
| Non-<br>Environmental | \$0.00         | \$0.00                         | \$0.00                      | \$0.00        |
| Contingency           | \$134,882.00   | \$82,885.00                    | \$0.00                      | \$82,885.00   |
| Total                 | \$1,167,448.00 | \$666,179.00                   | \$83,350.00                 | \$749,529.00  |
| Request 10/15/2025    |                |                                |                             |               |
|                       | Total Cost     | Local<br>Proportional<br>Share | Local and School<br>Capture | Reimbursement |
| Environmental         | \$968,017.38   | \$575,020.55                   | \$33,024.62                 | \$608,045.17  |
| Non-<br>Environmental | \$0.00         | \$0.00                         | \$0.00                      | \$0.00        |
| Contingency           | \$0.00         | \$0.00                         | \$0.00                      | \$0.00        |
| Total                 | \$968,017.38   | \$575,020.55                   | \$33,024.62                 | \$608,045.17  |

[Here is the submittal request with table and invoices.](#) [Here is a link to all manifests.](#)

Total costs requested to be approved is \$968,017.38. Applying the Local proportional factor of 61.5%, pursuant to the Local/State proportionality in the approved Brownfield Plan, total Local Only

reimbursement amount would be \$575,020.55. A total of \$33,024.62 in pre-approved activities are requested, to be reimbursed with Local and State taxes.

Staff is supportive of approval of the submittal.

## **2. 350 S. Fifth Environmental Assessment Grant Application, Ann Arbor Housing Development Corporation and Related Midwest – Action**

This proposed Transformational Brownfield Plan is a partnership between the City of Ann Arbor Housing Commission and Related Midwest. The project is 100% affordable, with 330 units being provided between 30% and 80% AMI income levels. The project will accommodate an expansion of the adjacent Blake Public Transit Center, as well. As a PILOT will be requested, there will be little ad valorem taxes to capture – only on about 6,000 s.f. of ground floor retail. They presented to the Authority several months ago, and a Sub-Committee has been meeting to review the draft Brownfield Plan.

Similar to 121 Catherine, the development team will be seeking an EGLE Grant, as well as LBRF grant from the Authority. In order to meet construction timelines, and secure the EGLE grant in time to conduct the grant activities within the construction schedule, additional environmental assessment is required to develop an EGLE grant scope of work.

Please see the attached application from the developers and SME Cost Proposal for Phase II investigation for \$26,700. The Utility Plan and Foundation Plan show the red dots for the locations of all 16 soil sample locations. They are seeking Authority funding only for this work, as the DCC timeline is too delayed to allow the work to begin in a timely manner to meet EGLE grant deadlines.

Here are previous environmental investigations for background:

<https://drive.google.com/drive/folders/1p2IFMyUfenoiloetGTli7PLVTtk4zZ0d?usp=sharing>

Staff is supportive of this request given the significant public benefits of a 100% affordable development in downtown Ann Arbor.

## **3. LBRF Brownfield Authority Policy, Review Updated Draft – Action**

The Board reviewed draft revisions to the LBRF policy at the October 9<sup>th</sup> meeting. No action was taken, as only five members were present, and those present preferred wider input. Here are [updated draft revisions to the LBRF Policy](#) as discussed at the October 9<sup>th</sup> meeting, and proposed by J. Harless. The proposed changes to the LBRF policy include:

1. Stating the maximum loan award is \$1M, and maximum grant award is increased from \$1M to \$1.25M
2. Removing several bullets under the “LBRF Program Requirements” section, and adding a final bullet clarifying that LBRF awards may be given without funds being available, and grantees will receive disbursement when funds become available without compensation or interest due to the delay.

3. Revising the “LBRF Funding Review Criteria,” and adding a criterion that closing a funding gap on a project will be considered.

Staff looks forward to discussing the proposed LBRF policy revisions.

#### **4. MSPA LBRF Supplemental Grant Funding Request – Action**

The Main Street Park Alliance has re-submitted a request for an additional LBRF funding amount of \$122,493.58, to cover cost overruns in Due Care activities on the park site. This would increase the current LBRF Grant award from \$1,011,010 to \$1,133,504. The full existing LBRF grant has been reimbursed, with final payment of \$207,000 being made in September, as approved by the Authority on August 14<sup>th</sup>.

As MSPA had previously made this request of the Authority, and was denied, staff deferred to the Authority “Executive Committee,” which according to the By-Laws is composed of the Chair, Vice-Chair, and Secretary, as to whether the request would be allowed to be placed back on a meeting Agenda. They agreed that, given the ongoing consideration to increase LBRF Grants to \$1.25M, considering the request again would be acceptable.

The amount of the additional request results from all unpaid invoices of \$188K, then applying remaining EGLE grant funding of \$66K, ending up with a need of \$122,493.58. [Here are all the invoices provided by MSPA.](#)

I recommend the Authority discuss the LBRF policy revisions currently being considered, and if a determination is made in that regard, it will inform a potential decision about this funding request.

#### **5. Downriver Community Conference 25-26 Associate Membership Fee – Action**

Please see the \$8,400 invoice from the DCC for membership dues for 2025-2026.

#### **6. 2026 Meeting Calendar – Action**

Please see the proposed 2026 meeting calendar for approval.

#### **7. 206-210 N. Washington, Avalon Housing, Updated LBRF Grant Eligible Activity Table – Action**

Please see an updated table of Eligible Activities for the 206-210 N. Washington Avalon Affordable housing development. The Authority approved an additional \$303,440, increasing the total LBRF award to \$1,008,195 in August. The original table presented had categories that appeared not eligible, and the Board directed Avalon to revise the table accordingly. Staff worked with Avalon and ASTI to revise the Table with updated Eligible Activities. The additional activities to be funded with the supplemental funding are highlighted in blue (with an additional 15% contingency below), and they include Urban Stormwater Management, Private Utilities, Utility Relocation, and Private Parking Infrastructure.

Staff recommends the updated Eligible Activity Table for the supplemental \$303,440 LBRF funding awarded is reviewed and approved.

## **8. November Financial Report – Action**

All project accounts have been updated with the four corrective transactions approved last month, and the developer reimbursement to 1140 Broadway.

