REGULAR MEETING AGENDA
Thursday, October 3, 2019
200 N. Main, Ann Arbor, MI
Lower Level Large Conference Room

1. Call to Order
2. Public Comment*
3. Approval of Agenda
4. Approval of Minutes
   a. September 5, 2019 Meeting
5. Board Member Conflict of Interest Disclosure
6. Business
   1. 1831 Traver Road (Leslie Science Center) Brownfield Plan and Amended LBRF Funding Request – Action
   2. 1514 White Street LBRF Infrastructure Expense Approval – Action
   3. 301 N. East Street Phase I, II BEA and Due Care Environmental Assessment Grant, Rockwell Building, Chelsea – Action
   4. 2 W. Michigan EGLE Assessment Grant, change of applicant – Action
   5. 2018 Annual Report of the Brownfield Authority – 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) 544-3055 or voghtn@washtenaw.org.
Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
200 N. Main, Lower Level Conference Room

DRAFT MEETING MINUTES
Thursday, September 5, 2019

Board Present: Jeremy McCallion – Chair, Trevor Woollatt – Vice-Chair, Matt Naud - Secretary/Treasurer, Joe Meyers, Jason Morgan, Sybil Kolon, Allison Krueger,

Board Absent: James Harless (Excused), Todd Campbell (Excused)

Staff: Nathan Voght

In Attendance: Matt Grocoff – Thrive Collaborative, Jessica Debone – PM Environmental, Philip Biscorner – Pittsfield Township, John D’Addona - ECT

Handouts: Sept. 4th, 2019 PM Environmental Phase I summary and Phase II and BEA cost proposal for 2260/2270 Platt Rd.

1. **Call to Order**
   
   Chair McCallion called the meeting to order at 9:05 a.m.

2. **Public Comment**
   
   J. McCallion asked if there was any public comment, and there was none.

3. **Approval of Agenda**
   
   S. Kolon moved to approve the agenda (2nd M. Naud), and the motion passed unanimously.

4. **Approval of July 3rd and August 15th, 2019 Meeting Minutes**
   
   J. Meyers moved to approve the July 3rd minutes (2nd S. Kolon) and the motion passed unanimously.
   
   S. Kolon stated that for the August 15th minutes, the agenda titles on the minutes should match how they are listed on the meeting agenda, speaking of the wording of Business Item #4. The last paragraph of this same business item appears also to be from the previous July 3rd meeting, and not removed in drafting the newer minutes. The next paragraph is also old, and the Board revised it to read: “Staff confirmed with City officials that their environmental insurance only covers new releases,” or something similar. There were no other changes.
   
   S. Kolon moved to approve the August 15th meeting minutes, with the noted revisions, (2nd M. Naud), and the motion passed unanimously.

5. **Board Member Conflict of Interest Disclosure**
   
   No conflicts were declared.

6. **Business**
   
   1. **White/State/Henry LBRF Demolition Eligible Activity Approval – Action**
   
       T Woollatt arrived at 9:13 a.m.
Staff discussed the costs submitted for approval, and that they’ve been verified. The Board’s approval will authorize the company holding the escrow account to release the funds to the project.

M. Naud moved to approve $109,530 in demolition funds, and authorize release from escrow (2nd J. Meyers), and the motion passed unanimously.

2. 2260/2270 Platt Road Phase I Results/Phase II Env. Assess. Application – Action

Staff referred to the document from PM Environmental handed out at the meeting. It’s a summary of the Phase I and proposal for Phase II testing, BEA and Due Care compliance for the site.

Staff asked Jessica DeBone, from PM Environmental, about details of the proposed Phase II work. M. Naud asked about whether there should be concern about fill from the old buildings. T. Woollatt commented he did not believe that would be a concern, given the age of the buildings demolished from the 1960s.

J. Morgan arrived at 9:20 a.m.

J. Meyers moved to approve the environmental assessment grant for $15,000 for 2260/2270 Platt Road, including the Phase I, Phase II, BEA and Due Care compliance work (2nd T. Woollatt), and the motion passed unanimously.

3. 701 W. Ellsworth Environmental Assessment Grant, Pittsfield Township – Action

Staff discussed the requested costs for Phase I, indoor air, radon and hazardous materials survey. He introduced the Township’s Parks Director, Philip Biscomer, who is in attendance. N. Voght relayed that he’s discussed with John D’Addona, from ECT, who is also here today, whether the indoor air assessment is eligible under Act 381 as a “Department Specific Activity.” It was generally concluded it is likely not, after getting more information on the nature of the survey. Staff recommends that cost be backed out of the total requested amount.

T. Woollatt raised questions about the higher than average cost of the Phase I.

Staff indicated that, after backing out the indoor air costs of $2,450, the new requested grant amount would be $9,310.

T. Woollatt moved to approve $9,310 in environmental assessment grant funding for 701 W. Ellsworth, which does not include the indoor air quality assessment (2nd J. Meyers), and the motion passed unanimously.


The Board asked about the status of the Admin account, given all the environmental assessment awards given out. N. Voght pulled up the August financial report on the screen and showed the Board the expected fund reserves at the end of 2019 of about $36,000, assuming all of the grant funds are dispersed by then that were awarded to-date. He pointed out that it’s higher than last month due to a deposit of $22,447 that was made to the Admin account, which was interest generated late last year when somehow finance “turned on” interest for the brownfield project accounts inadvertently. It is believed a high Packard Square balance for several months may have led to the interest being earned. Staff reminded the Board that in late 2000s a policy decision was made to not generate interest on capture TIF funds. This was determined due to the appearance of generating interest on TIF funds that are supposed to be received and
reimbursed quickly. Also, if TIF funds are moving through County accounts as intended, the funds may not generate much interest.

After discussion of the issue, the Board was in favor of “turning on” interest generation for project accounts again. This would generate some funds for additional environmental assessment grants. N. Voght stated he was not in favor of this, due to the perception and what little interest could really be generated if funds are moving quickly through the accounts as they should.

M. Naud moved to “turn on” interest for Brownfield TIF Project accounts (2nd J. Meyers), and the motion passed unanimously.

N. Voght referred to financial report, including two additional TIF reimbursements for Zingerman’s and 544 Detroit St, which were not settled when the other Ann Arbor Projects’ TIF capture was distributed from the City.

M. Naud moved to approve the noted two transactions (2nd J. Morgan), and the motion passed unanimously.

7. Other Business

S. Kolon mentioned a Raisin River event to be held at the Clinton Arts Center.

8. Public Comment:

None.

9. Adjournment:

J. Meyers moved to adjourn the meeting at 9:50 a.m. (2nd M. Naud), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the __________________________, 2019 Meeting.
TO: Washtenaw County Brownfield Authority  
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator  
DATE: September 24, 2019

1. **1831 Traver Road (Leslie Science Center) Brownfield Plan and Amended LBRF Funding Request – Action**

   The Board approved $50,000 in environmental assessment funding for the site, then awarded $250,000 in LBRF funding, rolling in the $50K in assessment. A Brownfield Plan has been developed by TetraTech, including approximately $450,000 in LBRF Eligible Activities, which was recommended for approval by the City of Ann Arbor Brownfield Review Committee on Monday, September 23rd.

   Given the time-frame for anticipated response actions at the Leslie Science Center, the City is requesting that the Board recommend approval of the Brownfield Plan, contingent on the City of Ann Arbor City Council approving it. Then, the County Board of Commissioners will take final action to adopt the Plan.

2. **1514 White Street LBRF Infrastructure Expense Approval – Action**

   The Ann Arbor Housing Commission is seeking additional Eligible Activities for public infrastructure, including Urban Stormwater Management (Underground Detention), Sanitary Sewer and Storm Sewer installations, and disconnecting/capping of existing water, sewer and storm services, (as additional demolition expenses). Staff is waiting for additional details on the costs, and if the information is complete it will be provided to the Board for consideration at the meeting.

   Attached is the full list of Eligible Activities (Appendix A) for LBRF from the Brownfield Plan, for reference.

   The retained 10% of the demolition costs are also now being requested, which totals $12,170.

   Staff recommends approval of an additional $12,170 in LBRF activities, and any additional costs where sufficient information and back-up is provided prior to the meeting, and that the Board authorize release of these funds from escrow to the project.

3. **301 N. East Street Phase I, II, BEA and Due Care Environmental Assessment Grant, Rockwell Building, Chelsea – Action**

   Please find attached an application from JP Commercial Real Estate to conduct various environmental investigation activities on an existing building in the City of Chelsea. The City of Chelsea is supportive of this application. The total request is $15,000. Please refer to the SME Proposal dated 9/6/2019. The developer is also investigating the possibility of Brownfield TIF, EGLE Brownfield Redevelopment Loan, and MEDC CRP Grant/Loans.
Staff recommends the Board consider granting 50% of the $15,000 in costs, rather than 100%, given the total sum of grants awarded this calendar year, which will draw down the Admin fund balance to approximately $40,000 at the end of 2019.

4. 2 W. Michigan EGLE Assessment Grant, Change of Applicant – Action

The Board approved $19,500 in Environmental Assessment Grant Funding on July 3rd, to support Passive Soil Gas Sampling around the 2 W. Michigan (Materials Unlimited) redevelopment site. Attached is the cost information and scope for the grant funding approved. In addition, a public information update flyer is included in the packet, to assist the public with understanding the ongoing investigation of the North Huron Street area.

Staff sent the standard grant contract to Ray Govus at EGLE, and Mr. Govus is requesting that the County contract directly with their vendor, Geosyntec. One concern is the time it would take to settle on a grant contract with legal input from State of Michigan and EGLE on the contract. Staff is supportive of doing this as an exception to usual policy, as EGLE underwent a competitive process to select their third-party contractors for this work, and Bid Waivers are required anyway for these costs, regardless of the entity with which we contract for the work.

