Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, February 12th 2026 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/83036086060?pwd=GrcdzGxfp5SIG7RdmXxu2VNhrGXUp3.1
(updated link for 2026 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. January 8th, 2026 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
   1. Arbor South Brownfield Plan – Action
   2. 350 S. Fifth LBRF Application – Action
   3. 3003 Washtenaw Ave. MSHDA BF TIF Form Sub-Committee – Action
   4. 1155 Old Manchester Road Phase II Environmental Assessment Grant – Action
   5. WCBRA Program Policies and Procedures – Discussion/Action
   6. February 2026 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, January 8, 2026, 9:00 a.m.

Board Present: Katie Scott, Allison Krueger, Christy Maier – Secretary/Treasurer, Jenn Cornell, James Harless, James Downing

Board Absent: Katie Jones – Chair, Trevor Woollatt, Elle Cole – Vice-Chair

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber, Max Longenbach, Chris Nielsen, Jeremy McCallion, Steve Brouwer, Mike Martin, Michael Kaplan, Jake Austermann, all present at the meeting. Paul Aren – ASTI, Kathleen Brant – Scio Twp. Trustee, all on Zoom.
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Handouts: None

1. Call to Order

C. Maier, Secretary/Treasurer, called the meeting to order at 9:04 a.m. and delegated authority to James Harless to Chair the meeting.

2. Public Comment

Ken Garber spoke to concerns about 310 E. Huron, including no Work Plan to be submitted, the timing of the construction and when the Brownfield Plan was approved, and how the Authority approved the Plan prior to City Council. The request for an additional $500K with the proposed Brownfield Plan amendment. Mr. Garber has process concerns and wonders what the public benefit is.

3. Approval of Agenda

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

4. Approval of December 11th, 2025 Meeting Minutes

J. Harless had emailed some corrections to the minutes, which were pulled up on the screen and reviewed by the Board. C. Maier provided typos to fix in the minutes. J. Cornell moved to approve the minutes as corrected (J. Harless 2nd) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. <u>310 E. Huron Reimbursement Agreement – Action</u>

   Staff referred to the draft Reimbursement Agreement linked in the packet. It’s our usual template, but with an updated provision to indicate all costs will be reimbursed proportionally local, as no Work Plan will be submitted.

J. Harless had emailed some suggested revisions to the Agreement, which was pulled up on the screen and reviewed by the members. The revisions were agreed to by the Board.

J. Cornell moved to approve the Reimbursement Agreement with revisions as presented by Mr. Harless (2nd K. Scott), and the motion passed unanimously.

2. <u>310 E. Huron Brownfield Plan Amendment, Form Review Sub-Committee – Action</u>

   Staff stated that a Brownfield Plan application and fee have been submitted to amend the 310 E. Huron Brownfield Plan to add an additional $550,000 in Eligible Activities.

   Mike Martin, the developer, was present and discussed that the project has been delayed, and costs have increased, and in discussing options with the City, an amendment to the Brownfile Plan was an option to recoup costs.

   Staff asked for volunteers to assist reviewing the Brownfield Plan Amendment. Member Jenn Cornell, Trevor Woollatt, and Elle Cole were suggested to form the Sub-Committee.

3. <u>5411 Jackson Road Brownfield Plan, Form Review Sub-Committee – Action</u>

   Staff described how the project has evolved over the last year, with early meetings with Scio Township staff and DDA representatives early last year, and then a project presentation to the Scio Township Board of Trustees last May.

   The Plan primarily includes demolition and asbestos abatement as Eligible Activities, and some environmental mitigation. It was noted the Plan was Local Only, and Mr. McCallion, the environmental consultant on the project, indicated this project will have little School Taxes paid, and it's doubtful it's the type of project the MEDC will support. The Authority indicated that it would be good to understand the impact of having State participation, as there are some School Taxes paid on the retail portion of the development.

   Members C. Maier, J. Harless, and J. Downing volunteered to help review the draft Brownfield Plan with the Township.

4. <u>350 S. Fifth Transformational Brownfield Plan Approval – Action</u>

   Staff provided an overview of the project, and that this is the County's first Transformational Brownfield. It will go to Ann Arbor City Council on January 20th, but is expected to have broad support, as it's 100% affordable.

   Staff introduced members of the project team present, and if they had anything to add. Jake Austermann, from Plante Moran, provided an overview as well.

   J. Cornell moved to approve the 350 S. Fifth Transformational Brownfield Plan (2nd C. Maier), and the motion passed unanimously.

5. January 2026 Financial Report – Information

   Staff referred to the report, which has been updated for 2026. No transactions are needed this month.

7. Other Business

None.

8. Public Comment:

There was no public comment.

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9. Adjournment:

J. Cornell moved to adjourn the meeting at 9:54 a.m. (2nd J. Downing), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the ___________, 2026 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.

Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo

REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, February 12th, 2026

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

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: February 5th, 2026

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. **Arbor South Brownfield Plan – Action**

   Please see the final draft of the Arbor South Brownfield Plan here. The Plan was revised slightly from the version the Authority Sub-Committee last reviewed to reflect the developer no longer requesting City financial participation in the project, where previously the City was going to issue municipal bonds, and purchase the three parking decks serving the development, and utilize TIF reimbursement to service the bonds. The final version approved assumes no City participation, other than the $25M State Street sewer trunkline. Any future City involvement would be subject to negotiation between the developer and City.