### **Other Business:**

The Urban Crossroads Brownfield Plan was tabled by Scio Township after a failed vote to deny the Plan at the Scio Twp Board on September 30<sup>th</sup>. Concerns were expressed about overall tax capture diverting funds for Township needs like fire and parks. The Board raised concerns about the 10% County Admin/LBRF capture, which resulted in \$1.8M in total capture, and also the Implementation fees of \$200,000, divided over the life of the Plan. Staff met with the developers and Trustees Ryan Yapple and Kathy Knoll yesterday. Changes to the Plan are being considered, including halving annual Admin and LBRF capture to 5%, and allowing a 10% pass-through to all taxing jurisdictions. Staff will distribute an updated Draft Plan to the Sub-Committee when available. The Plan would then go back before the Township Board.

[Please follow this link to download the final 2023-2024 Biennial Brownfield Program Report](#) A press release is being finalized, and will be sent in the next week or two.

Dorsey Estates held a grand opening event on October 22<sup>nd</sup>. Katie Jones was able to attend, and several individuals spoke about the County's contributions to the project, and thanked us for our support.

The Arbor South Brownfield Plan was finalized October 25<sup>th</sup>, with significant effort from the Sub-Committee, staff and County Corp Counsel and Dykema. The Plan was placed on the November 6<sup>th</sup> City Council agenda, however, pulled from the agenda due to the absence of a council member due to sickness. It may be placed on the November 17<sup>th</sup> or future council agenda.

The County Board of Commissioners set the public hearing for the 716 Sandborn Road MSHDA Housing TIF Plan by Allen Edwin Homes for the November 19<sup>th</sup> meeting. Taxing jurisdiction legal notices, and the required notification to MSHDA, were sent out today, November 6<sup>th</sup>.



## 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: Ann Arbor Housing Development Corporation Contact: Jennifer Hall

Property Address: 350 South Fifth Street Ann Arbor, MI Phone No.: 734 794-6721

Property Tax ID #: 09-09-29-404-001

#### **Applicant Information**

Applicant Name: Related Midwest, Contact Name: DuWarren Gibson, Jr. Phone No.: 773-573-5543

Address: 350 West Hubbard Street, Suite 300 Chicago, IL 60654

Developer (Entity) Name (if different than applicant): public-private partnership investment being pursued by joint-venture partners (collectively herein referred to as "the Partners") Ann Arbor Housing Development Corporation ("AAHDC"), a 501c3 created by the Ann Arbor Housing Commission, and Related Midwest ("Related")



### **Project Information**

Project Name: 350 S. Fifth Ave Development

Project Description: 350 S. Fifth Ave will be a \$200+ million new construction, twenty- story elevated high rise apartment building located in the heart of downtown Ann Arbor, co-developed by Related Midwest and Ann Housing Commission. The property will feature 330 units containing a mix of one bedrooms and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income for the Ann Arbor Metropolitan Statistical Area (MSA).

In addition, 110 units (33%) will accept Section 8 Project-Based Vouchers (PBV) from the City of Ann Arbor Housing Commission whereby tenants will pay 30% of their adjusted gross income (AGI) as rent. 350 S Fifth Ave will be the first high rise apartment building in Ann Arbor where 100% of units are income restricted, helping to address the City's severe affordable housing shortage.

Residents will have access to state-of-the-art amenities such as a fitness center, community rooms, co-working spaces, mail and package room, and a rooftop patio with unobstructed views of Ann Arbor. This mixed-use development will also have roughly 6,000 SF of ground-floor commercial space, for which the development team is actively seeking a grocery tenant.

On the North-side of 350 S Fifth Ave's site plan is the Blake Transit Center, a major public transit station in downtown Ann Arbor. In collaboration with The Ann Arbor Area Transportation Authority and Ann Arbor Downtown Development Authority, Related Midwest will be incorporating the redevelopment of the Blake Transit Center with 350 S Fifth Ave, including enhancements to the bus station, additional bus lanes and the complete reconstruction of the Fourth Avenue Street. Construction is expected to begin in the Spring of 2026 for both projects. *Please provide a Site Map, Aerial, and/or Site Plan for the redevelopment.*

### **Property Information**

Previous Owners: 350 South Fifth Avenue– Trinity Lutheran Church 1889-1955; Furniture and upholstery repair structure noted (1916); YMCA 1916-2009; -All other listings for the former Subject Property addresses (336 and 338 South Fifth Avenue) were residential from at least 1888 -1964.

Historic Property Uses: The Subject Property consisted of residential development with associated outbuildings since at least 1888 to 1899, when a church was present on the southeast corner. The



remainder consisted of grass-covered land. Between 1916 and the 1960s, a Young Men's Christian Association (YMCA) structure, a furniture and upholstery repair structure, and residential development were present on the Subject Property. By 1964, the residential and commercial structures were no longer depicted, and a YMCA structure was present near the center of the Subject Property. The YMCA structure was present until 2009, when the structure was demolished, and the Subject Property consisted of paved parking lot.

Property Acreage:0.8 acres paved parking lot

Zoning: Planned Unit development (PUD) Surrounding Land Use: AATA Transit Station to the north; South Fifth Avenue and the AA District Library to the east; East Williams Street, residential, and a Funeral Chapel to the south; South Forth Street Avenue and a public parking garage to the west.

*Proposed Environmental Activities:*

|                                                    | Estimated Cost |
|----------------------------------------------------|----------------|
| <input type="checkbox"/> Phase I                   |                |
| <input checked="" type="checkbox"/> Phase II       | \$26,700.00    |
| <input type="checkbox"/> BEA Report                |                |
| <input type="checkbox"/> Due Care Plan             |                |
| <input type="checkbox"/> Hazardous Material Survey |                |
| TOTAL                                              | \$26,700.00    |

***Please attach a price quote from a qualified environmental firm.***

Please describe Previous Environmental Assessments Completed: Phase I ESA, Phase II ESAs, BEA, and a Response Activity Plan is in process.

Please describe environmental conditions:

Between 2005 and 2021, multiple environmental assessments were completed to assess the potential presence of contaminants on the Subject Property. Groundwater was not encountered during these assessments, and the subsurface consisted of fill material containing brick and concrete in various borings, underlain by sand or silty sand. Soil samples were collected and analyzed for volatile organic



compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and Michigan 10 metals. Concentrations of arsenic, lead, selenium, and mercury in the soil exceeded Part 201 Residential Cleanup Criteria, and the Subject Property was listed as a “facility.” In 2022, soil gas samples were collected from the Subject Property and analyzed for mercury. Concentrations of mercury did not exceed the Volatilization to Indoor Air Pathway (VIAP) screening level. There are pending supplemental Phase II ESA related to evaluation of the VIAP. This Supplemental Assessment is to determine the presence or absence of contamination in the fill soils on the property that are being removed for construction activities.

