Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, December 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. November 13th, 2025 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
   1. Conflict of Interest Acknowledgement Form – Discussion
   2. 303 N. Fifth/312 Detroit Street Act 381 Work Plan Amendment – Action
   3. 126 W. Michigan Environmental Assessment Grant – Action
   4. Townie Homes MSHDA Housing Brownfield Plan – Action
   5. State of Michigan State Brownfield Revolving Fund Invoice for 2024 – Action
   6. December 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 Large Conference Room

DRAFT MEETING MINUTES
Thursday, November 13, 2025, 9:00 a.m.

Board Present: Katie Jones – Chair, Elle Cole – Vice-Chair, Allison Krueger, Trevor Woollatt, Christy Maier – Secretary/Treasurer, James Harless

Board Absent: Katie Scott, Jenn Cornell,

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber, Anne Jamieson, James Downing, Chris Nielson – Ann Arbor Housig Commission, Joe Ziolkowski – MSPA, all present at the meeting. Paul Aren – ASTI, Paul Glasser – SME, Michael Appel – Avalon Housing, Marc Thompson – City of Chelsea, Heather Smith – EGLE, all on Zoom.

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Handouts: None

1. Call to Order

Chair K. Jones called the meeting to order at 9:01 a.m.

2. Public Comment

None.

3. Approval of Agenda

J. Harless moved to approve the agenda (2nd A. Krueger), and the motion passed unanimously.

4. Approval of October 9th, 2025 Meeting Minutes

E. Cole arrived at 9:05 a.m. C. Maier noted that Elle Cole is listed as both present and absent in the minutes, and she was absent. J. Harless moved to approve the agenda as amended (2nd A. Krueger), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

Staff asked that James Downing, present in the meeting to observe, introduce himself. Mr. Downing is an interested Board member to replace Sam Baushke. The Board expressed an interest in a housing expert, and Jennifer Hall referred Mr. Downing to us. N. Voght indicated they are meeting with Corp Counsel after this meeting, to check potential conflicts of interest, but is hopeful he can join the Authority.

6. Business

1. 310 E. Huron Approve Eligible Activities – Action

   Staff reviewed the submitted expenses and reminded the Authority this Plan was not submitted to EGLE for State participation, so the reimbursement will only be 61.5% of any approved costs.

The submittal includes $968,017.38 in total Eligible Activities, which would be reimbursed for $608,045.17 total, which includes $33,024.62 in State and Local reimbursement for exempt (pre-approved) activities, and $575,020.55 in eligible activities to be reimbursed with Local Only taxes.

Staff introduced Paul Aren, from ASTI, on Zoom, who indicated he's happy to answer questions if there are any.

T. Woollatt moved to approve $968,017.38 in total Eligible Activities, to be reimbursed at a proportional rate, with $33,024.62 coming from State and Local tax capture, and $575,020.55 in Local Only tax capture (2nd C. Maier), and the motion passed unanimously.

2. <u>350 S. Fifth Environmental Assessment Grant Application – Action</u>

Staff and Anne Jamieson, the consultant assisting the Ann Arbor Housing Commission and development partner, Related Midwest, with the project, discussed the application for additional assessment to further characterize sub-surface conditions, to assist with a potential EGLE Grant application. They are requesting all the funds from the Authority, rather than splitting with the DCC, due to timing concerns. The DCC requires clearances and work order approvals that would delay the assessment work, when it's needed expeditiously to meet EGLE Grant deadlines.

The Board discussed the lack of a BEA for the Ann Arbor Housing Development Corporation, an entity of the Ann Arbor Housing Commission, when it acquired the site from the City in 2023. Concern was expressed for granting funds for assessment to a Liable Party under statute. Anne Jamieson would look into the matter further, and whether a BEA was filed at the time.

The Board had further discussion on lack of BEA, but ultimately determined to move the item. A motion to approve the assessment grant application by J. Harless, (2nd C. Maier), and the motion passed unanimously.

3. <u>LBRF Brownfield Authority Policy, Review Updated Draft – Action</u>

Staff presented an updated Draft of the Policy. The Board discussed the updates, and there were several more edits requested to the LBRF loan section and Funding Review Criteria.

C. Maier moved to approve the LBRF Policy as amended, (2nd E. Cole), and the motion passed unanimously.

4. <u>MSPA LBRF Supplemental Grant Funding Request – Action</u>

Staff referred to the additional LBRF grant request from MSPA of $122,493.58, which is the majority of environmental response cost overruns from the park project. Mr. Joe Ziolkowski from MSPA was present to describe the need for the additional funding. The Acting Chelsea City Manager, Marc Thompson, was also on Zoom in favor of the request.

The Board discussed the amended LBRF policy, which would allow up to $1.25M in LBRF grants, which now leaves room for this additional $122K request.

J. Harless moved to approve an additional LBRF Grant amount of $122,493.58 to the Main Street Park Alliance (2nd E. Cole), and the motion passed unanimously.

5. <u>Downriver Community Conference 25-26 Associate Membership Fee – Action</u>

Staff referred to the invoice. The Board expressed support for continuing as a member, considering all the funding benefits from the DCC in support of Washtenaw County projects.

T. Woollatt moved to approve the DCC membership invoice for 2025-2026 (2nd A. Krueger), and the motion passed unanimously.

6. 2026 Meeting Calendar – Action

Staff referred to the proposed meeting calendar for next year.

J. Harless moved to approve the 2026 meeting calendar (2nd C. Maier), and the motion passed unanimously.

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

Staff referred to the updated LBRF Grant budget table, where some additional grant funds allocated several months ago were not allocated to eligible costs. Staff worked with ASTI and Avalon to re-categorize the additional grand funds to Eligible Activities. The Board did not feel action was necessary.

8. November 2025 Financial Report – Action

C. Maier moved to approve the Financial Report (2nd A. Krueger), and the motion passed unanimously.

7. Other Business

Anne Jamieson had left the meeting to inquire about the BEA for 350 S. Fifth and has returned to update the Board. She confirmed the Ann Arbor Housing Development Corporation did not file a BEA upon acquisition in 2023. The Board further discussed implications for this, and also that the ultimate entity developing the property will be a new entity, and will file its own BEA. The Board concluded there is no need for any new motion or action.

Staff was requested to provide an updated Admin account balance, and N. Voght indicated he will bring an updated spreadsheet of assessment grants and account balance to the next meeting.

The proposed legislation to shutter the MEDC was discussed.