   Here is the City of Ann Arbor Staff Report that accompanied the final Brownfield Plan that was approved by City Council on February 2nd. The council vote was 8 in favor, and 2 against. Those opposed had various concerns related to the large public investment requested of $300M, compared to the projected private investment of $588M (the Plan states $400M of private investment, but City Staff provided an updated estimate), which exceeds the City's policy criterion of maximum 20% public investment compared to private investment. Other concerns were the amount of parking proposed, where the City has goals to reduce car-dependency, particularly in the new Transit Corridor zoning that applies to this site.

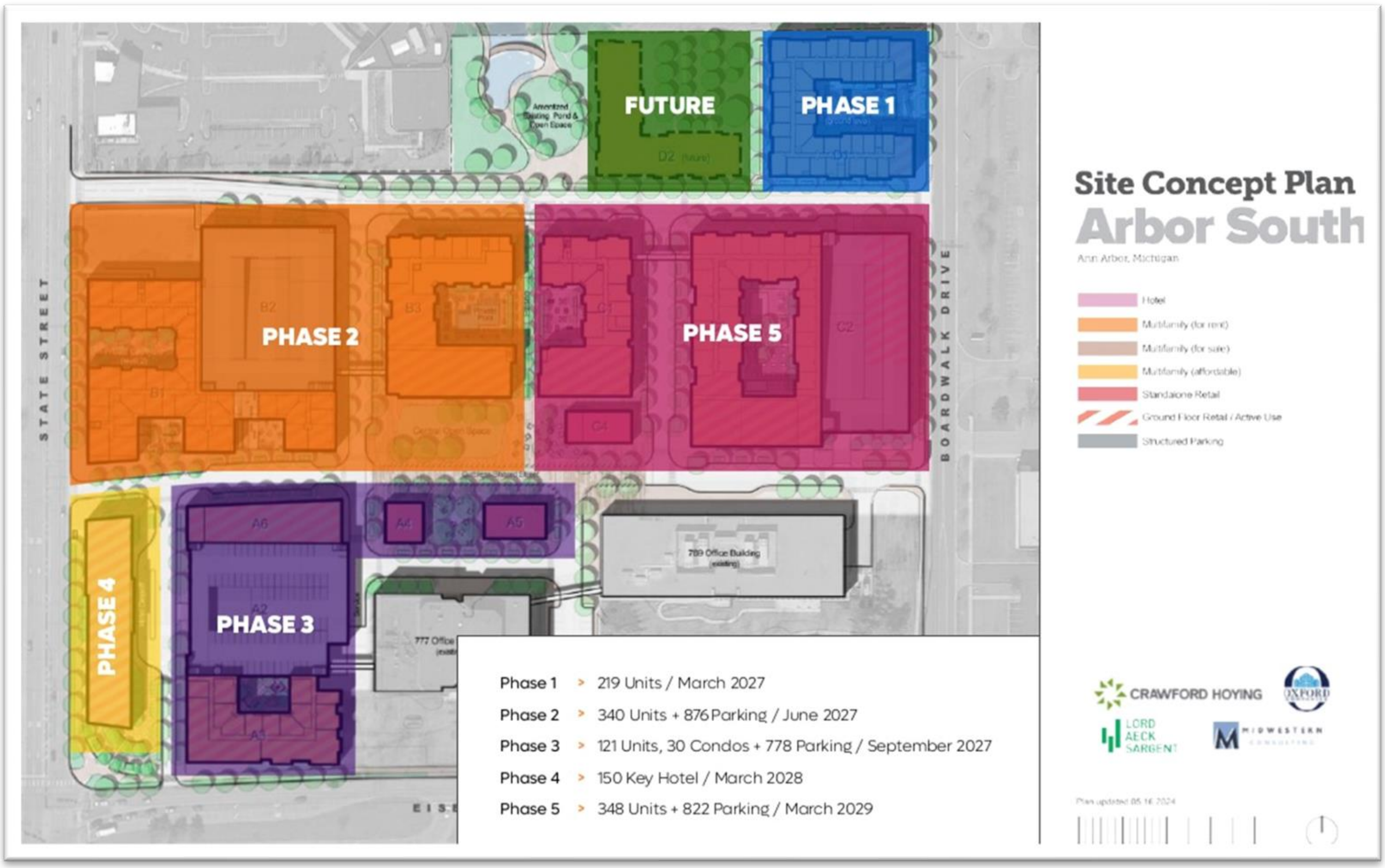
   The project consists of multiple uses, including residential, condominiums, hotel, retail and other uses, constructed over multiple phases. Approximately 1,000 housing units are included, 219 of which will be turned over to the Ann Arbor Housing Commission and permanently affordable. The four (recently combined down to 3) involved parcels qualify as a Facility (former corner gas station), and Functionally Obsolete (parking deck in NE corner). An Affidavit of Functional Obsolescence has been provided by a Level 4 Assessor, and is included as Attachment C in the Plan.