It should be noted that the applicant is seeking support for an EGLE Grant. In order to meet the requirements to seek funding support the supplemental investigation is required to determine the extent of contamination located on the property in relationship to the soil export for construction activities. The turn around time to complete this supplemental investigation has been extensively discussed with EGLE technical project managers and brownfield staff and is as follows:

**Propose Project (2 months):**

1. LUG or alternative has been selected as the “Applicant” The Ann Arbor Housing Commission will be the Applicant – Completed
2. The Consultant – SME has been selected and is working with EGLE on the Response Activity Plan and the Construction Management Plan supplemental investigation – Completed and Ongoing -
3. The intent of the supplemental investigation is to define the extent of the contamination in the areas that the soil will be transported off site correlating to the construction activities.
4. WCBRA approval of supplemental investigation at BRA on November 12<sup>th</sup>.
5. Commence supplemental Investigation in late November 2025.
6. Lab results come in December 2025 to support the EGLE Grant Proposal.

**Project Proposal (1 month) -January 2026**

7. Submit Project Proposal with applicable supporting documentation on January 5<sup>th</sup>, 2026.
8. Invitation to follow.



#### **Application (1 month) – February 2026**

9. There is no LUG approval needed – The Ann Arbor Housing Commission will key up appropriate approvals within the month following the invitation in January/early February 2026.
10. Submit application with applicable letters of support and signatures – end of February 2026.

#### **Closing Goals - unrelated to EGLE Grant approval and award**

MSF Board and MSHDA, March 31<sup>st</sup> approval of financing = since the EGLE Grant has to be bridged with other financing and this is a reimbursement of eligible activities we are not and have never included EGLE or LBRF Grants in the larger funding package closing.

#### **EGLE Review and Award (2 months) – March/April 2026**

1. Ongoing EGLE Review and approval of EGLE Grant– March- April
2. Consideration of EGLE award of funding mid-late April – this would be the Goal to sign contracts in late April or early May.

#### **Kick off meeting – BIDS/EGLE Grant Work Plan submitted – May – early June 2026**

1. Commence transportation and disposal of soils under the EGLE Grant approved Eligible Activities June 2026.

#### **Construction timeline is being verified with the GC but in terms of the typical sequencing this is as follows following the March 31<sup>st</sup> MSF approval and MSHDA Loan closing:**

1. April 2026 = Contract Executions for trades
2. April – May 2026 – Preconstruction finalization of sequencing on mobilization
  - a. Mobilization for equipment, etc.
  - b. Signage and street closing, verification on permit approvals, etc.
  - c. Install silt fencing and soil erosion controls, etc.
  - d. Material Lead time 30 plus days
3. May – June 2026 (unrelated to EGLE Grant funding)
  - a. Install Geothermal wells – 20 to 30 days – spoils will be containerized if applicable for disposal.
4. **EGLE Grant Work Plans approved = June 2026**
5. June – November 2026 = Commence site preparation related to footings, foundations, underground detention, etc. – inclusive of transportation and disposal of applicable contaminated soils verified above GRCC to a licensed disposal facility.



*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](mailto:voghtn@washtenaw.org)



# CHANGE ORDER

644 Selden Street, Suite 200, Detroit, MI 48201-1121  
Phone: 313-922-7000

**REQUEST NUMBER: 2**

**DATE:** November 4, 2025

## CLIENT INFORMATION

Contact: DuWarren Gibson  
Company: Related Midwest  
Email Address: dgibson@relatedmidwest.com  
Address: 350 West Hubbard Street, Suite 300  
City: Chicago State: IL Zip: 60654  
Phone: (312) 274-3925 Cell: (773) 573-5543

## PROJECT INFORMATION

Project Name: 350 S. Fifth Avenue  
City: Ann Arbor State: MI  
SME Project No.: 098225.00  
Contract Code.:

## SCOPE OF SERVICES

We prepared this proposal for the following waste characterization assessment services:

### ADDITIONAL WASTE CHARACTERIZATION ASSESSMENT – \$26,700

- Mobilize a direct push drill rig and SME field staff to 350 S. Fifth Avenue, Ann Arbor, Michigan (Property).
- Advance up to 16 soil borings in the areas of the proposed storm water utilities and building foundations. We will log the soil profile and screen the soils for the presence of volatile organic compounds (VOCs) with a photoionization detector (PID).
- Collect 17 soil samples (including 1 duplicate) for analysis of polycyclic aromatic hydrocarbons (PAHs) and the 10 Michigan metals. We will have additional sample containers (i.e., methanol kits) available in the event that staining, odors, or elevated PID readings are observed. We will include an allowance for one hexavalent chromium analysis and three lead fractionation analyses.
- Collect five soil samples for analysis of waste characterization parameters (i.e., polychlorinated biphenyls (PCBs) and VOCs, semi-VOCs, and the Resources Conservation and Recovery Act metals, using the toxicity characteristic leaching procedure (TCLP)).
- Collect up to three samples for sieve and wash by loss analysis to assist in determining the debris content of the soil.
- Soil cuttings will be returned to their respective boreholes, and the ground surface will be restored to match the surrounding area. We will plan for one drum and associated Type II landfill disposal in the event that not all cuttings can be returned to the borehole.
- Prepare a summary memorandum that includes soil boring logs, tabulated soil analytical results, and a soil boring location diagram. Our memorandum will include a statistical evaluation of metals results using the 95% upper confidence limit (UCL) methodology, if applicable.

We estimate the fieldwork portion of the scope of services will require approximately 1.5 days to complete. We assume that the City of Ann Arbor Housing Commission will provide access to the Property.

**Cost Estimate: \$26,700**

FEES

Time and Materials ..... \$26,700

REPORT COPIES

An electronic copy of our report will be sent to our Client who signs our General Conditions. Please notify us if other project members require a copy.

GENERAL CONDITIONS

This contract consists of the services described above together with the attached General Conditions and Special Conditions for Drilling and Excavating. This is the entire contract and supersedes all other terms except as noted. Please read the general conditions carefully. As written authorization, please sign and date at the bottom of the General Conditions and return a copy of all pages.

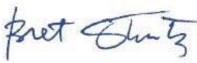
INVOICES

Invoices will be sent via email to DuWarren Gibson and John Harding.



Signature

**PREPARED BY:** Paul A. Glasser, CPG  
**Title:** Senior Project Geologist



Signature

**REVIEWED BY:** Bret B. Stuntz  
**Title:** Senior Consultant

At SME, we value your perspectives and strive to continuously enhance the way we work together. That is why we invite feedback during and/or at the end of each project – to better understand your experience and learn how we can serve you even more effectively. When you receive a feedback request from SME, we would greatly appreciate you taking a moment to respond. Your input helps shape how we support you on future projects.