8. Public Comment:

There was no public comment.
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9. Adjournment:

T. Woollatt moved to adjourn the meeting at 10:11 a.m. (2nd J. Harlesst), 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, December 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: December 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. **Conflict of Interest Acknowledgement Form – Discussion**

   Section E of the current Authority By-Laws adopted in 2019 state the following regarding how Board members should handle conflicts of interests related to business that comes before the Authority:

   E. Conflict of Interest. A Director, or a Director whose employer, that has a direct financial interest in any matter requiring action by the Authority shall disclose his/her interest prior to any discussion of that matter by the Authority, which disclosure shall become a part of the record of the Authority's official proceedings. The interested Director, where a conflict of interest has been disclosed, shall take the following actions:

   1) if the conflicted Director is Chair, control of the meeting for that matter will be passed to the Vice Chair, or to the Secretary if the Vice Chair is absent or also conflicted, or to another Director if the Vice Chair and Secretary are absent or also conflicted;

   2) the conflicted Director shall refrain completely from discussion of the matter and remove him/her-self from the table;

   If a conflict of interest is declared, the conflicted Director shall recuse himself/herself from action on the matter. Each Director, upon taking office and annually thereafter, shall acknowledge in writing that he/she has read and agree to abide by this section.

   This section was reviewed with Corp Counsel with incoming Authority member James Downing, and also the issue arose when staff asked the Chair to sign a Grant Agreement with the City of Ypsilanti, while she is also a City of Ypsilanti employee. In those instances, the Vice-Chair would need to sign the Agreement to avoid a conflict. This is just a good reminder of our By-Laws' requirements related to Conflicts of Interest.

   Previously, Board members signed a Conflict of Interest Acknowledgment Form annually, as required above. Staff will bring the form for members to sign in the meeting.

2. 303 N. Fifth/312 Detroit Street Act 381 Work Plan Amendment – Action

A proposed Act 381 Work Plan Amendment dated November 21, 2025 has been submitted for Authority consideration, with ultimate submittal to EGLE. The Board previously approved Eligible Activities at the October meeting for this project:

- *$2,250,318.72 in TOTAL Eligible Activities*
    - *$1,087,050.83 in State/Local reimbursement*
    - *$1,163,267.89 in Local Proportional reimbursement (77.07% X $1,163,267.89 = $896,530.56 to be reimbursed)*

Here is the original Work Plan submitted on January 6, 2023.

A reminder of the complicated history of the project:

The Brownfield Plan was approved originally in 2022, with a maximum of $2.674 million in environmental Eligible Activities. Upon submittal of a Work Plan to EGLE, there were several costs not supported by EGLE, thereby reducing the EGLE-approved Work Plan Eligible Activities to only $1,745,360. The project broke ground, and additional sheeting/shoring and excavation were required due to cobbles discovered while driving piles. SME provided notice to EGLE of "Unanticipated Response Activities" (pursuant to Statute to allow unexpected costs to be able to be eligible for TIF Reimbursement) to allow the costs to be included in a future Brownfield Plan and Work Plan, but not stop construction on the site in the meantime. The additional costs needed to be incorporated in an updated Plan, so a Brownfield Plan Amendment was approved by the County in November 2023, with an increase in proposed Eligible Activities to $3.298 million in Eligible Activities.

Brett Stuntz, with SME, worked with EGLE in 2024, to determine how to structure an updated Work Plan to include the Unanticipated Response Activities' costs to be eligible for TIF reimbursement. Mr. Stuntz presented an updated Work Plan to the Authority in April, which he believed was settled and agreed to with EGLE. However, upon submittal to EGLE, they responded that the Work Plan was not approvable.

Since July, Bret Stuntz and Kirstie Ducourouble with SME have been working with EGLE staff to get the additional costs in a format and substance that EGLE would accept.

The amendment for consideration now is the final version with the unanticipated response activity costs that EGLE has conceptually agreed to support. The amendment to the 381 Work Plan reflects the following:

- *Increased certain eligible activity costs due to difficult subsurface soil conditions. The subsurface contaminated soil and earth retention cost have increased by $358,879.*

- *Contingency was removed from the eligible activity cost table, since all environmental activities have been completed. The contingency amount in the original Plan was $216,112.*
- *Therefore, after the addition of $358,879 for subsurface contaminated soil management and earth retention costs and the subtraction of $216,112 of contingency, the net total environmental eligible activity costs have increased by $142,767.*

Below is the EGLE Eligible Activity Table in the Work Plan Amendment reflecting the net increase in activities from $1,745,360 to $1,888,127:

EGLE ELIGIBLE C3OSTS AND SCHEDULE			
EGLE SPECIFIC ACTIVITIES	**APPROVED COST**	**AMENDED COST**	**COMPLETION SEASON/YEAR**
Pre-approved BEA Activities			
Due Care Assessments, BEAs, Due Care Planning	$28,500	$28,500	Complete
Pre-approved BEA Activities Sub-Total	**$28,500**	**$28,500**	
Contingency (15%)	-	-	
Department Specific Activities			
Demolition and Hazardous Materials	$146,000	$146,000	Complete
Due Care Response Activity Planning	$15,000	$15,000	Complete
Due Care Plans	$30,000	$30,000	Complete
Site Security Fencing	$12,000	$12,000	Complete
UST Removal and Contaminated Soil Remediation (314 Detroit)	$441,326	$612,239	Complete
Remediation/Transportation of Contaminated Soil	$260,440	$448,406	Complete
Management of Dewatering Effluent	$260,500	$260,500	Complete
Track in/track out and dust control	$9,800	$9,800	Complete
Project field monitoring and management	$97,500	$97,500	Complete
Soft Costs (A&E, construction management, and general conditions directly associated with EGLE costs)	$168,182	$168,182	Q4 2023-Q4 2024
Department Specific Activities Sub-Total	**$1,469,248**	**$1,828,127**	
Contingency (15%)	**$216,112**	**$0**	
Interest (0%)	**$0**	**$0**	
Brownfield Plan and Work Plan			
Brownfield Plan and/or Work Plan Preparation	$30,000	$30,000	
Brownfield Plan and/or Work Plan Implementation	$30,000	$30,000	
EGLE ELIGIBLE ACTIVITIES TOTAL COSTS	**$1,745,360**	**$1,888,127**	

Staff is supportive of submitting the Work Plan amendment to EGLE.