Ray Govus from EGLE will be available to answer any questions.

5. 2018 Annual Report of the Brownfield Authority – Information

Please find the final 2018 Annual Report here. It will be posted on the website and distributed to member communities.


No transactions requested this month.
Washtenaw County Brownfield Redevelopment Authority
Project Application Form

This application form must be completed by the applicant to initiate the brownfield process by the Washtenaw County Brownfield Redevelopment Authority (WCBRA). The completed application will then be submitted to the appropriate representative of the local municipality within which the proposed project is located. There are no deadlines for the submittal of applications -- applications will be accepted on an ongoing basis.

NOTE: The Project Concept Application (Application) is the first step for all brownfield redevelopment projects coming through the WCBRA. The Project Application is part of our commitment to partner with each Municipal Member throughout the brownfield redevelopment process.

Approval of the Application by the local municipality is NOT approval of the brownfield project/plan and the requested Tax Increment Financing (TIF). Approval gives Staff permission to assist the developer in creating a Brownfield Plan.

If a local municipality initially approves a project application, it is not obligated to approve the brownfield plan.

The following separate application fees are due upon processing and acceptance of the brownfield application.

County Brownfield Authority Fee, based on total project investment:
- $0 - $5 Million = $3,000;
- $5 M - $10 M = $4,000; and
- $10 M and over = $5,000

Additional Application Fee for Projects within the City of Ann Arbor, due to administrative review costs associated with the Financial Proforma Return on Investment Analysis and review of environmental criteria above the County process:
- $4,200

Submit a PDF of the completed application form and any supplemental materials must be submitted to the Washtenaw County Office of Community and Economic Development, Brownfield Program, 415 W. Michigan Ave., 2nd Floor, Ypsilanti, MI 48197.

For assistance in completing this application form, please contact the Washtenaw County Office of Community and Economic Development:

Nathan Voght, Brownfield Redevelopment Coordinator (734) 544-3055 phone voghtn@washtenaw.org (734) 544-6749 fax

Additional information regarding Brownfield Applications and the Washtenaw County Brownfield Authority process is available online at http://www.washtenaw.org/brownfields.

Before submitting a project application, please make sure all items on the attached checklist are included. Project Application will not be reviewed until items are completed.
PROJECT APPLICANT INFORMATION

Date: August 12, 2019

Project Applicant Name: Leslie Science and Nature Center

Mailing Address: City of Ann Arbor, 301 E. Huron Street, Ann Arbor, MI 48104

Contact Person for Applicant: Derek Delacourt

Telephone/Fax Numbers: 734-794-6000 ext. 43902

E-mail Address: DDelacourt@a2gov.org

Property Owner Name: City of Ann Arbor

Mailing Address: City of Ann Arbor, 301 E. Huron Street, Ann Arbor, MI 48104

Contact Person for Property Owner: Derek Delacourt

Telephone/Fax Numbers: 734-794-6000 ext. 43902

E-mail Address: DDelacourt@a2gov.org

PROJECT INFORMATION

Project Address: 1831 Traver Rd., Ann Arbor, MI 48105

Parcel ID Number(s): 09-09-21-107-007

PRT OF NW 1/4 OF NE 1/4 SEC 21 T2S R6E BEG AT N 1/4 POST SEC TH S 1 DEG 06 MIN E 322.62 FT IN N & S 1/4 LINE TH S 21 DEG 15 MIN E 85.27 FT TH S 13 DEG 51 MIN 24 SEC E 184.33 FT TH S 18 DEG 13 MIN 24 SEC E 298.57 FT TH N 44 DEG 17 MIN E 740.16 FT IN CENTER OF RD TH DEFL 2 DEG 25 MIN 30 SEC RT 80.25 FT TH DEFL 47 DEG 47 MIN 30 SEC LT 437.61 FT TH DEFL 92 DEG 42 MIN 30 SEC LT 763.62 FT TO POB EXC E 66 FT NOW USED AS STREET ALSO BEG N 1/4 COR TH S 1 DEG 06 MIN E 161 FT TH S 86 DEG 12 MIN 30 SEC W 268.57 FT TH N 2 DEG 01 MIN W 161 FT TH ALG N SEC 271.06 FT TO POB PRT SEC 21 T2S R6E ALSO
Legal Description: OUTLOT A STARWICK HEIGHTS NO 3 Split/Combined on 05/21/2018 from 09-09-21-107-005, 09-09-21-200-004, 09-09-21-200-040;

Located within WCBRA Member Municipality: ☑YES ☐NO

Is the project located within a Downtown Development Authority (DDA)?

No

If yes, has the DDA been contacted? Do they support the project? If so, what level of support has been identified?

N/A

Proposed Project Description:

The project is intended to address the Leslie Science and Nature Center interests. The property is important to the community and serves thousands of kids and community members annually. The Leslie Science and Nature Center site provides public programming, field trip opportunities, day camp and facility event rental space. Trails, raptor enclosures and a Critter House are also onsite.

Installation of a new ADA compliant trail is proposed in the playscape area.

☐ Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Proposed Redevelopment Use(s):

The site will continue to be used as a park for the Leslie Science and Nature Center provided the site remediation can meet the needs of Leslie Science and Nature Center.
### Anticipated Project Schedule/Critical Dates:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third drilling investigation; additional soil borings and potentially the installation of temporary monitoring wells</td>
<td>August 2019</td>
<td>Collect waste samples from depression to characterize waste removal</td>
</tr>
<tr>
<td></td>
<td>September 2019</td>
<td>Vapor mitigation system installation (DTE Energy Nature House); Floor and wall sealing prior to mitigation system operation; installation of wall vents to combat negative pressure in the building</td>
</tr>
<tr>
<td>Relative arsenic bioavailability / statistical analysis – ongoing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remediation contractor – tree clearing, limited soil removal in depression and pit; transport and disposal of hazardous soils.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limited excavation and backfill in proposed playscape area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Installation of ADA compliant trail in proposed playscape area that will serve as a barrier to the arsenic impacted soil</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional design features in the playscape area will serve as a barrier to the arsenic impacted soil</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Status of Development Permits and Applications:

N/A - none

### Description of Known or Suspected Environmental Contamination Concerns

The site was formerly the home of Dr. Eugene Leslie, a chemical engineer and University of Michigan professor. The site included a laboratory, orchard and residential spaces. Site investigations conducted to date have detected heavy metals and chlorinated solvents in the soil and VOCs in soil gas and indoor air in the basement of the DTE Energy Nature House. Additional investigations will be completed to further delineate the extent of contamination and determine if groundwater has been impacted (Phase II ESA attached).

- Attach environmental reports sufficient to document brownfield eligibility, such as Facility status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, etc)

### Needed Eligible Activities and Projected Costs (if known):
Attach a copy of Eligible Activity Table. See Table 1 Attached.

Attach additional pages if needed and supporting documentation or reports if available.

Projected Private Investment in Redevelopment:

None

For City of Ann Arbor Projects:

Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.

Anticipated Job Creation or Retention Impacts:

N/A - The site will continue to be used as a park and the Leslie Science and Nature Center.

Other Significant Project Information:
PROJECT APPLICATION CHECKLIST

Before submitting the project application, please make sure all items on the checklist are included. Project Application will not be reviewed until items are completed.

Ownership Documentation

- If the project applicant does not own the property, please attach documentation to adequately demonstrate authorization to proceed with development planning, such as a purchase or development agreement or notarized letter, to submit this application form for consideration by the WCBRA.
- or;
- Attach copy of current title commitment and proof of ownership.

Site Plan

- Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Financial Information and Eligible Activities

- Attach a copy of Eligible Activity Table and TIF Table broken down by taxing jurisdiction.

For City of Ann Arbor Projects:

- Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.

Environmental Work Completed

- Attach or otherwise provide access to environmental reports sufficient to document brownfield eligibility, such as Facility Status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, etc)
BROWNFIELD PLAN
Leslie Science and Nature Center
1831 Traver Road, Ann Arbor, Michigan, 48105

PRESENTED TO
Washtenaw County Brownfield Redevelopment Authority
c/o Washtenaw County Office of Community & Economic Development
415 W. Michigan Avenue, Suite 2200
Ypsilanti, Michigan 48197

PRESENTED BY
Tetra Tech
710 Avis Drive, Suite 100
Ann Arbor, Michigan

September 16, 2019
TABLE OF CONTENTS

PROJECT SUMMARY ................................................................................................................ 1
I. INTRODUCTION ...................................................................................................................... 3
   A. Plan Purpose ................................................................................................................... 3
   B. Property Description ..................................................................................................... 3
   C. Basis of Eligibility ....................................................................................................... 3
   D. Project Description ...................................................................................................... 4
II. GENERAL DEFINITIONS AS USED IN THIS PLAN .............................................................. 5
III. BROWNFIELD PLAN ............................................................................................................ 5
   A. Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities ............................................................................................................... 5
   B. Estimate of Captured Taxable Value and Tax Increment Revenues ................................. 6
   C. Method of Financing Plan Costs and Description of Advances by the Municipality ........... 6
   D. Maximum Amount of Note or Bonded Indebtedness ......................................................... 6
   E. Duration of Brownfield Plan ............................................................................................ 7
   F. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions ............ 7
   G. Legal Description, Property Map, Property Characteristics and Personal Property .......... 7
   H. Estimates of Residents and Displacement of Families ...................................................... 7
   I. Plan for Relocation of Displaced Persons ........................................................................ 7
   J. Provisions for Relocation Costs ..................................................................................... 7
   K. Strategy for Compliance with Michigan’s Relocation Assistance Law .............................. 7
   L. Description of the Proposed Use of Local Site Remediation Revolving Fund (LBRF) ........ 8
   M. Other Material that the Authority or Governing Body Considers Pertinent ....................... 8
APPENDICES