SEALS AND SIGNATURES

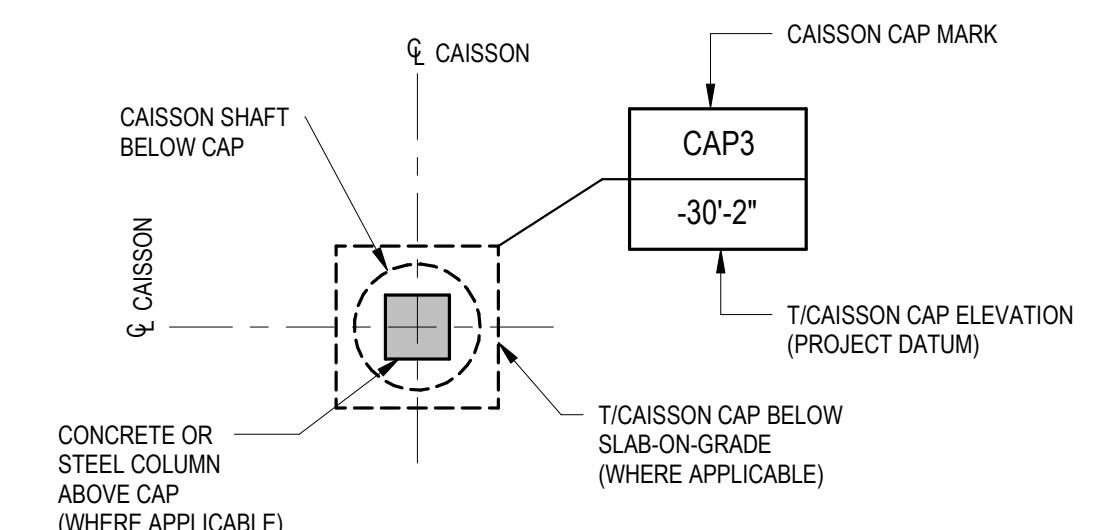
NOT FOR  
CONSTRUCTION



1. SEE PLAN FOR T/SLAB-ON-GRADE ELEVATIONS
2. TIGRADE BEAM AND T/PILE CAP ARE 1'-0" BELOW T/SLAB-ON-GRADE, U.N.O.
3. CENTERLINE OF COLUMN/VAULT IS ON GRID LINE, U.N.O.
4. SEE SHEET S3.11 FOR AUGER CAST PILE SCHEDULE AND TYPICAL DETAILS.
5. SEE SHEET S3.12 FOR PILE CAP AND MAT DETAILS.
6. "GBX" DENOTES REINFORCED CONCRETE GRADE BEAM.
7. SEE SHEET S3.21 AND S3.22 FOR GRADE BEAM SECTIONS AND DETAILS.
8. SEE SHEET S3.12 FOR CONCRETE COLUMN SCHEDULE AND DETAILS.
9. SEE SHEETS S6.2.1 FOR SHEAR WALL ELEVATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR FLOOR SLAB AND CURB LOCATIONS.
11. COORDINATE SLAB AND GRADE BEAM PENETRATIONS WITH GEOTECH REPORT AND MEP/P DRAWINGS.

Diagram illustrating a marker (PCX) with an elevation of -1'-0" and a cap mark. The marker is shown as a rectangular box divided into two sections: the top section contains "PCX" and the bottom section contains "-1'-0\"". An arrow points to the top of the box, labeled "TOP OF CAP ELEVATION". Another arrow points to the top of the box, labeled "CAP MARK, SEE S3.1.2 FOR DETAILS".

CAISSON CAP MARK KEY



SHEET TITLE

## LEVEL 1 FOUNDATION PLAN

PROJECT NUMBER

### S2.1.1

SHEET NUMBER





## Washtenaw County Brownfield Redevelopment Authority

### **DRAFT REVISIONS** Local Brownfield Revolving Fund (LBRF) Policy

**Purpose:** The Washtenaw County Brownfield Redevelopment Authority (WCBRA) established a Local Brownfield Revolving Fund (LBRF) to assist with brownfield projects in WCBRA member communities. This policy is hereby adopted to guide review of applications for LBRF loan or grant funds in support of brownfield activities.

The WCBRA intends to utilize LBRF funds to most effectively advance the goals of the program, stated herein. The Local Brownfield Revolving Fund is capitalized from dedicated tax increment revenue (TIR) captured from projects within member communities of the Washtenaw County Brownfield Authority. Therefore, revenues accruing to the LBRF may not necessarily be awarded geographically in the same proportion as the LBRF TIR was captured.

The WCBRA may seek reimbursement of some or all grant funds using Tax Increment Financing as part of the approved Brownfield Plan for the project, and will utilize Tax Increment revenues for repayment of loans.

### **Application Eligibility**

Below is a table that indicates program eligibility for different organizations. Please note that of all the eligible entities below, private developers are not eligible for grants.

LBRF Eligibility Table

|       | Local Unit of Government | Non-Profit Organization | Economic Development Organization | Land Bank | Private Developer |
|-------|--------------------------|-------------------------|-----------------------------------|-----------|-------------------|
| Grant | Yes                      | Yes                     | Yes                               | Yes       | No                |
| Loan  | Yes                      | Yes                     | Yes                               | Yes       | Yes               |

### **Eligible Activities**

The LBRF will be used to further the purpose of the Program, which is to facilitate the redevelopment of previously developed sites classified as a “facility”, historic resource, functionally obsolete or blighted, or as otherwise eligible, as defined in PA 381 of 1996, as amended (Act 381).

The LBRF may be used only to pay the costs of eligible activities on eligible property that is included in an approved Brownfield Plan, as defined in Act 381. The WCBRA may



## Washtenaw County Brownfield Redevelopment Authority

prioritize applications for available funds, is under no obligation to fund all or any projects, and shall review each application on a case-by-case basis.

### **LBRF Program Requirements**

- o LBRF *grant* and *revolving loan* funds may only be used to support redevelopment of brownfields in Washtenaw County communities that have joined the WCBRA.
- o LBRF funds may be used by the WCBRA to conduct eligible activities when such use is deemed necessary to encourage redevelopment of a brownfield site.

o The awarding of loans or grants, and the amount of the award, shall be solely at the discretion of the WCBRA.

- The maximum loan award is \$1 million

- The maximum grant award is \$1.25 million

~~o Grants may be awarded to an eligible entity only to finance Act 381 eligible activities on sites that will be tax-exempt after redevelopment.~~

o Grant and loan recipients must not be a liable party, as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994, as amended).