3. 126 W. Michigan Environmental Assessment Grant – Action

Please see enclosed an application and SME cost proposal to conduct a hazardous material assessment of a downtown Ypsilanti building at 126 W. Michigan. The proposed SME cost is $6,000.

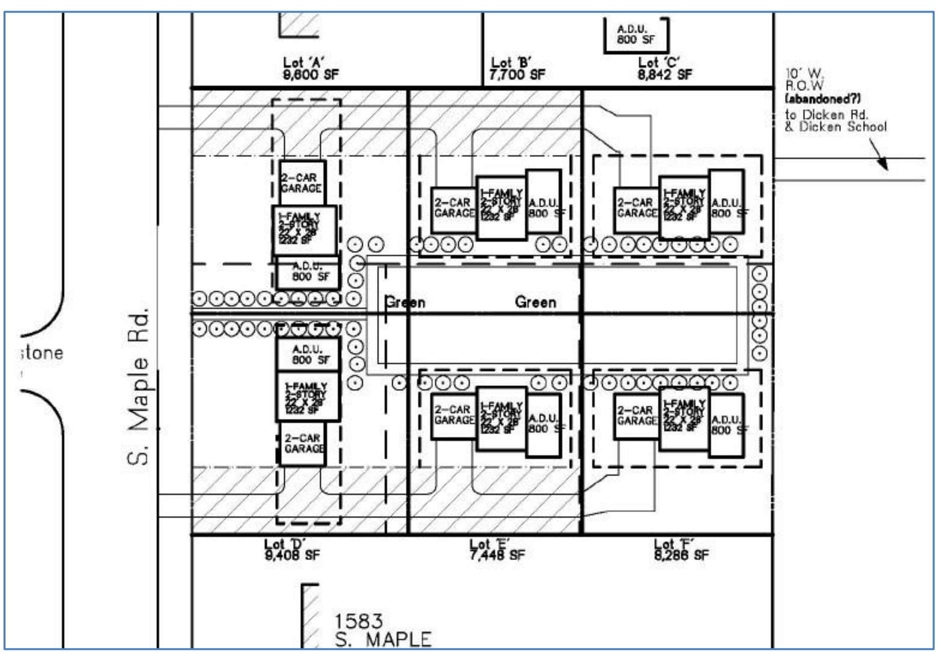
4. Townie Homes MSHDA Housing Brownfield Plan – Action

The Townie Homes scattered site MSHDA Housing TIF Brownfield Plan was approved by Ann Arbor City Council on Monday, December 1st. Council members submitted questions to staff prior to the meeting, and here is the document with the questions and staff responses.

Here is the proposed Brownfield Plan. The Townie Homes project is an affordable/attainable housing proposal by the Ann Arbor Community Land Trust. The project consists of ten parcels, all in the City of Ann Arbor, on Scio Church, Wagner, Maple Roads, and Jewett Avenue, where 26 single family homes are proposed, all two and three-bedroom. Many of the proposed lots will have Accessory Dwelling Units (ADUs). Refer to Attachment C of the Brownfield Plan for the Site Plans for all parcels. The homes will be sold to households earning between 30% and 90% of the Area Median Income, and will be deed-restricted at the indicated household incomes for at least 30 years, and will be owner-occupied.

Total private investment is estimated at $9.9M, while total developer-reimbursable activities total $4,290,030. The remaining $801,516 in Eligible Activities includes Authority Administrative, LBRF, and State Brownfield Fund capture.

Here is an example of proposed site layout, with principal homes and Accessory Dwelling Units, at 1535 Maple Road:



Below is the Eligible Activity Table:

EGLE Eligible Activities Costs and Schedule	
EGLE Eligible Activities	**Cost**
Department Specific Activities	
Phase I Environmental Assessments	$14,400
EGLE Eligible Activities Sub-Total	**$14,400**
Contingency (0%)	**$0**
Interest (0%)	**$0**
EGLE Eligible Activities Total Costs	**$14,400**

MSHDA Eligible Activities Costs and Schedule	
MSHDA Eligible Activities	**Cost**
Public Infrastructure Sub-Total	**$1,356,060**
Curbing	$65,000
Public Driveway	$45,000
Water and Storm Sewers	$326,858
Sidewalks	$40,000
Roads	$94,800
Solar	$312,000
Rain Gardens	$182,000
Retaining Wall	$75,000
Soft Costs (design, engineering, etc.)	$215,402
Building Demolition Sub-Total	**$65,000**
Demolition	$65,000
Site Demolition Sub-Total	**$0**
Site Preparation Sub-Total	**$370,137**
Land Balancing	$281,858
Clearing/Grubbing	$40,000
Soft Costs (design, engineering, etc.)	$48,279
Contingency (15%)*	**$268,680**
General Conditions Sub-Total	**$209,429**
Project Management Sub-Total	**$30,000**
MSHDA Eligible Activities (excl. Housing Subsidy) Sub-Total	**$2,299,306**
Total Housing Subsidy Sub-Total	**$2,660,075**
MSHDA Eligible Activities Sub-Total	**$4,959,381**
Interest (0%)	**$0**
Brownfield Plan and/or Work Plan Preparation	**$30,000**
Authority Work Plan Implementation	**$60,000**
MSHDA Eligible Activities Total Costs**	**$5,049,381**

The proposed MSHDA Housing Subsidy of $2,660,075 was calculated by taking the projected construction costs for all housing types (ranges from $324,091 to $375,548), and then subtracting target sales price of the homes ($125K to $325K), resulting in the Potential Development Loss of $2,660,075. The proposed sales prices, adding certain interest rate, taxes, insurance and down payment assumptions, then equate to an affordability range of 33% to 83% of AMI. Refer to Attachment L of the Plan for the calculations (at the end of the Plan). Below is the "Unit Mix" table:

#	Address	# of Bedrooms	# of Persons	Property Taxes	Home Insurance	Down Payment	Interest Rate	Mortgage Payment PITI	Sales Price	AMI
1	1780 Scio Church Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
2	1780 Scio Church Rd	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
3	1788 Scio Church Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
4	1788 Scio Church Rd	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
5	225 S. Wagner Rd	3 bedrooms	4 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	58.13%
6	225 S. Wagner Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
7	235 S. Wagner Rd	3 bedrooms	4 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	58.13%
8	235 S. Wagner Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
9	1535 S. Maple Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
10	1535 S. Maple Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
11	1535 S. Maple Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
12	1535 S. Maple Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
13	1535 S. Maple Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
14	1535 S. Maple Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
15	1563 S. Maple Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
16	1563 S. Maple Rd	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%
17	1565 S. Maple Rd	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
18	1565 S. Maple Rd	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
19	1567 S. Maple Rd	3 bedrooms	4 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	58.13%
20	1567 S. Maple Rd	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
21	1369 Jewett Ave.	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
22	1369 Jewett Ave.	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
23	1369 Jewett Ave.	3 bedrooms	4 persons	$676	$80	5%	6.00%	$1,851	**$325,000**	82.83%
24	1369 Jewett Ave.	2 bedrooms	3 persons	$468	$80	5%	6.00%	$1,282	**$225,000**	64.53%
25	1288 Jewett Ave.	3 bedrooms	4 persons	$260	$80	5%	6.00%	$712	**$125,000**	33.42%
26	1288 Jewett Ave.	2 bedrooms	3 persons	$260	$80	5%	6.00%	$712	**$125,000**	37.11%

The proposed reimbursement period is 30 years, over which the Authority will have compliance, monitoring, and reporting responsibilities to MSHDA. The proposed affordability period is 99 years, and will be achieved through deed restrictions and covenants running with the properties. The Authority will not be involved with affordability compliance of the units after 30 years.

There is $60,000 of Authority Implementation included in the Plan over the 30 years. Initial consulting estimates of per-unit cost to monitor compliance is $50 to $100. The Authority will not monitor income compliance during ownership of the homes, but rather upon sale and re-sale, to ensure they are sold to income-qualifying households. Staff is working with County Corp Counsel on a draft Reimbursement

Agreement that includes an Exhibit with Housing Affordability provisions. It will be presented to the Authority within a month or two.

5. State of Michigan State Brownfield Revolving Fund Invoice for 2024 – Action

Please see the annual State of Michigan Invoice to the Authority to collect the 3 mills of SET on all applicable projects from 2024. The specific amounts are generated from the annual MEDC reporting due by the end of August for the previous year.

6. December Financial Report – Information

All project accounts have been updated, as well as current balances for Admin and LBRF accounts. The Admin account balance is $134,944 and LBRF account balance is $1,414,579.

Other Business:

Here is the link to the final LBRF Policy the Authority adopted last month.

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 30th. 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. Changes to the Plan were made, including halving annual Admin and LBRF capture to 5%, and allowing a 10% pass-through to all taxing jurisdictions. Staff distributed an updated Draft Plan to the Sub-Committee, and several small adjustments were made, and the final/updated Plan was sent to the Township on December 1st for consideration at the December 9th Board meeting.

The Arbor South Brownfield Plan was again pulled from the November 17th agenda. The City and development team continue to work on finalizing details and taking action on the Plan. It's tentatively scheduled for December 15th Council meeting.

The County Board of Commissioners adopted the 716 Sandborn Road MSHDA Housing TIF Plan by Allen Edwin Homes on December 3rd. As mentioned, staff is working on drafting a Reimbursement Agreement template with Affordability provisions that will be required for MSHDA HTIF plans.

The 2 W. Michigan EGLE grant has been 75% expended, with interior hazardous materials mitigation and demolition mostly complete. About $150,000 remains in the grant, and the owner is working with her architect to determine what further work will be eligible for the grant. This includes exterior window removal/replacement and/or restoration, and basement work to address potential impacted water infiltration from the Jackson Cleaners PCE plume that is impacting the building on the "uphill" side. The owner worked with Fishbeck to secure $12,000 from the DCC last week in basement water testing from troughs and sumps to determine if basement work might be EGLE grant eligible.

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

X Privately-Owned Property

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

Owner Information

Property Owner: Ypsi CRE Holdings, LLC

Contact: William Sloan

Property Address: 126 W. Michigan Ave, Ypsilanti, MI 48197 Phone No.: 734-612-3993

Property Tax ID #: 11-11-40-485-012

Applicant Information

Applicant Name: Ypsi CRE Holdings LLC Phone No.: 734-612-3993

Address: 885 Penniman Ave, Unit 6134, Plymouth, MI 48170

Developer (Entity) Name (if different than applicant):___

Project Information

Project Name: 126 W. Michigan

Project Description: Redevelopment of historic property into two apartments on third floor, office on second floor, and retail on ground level.

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: Joe Lawrence

Historic Property Uses: Retail

Property Acreage: .043 acres

Zoning: Commercial Surrounding Land Use: Commercial

Proposed Environmental Activities:

	Estimated Cost
X Phase I	
X Phase II	
X BEA Report	
X Due Care Plan	
X Hazardous Material Survey	6000.00
TOTAL	$6000.00

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: N/A

Please describe environmental conditions: Unknown.

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.

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

T (734) 454-9900

www.sme-usa.com

November 25, 2025

William Sloan
Ypsi CRE Holdings, LLC
PO Box 6134
Ypsilanti, Michigan 48197

Via E-mail: wesloan@gmail.com

RE: Proposal for Hazardous Materials Assessment
126 West Michigan Avenue
Ypsilanti, Michigan 48197
SME Proposal Number.: P04706.25
SME Project Number: 102194.00

Dear Mr. Sloan:

We prepared this proposal to perform a hazardous materials assessment of the building located at the above referenced site prior to planned renovation. The assessment will provide information to assist in complying with the United States Environmental Protection Agency (USEPA) requirements for inspection of commercial buildings prior to renovation and demolition under the National Emission Standards for Hazardous Air Pollutants (NESHAP 40 CFR Part 61). The assessment will also provide information to assist in complying with the requirements of the Occupational Safety and Health Administration (OSHA) Asbestos Construction Standard (29 CFR Part 1926.1101), the OSHA Lead Exposure in Construction Standard (29 CFR Part 1926.62), and the Cadmium Construction Standard (29 CFR Part 1926.1127), regarding communication of hazards.

We propose following scope of service:

SCOPE OF SERVICE

- SME staff, trained in accordance with USEPA requirements and accredited by the Michigan Department of Labor and Economic Opportunity (LEO) under the requirements of Michigan Act 440 as an Asbestos Inspector, will tour the building and assess for the presence of suspected asbestos-containing materials (ACMs).
- Based upon the visual assessment, we will develop a sampling plan and collect samples of suspect homogenous areas of ACMs in accordance with the assessment protocol found in the USEPA's Asbestos Hazard Emergency Response Act (AHERA, 40 CFR Part 763), which is also referenced by the OSHA regulations
- We will submit the building materials samples to an accredited laboratory, for standard one-week asbestos analyses via Polarized Light Microscopy (PLM) to determine those materials that contain more than one percent asbestos by the visual estimation method. Samples found to contain less than 10 percent asbestos via the visual estimation method of PLM will be further verified via the "Point Count Method" as defined by the AHERA regulation.