   A Development Agreement was also approved by City Council on February 2nd. This includes provisions for City review/approval of public infrastructure, a park contribution of $424,000 for the 839 market rate housing units proposed, reference to the Brownfield Plan and potential need for City co-signing of the

Reimbursement Agreement in Section P-27, affordable housing provisions in Section P-28, and other provisions.

Below is the concept plan for development, which has been previously approved by the City of Ann Arbor Planning Commission in June of 2025.

Arbor South Concept Plan



Below is a summary of the Eligible Activities. The detailed Eligible Activity Table is in Attachment E of the Plan.

Estimated Cost of Reimbursable Eligible Activities	
Eligible Activity	**Total Estimated Cost**
Priority 1 Costs	
Parking Structures*, and Brownfield Plan/381 Work Plan Preparation and Implementation	$184,866,844
Priority 2 Costs	
EGLE Exempt Activities, EGLE Department Specific Activities, Infrastructure Improvements, Site Preparation, Demolition Activities, and 15% Contingency	$160,188,060
Developer and City Total**	**$345,054,904**
State Brownfield Redevelopment Fund	$11,890,761
LBRF/Local Admin Fees	$16,880,241
Total Not to Exceed	**$373,825,905**

Referring to the detailed Eligible Activity Table in Attachment E, the activities are tiered between "First Priority" and "Second Priority." The intent is to front-load the costs of the parking structures, primarily, and simple Interest on those costs, as well as BF Plan Preparation and Work Plan Implementation costs. Second Priority costs include the environmental activities for the corner former gas station, and all other infrastructure and site preparation costs, plus 5% simple Interest. The City of Ann Arbor has requested a $25M Trunkline eligible activity be included under "Off Site Infrastructure Improvements" *should sufficient Tax Increment Revenues be available* towards the end of the reimbursement period. Projected total available TIR over the 30 years of the plan is only $300M, but the total of developer/City eligible activities totals $345M. A higher amount of potential reimbursable activities is included, should Taxable Values increase beyond Plan projections. The history of previous Ann Arbor brownfield projects shows that Taxable Values usually exceed Plan projections.

The Authority will capture 3% of the annual gross tax capture for Administrative purposes and/or LBRF deposits, which is projected to be about $9M over 29 years, with a lump sum of $7.4M in year 30 of the Plan. Note, the Plan language prioritizes City $25M trunkline costs and County LBRF capture over full developer reimbursement (see Section H). Additional details will need to be incorporated into the Reimbursement Agreement to reflect this.

The County's involvement in the project has required significant review and collaboration with the City, developers, and County Corporation Counsel and outside Counsel with Dykema Gosset. The Authority requested outside legal fees be paid for by the developer, with an escrow fund established, and legal fees paid from the fund. An initial $30,000 payment was made in November 2025, and an additional $24,254 was received in January 21st, which will leave a $3,000 escrow balance, after paying all legal fees incurred through the end of November 2025, which total about $51,000. Please see the escrow request letter in the packet.

2. 350 S. Fifth LBRF Application – Action

Please see an LBRF Application for the above project, in the amount of $1.25M to assist with Eligible Non-Environmental activities on the site (See the MSF Table at end of application). The project team will be pursuing a $1M EGLE grant, as well. We met with EGLE representatives on February 5th to discuss the request, and they are in support of a Transportation and Disposal grant to handle on-site unsuitable urban fill that has traces of contaminants (thereby making a more targeted excavation to segregate hazardous loads from urban fill loads not feasible), and have recommended an application be submitted.

Staff has reviewed current projections for all projects, and expected LBRF deposits for the next several years. Other than the large $1.821M LBRF deposit expected from 1140 Broadway from summer 2026 tax capture, and $100,000 from Grandview Commons in 2027, there are no other significant LBRF deposits for the foreseeable future. After final reimbursements for 206-210 N. Washington this year, and $1M reimbursement to Hickory Way III in late 2026 and early 2027, there will be a projected balance of about $1.45M. While usually we could opt to capture LBRF instead of Admin, thereby addressing the shortage over the next few years, it appears that Admin capture will fall below amounts allowed by statute, as well. I recommend we prioritize Admin over LBRF in any years we may not capture the statutory maximum.

Here are updated LBRF account projections:

.BRF Account Cash Flow UPDATED 2-6-26

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)	*65k Taken as LBRF option in S,*
12/1/2024	$ 838,356	$ 689,000	Main St. Park Chelsea Grant			*for 1140, instead of Admin*
4/1/2025	$ 1,216,356			$ 378,000	618 S. Main (222k), Zing (16K), Arbor Hills (45K), 1140 Broad (95K*)	*Also LBRF option, not part of
6/1/2025	$ 1,101,356	$ 115,000	Main St. Park Final Payment			
8/1/2025	$ 656,356	$ 445,000	206/210 N. Washington, Ypsi			
9/1/2025	$ 449,356	$ 207,000	Main St. Park Add'l Grant			
9/1/2025	$ 932,356			$ 483,000	618 S. Main (143K) and Arbor Hills (328K)Maple Shoppes (12K)	
12/1/2025	$ 932,356	$ 120,000	206-210 N. Washington, Ypsi			
12/1/2025	$ 809,856	$ 122,500	Add'l Main St. Park LBRF-Final			
4/1/2006	$ 366,856	$ 443,000	206-210 N. Washington, Ypsi, FINAL			
4/1/2026	$ 446,336			$ 79,480	1140 Broadway add'l LBRF winter 2025 (was 550K)	MTT Decision adjusted lov
9/1/2026	$ 526,336			$ 80,000	309 Ashley (0-Need Admin), Sartorius (0-Need Admin), Maple Shoppes (80K)	
9/1/2026	$ 2,347,876			$ 1,821,540	1140 Broadway Final LBRF Capture Summer 2026	
12/1/2026	$ 1,847,876	$ 500,000	Avalon Hick Way III Part. Payout			
4/1/2027	$ 1,347,876	$ 500,000	Avalon Hick Way III Final Payout			
9/1/2027	$ 1,447,876			$ 100,000	Grandview Commons Summer 2027 $100K	

There are no other large LBRF deposits expected from any projects after 1140 Broadway for at least 3 to 5 years.

The 350 S. Fifth project is truly transformational and offers significant public benefit by providing 330 units of affordable housing, 1/3 of which will be very low income. However, staff is concerned that if the full request of $1.25M is granted, it will leave the Authority's LBRF fund with few funds to support other projects in an impactful way. The 1155 Old Manchester Road affordable housing project in Chelsea, with about 90 units, is one that would likely need support in the next year or two. The Authority has historically provided significant support to affordable housing projects in Ann Arbor and Ypsilanti, but none to western Washtenaw communities. The other project that may need LBRF support is 3045 Broad in the City of Dexter. The Authority has provided investigation support over the years to this project, and having an option to further assist the project to bring it to fruition is something to consider.

With the availability of EGLE grant funding, this further closes remaining financial gap, however Jennifer Hall or others from the development team can speak to that more fully. Staff recommends the Authority consider awarding 50% of the request for 350 S. Fifth, in the amount of $625,000.

3. 3003 Washtenaw Ave MSHDA HTIF Brownfield Plan, Form Sub-Committee – Action

Please see this summary of a proposed mixed-use project on Washtenaw Avenue, and Glenwood Road. The site is across the street from the Arbor Hills retail development that Tom Stegeman developed in 2013-2014, and received $5.4M in TIF reimbursement, and was recently fully reimbursed and closed.

The project is proposed as a MSHDA Housing TIF Plan, with $23M in total Eligible Activities, and $19M in developer reimbursement. A total of 87 units are proposed, 17 of which are proposed to be workforce housing at 80 to 120% of AMI, for 20 years. The Project Rent Loss calculation is $5M, and Environmental Activities are $1.7M (Offset by a $1M EGLE Grant?), and other costs include demolition, site preparation, engineering/design and overhead, and 5% Interest, totaling another $8M.

The development team met with City staff and Brownfield Staff to review the project. This is early in the review process, and at this time we need a Brownfield Plan Review Sub-Committee to assist with review of the Plan.

4. 1155 Old Manchester Road Phase II Environmental Assessment Grant – Action

The Authority supported a $5,000 MSHDA Phase I on the site, with cost-sharing with the DCC. The DCC opted to fund 100% of the Phase I for ease of billing. MSHDA is requiring 2 quarters of methane sampling, given the previous landfill activities.

Please see the Phase II application for $20,000 and Scope from Jessica Cory, of AKT Peerless, the consultant assigned by the DCC to the project. This would be a 50/50 cost share with the DCC.

5. WCBRA Program Policies and Procedures – Discussion/Action

In March 2025, members C. Maier and J. Harless reviewed our current program Policies and Procedures document. Revisions were suggested but were not brought back formally to the Authority. With ongoing discussions with Scio Township about the County's role in Township brownfield proposals, our current policies have been relevant to that discussion. It's suggested we follow through on the update of the policies. J. Harless completed additional suggested revisions on February 3rd, and this latest version is here.

6. February 2026 Financial Report – Information

The City of Ann Arbor has distributed Winter 2025 Brownfield Capture, which is listed on the financial report, as well as Grandview Commons from the City of Dexter. Staff is working with Chelsea and City of Ypsilanti to complete distributions from projects within those jurisdictions.

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Environmental Assessment Grant Program
APPLICATION FORM

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

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

Type of Application

X Publicly-Owned or Non-Profit-Owned Property

X Privately-Owned Property

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

Owner Information

Property Owner: The City of Chelsea

Contact: Paul Montagno

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

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

Applicant Information

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

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

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

Project Information

Project Name: Manchester Crossing (I & II)

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

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

– RFP concept set included in shared folder link below

Property Information

Previous Owners: City of Chelsea

Historic Property Uses: Recycling drop off

Property Acreage: 2.75 acres

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

Proposed Environmental Activities:

	Estimated Cost
Phase I	Funded by DCC
Phase II	$20,000
BEA Report	
Due Care Plan	
Hazardous Material Survey	
TOTAL	$20,000*

*50% cost share with the DCC

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: September 2025 Phase I ESA.