~~o All awards of LBRF funds are contingent on successful adoption of a Brownfield Plan, which establishes site eligibility and includes all eligible activities and costs that will be funded by the LBRF grant or loan.~~

~~o LBRF Grants and Loans will not exceed the current maximum amount as established from time to time by the WCBRA and will be prioritized to fund mitigation of conditions that pose an imminent public health threat, environmental response activities, due care activities, due care assessments, and environmental due diligence, in that order.~~

o LBRF Grant and Loan funds may be awarded if sufficient funds are not available at the time of anticipated disbursement with the understanding of all parties that funds will only be disbursed when available and without interest or other compensation for the delay.

- In addition to general requirements, the following apply to LBRF loans:

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## Washtenaw County Brownfield Redevelopment Authority

- o LBRF loans are intended to support development projects that are demonstrated to be economically viable to the satisfaction of the WCBRA, and will create additional tax base for the host community and County. The WCBRA may request project financial information suitable for project and developer viability evaluations.
- o Only one loan will be awarded to each project.
- o No loan for any project will be issued in an amount exceeding \$1,000,000 or the amount available in the LBRF, whichever is less.
- o The repayment period for each loan will be negotiated, but generally will not exceed 15 years. The loan interest rate, amortized over the loan period from the date of first payment, shall be 50 percent of the Wall Street Journal Prime Rate on the date of loan closing. To accommodate project economics, the date of first payment may be deferred up to the date of first TIR reimbursement of eligible costs under the approved Brownfield plan, but deferral shall not exceed three years after the loan closing date without prior approval of the WCBRA.
- o Any Loan approval is contingent upon execution of a Loan Agreement and Security Agreement between the applicant and the WCBRA that details all aspects of the loan.

### **LBRF Funding Review Criteria**

- ~~o The extent to which the project reduces the extent, migration, and/or exposure to environmental contamination.~~
- ~~o The project will remove significant blight from a property.~~
- o The extent to which the project effectively addresses or intervenes in an **immediate realimminent or potential public health threatthreat to human health or the environment**
- o The extent to which the funds support stated affordable housing goals in the [2015 Housing Affordability and Economic Equity Analysis](#), as applicable.
- o The degree to which the project meets [Smart Growth Principles](#)  
[smartgrowth.org/smart-growth-principles](http://smartgrowth.org/smart-growth-principles) [smartgrowthamerica.org/smart-growth/key-principles](http://smartgrowthamerica.org/smart-growth/key-principles)
- o The extent to which the funds are needed to close project's financing gap by supporting completion of eligible activities required for the project's success.**

Field Code Changed

Field Code Changed

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## Washtenaw County Brownfield Redevelopment Authority

- o Funding or funding commitments sufficient to complete the project are available.

- ~~The following additional criteria will be used for LBRF loans:~~

- ~~o Additional financial security may also be requested by the WCBRA for loans.~~
- ~~o Location of the site within traditional downtowns and existing commercial and industrial areas.~~
- ~~o The number of local temporary and permanent jobs created as a result of the redevelopment.~~

### LBRF Application:

- o An [LBRF application](#), which must provide a project description and how funding is critical to the project and consistent with [WCBRA policies and procedures](#) (link: <http://bit.ly/1P4hnFA>), is required for any LBRF request.
- o For LBRF loans, a non-refundable application fee of \$1,000 is required.

Field Code Changed

Field Code Changed

Adopted August 7, 2014 by the Washtenaw County Brownfield Redevelopment Authority

Revised and Re-Adopted December 3, 2015

Revised and Re-Adopted March 3, 2016

Revised and Re-Adopted May 4, 2017

Revised and Re-Adopted August 2, 2018

Proposed revisions October 2, 2025. Updated November 6, 2025 with J. Harless revisions from 10-13 meeting

To: WCBRA Board of Directors

Main Street Park Alliance

11-13-25

Main Street Park Alliance is requesting additional funding in the amount of \$122,493.58 from the WCBRA for the overages of completed Due Care work at the Main Street Park Project. This overage is approximately 6% of the total for the due care work. We request the WCBRA consider an exception to the \$1 million dollar funding limit for the Main Street Park Project for the following reasons: *Greatest Impact*-The dollars spent by WCBRA on the Main Street Park Project impact the greatest possible number of Washtenaw County Citizens given the Park is free and open to all citizens. *Community Led*-The MSPA project is likely the only project to come before the WCBRA board that has zero salaried employees; MSPA is 100% volunteer. *Underserved Area*-MSP is located on the far western side of Washtenaw County, which is an underserved area in terms of county money and resources. *Publicly Owned*-The park will be owned and operated by the city for the benefit of the community. This is an extra-ordinary project that requires extra-ordinary consideration.

WCBRA GRANT for \$804,010 - APPROVED OCTOBER 10, 2024  
 ADDITIONAL GRANT FUNDS \$207,000 - APPROVED 2025  
 MSPA - FORMER FEDERAL SCREW WORKS PROPERTY, CHELSEA, MICHIGAN  
 HYDRO-LOGIC PROJECT No. 21-603  
 NOVEMBER 05, 2025