- We will conduct a visual inspection to identify the painted structural surfaces and collect representative chip samples of the suspected lead-bearing and cadmium-bearing paints. We will submit the paint chip samples to an accredited laboratory for standard one-week analyses of lead and cadmium by atomic absorption spectrophotometry (AAS).
- SME staff will visually assess for the presence of regulated materials that may require specialized handling or disposal such as equipment suspected to contain polychlorinated biphenyls (PCBs), chlorofluorocarbons, or mercury; containers of fuels and chemicals; and batteries, tires, or other universal waste items. The scope of the assessment will not include sampling of these materials.
- Upon completion of the assessment, we will prepare a report summarizing the assessment services. The report will include: a list of homogeneous areas of suspect ACMs and locations where each was observed in the structure; chain-of-custody forms with sample descriptions and locations for samples collected during the assessment; the laboratory analytical data for samples collected during the assessment; estimates of the quantities and descriptions of the locations of visible, accessible areas of asbestos; descriptions and locations of lead-bearing and-cadmium bearing paints; and a summary of other regulated materials noted during the assessment. The report will also include recommendations for abatement and/or work practices prior to renovation, relative to the materials of concern identified by the assessment.

PROFESSIONAL FEE AND SCHEDULE

Our proposed lump sum fee for the assessment is $6,000. We included fees for analyses of up to 70 building material samples suspected to contain asbestos (110 asbestos analyses), and analyses of up to 10 paint chip samples for lead and cadmium content. The proposed fee is based on a standard one-week turnaround time for laboratory analyses. Please note that the number of building material samples collected for laboratory analyses is dependent upon the number of suspected ACMs observed. The number of paint chip samples is dependent upon the number of uniquely painted surfaces observed. If more than the estimated number of samples is required to complete the assessment, we will contact you for authorization prior to requesting laboratory analyses of the samples and supplemental fees will be required. If authorized, we will invoice the additional samples at a rate of $10 per layer for asbestos analyses and $36 per paint sample for lead and cadmium.

The scope of the assessment includes limited destructive assessment of the building. Our proposed fee and scope of service does not include patching or repairing building surfaces impacted by assessment activities. Also, in an effort to minimize the potential for roof leaks and associated interior water damage, penetration of the building's roof system to facilitate roof material sample collection is excluded from our scope of service for the planned assessment. Suspect ACMs, including roof system materials, that are not analyzed for asbestos content will be considered assumed ACMs until future assessment and sample analyses in accordance with USEPA assessment protocol demonstrates otherwise.

We anticipate one site visit (up to 8-hours on site) with one accredited Asbestos Inspector to complete the assessment and sampling. We understand that you will coordinate access into the building for our staff at the scheduled times and dates for the field services. If unanticipated conditions, such as restricted access, are encountered which require additional site visits or if a change in the scope of service is necessary, we will contact you to discuss the proposed change in services and associated fee.

We estimate the field services portion of the assessment will be completed within three weeks of your written authorization to proceed. We will receive laboratory results within one week of completion of the field services and will prepare a final summary report within two weeks of receipt of the laboratory results. If the estimated project schedule does not meet your needs, please contact us to discuss as soon as possible.

AUTHORIZATION AND GENERAL COMMENTS

We will provide these services in accordance with the attached Special Conditions for Building Assessments (03/15), and our SME General Conditions – Commercial (03/15), which are integral parts of this proposal. As authorization, please sign the General Conditions in the space provided and return a signed copy to us.

Along with a signed copy of the attached SME General Conditions, we will require a retainer of $6,000 prior to commencing services for the project. The retainer will be applied to our final invoice. The retainer can be in the form of a check, credit card, or electronic funds transfer (EFT). Attached is the SME Retainer Payment Form to arrange for the retainer payment.

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.

We appreciate the opportunity to be of service to you on this project. Should you have questions concerning this proposal, please contact us.

Sincerely,

SME

PREPARED BY:

EA Sexton for:

Michael Yergin, CHMM
Project Consultant

REVIEWED BY:

Jason C. Lafayette
Senior Consultant

Attachments: Special Conditions for Building Assessments (03/15)
SME General Conditions – Commercial (03/15)
SME Retainer Payment Form

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

November 26, 2025

Nathan Voght
County of Washtenaw BRA
P.O. Box 8645
Ann Arbor, MI 48107-8645

Invoice: INV-0000603

Dear Nathan Voght,

Legislative changes occurred on December 28, 2012, permitting the State of Michigan to collect 3 out of the 6 mill State Education Tax annually on new Act 381 Work Plan projects to provide future funding for Brownfield Grants and Loans. The County of Washtenaw BRA had Work Plan projects approved by the Michigan Strategic Fund (MSF) and/or the Department of Environment, Great Lakes, and Energy Quality (EGLE) after January 1, 2013.

Project Information is listed below:

Project Name	**Site Number**	**Annual Report Metric Number**	**Reported Calendar Year**	**Amount Due**
1140 Broadway (Lower Town)	SITE-00001595	M-0000154362	2024	$147,811.00
309 N. Ashley	SITE-00001859	M-0000154367	2024	$29,310.00
544 Detroit Street	SITE-00001249	M-0000154377	2024	$2,517.00
Broadway Park Ann Arbor	SITE-00001693	M-0000154457	2024	$749.00

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

EGLE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Grandview Commons Dexter	SITE-00001694	M-0000154474	2024	$36,517.00
Dorsey Estates/220 N. Park	SITE-00001920	M-0000154470	2024	$728.00
Sartorius/3874 Research Park Drive	SITE-00001921	M-0000154514	2024	$24,077.00
Thompson Block	SITE-00001695	M-0000154571	2024	$2,144.00
Water Street	SITE-00001358	M-0000154572	2024	$1,569.00
Village of Ann Arbor	SITE-00001988	M-0000154574	2024	$41.00
Rockwell Building	SITE-00001990	M-0000154584	2024	$20.00
4025 Packard	SITE-00001989	M-0000154578	2024	$35.00
300 N. Zeeb	SITE-00001996	M-0000154665	2024	$288.00
Subtotal Amount Due				$245,806.00

Previously Unreported Years (if applicable):

Project Name	Site Number	Annual Report Metric Number	Previous Year(s) Being Reported	Amount Due
Previously Unreported Subtotal Due				$0.00

Total Amount Due		$245,806.00

Please remit payment of above total amount by **01-25-2026**.
The Amount Due is calculated directly from information entered in the Portal, and submitted by your jurisdiction. If you feel the Amount Due is not accurate, please contact MEDC Brownfield Staff at brownfield@michigan.org or (517) 896-9964, to adjust your reporting.