Appendix A
Summary of Eligible Activities

Appendix B
Legal Descriptions Described in Section Iii(G) of This Plan and Eligible Property Boundary Map
## PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Leslie Science and Nature Center, 1831 Traverse Road, Ann Arbor MI 48105</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Investment:</td>
<td>$430,969</td>
</tr>
<tr>
<td>Project Location:</td>
<td>The property is bound by Traver Road, David Court, residential properties located on David Court, Starwick Drive and Wickfield Court, the Black Pond Woods Nature Area (Ann Arbor Parks Department) and an additional Leslie Park Golf Course Parcel. The eligible property includes the following parcels of land and contiguous public rights of way:</td>
</tr>
<tr>
<td></td>
<td>• 1831 Traver Road (09-09-21-107-007)</td>
</tr>
<tr>
<td></td>
<td>• A small portion of the adjacent parcel to the north identified as Black Pond Woods (09-09-16-400-008)</td>
</tr>
<tr>
<td>Property Eligibility:</td>
<td>The property meets the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA) Public Act (PA) 451 of 1994, as amended. Soil is contaminated with volatile organic compounds (VOCs) and metals at concentrations greater than generic residential use criteria promulgated by the Michigan Department of Environment, Great Lakes and Energy (EGLE). The public rights of way for Traver Road are eligible because they are contiguous to the eligible parcel.</td>
</tr>
<tr>
<td>Eligible Activities:</td>
<td>The City of Ann Arbor will utilize funding awarded by the Washtenaw County Brownfield Redevelopment Authority from its Local Brownfield Revolving Fund (LBRF). This Plan includes all possible Eligible Activities that could be funded using LBRF, as approved by the Washtenaw County Brownfield Authority. The initial (minimum) award is a $250,000 grant, which will fund the drilling investigation and laboratory analyses, source removal by excavation, transportation and disposal of impacted soils; laboratory analyses of relative arsenic bioavailability (RAB), a statistical analysis to determine what form of arsenic species is onsite and what percentage of the total is likely to be ingested, and coordination with EGLE personnel for site-specific arsenic criteria; partial excavation of the proposed playscape area; due care activities; Phase II Environmental Site Assessment (ESA); brownfield plan preparation; stakeholder meetings; vapor intrusion and indoor air sampling, vapor intrusion mitigation system installation including the installation of vents to combat negative pressure in the building, sealing the northern wall of the DTE Energy Nature House from cistern flooding to ensure the VI system is operational and sealing all cracks, drains and penetrations in the basement floor. The additional $180,969 in LBRF funding has been included by the Brownfield Authority to fund other eligible costs that include excavation of the proposed playscape area and trucking and placing clean backfill. An estimate of the amount of soil to be removed in the playscape area has been included that allows for the American Disabilities Act compliant trails through the playscape area to serve as exposure barriers.</td>
</tr>
<tr>
<td>Eligible Costs:</td>
<td>Department Specific – $ 430,969</td>
</tr>
<tr>
<td></td>
<td>Total – $430,969</td>
</tr>
</tbody>
</table>

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**TETRA TECH**
Capture Period: Total capture period – Not applicable; no Tax Increment Capture/Financing or developer reimbursement proposed. The property will remain non-taxable. The purpose of this Brownfield Plan is to establish eligibility for use of Local Brownfield Revolving Funds to conduct Eligible Activities under Act 381.

Project Summary: The Leslie Science and Nature Center operates at 1831 Traver Road in Ann Arbor, Michigan. The property was donated to the City of Ann Arbor by the late Dr. Eugene Leslie in 1977 and is a City of Ann Arbor park. The site was formerly the home of Dr. Leslie, a petrochemical engineer and University of Michigan professor.

Plans to complete a natural playscape on the property identified a potential historical dumpsite. Review of historical information identified that the site included a chemical laboratory, orchard and residential spaces. Site investigations conducted to date have detected chlorinated VOCs in the soil, and in the soil gas and indoor air of the DTE Energy Nature House. Heavy metal impacts are contained within the former dumpsite in the woods. The site also has widespread arsenic impacts, likely from a combination of pesticide use on the orchard crops and naturally occurring arsenic in the soil.

LBRF funding is being sought to assist with eligible activities. Specifically, costs associated with Phase II ESA; Due Care activities; additional response activities for remediation of source areas; installation of a vapor intrusion system; laboratory and statistical analyses for RAB; and excavation and backfill of the natural playscape area, should it be necessary.

The project is intended to address the Leslie Science and Nature Center interests. The property is important to the community and serves thousands of children and community members annually. The Leslie Science and Nature Center site provides public programming, field trip opportunities, day camp and facility event rental space. Public trails, raptor enclosures and a Critter House are also present onsite. Installation of a new ADA compliant trail was also included in Leslie Science and Nature Center’s proposed playscape area.

These remediation activities will ensure Leslie Science and Nature Center can continue to provide programs to children in the future.
I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the Washtenaw County, acting on behalf of and in cooperation with its member communities. The purpose of this Brownfield Plan, to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as 1831 Traver Road in Ann Arbor, Michigan (the "Property"), in a Brownfield Plan. The Property is located within the boundaries of the City of Ann Arbor, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. This Plan will permit the Authority to grant funds to the owner to utilize Local Brownfield Revolving Funds on Eligible Activities on Eligible Property, pursuant to P.A. 381 Sec. 8 (4). Capture of incremental taxes (tax increment revenues; TIR) is not included in this Plan as the Property is owned by a public entity that is exempt from ad valorem taxes. The establishment of the site as an Eligible Property, which will allow the expenditure of LBRF monies, is critical to ensuring that Leslie Science and Nature Center can remain at the Property and continue to serve the community.

B. PROPERTY DESCRIPTION

The Property consists primarily of one tax parcel occupying approximately 544,134 square feet (12.5 acres) of land in the City of Ann Arbor; a public park that houses the non-profit organization Leslie Science and Nature Center, with its associated facilities (Parcel Tax ID 09-09-21-107-007). A portion of an adjacent parcel to the north and east, owned by the City of Ann Arbor that contains the Black Pond Woods Nature Area and Leslie Park Golf Course, is also included as the Property. This parcel is approximately 5,633,275 square feet (129 acres). The Property is bounded by Traver Road, David Court, residential properties located on David Court, Starwick Drive and Wickfield Court, the Black Pond Woods Nature Area (Ann Arbor Parks Department) and additional Leslie Science and Nature Center Parcels. The eligible Property also includes contiguous portions of the public rights of way for the adjacent streets. The parcel addresses and tax identification numbers are as follows:

<table>
<thead>
<tr>
<th>Primary address(s)</th>
<th>Tax ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1831 Traver Road</td>
<td>09-09-21-107-007</td>
</tr>
<tr>
<td>1905 Traver Road (portion of parcel)</td>
<td>09-09-16-400-008</td>
</tr>
</tbody>
</table>

Additional property information is provided in Section III (G).

C. BASIS OF ELIGIBILITY

The property meets the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). Soil is contaminated with chlorinated VOCs and metals at concentrations greater than generic residential use criteria promulgated by the Michigan Department of Environment, Great Lakes and Energy (EGLE). The chlorinated VOCs are present in soil gas and indoor air sampled in the basement of the DTE Energy Nature House at concentrations exceeding
D. PROJECT DESCRIPTION

D.1 THE PROPERTY

The Leslie Science and Nature Center operates at 1831 Traver Road in Ann Arbor, Michigan. The property was donated to the City of Ann Arbor by the late Dr. Eugene Leslie in 1977 and is a City of Ann Arbor park. The Property was formerly the home of Dr. Leslie, a petrochemical engineer and University of Michigan professor. The property included a laboratory, orchard and residential spaces.

The property is owned by the City of Ann Arbor, with the non-profit Leslie Science and Nature Center operating on the site. The property currently has multiple buildings, a wooded area, trails and other outdoor spaces, Project Grow community gardens and a parking lot. The buildings onsite include the Leslie House (former home of Dr. and Mrs. Leslie), which operates as the office for Leslie Science and Nature Center, the DTE Energy Nature House which was built in 2000 partially in the footprint of Dr. Leslie’s former laboratory, the Critter House, Walnut House, the Caretakers House and raptor enclosures. An inclusive nature playscape, including an accessible walkway are proposed for a portion of the wooded space onsite.

During planning for the proposed natural playscape area, a depression was identified. A drilling investigation indicated that the property has heavy metals in the depression, which was a former dump during Dr. Leslie’s tenure on the site. Arsenic is widespread on the property likely from pesticide application of the former orchard and naturally occurring arsenic. A chlorinated VOC plume was also detected near a concrete structure/pit, north of the DTE Energy Nature House. These impacts are affecting the basement indoor air of the DTE Energy Nature House. The depression in the wooded area partially extends onto the Black Pond Woods Nature Area.

There are currently no residents living onsite, however employees, volunteers and the general public utilize the space for a variety of activities and events.

D.2 THE REDEVELOPMENT

No redevelopment will take place on this property.

D.3 BROWNFIELD CONDITIONS

Historical site activities included Dr. Leslie’s laboratory, which was formerly located under a portion of the current DTE Energy Nature House. Dr. Leslie was a chemical engineer and a professor at the University of Michigan. He was involved in developing no-knock gasoline and other important discoveries during World War II. Numerous chemicals were stored and used onsite in his laboratory. Orchards were also historically present on most of the Property and it is likely that Dr. Leslie created and applied his own pesticides.