| PROJECT TASK                                                                                                                                                                                                                                                                                      |                      | APPROVED<br>TASK BUDGET<br>AMOUNTS | INVOICE<br>AMOUNTS  | REMAINING<br>BUDGET<br>AMOUNT |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------|---------------------|-------------------------------|
| <b>TASK 1: Delineation of Extent of On-Site Soil Contamination</b><br><b>TASK 2: Waste Characterization and Waste Profile Activities</b>                                                                                                                                                          |                      | \$9,300.00                         |                     |                               |
|                                                                                                                                                                                                                                                                                                   |                      | <u>\$16,825.00</u>                 |                     |                               |
| <b>TASKS 1 &amp; 2 TOTAL</b>                                                                                                                                                                                                                                                                      |                      | <b>\$26,125.00</b>                 |                     |                               |
| 05/16/23 HLA INV #14437 PAID MSPA CK #2038                                                                                                                                                                                                                                                        |                      |                                    | \$19,071.23         |                               |
| 06/22/23 HLA INV #14443 PAID MSPA CK #2042                                                                                                                                                                                                                                                        |                      |                                    | \$7,141.75          |                               |
| 10/10/23 HLA INV #14458 PAID MSPA CK #2050                                                                                                                                                                                                                                                        |                      |                                    | <u>\$920.50</u>     |                               |
| TOTAL TASKS 1 & 2 INVOICES                                                                                                                                                                                                                                                                        |                      |                                    | \$27,133.48         |                               |
| <b>TASKS 1 &amp; 2 REMAINING BUDGET</b>                                                                                                                                                                                                                                                           |                      |                                    |                     | <b>-\$1,008.48</b>            |
| <b>TASK 3: Access Contaminated Soil-Concrete Flatwork Demolition and Disposal Activities; and</b><br><b>TASK 4: Access Contaminated Soil-Concrete Retaining Wall Demolition and Disposal Activities (SW Dig Area ONLY)</b><br><b>TASK 5: Contaminated Soil Excavation and Disposal Activities</b> |                      | \$106,500.00                       |                     |                               |
|                                                                                                                                                                                                                                                                                                   |                      | <u>\$620,010.00</u>                |                     |                               |
| <b>TASKS 3, 4, &amp; 5 TOTAL</b>                                                                                                                                                                                                                                                                  |                      | <b>\$726,510.00</b>                |                     |                               |
| 07/10/24 HLA INV #14508 PAID MSPA CK #2002                                                                                                                                                                                                                                                        |                      |                                    | \$13,156.20         |                               |
| 10/12/24 HLA INV #14519 PAID MSPA CK #2012                                                                                                                                                                                                                                                        |                      |                                    | \$27,813.84         |                               |
| 11/25/24 HLA INV #14526 PAID MSPA CK #2106                                                                                                                                                                                                                                                        |                      |                                    | \$44,187.39         |                               |
|                                                                                                                                                                                                                                                                                                   |                      |                                    |                     |                               |
| 09/30/24 PARKS INV #1994                                                                                                                                                                                                                                                                          |                      |                                    | \$22,250.00         |                               |
| 10/07/24 PARKS INV #1997                                                                                                                                                                                                                                                                          |                      |                                    | \$41,669.46         |                               |
| 10/14/24 PARKS INV #1998                                                                                                                                                                                                                                                                          |                      |                                    | \$129,723.35        |                               |
| 10/21/24 PARKS INV #1999                                                                                                                                                                                                                                                                          |                      |                                    | \$87,421.07         |                               |
| 11/26/24 PARKS INV #2012                                                                                                                                                                                                                                                                          |                      |                                    | <u>\$253,779.45</u> |                               |
| TOTAL TASKS 3,4, & 5 INVOICES                                                                                                                                                                                                                                                                     |                      |                                    | \$620,000.76        |                               |
| <b>TASKS 3, 4, &amp; 5 REMAINING BUDGET</b>                                                                                                                                                                                                                                                       |                      |                                    |                     | <b>\$106,509.24</b>           |
| <b>TASK 6: Excavate &amp; Dispose of (3) Existing USTs (NEW)</b>                                                                                                                                                                                                                                  |                      | <u>\$51,375.00</u>                 |                     |                               |
| 11/25/24 HLA INV #14527 PAID MSPA CK #2109                                                                                                                                                                                                                                                        |                      |                                    | \$11,704.65         |                               |
| 10/07/24 PARKS INV #1996                                                                                                                                                                                                                                                                          |                      |                                    | <u>\$36,641.13</u>  |                               |
| TOTAL TASK 6 INVOICES                                                                                                                                                                                                                                                                             |                      |                                    | \$48,345.78         |                               |
| <b>TASK 6 REMAINING BUDGET</b>                                                                                                                                                                                                                                                                    |                      |                                    |                     | <b>\$3,029.22</b>             |
| <b>TOTAL APPROVED BUDGET AMOUNT - 2024</b>                                                                                                                                                                                                                                                        |                      | <b>\$804,010.00</b>                |                     |                               |
| <b>TOTAL INVOICES for 2024</b>                                                                                                                                                                                                                                                                    |                      |                                    | \$695,480.02        |                               |
| <b>TOTAL REMAINING WORK PLAN BUDGET as of 11/2024</b>                                                                                                                                                                                                                                             |                      |                                    |                     | <b>\$108,529.98</b>           |
| <b>ADDITIONAL WCBRA GRANT FUNDS RECEIVED - APPROVED 2025</b>                                                                                                                                                                                                                                      |                      | <b>\$207,000.00</b>                |                     |                               |
| <b>CURRENT WORK PLAN BUDGET AVAILABLE as of JULY 2025</b>                                                                                                                                                                                                                                         |                      |                                    |                     | <b>\$315,529.98</b>           |
| HM ENVIRONMENTAL SERVICES INV #36477                                                                                                                                                                                                                                                              | \$614,243.71         |                                    |                     |                               |
| 2025 LESS: REMAINING EGLE GRANT REIMBURSEMENT                                                                                                                                                                                                                                                     | <u>-\$299,965.40</u> |                                    |                     |                               |
| 06/06/25 HM INV #36477 BALANCE UNPAID                                                                                                                                                                                                                                                             |                      |                                    | \$314,278.31        |                               |
| 06/29/25 CONSTRUCTION DESIGN SERVICES, INC. INV #8265 PAID MSPA CK# XXXX                                                                                                                                                                                                                          |                      |                                    | \$89,172.75         |                               |
| 07/08/25 HLA INV #14572 PAID MSPA CK # 2139                                                                                                                                                                                                                                                       |                      |                                    | \$40,515.00         |                               |
| 09/25/25 HLA INV #WP#5-001 - OUTSTANDING                                                                                                                                                                                                                                                          |                      |                                    | \$26,771.50         |                               |
| 11/04/25 CONSTRUCTION DESIGN SERVICES, INC. INV #8298 - OUTSTANDING                                                                                                                                                                                                                               |                      |                                    | <u>\$33,286.00</u>  |                               |
| TOTAL INVOICES for 2025                                                                                                                                                                                                                                                                           |                      |                                    | \$504,023.56        |                               |
| <b>TOTAL REMAINING WORK PLAN BUDGET as of 11/05/2025</b>                                                                                                                                                                                                                                          |                      |                                    |                     | <b>-\$188,493.58</b>          |
| <b>EGLE ESTIMATED UNUSED GRANT MONIES (SME/CITY) PD 4TH QUARTER</b>                                                                                                                                                                                                                               |                      |                                    |                     | <b>\$66,000.00</b>            |
| <b>TOTAL REMAINING WORK PLAN BUDGET AT END OF 2025</b>                                                                                                                                                                                                                                            |                      |                                    |                     | <b>-\$122,493.58</b>          |