****See last page for payment information****

Washtenaw County Brownfield Redevelopment Authority – Director Conflict of Interest Acknowledgement

Section III, E. of the amended By-Laws of the Washtenaw County Brownfield Redevelopment Authority require that Board directors annually acknowledge in writing that they have read and agreed to the conflict of interest section, provided here:

A Director, or a Director whose employer, that has a direct financial interest in any matter requiring action by the Authority shall disclose his/her interest prior to any discussion of that matter by the Authority, which disclosure shall become a part of the record of the Authority's official proceedings. The interested Director, where a conflict of interest has been disclosed, shall take the following actions:

1) if the conflicted Director is Chair, control of the meeting for that matter will be passed to the Vice Chair, or to the Secretary if the Vice Chair is absent or also conflicted, or to another Director if the Vice Chair and Secretary are absent or also conflicted;

2) the conflicted Director shall refrain completely from discussion of the matter and remove him/her-self from the table;

If a conflict of interest is declared, the conflicted Director shall recuse himself/herself from action on the matter. Each Director, upon taking office and annually thereafter, shall acknowledge in writing that he/she has read and agree to abide by this section.

Through my signature below, I acknowledge that I have read, understand and agree to abide by this section of the Washtenaw County Brownfield Redevelopment Authority By Laws.

____(Signature) __________________(Date)

____(Print Name)

Environmental Assessment Grant Tracker
Administrative Fees Fund Projected Budget

Approval Date	Project	Applicant	Grant Award	Amount Paid	Status?	2018	2019	2020	2021	2022	2023
						Record of Actual Payments for Current Year Only					
2017	Dexter Barn in ROW	City of Dexter	$ 3,600	2,450.00	Closed	**$ 2,450**					
2017	Peninsular Park Dam	HRWC	$ 15,000	15,000.00	Closed	**$ 15,000**					
2017	3045 Broad DTE Site	City of Dexter	$ 9,100	9,100.00	Closed	**$ 5,200**		**$ 3,900**			
2017	3045 Broad Norfolk	Norfolk Homes	$ 15,000	12,294.60	Closed		**$ 12,294.60**				
2018	1514 White St.	A2 Housing Comm	$ 15,000	15,000.00	Closed	**$ 15,000**					
2018	325 E. Summit	325 E. Summit Condos LL	$ 10,000	10,000.00	Closed	**$ 10,000**					
2018	1140 Broadway	Morningside	$ 10,000	10,000.00	Closed		**$ 10,000.00**				
2018	309 North Ashley	307 North Ashley LLC	$ 10,000	10,000.00	Closed	**$ 10,000**					
2018	651 Rice Street	City of Ypsilanti	$ 15,000	11,200.00	Closed	**$ 11,200**	**$ 240.00**				
12/6/2018	1140 Broadway MDEQ	MDEQ/Ann Arbor	$ 15,000	15,000.00	Closed		**$ 15,000.00**				
Mar and May 2019	1150 Midway	Ypsilanti Township	$ 8,435	8,435.00	Closed		**$ 8,435.00**				
5/2/2019	2 W. Michigan	Praxis Properties LLC	$ 15,000	15,000.00	Closed		**$ 15,000.00**				
5/2/2019	2025 E. Clark Rd.	Ypsilanti Township	$ 20,886	19,544.89	Closed		**$ 19,544.89**				
5/2/2019	9101 Main Streeet	Northfield Township	$ 2,500	2,500.00	Closed		**$ 2,500.00**				
6/6/2019	1 Liberator Way	Yankee Air Museum	$ 15,000	12,552.90	Closed		**$ 9,601.60**	**$ 2,951.30**			
6/6/2019	*** 1165 Ecorse Rd Phase	Ypsilanti Township	$ 17,840.00	14,254.00	Closed		**$ 14,254.00**				
7/3/2019	1150 Midway (DDCC+ECM	Ypsilanti Township	$ 6,450	6,450.00	Closed		**$ 6,450.00**				
7/3/2019	Vac Dexter-A2 Road	City of Dexter	$ 2,000	2,000.00	Closed		**$ 2,000.00**				
7/3/2019	2 W. Michigan	EGLE	$ 19,500	19,500.00	Closed		**$ 6,584.22**	**$ 12,915.78**			
7/3/2019	1831 Traver Road (Leslie)	City of Ann Arbor **	$ 50,000		Closed						
9/5/2019	2260/2270 Platt	Thrive Collaborative	$ 15,000	15,000.00	Closed			**$ 15,000.00**			
9/5/2019	701 W. Ellsworth	Pittsfield Twp	$ 9,310	9,310.00	Closed			**$ 9,310.00**			
10/3/2019	301 N. East St, Rockwell	JP Commercial Real Est, Chelse	$ 15,000	4,300.00	Need to close			**$ 4,300.00**			
11/7/2019	Ypsi Community Schools 3 Sites	OCED, on behalf of YCS	$ 12,390	12,389.50	Closed			**$ 12,389.50**			
12/5/2019	1140 Broadway MDEQ Off-Site	EGLE (Contract w Wood)	$ 20,000	16,888.21	Open			**$ 16,888.21**			
1/9/2020	300 N. Zeeb	300 N. Zeeb LLC	$ 14,725	14,725.00	Closed			**$ 14,725.00**			
2/6/2020	5541 Jackson Road	RSB Equities LLC	$ 9,000	9,000.00	Closed			**$ 9,000.00**			
2/6/2020	400 N. Freer Road Phase I	City of Chelsea	$ 3,500	3,500.00	Closed			**$ 3,500.00**			
3/20/2020	327 E. Hoover, Phase I, BEA, DC	Stadium Club 327 LLC	$ 9,900	9,308.75	Closed			**$ 9,308.75**			
3/20/2020	4150 Platt Road, Phase I	Recycle Ann Arbor	$ 6,000	4,388.00	Closed			**$ 4,388.00**			
3/20/2020	400 N. Freer Road, Phase II	City of Chelsea	$ 10,000	6,922.20	Closed			**$ 6,922.20**			
6/4/2020	5541 jackson Road	RSB Equities LLC	9350****	6,000.00	Closed			**$ 6,000.00**			
7/9/2020	701 W. Ellsworth	Pittsfield Twp	$ 5,100.00	4,669.92	Closed			**$ 4,669.92**			
7/9/2020 and 11/5/20	75 Barker Phase II	Transfer to Northfield Townsh	$ 6,167		Closed						
11/5/2020	8140 Main Street Phase I, Haz	City of Dexter	$ 7,300	4,900.00	Closed				**$ 7,300**		
12/3/2020	2260-2270 Platt Rd	Avalon Housing	$ 7,800	6,800.00	Closed				**$ 6,800**		
3/11/2021	S. Union St. Manchester	Manchester Market	$9,160	6,960.00	Closed				**$ 6,960**		
3/11/2021	220 N. Park	City of Ypsilanti	$ 8,250	(DCC Funding to replace)	Closed				**$ -**		
4/8/2021	3515 Broad Street	City of Dexter	$ 7,375	5,750.00	Closed				**$ 5,750**		
5/13/2021	943 N River 355 W Clark	County Parks	$ 9,200	7,950.00	Closed				**$ 4,500**	**$ 3,450**	
6/10/2021	206-210 N. Washington Ypsi	Avalon Housing LBRF ONLY	$ 30,156	22,548.00	Open						
8/1/2021	1655 LeForge Phase I	Ypsi Comm Schools	$ 3,000	3,000.00	Closed					**$ 3,000**	
10/1/2021	415 W. Washington Phase II	City of Ann Arbor/A2HC	$ 20,700	20,694.00	Closed					**$ 20,694**	
12/1/2021	20 N. Adams	Bill Sloan	$ 13,700	13,700.00	Closed					**$ 13,700**	
5/12/2022	2 W. Michigan	Jamie Taralunga	$ 15,000	9,000.00	Open					**$ 5,000**	**$ 4,000**
5/12/2022	300 N. Zeeb BEA DDCC	Mark Smith	$ 5,490		Closed						**$ 5,490**
5/12/2022	300 W. Michigan Ave. COB Pha	Mark Smith	$ 2,500		Closed						**$ 1,250**
6/9/2022	175 N. Main Phase I	Washtenaw County	$ 3,000	3,000.00	Closed					**$ 3,000**	
10/6/2022	5135 Plymouth Road	Davinci Gallery LLCX	$ 7,500	7,500.00	Closed					**$ 7,500**	
5/14/23 and 6/23	124 Pearl Street	Phase I, II, DDCC (50% DCC)	$ 15,000	15,000.00	Closed						
7/12/2023	14 W. Forest	Phase I, Haz Mat Survey	$ 4,950	4,950.00	Closed						
12/4/2023	599 S. Mansfield	Phase I, City of Ypsi	$ 3,000		On Hold						
4/8/2024	14 W. Forest	Phase II	$ 16,950	16,950.00	Closed						
9/20/2024	90 Maple	Phase I, II	$ 15,000	14,783.00	Closed						
4/8/2024	141 Park St.	Phase I II	$ 10,250	10,000.00	Closed						
10/20/2024	206 N. Grove	Phase I, II, BEA	$ 14,500		Open						
6/14/2024	326 E. Michigan	Phase II	$ 15,000	12,318.00	closed						
8/11/2024	1510 E. Stadium	Phase I, II	$ 15,000	14,298.00	Closed						
1/9/2025	630 S. Ashley	Phase II, BEA	$ 9,050								
1/9/2025	220 N. Park-Dorsey	Phase II Due Care Testing	$ 24,500								
5/8/2025	206 N. Grove City of Ypsi	Phase I and II	$ 14,500								
10/9/2025	5860 Ford Road	Phase II for PFAS	$ 13,975								
9/11/2025	1155 Manchester Rd Chelsea	Phase I MSHDA	$ 5,000								
11/13/2025	350 S. Fifth	Phase II	$ 26,700								
12/11/2025	*126 E. Michigan*	*Haz Material Survey*	*$ 3,000*								
				$ 526,783.97	TOTALS:	**$ 68,850**	**$ 121,904.31**	**$ 136,168.66**	**$ 31,310.00**	**$ 56,344.00**	**$ 10,740.00**