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

Please provide cloud links to any relevant environmental reports.

Shared Folder Link

Please return the completed form and attachments to:

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

AKTPEERLESS
ENVIRONMENTAL SERVICES

PHASE II ESA SCOPE OF WORK

1155 Old Manchester Road, Chelsea, Michigan
AKT Peerless Work Order No. PF-38986
AKT Peerless Project No. 20525f

Introduction

AKT Peerless appreciates the opportunity to present its scope of work to conduct environmental consulting services in connection with the property located at 1155 Old Manchester Road in Chelsea, Michigan (the subject property).

AKT Peerless previously prepared a Phase I environmental Site Assessment (ESA) for the subject property in September 2025 on behalf of the Downriver Community Conference (DCC), Spire Development, Inc. (Developer), Spire Real Estate Holdings, LLC (Proposed Owner), and MSHDA (Lender). AKT Peerless identified the following recognized environmental condition (REC) in association with the subject property:

REC 1 - The subject property operated as the Chelsea Village Dump from approximately 1941 to the late 1950s. During a subsurface investigation completed in 2000 resulting in the completion of a Baseline Environmental Assessment (BEA), concentrations of metals, benzo(a)pyrene, phenanthrene, fluoranthene, naphthalene, 2-methylnaphthalene, tetrachloroethene (PCE), and trichloroethylene (TCE) were identified in soil and/or groundwater exceeding Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (RCC). Based on these analytical results, the subject property is considered a *facility* as defined in Part 201 of Natural Resources and Environmental Protection Act, Michigan Public Act 451, as amended (NREPA), which represents a REC. Additionally, concentrations of mercury, 2-methylnaphthalene, naphthalene, phenanthrene, PCE, TCE, and xylenes exceeded the EGLE Residential Soil and/or Shallow Groundwater Volatilization to Indoor Air Pathway (VIAP) Screening Levels, representing a vapor intrusion concern.

MSHDA provided a Memorandum for the project, dated November 20, 2025, based on their review of AKT Peerless' Phase I ESA. MSHDA indicated that current investigation and characterization data is needed at the time of application for MSHDA to better evaluate the suitability of the location for multi-family housing. MSHDA advised conducting at least two quarters of methane sampling prior to resubmitting the project for review.

Scope of Work

The purpose of this investigation is to further evaluate methane conditions at the subject property as a result of the former dumping activities. EGLE's 2025 guidance document, *Development On or Near Methane Generating Sources,* and discussions with EGLE and MSHDA staff were used in developing this scope of work. The scope of work described below is intended to serve as an <u>initial</u> methane screening and sampling event and does not meet the recommended guidance set forth in EGLE's guidance document. If results of the initial screening and sampling activities are favorable (i.e., methane below EGLE action and screening levels) additional methane sampling points will be conducted to serve as the first quarter of methane evaluation. The scope of work for additional methane sampling will be provided under a separate proposal/scope of work.

The following activities will be conducted as part of the subsurface investigation:

- Install up to 10 nested (shallow and deep) soil gas well sampling/monitoring points through the advancement of five soil borings.
- Install up to five one-inch polyvinyl chloride (PVC) sampling/monitoring wells through the advancement of five soil borings.
- Screen all sampling/monitoring points for methane gas (percent by volume) and pressure (inches of water column).
- Collect up to 15 soil gas samples.
- Collect quality assurance/quality control (QA/QC) samples, as appropriate.
- Submit the soil gas samples to a fixed-base, independent laboratory for chemical analyses of methane.

Following the completion of these activities, AKT Peerless will prepare a report documenting the subsurface investigation and associated analytical laboratory and screening results.

The following table provides a summary of the proposed sampling plan.

Investigation Activity and Sample Collection			
Environmental Concern	**Investigation Activities**	**Sample(s)**	**Analyses**
Former dumping / methane evaluation	10 nested soil gas well/monitoring points Shallow: MC-SG-01(S) through MC-SG-05(S) Deep: MC-SG-01(D) through MC-SG-05(D) 5 monitoring wells: MC-MW-01 through MC-MW-05	15 soil gas samples	Methane

One set of wells will be installed in each of the four proposed buildings. The fifth set of wells will be installed near the central portion of the subject property to provide special coverage.

One duplicate soil gas sample will be collected for methane analyses.

Refer to **Attachment 1** for a figure depicting the proposed sample locations.

Sample Placement and Laboratory Analysis

Soil gas well and one-inch PVC sampling/monitoring points will be advanced along representative portions of the subject property intended for proposed future development and to provide site coverage. Samples will be submitted for laboratory analyses under chain-of-custody documentation to a fixed-base, independent laboratory. The laboratory will conduct laboratory analyses using EGLE and/or United States Environmental Protection Agency (USEPA) approved analytical methods.

Methodologies and Quality Control

AKT Peerless will request the local utility companies to mark on the ground surface the locations of buried utilities (e.g., electrical lines, telephone lines, sewers, water mains, and natural gas pipes) in advance of subsurface investigation activities.