Apply unused EGLE grant funding to unpaid invoices

Unpaid Balances of Work Completed

Add'l LBRF Grant Request



15100 Northline Rd. Suite 134  
Southgate, MI 48195  
734-362-7070

# INVOICE

Invoice #: 8083  
Invoice Date: 10/1/2025

**Billing To:**

Washtenaw County OCED  
c/o Mr. Nathan Voght  
415W. Michigan Ave., Ste 2200  
Ypsilanti, MI 48197-5326

**Ship To:**

Washtenaw County OCED  
c/o Mr. Nathan Voght  
415W. Michigan Ave., Ste 2200  
Ypsilanti, MI 48197-5326

RECEIVED  
OCT 20 2025  
14A-2 DISTRICT  
YPSILANTI

DCC/DMA Membership Dues 2025-2026

| Date      | Description                       | Quantity | Amount     |
|-----------|-----------------------------------|----------|------------|
| 10/1/2025 | DCC/DMA Membership Dues 2025-2026 | 1.00     | \$8,400.00 |

**Total: \$8,400.00**

**Notes:**

- 1) Total Payment is due within 30 days.
- 2) Please include invoice number on check.

Remit Payment To:  
Downriver Community Conference  
15100 Northline Rd.  
Southgate, MI 48195  
Attn: Accounts Receivable

If you have any questions regarding this invoice, please contact:  
[megan.heck@dccwf.org](mailto:megan.heck@dccwf.org)

**FINANCIAL ANALYSIS**  
**Table 1 - Eligible Activity Cost Estimates**  
**206 N. Washington St.**

October 15, 2025

| Item                                                       | Original Budget | Amended Budget | Brownfield Draw #1: MSHDA Draw #3 | Brownfield Draw #2: MSHDA Draw #4 | Remaining from Amended Budget |
|------------------------------------------------------------|-----------------|----------------|-----------------------------------|-----------------------------------|-------------------------------|
| <b>Project Development Costs</b>                           |                 |                |                                   |                                   |                               |
| <b>Assessment and Due Care</b>                             |                 |                |                                   |                                   |                               |
| <i>Lead, Mold, and Asbestos Abatement</i>                  |                 |                |                                   |                                   |                               |
| Asbestos and Haz Sub Inspection/Bid Specs                  | \$1,500         | \$1,500        |                                   |                                   | \$1,500                       |
| Asbestos Abatement and Monitoring                          | \$65,000        | \$65,000       | \$57,059.38                       |                                   | \$0                           |
| General Contractor Cost for Asbestos Abatement             |                 |                | \$7,940.62                        |                                   | \$0                           |
| Oversight & Reporting                                      | \$2,500         | \$2,500        |                                   |                                   | \$2,500                       |
| Historic Buildings - Asbestos Survey                       | \$2,000         | \$2,000        |                                   |                                   | \$2,000                       |
| Historic Buildings - LBP Survey                            | \$2,500         | \$2,500        |                                   |                                   | \$2,500                       |
| Historic Buildings - LBP Abatement                         | \$8,000         | \$8,000        |                                   |                                   | \$8,000                       |
| Historic Buildings - Lead Soil Assessment (Exterior)       | \$3,500         | \$3,500        |                                   |                                   | \$3,500                       |
| Historic Buildings - Soil Mitigation/Management            | \$10,000        | \$10,000       |                                   |                                   | \$10,000                      |
| Project Management                                         | \$3,000         | \$7,000        | \$3,000.00                        |                                   | \$4,000                       |
| <b>Subtotal Abatement Activities</b>                       |                 |                |                                   |                                   |                               |
| <i>Brownfield Contractor Costs</i>                         |                 |                |                                   |                                   |                               |
| Implementation of Grant                                    | \$4,000         | \$0            |                                   |                                   | \$0                           |
| <b>Subtotal Grant Activities</b>                           |                 |                |                                   |                                   |                               |
| <b>Site Preparation</b>                                    |                 |                |                                   |                                   |                               |
| Staking related to Rough Grade, Roadway and Utilities      | \$8,400         | \$8,400        |                                   |                                   | \$8,400                       |
| Geotechnical Engineering                                   | \$10,000        | \$10,000       |                                   |                                   | \$10,000                      |
| Clearing and Grubbing                                      | \$22,480        | \$22,480       |                                   |                                   | \$22,480                      |
| Temporary Construction Access and/or Roads                 | \$6,850         | \$6,850        |                                   |                                   | \$6,850                       |
| Temporary Facility                                         | \$4,800         | \$4,800        |                                   |                                   | \$4,800                       |
| Temporary Traffic Control                                  | \$5,725         | \$5,725        |                                   |                                   | \$5,725                       |
| Temporary Erosion Control                                  | \$4,200         | \$4,200        |                                   |                                   | \$4,200                       |
| Temporary Site Control (i.e., security, fencing, lighting) | \$16,450        | \$16,450       |                                   |                                   | \$16,450                      |
| Excavation for Unstable Material (i.e., Urban or Highway)  | \$28,375        | \$28,375       |                                   |                                   | \$28,375                      |
| Transportation for Unstable Material                       | \$15,000        | \$15,000       |                                   |                                   | \$15,000                      |
| Foundation Work to Address Special Soil Concern            | \$18,900        | \$18,900       |                                   |                                   | \$18,900                      |
| Backfill                                                   | \$28,500        | \$28,500       |                                   | \$28,500.00                       | \$0                           |
| <i>Earthwork</i>                                           |                 |                |                                   |                                   |                               |
| General Earthwork                                          | \$19,400        | \$19,400       |                                   | \$14,850.00                       | \$2,239                       |
| General Contractor for Earthwork                           |                 |                |                                   | \$2,311                           |                               |
| Compaction & Sub-base Preparation                          | \$9,845         | \$9,845        |                                   | \$9,845.00                        | \$0                           |
| Safety Survey and Building Assessment for Demolition       | \$11,500        | \$11,500       |                                   |                                   | \$11,500                      |
| Project Management                                         | \$25,749        | \$25,749       |                                   | \$15,030.00                       | \$10,719                      |
| <b>Subtotal Site Preparation Activities</b>                |                 |                |                                   |                                   |                               |
| <b>Infrastructure</b>                                      |                 |                |                                   |                                   |                               |
| <b>Public</b>                                              |                 |                |                                   |                                   |                               |
| <i>Access</i>                                              |                 |                |                                   |                                   |                               |
| Sidewalk 4-inch                                            | \$10,000        | \$10,000       |                                   |                                   | \$10,000                      |
| <i>Streetscape Improvements</i>                            |                 |                |                                   |                                   |                               |
| Landscaping                                                | \$10,000        | \$10,000       |                                   |                                   | \$10,000                      |
| Curbs and Gutters                                          | \$7,320         | \$7,320        |                                   |                                   | \$7,320                       |
| Asphalt Paving of Road                                     | \$18,000        | \$18,000       |                                   |                                   | \$18,000                      |
| Signage                                                    | \$1,500         | \$1,500        |                                   |                                   | \$1,500                       |
| Project Management                                         | \$17,474        | \$17,474       |                                   |                                   | \$17,474                      |
| <b>Subtotal Public Infrastructure</b>                      |                 |                |                                   |                                   |                               |
| <b>Private</b>                                             |                 |                |                                   |                                   |                               |
| <i>Specific Items</i>                                      |                 |                |                                   |                                   |                               |
| Urban Storm Water Management System                        | \$0             | \$134,000      |                                   | \$106,110                         | \$10,473                      |
| Project Management                                         | \$0             | \$13,580       |                                   | \$11,790                          | \$1,790                       |
| General Contractor for Stormwater Management               |                 |                |                                   | \$17,417                          |                               |
| <i>Private Utilities Installation</i>                      |                 |                |                                   |                                   |                               |
| Sanitary Sewer                                             | \$0             | \$15,550       |                                   | \$11,600.00                       | \$2,144                       |
| General Contractor for Sanitary Sewer                      |                 |                |                                   | \$1,806                           |                               |
| Watermain                                                  | \$0             | \$28,450       |                                   | \$21,500                          | \$3,604                       |
| General Contractor for Water Main                          |                 |                |                                   | \$3,346                           |                               |
| <i>Electric Utilities Relocation</i>                       |                 |                |                                   |                                   |                               |
| Wire and Conduit                                           | \$0             | \$28,475       |                                   |                                   | \$28,475                      |
| Electrical Service                                         | \$0             | \$34,580       |                                   |                                   | \$34,580                      |
| Project Management                                         | \$0             | \$8,828        |                                   |                                   | \$8,828                       |
| <i>Private Parking</i>                                     |                 |                |                                   |                                   |                               |
| Curbs and Gutters                                          | \$0             | \$6,770        |                                   |                                   | \$6,770                       |
| Project Management                                         | \$0             | \$948          |                                   |                                   | \$948                         |
| <b>Subtotal Private Infrastructure</b>                     |                 |                |                                   |                                   |                               |
| <b>Demolition</b>                                          |                 |                |                                   |                                   |                               |
| Building Demolition                                        | \$144,000       | \$144,000      | \$50,453.12                       | \$34,500                          | \$46,796.31                   |
| General Contractor Cost for BD                             |                 |                | \$6,878.75                        | \$5,370                           |                               |
| Site/Infrastructure Demolition                             | \$28,000        | \$28,000       |                                   |                                   | \$28,000                      |
| Public Sidewalk/Road Removal                               | \$15,000        | \$15,000       |                                   |                                   | \$15,000                      |
| Project Management                                         | \$24,080        | \$24,080       |                                   | \$981.76                          | \$23,098                      |
| <b>Subtotal Demolition</b>                                 |                 |                |                                   |                                   |                               |
| <b>Subtotal Above</b>                                      |                 |                |                                   |                                   |                               |
|                                                            |                 | \$884,729      | \$125,331.87                      | \$284,956.76                      | \$474,440                     |
| <b>Contingency at 15%*</b>                                 |                 |                |                                   |                                   |                               |
|                                                            |                 | \$123,466      |                                   |                                   |                               |
| <b>Total Activity Costs with Contingency</b>               |                 |                |                                   |                                   |                               |
|                                                            |                 | \$1,008,195    | \$125,331.87                      | \$284,956.76                      | \$474,440                     |