A Phase II ESA including two subsurface drilling investigations were completed between May and July 2019. A third investigation is needed to delineate the vertical and horizontal extent of the chlorinated VOC plume. The current understanding of the chlorinated VOC plume is that it likely emanates from a ‘pit’ located northwest of the DTE Energy Nature House that may have been related to Dr. Leslie’s ‘spray house’. The plume appears to have migrated east and south, under the DTE Energy Nature House. To date, groundwater has not been encountered at the Property to a depth of 35 feet. The four VOCs detected in soil are also detected in the subslab gas and basement indoor air samples. These include chloroform,
tetrachloroethene (PCE), trichloroethene (TCE) and carbon tetrachloride, which exceed Part 201 generic cleanup criteria for direct contact criteria, drinking water protection, groundwater surface water interface protection and soil volatilization to indoor air inhalation criteria.

A vapor intrusion mitigation system is necessary for the indoor air issues. Prior to the installation of the system, building issues will need to be remedied. These include installing vents to combat the negative pressure issues, sealing all cracks and penetrations through the floor and sealing the north wall of the DTE Energy Nature Center. The north wall is in the side of the hill that contains the highest VOC concentrations onsite. The cistern located in the northwest corner and adjacent to the building has had flooding issues in the past. The flooding issues will need to be remedied to ensure the VI mitigation system does not shut down.

Heavy metals were detected in the depression located in the wooded area. The depression appears to be a dumpsite for Dr. Leslie, based on review of the 1947 Washtenaw County aerial and information included in the 1992 report by Atwell-Hicks, Inc. This report documents the removal of 35 drums from the site; the majority of which, were in what appears to be the depression. Soil was not removed during the drum removal. The aerial and the 1992 Atwell-Hicks, Inc. report are included in the September 3, 2019 letter report by Tetra Tech, Inc. that documents the Phase II ESA activities to date and is attached to this document.

Contamination onsite poses a potential threat to the environment. It is not known if the chlorinated VOCs have impacted groundwater or if they have migrated from the site. In addition, the heavy metals at the surface in the depression pose a dermal and inhalation risk to the public should they encounter the soil. Since the initial sampling, the area has been fenced off from the general public. The risk to the general population of the widespread arsenic impacts onsite is not understood at this point. Additional testing to understand the absorptive properties of the arsenic present is necessary to determine the exposure risk mitigate the indoor air issues at the DTE Energy Nature House, delineate the chlorinated VOC plume and determine if it is in groundwater, remove the heavy metals risk in the depression, determine the ingestible arsenic at the site and remediate the proposed playscape area with a combination of impervious cover and excavation, greatly reducing the threats to human health and the environment.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

This Brownfield Plan is being developed for the purpose of establishing eligibility under Act 381 for the Brownfield Authority to authorize the owner to expend Local Brownfield Revolving Funds on Eligible Activities on Eligible Property. Capture of Tax Increment Revenues for purposes of developer reimbursement is not included in this plan.

The Washtenaw County Brownfield Authority awarded $250,000 during the August 15, 2019 meeting. The grant was awarded for continued site investigation and remediation activities. The WCBRA requested a
conservative estimate of remediation costs in the Brownfield Plan to ensure additional requests for funding are not necessary. For purpose of this Plan, the assumption is that up to $430,969 in Local Brownfield Revolving Funds will be utilized on the property for Eligible Activities.

The total cost of Eligible Activities associated with the Property, of which up to $430,969 will be funded with LBRF, include Department Specific Activities entirely. There are no Non-environmental Activities included. The individual costs are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during investigation or laboratory analyses; however, the estimate is conservative. No more than $430,969 in Eligible Activities will be supported with LBRF funds, subject to final approval by the Washtenaw County Brownfield Authority.

Eligible Department Specific Activities include environmental assessment activities, due care activities; VI mitigation activities, excavation and disposal activities, RAB laboratory analyses and statistical determination for site-specific arsenic criteria, excavation of upper 2 to 10 feet of soil in the proposed playscape area and reporting and data evaluation. Environmental assessment activities include a Phase II ESA, which was conducted prior to Brownfield Plan approval.

No costs of Eligible Activities will be qualified for LBRF grant and loan funding except to the extent permitted in accordance with the terms and conditions of the LBRF Grant Agreement between the Brownfield Authority and applicant, and Sections 7 and 8 of Act 381 of 1996, as amended (MCL 125.2652). The Grant Agreement will dictate the total cost of eligible activities to be funded with a grant from Local Brownfield Revolving Funds. This Brownfield Plan shall serve to provide a maximum funding level for all possible Eligible Activities to be funded with LBRF funds, subject to explicit approval of the Washtenaw County Brownfield Authority for actual grant and loan awards.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

This Brownfield Plan does not include capture of Tax Increment Revenues to reimburse for Eligible Activities. The purpose of this Brownfield Plan is to establish eligibility to utilize LBRF grant and loan funds for the applicant to conduct certain Eligible Activities.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

The applicant will be responsible for conducting all Eligible Activities and funding the same. The Washtenaw County Brownfield Authority, nor Washtenaw County, nor the City of Ann Arbor will advance any LBRF funds. The LBRF Grant and Loan Agreements will dictate the terms under which the applicant utilizes grant and loan funds to conduct Eligible Activities.

Reimbursements under the LBRF Grant and Loan Agreements shall not exceed the cumulative eligible costs limit described in this Plan, unless the Brownfield Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.
E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall be the time required to 1) conduct all Eligible Activities and 2) fully reimburse all grant and loan principal due, plus any applicable fees and interest, as determined by the Grant and/or Loan Agreement; or 3) the maximum duration provided for in Act 381 (MCLA 125.2663(22)).

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

This Plan does not include Tax Increment Financing, therefore there will be no impact on taxing jurisdictions.

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of approximately 12.5 acres having an address of 1831 Traver Road. A Property survey and legal description is included in Appendix B.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

There are no persons residing on the property. No persons will be displaced under this Plan; therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced under this Plan; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced under this Plan and no relocation costs will be incurred; therefore, provision for relocation costs are not applicable and not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW

No persons will be permanently displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.
L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

Up to $430,969 in WCBRA Local Brownfield Revolving Fund (LBRF) will be used to finance or reimburse eligible activities described in this Brownfield Plan. The final actual amount will be as approved by the Washtenaw County Brownfield Authority but will not exceed the maximum amount in this Plan.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

The LBRF funding will provide critical financial support to ensure Leslie Science and Nature Center can continue operating at 1831 Traver Road.
APPENDIX A

Summary of Eligible Costs
## Appendix A
### Summary of Eligible Costs
Leslie Science and Nature Center
Brownfield Plan

<table>
<thead>
<tr>
<th>Department Specific Eligible Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Third Field Investigation - $28,928</strong></td>
</tr>
<tr>
<td>Drilling investigation (7 borings at 50 feet, Soil samples and water samples if encountered)</td>
</tr>
<tr>
<td>Includes GPS and reimburseables for soil sampling and temporary well installation</td>
</tr>
<tr>
<td><strong>Vapor Intrusion System Installation - DTE Energy Nature House - $35,753</strong></td>
</tr>
<tr>
<td>Vapor pin installation for monitoring</td>
</tr>
<tr>
<td>Sealing of all conduits to basement of DTE Energy Nature House</td>
</tr>
<tr>
<td>Sealing of basement north wall due to past flooding issues</td>
</tr>
<tr>
<td>Installation of air intake vents</td>
</tr>
<tr>
<td>Installation of vapor mitigation system</td>
</tr>
<tr>
<td>Collection of sub-slab soil gas and indoor air samples (4 events)</td>
</tr>
<tr>
<td><strong>Excavation of Depression and Pit - $79,359</strong></td>
</tr>
<tr>
<td>Vegetation clearing and excavation of upper 3 feet of soil in depression area</td>
</tr>
<tr>
<td>Removal of concrete structure/pit, limited source material removal, transportation and disposal of impacted soils</td>
</tr>
<tr>
<td>Waste sampling, profile coordination with landfill, transportation of soil to appropriate disposal facility in accordance with state and federal regulations</td>
</tr>
<tr>
<td>Collection of verification samples from bottom of excavation</td>
</tr>
<tr>
<td>Backfill depression with clean material</td>
</tr>
<tr>
<td><strong>Relative Arsenic Bioavailability Study - $29,131</strong></td>
</tr>
<tr>
<td>Plan creation and meeting coordination with EGLE personnel</td>
</tr>
<tr>
<td>Laboratory analysis of the relative arsenic bioavailability for surficial soil samples</td>
</tr>
<tr>
<td>Statistical analyses of laboratory analytical results completed by Industrial Hygienist</td>
</tr>
<tr>
<td>Completion of report for negotiation with EGLE for state approval</td>
</tr>
<tr>
<td>Determine proposed playscape and programming areas for remediation</td>
</tr>
<tr>
<td><strong>Excavation of Proposed Playscape / Programming Areas - $247,336</strong></td>
</tr>
<tr>
<td>Vegetation clearing and excavation of 2 feet of soil within proposed playscape boundaries</td>
</tr>
<tr>
<td>Excavation of upper 10 feet of soil in the willow tunnel/slide feature</td>
</tr>
<tr>
<td>Waste profile and soils transported to non-hazardous landfill</td>
</tr>
<tr>
<td>Excavation, transportation and disposal of impacted soils</td>
</tr>
<tr>
<td>Sampling of soil at the bottom of the excavation extents</td>
</tr>
<tr>
<td>Survey of excavation extents, sample locations and demarcation line</td>
</tr>
<tr>
<td><strong>Data Evaluation and Letter Report - $10,464</strong></td>
</tr>
<tr>
<td>Completion of report for third investigation and excavation information</td>
</tr>
<tr>
<td>Two meetings with the City and stakeholders</td>
</tr>
</tbody>
</table>
APPENDIX B

Legal Descriptions Described in Section III(G) of This Plan and Eligible Property Boundary Map