****$3,350 of this is LBRF, to be reimbursed upon BF Plan approval

***Phase I for $2,150 only paid whe *** to be rolled into LBRF*

Italicized = Projected

Bold = Actual

Grand Total of all Gran $ 717,909

Grand Total Paid $ 526,784

Actual and *Projected* Expenses	2018	2019	2020	2021	2022	2023
Salary/Fringes	**$ 78,647**	**$ 78,544**	**$ 94,047**	**$ 98,728**	**$ 112,850**	*$ 99,000*
Conf/Travel/Mileage/stipend	**$ 1,530**	**$ 2,381**	**$ 733**	**$ 847**	**$ 3,023**	*$ 1,000*
*Misc. (tele, transfers, DCC)	**$ 2,930**	**$ 3,016**	**$ 16,000**	**$ 8,000**	**$ 8,400**	*$ 500*
*CAP	**$ 17,219**	**$ 17,687**	**$ 21,530**	**$ 24,919**	**$ 23,933**	*$ 25,000*
Paid Assessment Grants	**$ 68,850**	**$ 134,563**	**$ 126,936**	**$ 31,310**	**$ 56,344**	*$ 75,000*
Total Program Expenses	**$ 169,176**	**$ 236,191**	**$ 259,246**	*$ 163,804*	*$ 204,550*	*$ 200,500*

Expenses from County Budget	2018	2019	2020	2021	2022	2023
Salary/Fringes	*$ 85,000*	*$ 85,000*	*$ 77,410*	*$ 77,410*	*$ 77,410*	*$ 77,410*
Conf/Travel/Mileage	*$ 3,000*	*$ 3,000*	*$ 3,000*	.	*$ 3,000*	*$ 3,000*
Misc. (tele)*	*$ 800*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
*CAP	*$ 16,330*	*$ 16,330*	*$ 19,590*	*$ 19,590*	*$ 19,590*	*$ 19,590*
Paid Assessment Grants	*$ 68,850*	*$ 75,000*	*$ 75,000*	*$ 75,000*	*$ 75,000*	*$ 75,000*
Total Program Expenses	*$ 173,980*	*$ 179,330*	*$ 175,000*	*$ 172,000*	*$ 175,000*	*$ 175,000*