Subsurface investigation activities will be conducted in general conformance with ASTM International Standard Practice E 1903-19, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*. Strict decontamination procedures will be followed during the completion of subsurface investigation activities by AKT Peerless personnel to reduce the potential for cross-contamination. All drilling and down-hole sampling equipment will be decontaminated prior to first use on-site, and thereafter between uses, using a high-temperature, high-pressure spray washer, and/or a vigorous wash in an Alconox solution, followed by a tap water rinse, and a distilled water rinse.

AKT Peerless will advance soil borings to a maximum depth of up to 20 feet bgs, depending on observed subsurface conditions. AKT Peerless will retain a drilling contractor to use a Geoprobe®. When possible, a macro core soil sampler will be used to collect continuous soil samples. If time is limited or subsurface soils restrict the penetration of the macro core sampler, a two-foot-long discrete sampler will be used in place of the macro sampler. Soil gas well sampling/monitoring points will be installed utilizing a one-inch polyethylene implant screen and dedicated tubing to appropriate depths based on encountered site conditions. One-inch PVC sampling/monitoring wells will be installed using appropriately slotted PVC well screens and risers to appropriate depths based on encountered site conditions. All sampling/monitoring points will be installed with flush mount covers and appropriate caps.

Methane screening activities will be conducted using a Landtec-GEM™5000 (GEM™5000) landfill gas analyzer capable of reading methane from 0.1% to 100% by volume in air. The GEM™5000 samples and analyzes the methane, carbon dioxide, and oxygen content of gas, with options for additional analysis. Observed methane concentrations were compared to the EGLE Part 201 Action Level of 1.25% (25% of the LEL). Pressure screening activities will be conducted using a digital micro-manometer to evaluate pressure differential in inches of water column.

All sampling/monitoring point installation and sampling activities will be conducted in general accordance with ASTM International Standard Practice D7663-12 (2018), *Active Soil Gas Sampling in the Vadose Zone for Vapor Intrusion Evaluations*; EGLE's revisions to the May 2013 publication, *Guidance Document for the Vapor Intrusion Pathway;* and EGLE's 2025 guidance document, *Development On or Near Methane Generating Sources*. Soil gas sampling analytical results will be compared to the EGLE Part 201 Action Level of 1.25% (12,500 parts per million by volume).

All soil gas samples will be transported to a laboratory under chain-of-custody documentation. Soil gas samples for laboratory will be stored at room temperature.

Phase II ESA Report

After completing the subsurface investigation, AKT Peerless will prepare a report that will include a summary of field activities, analytical results, discussion of procedures/methodologies, site map with sampling locations, discussion of results and recommendations, as appropriate.

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

Schedule

AKT Peerless will implement work immediately and will provide its deliverables within five to six weeks of your authorization to proceed.

Fees

AKT Peerless estimates the fees and expenses for this project will be $20,000. A 50% cost share will be provided by the DCC. All subcontracted services and outside project costs will be billed at cost plus 10 percent. The estimated costs to provide the services described in this proposal are shown in the table below.

Estimated Costs

ACTIVITY	COST
PROFESSIONAL SERVICES	
Project Management	$3,650
USEPA Sampling and Analysis Plan/HASP	$1,200
Field Activities	$3,100
Report Preparation	$3,500
PROJECT COSTS	
Laboratory Analyses	$3,400
Drilling	$2,700
Field Supplies and Expenses	$2,450
TOTAL	**$20,000**
Washtenaw County BRA TOTAL (50%)	**$10,000**
DCC TOTAL (50%)	**$10,000**