09-09-16-400-008
PRT OF NW 1/4 OF NE 1/4 SEC 21 T2S R6E BEG AT N 1/4 POST SEC TH S 1 DEG 06 MIN E 322.62 FT IN N & S 1/4 LINE TH S 21 DEG 15 MIN E 85.27 FT TH S 13 DEG 51 MIN 24 SEC E 184.33 FT TH S 18 DEG 13 MIN 24 SEC E 298.57 FT TH N 44 DEG 17 MIN E 740.16 FT IN CENTER OF RD TH DEFL 2 DEG 25 MIN 30 SEC RT 80.25 FT TH DEFL 47 DEG 47 MIN 30 SEC LT 437.61 FT TH DEFL 92 DEG 42 MIN 30 SEC LT 763.62 FT TO POB EXC E 66 FT NOW USED AS STREET ALSO BEG N 1/4 COR TH S 1 DEG 06 MIN E 161 FT TH S 86 DEG 12 MIN 30 SEC W 268.57 FT TH N 2 DEG 01 MIN W 161 FT TH ALG N L SEC 271.06 FT TO POB PRT SEC 21 T2S R6E ALSO OUTLOT A STARWICK HEIGHTS NO 3 Split/Combined on 05/21/2018 from 09-09-21-107-005, 09-09-21-200-004, 09-09-21-200-040; 09-09-16-400-008
PRT SE 1/4 SEC 16 & NE 1/4 SEC 21, T2S, R6E, BEG S 1/4 SEC 16, TH N 0 DEG 05 MIN W 1431.95 FT M/L, TH SELY 430.48 FT M/L, TH 293.89 FT ALG ARC OF CEN ANG 25 DEG 53 MIN 22 SEC, CHORD S 13 DEG 01 MIN 09 SEC W 291.40 FT, TH S 25 DEG 57 MIN 50 SEC W 57.99 FT, TH S 64 DEG 02 MIN 10 SEC E 316.82 FT, TH N 78 DEG 13 MIN 40 SEC E 385 FT, TH S 01 DEG 01 MIN 20 SEC E 1191.68 FT M/L TH SWLY 994.89 FT TO POB ALSO COM AT N 1/4 COR SEC 21, T2S, R6E, TH N 86 DEG 10 MIN 40 SEC E 697.61 FT TO POB, TH CONT N 86 DEG 10 MIN 40 SEC E 67.55 FT, TH 36.10 FT ALG ARC OF 439.12 FT RAD CURVE TO RT THROUGH CEN ANG OF 04 DEG 42 MIN 36 SEC CHORD S 12 DEG 47 MIN 02 SEC E 36.09 FT, TH S 10 DEG 25 MIN 45 SEC E 32.63 FT, TH 244.48 FT ALG ARC OF A 426.85 FT RAD CIR CURVE TO LT THROUGH A CEN ANG OF 32 DEG 49 MIN 00 SEC CHORD S 26 DEG 50 MIN 15 SEC E 241.15 FT, TH S 46 DEG 45 MIN 20 SEC W 90 FT TO NWLY ROW LINE OF TRAVER RD, TH 209.89 FT ALG ARC OF A 366.46 FT RAD CURVE TO RT THROUGH A CENT ANG OF 32 DEG 49 MIN 00 SEC CHORD N 26 DEG 50 MIN 15 SEC W 114.13 FT, TH N 10 DEG 25 MIN 45 SEC W 114.13 FT, TH 43.93 FT ALG ARC OF A 373.12 FT RAD CIR CURVE TO LT THROUGH A CEN ANG OF 06 DEG 44 MIN 45 SEC CHORD N 13 DEG 48 MIN 07 SEC W 43.19 FT TO POB ALSO PRT SE 1/4 SEC 16, T2S, R6E, COM S 1/4 COR SEC 16, T2S, R6E, TH N 86 DEG 10 MIN 40 SEC E 994.62 FT, TH N 01 DEG 01 MIN 20 SEC W 973.81 FT FOR POB, TH S 78 DEG 13 MIN 40 SEC W 385.0 FT, TH N 64 DEG 02 MIN 10 SEC W 316.82 FT, TH N 25 DEG 57 MIN 50 SEC E 57.99 FT, TH 293.89 FT ALG ARC OF 650.41 FT RADIUS CIR CURVE CONCAVE NWLY, CENTRAL ANG 25 DEG 53 MIN 22 SEC, CHORD N 13 DEG 01 MIN 09 SEC E 291.40 FT TH 563.67 FT ALG ARC OF 11619.16 FT RADIUS CIR CURVE NWLY THROUGH CENTRAL ANG 02 DEG 46 MIN 46 SEC, CHORD N 88 DEG 05 MIN 43 SEC E 563.62 FT, TH S 01 DEG 01 MIN 20 SEC E 415.0 FT TO POB ALSO PRT SW 1/4 SEC 15 AND PRT OF SE 1/4 SEC 16, T2S, R6E, COM E ¼ POST SEC 16, TH S 86 DEG 24 MIN 30 SEC W 205.25 FT TO CL TRAVER RD FOR POB, TH S 7 DEG 38 MIN W 343.21 FT, TH N 86 DEG 24 MIN 30 SEC E 496.83 FT, TH N 3 DEG 40 MIN 30 SEC W 330 FT, TH N 88 DEG 15 MIN E 135.25 FT TO WL ANN ARBOR RAILROAD RT OF WAY, TH SWLY ALG WL ANN ARBOR RAILROAD RT OF WAY TO SL SEC 16, TH S 89 DEG 20 MIN 40 SEC W 975.0 FT, TH N 0 DEG 04 MIN 30 SEC W 2657.16 FT, TH N 86 DEG 24 MIN 30 SEC E 1449.37 FT TO POB EXC TRAVER RD Split/Combined on 03/06/2018 from 09-09-16-400-007, 09-09-16-400-006, 09-09-16-400-004
Leslie Science and Nature Center Brownfield Plan
City of Ann Arbor Brownfield Review Committee

Leslie Science and Nature Center Brownfield Plan Staff Report

MEETING DATE: September 23, 2019

PROJECT: Leslie Science and Nature Center

ADDRESS: 1841 Traver Road, Ann Arbor

BROWNFIELD PLAN DATE: September 16, 2019

PROPOSED PROJECT:

The Leslie Science and Nature Center operates at 1831 Traver Road in Ann Arbor, Michigan. The property was donated to the City of Ann Arbor by the late Dr. Eugene Leslie in 1977 and is a City of Ann Arbor park. The site was formerly the home of Dr. Leslie, a petrochemical engineer and University of Michigan professor. Plans to complete a natural playscape on the property identified a potential historical dumpsite. Review of historical information identified that the site included a chemical laboratory, orchard and residential spaces.

The City conducted site investigations that have detected chlorinated VOCs in the soil, and in the soil gas and indoor air of the DTE Energy Nature House. The Washtenaw County Brownfield Authority provided a $50,000 grant to assist with environmental investigations, which have subsequently been rolled into a $250,000 grant from the County’s Local Brownfield Revolving Fund (LBRF).

Heavy metal impacts are contained within the former dumpsite in the woods. The site also has widespread arsenic impacts, likely from a combination of pesticide use on the orchard crops and naturally occurring arsenic in the soil. The initial $250,000 in LBRF funding awarded will assist with eligible activities. Specifically, costs associated with Phase II ESA; Due Care activities; additional response activities for remediation of source areas; installation of a vapor intrusion system; laboratory and statistical analyses for relative arsenic bioavailability; and excavation and backfill of the natural playscape area, should it be necessary. The City will be requesting additional funding at the October 3rd Brownfield Authority meeting, given more recent information related to increasing costs for clean-up activities.

This Plan includes all possible Eligible Activities that could be funded using LBRF, as approved by the Washtenaw County Brownfield Authority. The initial (minimum) award is a $250,000 grant, which may increase after further consideration by the Brownfield Authority of an additional funding request by the City at the October 3rd meeting.

The purpose of the Brownfield Plan is to only establish eligibility to utilize Local Brownfield Revolving Funds to finance Eligible Activities. No Tax Increment Financing is proposed to finance any eligible activities, nor included in the proposed Brownfield Plan.

Below is the site location of the Leslie Science and Nature Center.
Figure 1 – Site Location
Below is a map showing site features of the Center.

![Site Map](image)

**Figure 2 – Site Features**

**ELIGIBILITY:** The property is eligible for use of LBRF funding for Eligible Activities under Act 381 as it meets the definition of a Facility, pursuant to Part 201 of Michigan’s Natural Resource and Environmental Protection Act (PA 451 1994, as amended).

**BROWNFIELD PROCESS:** The City of Ann Arbor recently adopted a Brownfield Policy to provide guidance and policy around approving brownfield incentives and use of Tax Increment Financing to fund Eligible Brownfield Activities. However, the purpose of this Brownfield Plan is only to make eligible use of a Local Brownfield Revolving Fund grant from the Washtenaw County Brownfield Authority. The LBRF funding will directly address environmental remediation activities on the site, which is a primary policy goal of the Brownfield Policy. Further, the City is not a Liable Party for the contamination on the property. It appears to be
from historic operations of the previous owner. Therefore, this proposed project is consistent with the new City of Ann Arbor Brownfield Policy.

Although TIF is not included, the Plan approval process is identical to a Plan that includes TIF. The approval process is as follows:

1. City Brownfield Review Committee makes recommendation on Brownfield Plan
2. City Council Public Hearing and approves Brownfield Plan
3. County Brownfield Authority makes recommendation on Brownfield Plan
4. Washtenaw County Board of Commissioners notifies taxing jurisdictions (that no tax capture is proposed), publishes notice of Public Hearing, holds Public Hearing and Adopts the Plan.

The City will be coordinating as necessary with the Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) on the remediation activities.