*Telephone expenses were rolled into CAP expenses as of 2019

Actual and *Projected* Income		2018	2019	2020	2021	2022	2023
Admin Fee income		**$ 165,000**	**$ 165,000**	**$ 165,000**	**$ 165,000**	**$ 192,500**	*$ 165,000*
Application Fee Income		**$ 5,000**	**$ 4,000**	**0**	**$ 14,000**	**$ 14,000**	*$ 10,000*
Misc.		**$ 4,888**	**$ 22,838**			**$ 238**	
Total Income		**$ 174,888**	**$ 191,838**	**$ 165,000**	**$ 179,000**	**$ 206,738**	*$ 175,000*
Ann. Net Increase/(Decrease)		$ 5,712	$ (44,353)	$ (94,246)	$ 15,196	$ 2,188	$ (25,500)
Running Balance	**$ 165,321**	**$ 171,033**	**$ 126,680**	**$ 32,434**	**$ 47,630**	**$ 49,818**	**$ 24,318**

WCBRA Financial Report - December 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	$ 1,010,042.00	$ 436,801.71	$ 4,384,556.00	$ 2,726,826.00	$ 339,310.32		$ 4,000,000.00
Remaining Approved Eligible Activity Expenses	$ -	$ 163,417.14	$ -	$ -	$ 44,057.68	$ -	$ -
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	$ 41,282.00		$ 1,015,444.00	$ 508,800.85			
Remaining Interest to be Reimbursed	$ -	$ 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	$ 98,791.32	$ 108,009.85	$ 363,388.79	$ 364,826.71	$ 55,355.74	$ 39,691.64	
Total Revenues	$ 98,791.32	$ 108,009.85	$ 363,388.79	$ 364,826.71	$ 55,355.74	$ 39,691.64	$ -
2025 EXPENDITURES							
Certified Expense Reimbursement	$ 83,563.78	$ 86,806.85			$ 50,242.74		
Administrative Fee Transfer	$ 3,189.00	$ 10,481.00			$ 2,596.00	$ 3,946.00	$ 78,743.34
LBRF Revenue or Deposit	$ 12,038.54	$ 15,722.00	$ 363,388.79	$ 364,826.71	$ -	$ -	
State of MI Brownfield Fund (Approved after 2014)							
Total Expenditures	$ 98,791.32	$ 113,009.85	$ 363,388.79	$ 364,826.71	$ 52,838.74	$ 3,946.00	$ 78,743.34
Misc Refund							
Current Brownfield Account Balance	$ -	$ -	$ -	$ -	$ 2,517.00	$ 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	$ 10,898,443.00	$ 975,696.00	$ 1,876,130.05	$ -	$ 176,469.06			$ 1,087,050.83	$ 2,735,438.00				
Approved Eligible Activity Expense Reimbursed to Date	$ 1,516,641.25	$ 10,852,610.02	$ 65,866.77	$ 1,507,627.86	$ -	$ 102,397.50			$ 147,335.00	$ 664,882.70				
Remaining Approved Eligible Activity Expenses	$ 527,726.75	$ 45,832.98	$ 909,829.23	$ 368,502.19	$ -	$ 74,071.56	$ -	$ -	$ 939,715.83	$ 2,070,555.30	$ -	$ -		
Approved Interest to be Reimbursed	$ 368,621.11								$ 896,530.56					
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	$ 447,152.37	$ 3,220,841.25	$ 17,808.46	$ 559,166.41	$ 15,953.34		$ 18,530.22		$ 156,565.00	$ 357,902.45	$ 2,038.40	$ 4,618.21	$ 402.03	$ 3,913.53
Total Revenues	$ 447,152.37	$ 3,220,841.25	$ 17,808.46	$ 559,166.41	$ 15,953.34	$ -	$ 18,530.22	$ -	$ 156,565.00	$ 357,902.45	$ 2,038.40	$ 4,618.21	$ 402.03	$ 3,913.53
2025 EXPENDITURES														
Certified Expense Reimbursement	$ 389,313.87	$ 2,977,956.25	$ 15,782.46	$ 475,161.41	$ -		$ 37,843.73		$ 147,335.00	$ 664,882.70				
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	$ 410,635.87	$ 3,073,030.25	$ 15,782.46	$ 529,856.41	$ 1,287.00	$ 6,095.28	$ 37,843.73	$ 60.00	$ 147,335.00	$ 694,217.70	$ 88.00	$ 462.00	$ 40.00	$ -
Misc Refund														
Current Brownfield Account Balance	$ 36,517.00	$ 147,811.00	$ -	$ 29,310.00	$ 34,156.22	$ 52,900.00	$ 728.00	$ 483.49	$ 9,230.00	$ 24,077.00	$ 1,950.40	$ 4,156.21	$ 362.03	$ 3,913.53

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

Total of all 2025 CY Tax Increment Revenues	$ 5,834,955.72			
Total of all 2024 CY TIF Reimburse Transfers	$ 5,183,898.42			
Total 2024 CY LBRF Capture	$ 875,979.86			
Total 2023 CY LBRF CAPTURE	$ 211,548.00			
Total of all CY 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		
Total of all CY 2023 Admin Transfers (From 2022 Tax Year)	$ 192,500.00	16 Active Projects		
Total of all CY 2022 Admin Transfers	$ 192,500.00	16 Active Projects		
Total of all CY 2019 Admin Transfers	$ 165,000.00	15 Active Projects		
Total of all CY 2018 Admin Transfers	$ 164,999.72	15 Active Projects		
Total of all CY 2017 Admin Transfers	$ 164,113.00	15 Active Projects		
Total of all CY 2016 Admin Transfers	$ 150,739.88	ACCOUNT BALANCES SUMMARY		
Total of all CY 2015 Admin Transfers	$ 114,437.35	Admin Fund Cash Reserves as of 12-1-25	**$**	**134,944**
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	$ 851,050.04	LBRF Balance as of 12-1-25	**$**	**1,414,579**

	To City of A2 Aff Hsng
Due To A2	$ 1,100,000.00
Paid	$ 664,882.70
Remaining	$ 435,117.30

PROJECT

TIF Capture	**Capture Amount**	**A2 Aff Hsng Trust Fund**	**Reserve for '25 SET**	**LBRF Amount**	**Developer Reimbursen**

NOTES