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

Limitations

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

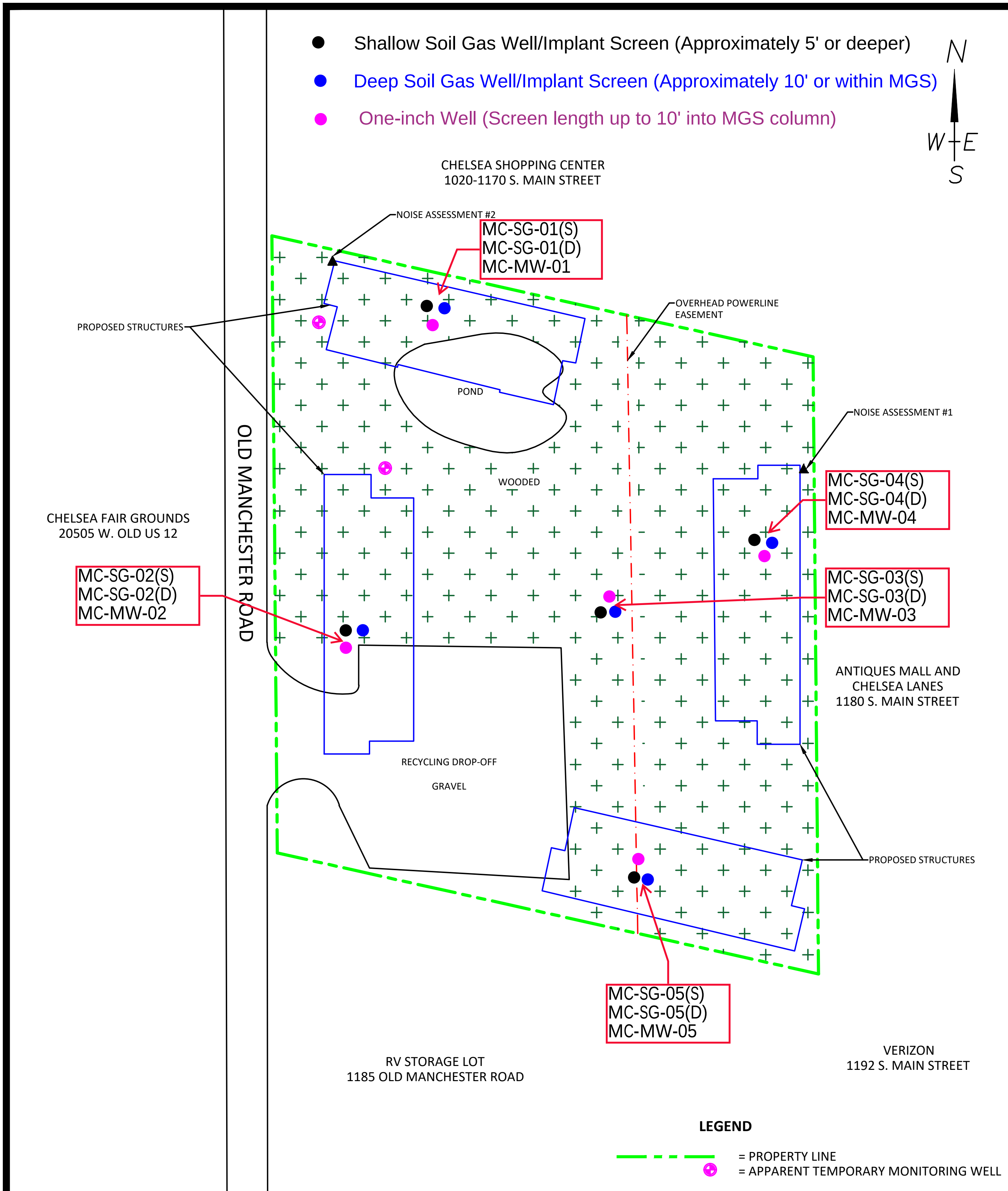
AKT Peerless will provide these services using its commercially reasonable best efforts consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Drilling costs presented in this work order assume that there will be no significant obstructions and delays (e.g., encountering cement rubble or boulders, sandy soil heaving into the augers, and inclement weather). If delays occur, AKT Peerless will notify the Client immediately, and AKT Peerless will revise the scope of work and fees appropriately.

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

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

Attachment 1



AKT PEERLESS
ENVIRONMENTAL SERVICES

SITE **MAP** WITH PROPOSED
SAMPLE LOCATIONS
1155 OLD MANCHESTER ROAD
CHELSEA, MICHIGAN
PROJECT NUMBER: 20525F-1-17

DRAWN BY: SES
DATE: 01/27/2026

0 40 80
SCALE: 1" = 80'

FIGURE 2

WCBRA Financial Report - February 2025

Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Maple Oaks-Saline	Dorsey Estates	4025 Packard Road	303 N. Fifth/312-314 Detroit	3874 Research Park Drive/Sartorius	Village of Ann Arbor	300 N. Zeeb	Rockwell Chelsea	310 E. Huron
			Developer Reimbursement Complete																		
Project Parameters																					
***Brownfield Plan - Total Approved Elig Activities**	$ 1,209,027.00	$ 1,233,937.00	$ 5,400,000.00	$ 4,628,636.00	$ 698,773.00	$ 22,874,634.00	$ 5,109,420.00	$ 3,370,613.00	$ 13,159,069.00	$ 1,651,241.00	$ 2,739,022.00	$ 18,689,046.00	$ 781,957.00			$ 4,192,837.00	$ 3,455,087.00				
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	$ 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	$ 1,010,042.00	$ 600,218.85	$ 4,384,556.00	$ 2,726,826.00	$ 383,368.00		$ 4,000,000.00	$ 2,044,368.00	$ 10,898,443.00	$ 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	$ 1,010,042.00	$ 436,801.71	$ 4,384,556.00	$ 2,726,826.00	$ 339,310.32		$ 4,000,000.00	$ 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	$ -	$ 163,417.14	$ -	$ -	$ 44,057.68	$ -	$ -	$ 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	$ 41,282.00	$ 229,072.15	$ 1,015,444.00	$ 508,800.85	$ 70,648.00			$ 368,621.11		Need to Calculate INTEREST						$ 896,530.56					
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			$ 368,621.11													
Project Financial Activity																					
12/31/25 Fund Balance	$ -	$ -	$ -	$ -	$ -	$ 284,525.47	$ 78,743.34	$ -	$ -	$ (2,144.00)	$ -	$ 33,407.22	$ 52,900.00	$ -	$ 448.49	$ 9,230.00	$ -	$ 1,909.40	$ 3,868.21	$ 342.03	3913.53
TOTAL 2025 REVENUES																					
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -									
Interest Revenue*																					
TIF Revenue/Capture	$ -	$ -	$ 363,388.79	$ 364,826.71				$ -			$ -										
Total Revenues	$ -	$ -	$ 363,388.79	$ 364,826.71	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2025 EXPENDITURES																					
Certified Expense Reimbursement	$ -	$ -						$ -			$ -	$ -									
Administrative Fee Transfer	$ -	$ -					$ 78,743.34	$ -		$ -	$ -										
LBRF Revenue or Deposit	$ -	$ -	$ 363,388.79	$ 364,826.71	$ -	$ -		$ -		$ -	$ -										
State of MI Brownfield Fund (Approved after 2014)								$ -			$ -										
Total Expenditures	$ -	$ -	$ 363,388.79	$ 364,826.71	$ -	$ -	$ 78,743.34	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Misc Refund																					
Current Brownfield Account Balance	$ -	$ -	$ -	$ -	$ -	$ 284,525.47	$ -	$ -	$ -	$ (2,144.00)	$ -	$ 33,407.22	$ 52,900.00	$ -	$ 448.49	$ 9,230.00	$ -	$ 1,909.40	$ 3,868.21	$ 342.03	$ 3,913.53