**PROPOSED ELIGIBLE ACTIVITIES:**

The next page is Appendix A of the Brownfield Plan, listing all Eligible Costs that can be funded with LBRF grants.
# Appendix A

## Summary of Eligible Costs

**Leslie Science and Nature Center Brownfield Plan**

### Department Specific Eligible Activities

<table>
<thead>
<tr>
<th>Activity Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meetings and Brownfield Plan Development - $14,530</td>
<td></td>
</tr>
<tr>
<td>Attendance at meetings with stakeholders; presenting to Committees and Councils (City, LSNC personnel and attorneys; County, EGLE, etc.)</td>
<td></td>
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<tr>
<td>Completion of Phase II ESA Report, Brownfield Plan and application</td>
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<tr>
<td>Third Field Investigation - $26,506</td>
<td></td>
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<tr>
<td>Drilling investigation (7 borings at 50 feet, Soil samples and water samples if encountered)</td>
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<tr>
<td>Includes GPS and reimbursable for soil sampling and temporary well installation</td>
<td></td>
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<tr>
<td>Vapor Intrusion System Installation - DTE Energy Nature House - $33,331</td>
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<tr>
<td>Vapor pin installation for monitoring</td>
<td></td>
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<td>Sealing of all conduits to basement of DTE Energy Nature House</td>
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<td>Excavation of Proposed Playscape / Programming Areas - $244,914</td>
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<td>Vegetation clearing and excavation of 2 feet of soil within proposed playscape boundaries</td>
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<tr>
<td>Survey of excavation extents, sample locations and demarcation line</td>
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</tr>
<tr>
<td>Data Evaluation and Letter Report - $8,044</td>
<td></td>
</tr>
<tr>
<td>Completion of report for third investigation and excavation information</td>
<td></td>
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<tr>
<td>Two meetings with the City and stakeholders</td>
<td></td>
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</tbody>
</table>

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*Figure 3 – Appendix A, Summary of Eligible Costs*
STAFF RECOMMENDATION: The proposed Brownfield Plan is required to establish eligibility for use of LBRF grant funding from the Washtenaw County Brownfield Authority for Eligible Activities to address brownfield conditions.

Staff recommends the BRC recommend approval of the proposed Brownfield Plan to City Council.

Staff looks forward to discussing this project further with the Committee.

Derek Delacourt
Community Services Administrator

List of attachments:

Brownfield Application
9-16-19 Brownfield Plan
Phase II Environmental Assessment
APPENDIX A

SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS

TABLE 1A. DEPARTMENT SPECIFIC ACTIVITIES

ENVIRONMENTAL INVESTIGATION  $50,000

TABLE 1B. NON ENVIRONMENTAL ELIGIBLE ACTIVITIES

LBRF ELIGIBLE COSTS DETAIL AT WHITE STATE HENRY SITE OF SWIFT LANE PROJECT *

* Estimated Eligible Costs - Actual Costs to be provided following construction to confirm eligible costs

<table>
<thead>
<tr>
<th>Activity</th>
<th>LBRF Eligible at WSH</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miscellaneous</td>
<td>$ 8,000</td>
<td>Barricades, pumping, mobilization</td>
</tr>
<tr>
<td>Existing Site Utility Demolition</td>
<td>$ 57,300</td>
<td>Water, Sewer and Stormwater</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$ 91,395</td>
<td>Lines and leads into buildings public</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>$ 488,679</td>
<td>See Detail in Civil plans</td>
</tr>
<tr>
<td>Water Main &amp; removal &amp; replace</td>
<td>$ 114,273</td>
<td>See Detail in Civil plans</td>
</tr>
<tr>
<td>Fire Suppression</td>
<td>$ 14,080</td>
<td>Phase II for WSH</td>
</tr>
<tr>
<td>ROW Infrastructure</td>
<td>$ 74,930</td>
<td>Open Cut White and State Streets, paving</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>$ 9,319</td>
<td>See Detail in Civil plans</td>
</tr>
<tr>
<td>Dumpster</td>
<td>$ 12,255</td>
<td></td>
</tr>
<tr>
<td>Paving System for Underground Storage</td>
<td>$ 191,156</td>
<td>See Detail in Civil plans</td>
</tr>
<tr>
<td>Demolition - Existing Building</td>
<td>$ 200,000</td>
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</tr>
<tr>
<td><strong>Total LBRF Eligible Costs at</strong></td>
<td><strong>$ 1,271,387</strong></td>
<td></td>
</tr>
</tbody>
</table>
AIA Type Document
Application and Certification for Payment

TO (OWNER): Norstar Building Corporation
22190 Garrison St.
Dearborn, MI 48124

FROM (CONTRACTOR): Tri-City Groundbreakers, Inc.
4440 N. Eastman Rd.
Midland, MI 48642-7391

PROJECT: Swift Lane Utilities
3401 Platt Rd. (East Platt)
1510 White St. (W.S.H)
Ann Arbor, M

APPLICATION NO: 1
PERIOD TO: 8/30/2019

VIA (ARCHITECT): Arch

ARCHITECT'S PROJECT NO:

CONTRACT FOR: Swift Lane Apartments
CONTRACT DATE: 7/9/2019

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>SCHEDULE VALUE</th>
<th>PREVIOUS APPLIC.</th>
<th>COMPLETED THIS PERIOD</th>
<th>STORED MATERIAL</th>
<th>COMPLETED STORED</th>
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<td>110</td>
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<td>128,750.00</td>
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<td>140</td>
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<td>150</td>
<td>Fire Suppression</td>
<td>38,625.00</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>38,625.00</td>
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<td>160</td>
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<td>12,937.50</td>
<td>0.00</td>
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<th>ITEM</th>
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<th>STORED MATERIAL</th>
<th>COMPLETED STORED</th>
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<th>RETAINAGE</th>
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</table>

**Totals: East Platt**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>SCHEDULE VALUE</th>
<th>PREVIOUS APPLIC.</th>
<th>COMPLETED THIS PERIOD</th>
<th>STORED MATERIAL</th>
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<th>RETAINAGE</th>
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White State Henry

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>SCHEDULE VALUE</th>
<th>PREVIOUS APPLIC.</th>
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<th>STORED MATERIAL</th>
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<td>149,625.00</td>
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<td>95,000.00</td>
<td>0.00</td>
<td>95,000.00</td>
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<td>230</td>
<td>Sanitary Sewer</td>
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<td>47,500.00</td>
<td>0.00</td>
<td>47,500.00</td>
<td>100.00</td>
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<tr>
<td>240</td>
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<td>93,100.00</td>
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<td>0.00</td>
<td>11,875.00</td>
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**Totals: White State Henry**

$990,000.00 $0.00 $527,193.75 $0.00 $527,193.75 53.25 $462,806.25 $52,719.38

Need more info to determine what is eligible under LBREEF.
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>1.</td>
<td>Application for Payment</td>
</tr>
<tr>
<td>2.</td>
<td>Project No.: 19-222</td>
</tr>
<tr>
<td>3.</td>
<td>Contractor Date: 3/2/2019</td>
</tr>
<tr>
<td>4.</td>
<td>Contractor: D. Heron</td>
</tr>
<tr>
<td>5.</td>
<td>Owner: A. W. Miller</td>
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<td>6.</td>
<td>Application To: 12/31/2019</td>
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<td>7.</td>
<td>Application No.: 19-2220002</td>
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**NET CHANGES BY CLIMATE ORDER**

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<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
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**ADDITIONS**

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<tr>
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**DEDUCTIONS**

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<tr>
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**TOTAL**

<table>
<thead>
<tr>
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<th>Amount</th>
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**REMAINING**

<table>
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**TOTAL PAID LESS REIMBURSEMENTS**

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<th>Item</th>
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**TOTAL PAID**

<table>
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<tr>
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<th>Amount</th>
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</thead>
<tbody>
<tr>
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**REIMBURSEMENTS**

<table>
<thead>
<tr>
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<th>Amount</th>
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</thead>
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**TOTAL PAID & ANY OTHER AMOUNT:**

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**Distributions To:**

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**Application and Certificate for Payment**

AIA Document G702 - 1992
<table>
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<td>1</td>
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<tr>
<td>2</td>
<td>Concrete Fencing</td>
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<td></td>
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</tr>
<tr>
<td>3</td>
<td>Above Grade Demolition</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>4</td>
<td>Below Grade Demolition</td>
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</tbody>
</table>

**Application Details**

- **Architect's Project No:** 19-2210002
- **Application Date:** 7/31/2019
- **Application No:** 19-2200002
- **Period To:** 7/30/2019

**Attachment Sheet**

AIA Document G703.1m - 1992
SWORN STATEMENT

Eric Hoy, BEING DULY SWORN, DEPOSES AND SAYS THAT HE MAKES
(NAME)

THIS AFFIDAVIT ON BEHALF OF Blue Star, Inc., THE ORIGINAL SUB-CONTRACTOR
(COMPANY NAME)

FOR AN IMPROVEMENT TO THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN
Washtenaw COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

Swift Lane Apartments
Ann Arbor, MI

That the following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe
benefits and withholdings is due but unpaid, with whom the (contractor) (subcontractor) has (contracted) (subcontracted) for
performance under the contract with the owner or lessee of the property, and the amounts due to the persons as of the date of
this statement are correctly and fully set forth opposite their names:

COMMITMENTS:

<table>
<thead>
<tr>
<th>NAME</th>
<th>CONTRACT AMOUNT</th>
<th>PAID TO DATE</th>
<th>CURRENTLY OWING</th>
<th>BALANCE TO FINISH</th>
</tr>
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<tbody>
<tr>
<td>Blue Star, Inc.</td>
<td>$20,575.00</td>
<td>$20,575.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>All materials/misc supplies taken from fully paid stock</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phillips Farm &amp; Service</td>
<td>$3,800.00</td>
<td>$0.00</td>
<td>$3,800.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Hoppers Trucking</td>
<td>$2,160.00</td>
<td>$2,160.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Calo &amp; Sons</td>
<td>$2,160.00</td>
<td>$2,160.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

The contractor has not procured material from, or subcontracted with, any person other than those set forth, and owes no
money for the improvement other than the sums set fourth.