## **Washtenaw County Brownfield Redevelopment Authority**

**Lower Level Large Conference**

**200 N. Main, Downtown Ann Arbor**

**Remote attendance for the public also available by Zoom**

### **2025 MEETING CALENDAR – 2<sup>nd</sup> Thursdays of Each Month at 9 a.m.**

Pursuant to Act 267, Public Act of Michigan, **NOTICE** is hereby given by Office of Community and Economic Development that the regularly scheduled meetings of the Washtenaw County Brownfield Redevelopment Authority will be held on the **second** Thursday of each month, unless otherwise indicated. Unless preempted by local or state health order, meetings will be in-person in the Lower Level Large Conference Room, 200 N. Main, Downtown Ann Arbor, 48104. A remote attendance option for the public is provided for each meeting. All meeting agendas and packets are posted on [www.washtenaw.org](http://www.washtenaw.org) one week in advance of the meeting.

**9:00 a.m. to 11:00 a.m. (unless otherwise noted)**

**In-Person Meeting at 200 N. Main, Lower Level Large Conference Room  
Ann Arbor, 48104 (unless otherwise noted)**

January 8<sup>th</sup>  
February 12<sup>th</sup>  
March 12<sup>th</sup>  
April 9<sup>th</sup>  
May 14<sup>th</sup>  
June 11<sup>th</sup>  
July 9<sup>th</sup>  
August 13<sup>th</sup>  
September 10<sup>th</sup>  
October 8<sup>th</sup>  
November 12<sup>th</sup>  
December 10<sup>th</sup>

Nathan Voght  
Office of Community and Economic Development

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources; 220 North Main Street; P. O. Box 8645; Ann Arbor, MI 48107-8645. Phone 734.222.6800 or TDD 734.994.1733



**LBRF Account Cash Flow      UPDATED 11-6-25**

| 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   | \$ 189,601      | \$ 207,000   | Main St. Park Add'l Grant   |              |                                                                     |
| 9/1/2025   | \$ 672,601      |              |                             | \$ 483,000   | 618 S. Main (143K) and Arbor Hills (328K)Maple Shoppes (12K)        |
| 9/1/2025   | \$ 672,601      |              |                             |              |                                                                     |
| 4/1/2006   | \$ 369,161      | \$ 303,440   | 206-210 N. Washington, Ypsi |              |                                                                     |
| 4/1/2026   | \$ 919,161      |              |                             | \$ 550,000   | 1140 Broadway Initial LBRF winter 2025                              |
| 9/1/2026   | \$ (80,839)     | \$ 1,000,000 | Avalon Hick Way III Payout  |              |                                                                     |
| 9/1/2026   | \$ 119,161      |              |                             | \$ 200,000   | Various                                                             |
| 9/1/2026   | \$ 1,469,161    |              |                             | \$ 1,350,000 | 1140 Broadway Final LBRF Capture Summer 2026                        |