*** Includes Admin and LBRF Funds***

Total of all 2025 CY Tax Increment Revenues	$ 728,215.50			
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**
2025 LBRF Capture Running Current Yr Total	$ 728,215.50	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**		**Reserve for '25 Admin**	**LBRF Amount**	**Developer Reimbursen**
Grandview Commons Winter 2025 Capture	$ 209,053.69				
Zingerman's Winter 2025 Capture	$ 23,526.80				
Maples Shoppes Winter 2025 Capture	$ 20,215.07				
544 Detroit Winter 2025 Capture	$ 11,603.27				
310 E. Huron Winter 2025 Capture	$ 3,317.91				
1140 Broadway Winter 2025 Capture	$ 112,183.81				
Broadway Park DTE Winter 2025 Capture	$ 3,315.98				
309 N. Ashley Winter 2025 Capture	$ 88,292.73				
Village of Ann Arbor Winter 2025 Capture	$ 43,715.54				
310-312 Detroit St. Winter 2025 Capture	$ 41,186.59				
Sartorius 3974 Res. Prk Dr Winter 2025 Capture	$ 74,576.11				
Water Street 2025 Capture					
Thompson Block 2025 Capture					

NOTES

2025 Admin and Developer Reimbursements to be calculated when all Brownfield Capture is completed for Winter 2025

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

415 W. Michigan Ave, Suite 2200
P.O. Box 915
Ypsilanti· MI 48197
Phone|734.544.6748 Fax|734.544.6749
Website|www.washtenaw.org/oced

January 8, 2026
Eisenhower State Land Development Company, LLC
c/o Luke Bonner
Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI 48104

RE: 3rd Party Legal Fees Escrow – Additional Escrow Payment Needed – Arbor South Brownfield Project

Dear Mr. Bonner,

Thank you for the $30,000 initial legal review fee escrow deposit received on November 10, 2026, which reimbursed the legal fees the County incurred between April through July 2025 (total of $22,423.39). This left a balance of $7,576.61 in the escrow account. We've since received third party legal review invoices from August through end of 2025, which total $28,831.

Applying the remaining balance of $7,576.61 to current owed balance of $28,831, a payment of $21,254.39 would be due at this time. The Authority's direction was that additional escrow payments will be needed once the escrow account is $3,000 or lower. Therefore, please remit a payment of $24,254.39 at this time. This will leave the minimum balance of $3,000 in the escrow.

The payment is due 30 days upon receipt of this correspondence. The check should be made out to the "Washtenaw County Brownfield Redevelopment Authority" and sent to: OCED, 415 W. Michigan Ave. STE 2200, Ypsilanti, MI 48197 (Attn: Nathan Voght)

If you have questions, please let me know.

Sincerely,

Nathan Voght
Economic Development Specialist
Washtenaw County Brownfield Redevelopment Authority

Cc: File
Joe Giant, City of Ann Arbor Economic Development

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

415 W. Michigan Ave · Upper
Ypsilanti · MI 48197
Phone|734.544-3055 Fax|734.622.9022
Website|www.washtenaw.org/oced

INVOICE

Date: 2/1/2026

Invoice #: EmeraldGlenBFProcessingFee

Bill To:

Green Development Ventures, LLC
c/o Brian Farkas
Director of Workforce Housing
2186 East Centre Avenue
Portage, MI 49002

Description	Amount
WCBRA MSHDA Housing TIF Brownfield Application Processing Fee. 1% of developer-reimbursable Eligible Activities in approved Brownfield Plan. ($4,536,175 - $120,000 - $30,000 = $4,386,175 * 0.01 = $43,861.75 Processing Fee. Maximum $30,000 Processing Fee)	**$30,000**
TOTAL	**$30,000**

Make payment within 30 days to: Washtenaw County Brownfield Redevelopment Authority

Mail to:
Washtenaw County OCED
c/o Nathan Voght
415 W. Michigan Ave., Ste 2200
Ypsilanti, MI 48197

If you have any questions concerning this invoice, please contact Nathan Voght, Economic Development Specialist. Phone: 734-660-1061, Email: voghtn@washtenaw.org