I make this statement as the (contractor) (subcontractor) or as President of the (contractor) (subcontractor) to represent to the
owner or lessee of the property and his or her agents that the property is free from claims of construction liens, or the
possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by
laborers that may be provided under Section 109 of the Construction Lien Act 1980, P.A. 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN
STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A
NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109
OF THE CONSTRUCTION LIEN ACT 1980 P.A. 497, MCL 570.1109 TO THE DESIGNEE OR THE OWNER OR LESSEE IF THE
DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE,
MUST GIVE NOTICE TO ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH
SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION
109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR,
SUPPLIER, AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER, OR LABORER
WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAME IN THE SWORN STATEMENT MAKES A
REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN
STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 31 DAY OF 2019

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-25-25

SIGNED
VP
(TITLE)

WARNING TO DEFPONENT: A PERSON, WHO GIVES A FALSE SWORN STATEMENT WITH THE INTENT TO DEFRAUD IS SUBJECT
TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 P.A. 497, MCL 570.1110.
FINAL UNCONDITIONAL WAIVER

07-23-2019

My/our contract with Blue Star, Inc.

______________________________
to provide Trucking Services

______________________________
for the improvement of the property described as:

Swift Lane 714 Henry St
Ann Arbor, MI

Having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

If the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

By _____________________________
Title Administr. Assistant

Signed On: 7/24/19

Calo & Sons Construction, Inc
P. O. Box 530563
Livonia, MI 48153

Return Signed Waiver to:
Blue Star, Inc.
21950 Hoover Road
Warren, MI 48089

Fax: (586)427-9934

DO NOT SIGN INCOMPLETE FORMS. RETAIN A COPY
FINAL UNCONDITIONAL WAIVER

07-16-2019

My/our contract with Blue Star, Inc.
-------------------------------------------------------------
to provide Trucking
-------------------------------------------------------------
for the improvement of the property described as:

Swift Lane 714 Henry St
Ann Arbor, MI

Having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

If the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

By __________________________

Title Owner

Signed On: 7-16-19

PHILLIPS FARMS & SERVICE, LLC
12155 PATCH RD.
CLARKELAKE, MI 49234

Return Signed Waiver to:
Blue Star, Inc.
21950 Hoover Road
Warren, MI 48089

Fax: (586)427-9934

DO NOT SIGN INCOMPLETE FORMS. RETAIN A COPY
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. Sites are eligible for 100% of the cost of eligible assessment activities, 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

**Owner Information**

Property Owner: Norfolk Homes of the Rockwell Bldg  
Contact: Sean Lefere  
Property Address: 8178 Jackson Road, Ann Arbor, MI 48103  
Phone No.: (734) 408-0777  
Property Tax ID #: 06-06-12-111-007

**Applicant Information**

Applicant Name: JP Commercial Real Estate  
Phone No.: (734)994-8800  
Address: 3700 W. Liberty, Ann Arbor, MI 48103  
Developer (Entity) Name (if different than applicant): TBD

**Project Information**

Project Name: Rockwell Building Redevelopment (301 N. East Street, Chelsea, MI)  
Project Description: The building is proposed for redevelopment into a residential apartment complex.

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

Previous Owners: Patrick Becker - Weevil Bay LLC

Historic Property Uses: The property was used for single family residential use until 1909 when the Chelsea Stove & Manufacturing Co. built an industrial complex. The property was used to manufacture various automotive parts until 1987. The property was vacant and/or used for non-industrial applications from 1987 until present day.

Property Acreage: 0.33 acres
Zoning: C-6 (CBD)  
Surrounding Land Use: Mixed commercial/retail and residential

Proposed Environmental Activities:

<table>
<thead>
<tr>
<th>Estimated Cost</th>
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</thead>
<tbody>
<tr>
<td>$2,900</td>
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<tr>
<td>$5,600</td>
</tr>
<tr>
<td>$3,500</td>
</tr>
<tr>
<td>$3,000</td>
</tr>
</tbody>
</table>

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: Phase I and II ESAs; asbestos and lead paint assessments.

Please describe environmental conditions: The property meets the definition of a “facility” because of concentrations of chlorinated volatile organic compounds (PCE), and metals measured in soil below the building. Certain building components are also known to contain asbestos and lead paint.

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:
Nathan Voght  
Economic Development Specialist  
Washtenaw County Office of Community and Economic Development  
415 W. Michigan Ave.  
Ypsilanti, MI 48197  
734-544-3055  
voghtn@washtenaw.org
PROPERTY LOCATION MAP
301 NORTH EAST STREET
CHELSEA, MICHIGAN

USGS QUADRANGLE(S) REFERENCED
CHELSEA (2014), 7.5 MINUTE
DEXTER (2014), 7.5 MINUTE

APPROXIMATE PROPERTY LOCATION

Base map obtained from EDR®

SCALE: 1" = 2000'

No. | Revision Date | Date   | Drawn By | Designed By | Scale | Project |
---|---------------|--------|----------|-------------|-------|---------|
    |               | 06/07/17| SRP      | CEB         | 1" = 2000' | 076653.00 |
NOTE:
DRAWING INFORMATION PROVIDED BY SITE RECONNAISSANCE. AERIAL USED FOR BASE MAP TAKEN FROM BING MAPS.
ENVIRONMENTAL DUE DILIGENCE

You requested a Phase I Environmental Site Assessment (ESA), Baseline Environmental Assessment (BEA) and Plan to Comply with Due Care to support your acquisition of the site. We will conduct the Phase I ESA of the Property in accordance with the ASTM E 1527-13 Standard. The Phase I ESA will be conducted for JP Commercial Real Estate or other entity to be named (Phase I ESA “User”) to partially satisfy the requirements for All Appropriate Inquiry (AAI) under CERCLA prior to acquisition of the Property. The Phase I ESA is also intended to satisfy all appropriate inquiry requirements for environmental liability protection under Part 201 of the Michigan Natural Resources and Environmental Response Act (P.A. 451 of 1994, as amended). We understand that the User will rely upon the professional opinions and representations contained in the report. This reliance is not to be construed as a warranty or guarantee on the part of SME.

We understand you will be acquiring the rights to use the results of a Phase II ESA previously conducted by SME on behalf of Norfolk Homes; however, we recommend additional evaluation of the concentrations of volatile organic compounds (VOCs) previously measured in soil gas below the building. The additional evaluation will consist of installing four sub-slab vapor pins in the basement and first floor of the building (see attached figure). We will collect up to four soil gas samples and submit the samples for laboratory analysis of VOCs.

The previous Phase II ESA data concluded the Property was contaminated, and therefore we recommend preparation of a BEA report and Plan to Comply with Due Care. The BEA report, conducted within 45 days of acquisition and submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) within 6 months, will provide the prospective owner with liability protection from having to clean up pre-existing contamination at the site. The Plan to Comply with Due Care will summarize the prospective owner’s obligations, regardless of liability, to protect human health and the environment.

FEES

Phase I ESA Lump Sum $2,900
Supplemental Phase II ESA Lump Sum $5,600
BEA Report Lump Sum $3,500
Plan to Comply with Due Care Lump Sum $3,000

☐ Fee Schedule(s) Attached: _____

REPORT COPIES

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

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

INVOICES

Invoices will be sent to our Client who signs our General Conditions.
**Legend**

- **Approximate Property Boundary**
- **Existing Monitoring Well**
- **Approximate Soil Boring Location**
- **Approximate Soil Gas Sampling Point Location**
- **Proposed Soil Gas Sampling Point**

**NOTE:**
- Drawing Information provided by Site Reconnaissance. Aerial used for Base Map taken from Bing Maps.
- All units in micrograms per kilogram (μg/Kg).

**Sample Information:**

<table>
<thead>
<tr>
<th>SAMPLE ID</th>
<th>CONCENTRATION (μg/m³)</th>
<th>EXCEEDING ONE OR MORE PART 201 RESIDENTIAL CRITERIA</th>
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<td>SB1 (3.5 - 4.5)</td>
<td>TCE 12,000</td>
<td>METALS: Arsenic 8,100, Copper 150,000</td>
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<td>SB2 (3 - 4)</td>
<td>TCE 26</td>
<td>METALS: Arsenic 12,000</td>
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<tr>
<td>SB3 (0.2 - 1.2)</td>
<td>TCE 1,700</td>
<td>VOCs: Trichloroethylene 190, Metals: Arsenic 15,000, Copper 230,000</td>
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<td>SB4 (3.5 - 4.5)</td>
<td>TCE 65</td>
<td>METALS: Arsenic 500</td>
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</tbody>
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**Sample ID**

- **SB1**
- **SB2**
- **SB3**
- **SB4**

**Sample Interval**

- 0'

**Graphic Scale:** 1" = 80'

**Project Information:**

- **Project:** 301 North East Street
- **Project Location:** Chelsea, Michigan
- **Sheet Name:** Assessment Summary Diagram
- **No.** 3
- **Figure No.** 3
- **Revision Date:** 08/22/2017
- **Designer:** SRP
- **Scale:** CADD
- **No.:** 076653.02
Risk Assessment and Site Investigation Plan

2 W. Michigan, Ypsilanti, MI

Background:
EGLE was made aware of the environmental risks at the 2 W. Michigan after an April 2019 Phase II investigation was shared with Washtenaw County and forwarded to the department. The site consists of a 13,000 square foot building built in the late 1920s that operates as an antique showroom under the name Materials Unlimited. The property operated as an automotive sales and service facility from the late 1920’s until 1940, after which it was converted into a Moose Lodge until 1980 when the current owner purchased the property. The property is in downtown Ypsilanti, directly adjacent to the Huron river to the east, riverside park to the north, and commercial buildings to west. The property is located on the floodplain of the Huron river.

The property was the subject of a Phase I/II investigation as part of a pending transaction. The investigation identified chlorinated volatile organic compounds (CVOC) in the soil, groundwater, sub-slab soil gas and indoor air exceeding EGLE media-specific screening levels. The VI pathway is the major concern at the property. Indoor air sampling from all three floors of the building exceeded the TSRIASL for PCE and COVCs were observed in the sub-slab soil gas grossly exceeding the TSRIASL for PCE and TCE.

To help facilitate redevelopment, EGLE is proposing to conduct a soil gas survey on the subject property and adjacent area. This site investigation would help to characterize the source contamination near the 2 W. Michigan property and help determine the future due care obligations.

A passive soil gas survey utilizes a sorbent sampler which is installed 12" below the surface on a regularly spaced grid and left in place for up to two weeks. The samplers are then collected and sent to a lab for analysis. Contaminants present in the soil gas near the sample will adsorb to the sampler and analysis of the lab results can provide a qualitative understanding of the concentrations of contaminants. Passive soil gas surveys do not provide a direct measurement of the concentrations of contaminants in the soil gas, however they are a useful tool to rapidly and cost effectively assess the presence and relative concentration of contaminants in a large area, when compared to traditional discrete sampling.

Cost Proposal
EGLE proposes to install 60 passive soil gas samplers at 30ft spacing at the Materials Unlimited site and adjacent area. See Figure 1 (below) for the extent of the investigation area. Passive soil gas samplers are sold a flat-rate of $225 per sampler, which primarily covers the analytical cost. EGLE currently utilizes BEACON Environmental Inc as the primary vendor for passive soil gas samplers. BEACON staff and EGLE experience have identified that a two person team can install from 20-40 samplers in one 10hr work day and retrieve 40-60 samplers in a 10hr work day.
EGLE is working to secure internal staff to conduct the installation and retrieval of the passive soil gas samplers, however cannot fully confirm staff availability at this time. This proposal will include possible labor costs, to be utilized if needed.

Using the guidelines described above, EGLE proposes the following cost proposal:

**Sampler Costs:**

$225 per sampler @ 60 samplers = $13,500

**Labor Costs (contingency):**

Installation - $1000 per day, per person @ two days = $4,000

Retrieval - $1000 per day, per person @ one day = $2,000

**Total Costs:** = $19,500
The Michigan Department of Environment, Great Lakes and Energy (EGLE), in collaboration with the Michigan Department of Health and Human Services (MDHHS), and the Washtenaw County Health Department (WCHD), continue to conduct environmental sampling of properties within the area of North Huron Street and Michigan Avenue. This sampling is being done to evaluate vapor intrusion risks to building occupants within the area.

**EGLE's investigation has identified the presence of chemicals commonly used in dry-cleaning operations, tetrachloroethylene (PCE) and trichloroethylene (TCE), at several buildings in the area. PCE and TEC have been detected within the indoor air at levels, which could pose a risk to occupants of those buildings.**

**EGLE Investigation**

EGLE was informed of the potential for environmental risks to be present after receiving sampling results of a county-funded brownfield redevelopment investigation at the building located at 2 W. Michigan Avenue. These initial sample results indicated the presence of dry-cleaning chemicals in the soil, groundwater, indoor air, and air beneath the buildings.

In reviewing current and past property usage and initial sampling results, EGLE identified the building which is currently occupied by the Jackson Cleaner as a potential source of the contamination. The property, located at 24 N. Huron Street, has a long history of various dry-cleaning operations since at least 1919.

EGLE has and continues to collect various environmental samples from area buildings to assess the potential risk posed by the identified contamination. Specifically, EGLE continues to conduct sampling of the air beneath area buildings and within the buildings to assess the potential that the release of contamination in the area poses a health risk to building occupants. In addition to the air sampling being conducted, EGLE is also collecting soil and groundwater samples to determine the extent at which contamination has moved within the area.

**Risk Evaluation**

EGLE, MDHHS, and WCHD continue to review the results of all environmental samples being completed. PCE and TCE vapors have been detected in the air beneath all the buildings sampled. In addition, indoor air samples collected at five of the six buildings: 2, 6, & 18 W. Michigan Ave. and 22 & 32 N. Huron St., had detectable levels in the indoor air and/or air beneath the building that requires immediate action.
Health related questions regarding the dry-cleaning chemicals should be forwarded to the MDHHS and WCHD staff identified above, while technical questions on the environmental investigation can be directed to the EGLE representatives.

**Interim Actions**

Based on the sampling results to date, immediate actions were necessary at some buildings. As such, EGLE has deployed carbon air filters to the basements of the affected buildings, where appropriate. Carbon air filters are a proven tool for effectively removing PCE and TCE from the indoor air and are generally used as a temporary measure until a long-term solution can be implemented. EGLE, MDHHS, and WCHD will continue to conduct indoor air sampling at the impacted buildings to determine the effectiveness of the carbon air filters until a long-term solution can be implemented.

**Moving Forward**

EGLE, MDHHS and WCHD are currently reviewing available options to respond to the health risk posed by these chemical vapors. These options may include increasing the ventilation in a building, installing additional indoor air filters, and/or installing vapor mitigation systems. Vapor mitigation systems are the most effective long-term response action to prevent chemical vapors in the soil from entering a building, however they require additional testing and review to ensure an effective design. The appropriate response action for each individual building will depend on a variety of factors including building use and construction and the results of additional sampling.

EGLE, MDHHS, and WCHD will continue to investigate the extent of the chemical vapors in the immediate area to ensure that the potential risks to residents and occupants are fully identified and that the appropriate response actions are conducted. EGLE intends to expand the scope of the investigation and survey any additional building in the area that have the potential to be impacted by the dry-cleaning chemicals. EGLE is also working to conducting further testing to confirm no human health risk from the dry-cleaning chemicals are present at Riverside Park and investigate the potential that these chemicals are discharging to the Huron River.

Michigan’s Environmental Justice Policy promotes the fair, non-discriminatory treatment and meaningful involvement of Michigan’s residents regarding the development, implementation, and enforcement of environmental laws, regulations, and policies by this state. Fair, non-discriminatory treatment intends that no group of people, including racial, ethnic, or low-income populations, will bear a disproportionately greater burden resulting from environmental laws, regulations, policies, and decision-making. Meaningful involvement of residents ensures an appropriate opportunity to participate in decisions about a proposed activity that will affect their environment and/or health.
**Maple Shoppes**                          618 S. Main                               TIF CAPTURE
655,640.00 $                          1,233,937.00 $                          4,628,636.00 $                          3,582,222.00 $                          22,874,634.00 $                          4,000,000.00 $                          4,489,510.00 $                          3,370,613.00 $                          13,159,069.00 $**

**Actual Approved Eligible Activity Expenses**
618 S. Main                      4,628,636.00 $          580,676.00 $          22,874,634.00 $                          3,582,222.00 $                          4,489,510.00 $                          3,370,613.00 $                          13,159,069.00 $**

**Approved Eligible Activity Expense Reimbursed to Date**
595,715.15 $                          356,393.37 $                          174,200.89 $                          3,053,370.92 $                          271,327.16 $                          211,564.72 $                          109,124.36 $                          3,846,468.37 $                          631,116.17 $                          1,182,787.26 $**

**Remaining Approved Eligible Activity Expenses**
459,326.85 $                          41,245.76 $                          426,016.96 $                          2,346,626.08 $                          2,002,298.84 $                          60,899.35 $                          274,343.64 $                          1,066,623.63 $                          3,717,883.73 $                          1,426,876.31 $**

**Remaining Interest Eligible Activity to be Reimbursed**
41,282.00 $                          36,964.00 $                          155,949.57 $                          1,015,444.00 $                          268,166.20 $                          30,744.20 $                          **

**TOTAL 2019 REVENUES**

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<th>Application Fee</th>
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**2019 EXPENDITURES**

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<th>Project</th>
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<th>Administrative Fee Transfer</th>
<th>LBRF Revenue or Deposit</th>
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**Certified Expense Reimbursement**
59,897.57 $                          31,083,953.17 $                          220,214.63 $                          22,247.72 $                          1,770,443.67 $                          622,116.27 $                          1,042,939.40 $                          **

**Administrative Fee Transfer**
3,189.00 $                          1,847.00 $                          4,108.00 $                          8,664.93 $                          25,015.41 $                          6,903.93 $                          2,596.00 $                          80,000.00 $                          3,646.70 $                          20,140.00 $                          8,888.03 $                          **

**LBRF Revenue or Deposit**
$ -                          $ -                          $ 6,615.67 $                          $ -                          $ -                          $ -                          $ -                          $ 68,75.00 $                          **

**Current Brownfield Account Balance**
$ 5,000.00 $                          $ -                          $ -                          $ -                          $ -                          $ -                          $ -                          $ 6,084.71 $                          **

**ACCOUNT BALANCES SUMMARY**
$ 504,871.00 $                          ** 2019 LBRF Capture Reimbursement as of 9-23-19 **

**PROJECT**

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</table>

**NOTE: Additional Admin and LBRF Funds**

**Total of all 2019 CT TIF Reimbursements**
$ 4,855,605.82 $                          **

**Total of all 2019 Admin Transfers**
$ 164,999.72 $                          **

**Total of all 2019 LBRF Transfers**
$ 150,739.88 $                          **

**Total of all 2019 Admin Transfers**
$ 138,437.35 $                          **

**Total of all 2019 LBRF Transfers**
$ 87,198.19 $                          **

**Total 2019 LBRF Capture Reimbursement as of 9-23-19**
$ 1,169,932.00 $                          **

**TRANSACTION APPROVALS REQUESTED:**