



BROWNFIELD REDEVELOPMENT

AUTHORITY MEETING

Friday, March 24, 2023 – 10:00 a.m.

Farmington City Hall

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. March 23, 2022 Minutes**
- 4. Election of Officers**
- 5. Consideration to Amend Fiscal Year 2022-23 Budget**
- 6. Consideration to Recommend Approval of Fiscal Year 2023-24 Budget**
- 7. Approval of Brownfield Reimbursement Request for Amoco Gas Station – 22145 W. Nine Mile Road**
- 8. Other Business**
- 9. Public Comment**
- 10. Brownfield Redevelopment Authority Comment**
- 11. Adjournment**

DRAFT

BROWNFIELD REDEVELOPMENT AUTHORITY
March 23, 2022

A meeting of the City of Farmington Brownfield Redevelopment Authority Board was held on Wednesday, March 23, 2022 at Farmington City Hall, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order by Vice-Chair Kate Knight at 8:00 am.

BOARD MEMBERS PRESENT: Kevin Christiansen, Chuck Eudy, Kate Knight, Dave Murphy

BOARD MEMBERS ABSENT: Susan Arlin, Joe LaRussa

CITY REPRESENTATIVES PRESENT: Mary Mullison, Chris Weber, Beth Saarela

OTHERS PRESENT: None

APPROVAL OF AGENDA

MOTION by Christensen, seconded by Eudy to approve the Agenda as presented.
MOTION CARRIED UNANIMOUSLY.

MINUTES OF PREVIOUS MEETING

MOTION by Eudy, seconded by Christiansen to approve the Minutes of May 21, 2021.
MOTION CARRIED UNANIMOUSLY.

ELECTION OF OFFICERS

Christiansen proposed that the current officers retain their positions.

MOTION by Murphy, seconded by Christiansen to retain the current slate of officers.
MOTION CARRIED UNANIMOUSLY.

CONSIDERATION TO AMEND FISCAL YEAR 2021-22 BUDGET

Weber reviewed the proposed amendment to the Brownfield Redevelopment Authority budget for FY 2021-22.

MOTION by Christiansen, supported by Murphy to amend the Fiscal Year 2021-22 Budget as described by the Finance Director.
MOTION CARRIED UNANIMOUSLY.

DRAFT

Brownfield Redevelopment Authority
March 23, 2022
-2-

CONSIDERATION TO RECOMMEND APPROVAL OF FISCAL YEAR 2022-23 BUDGET

Weber presented the proposed Brownfield Redevelopment Authority budget for FY 2022-23.

MOTION by Murphy, supported by Christiansen to approve the Fiscal Year 2022-23 Budget as presented.
MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Christiansen noted potential upcoming projects.

Weber brought forward that in Article II, Section 5 of the bylaws, it is required that upon taking office and annually a conflict of interest disclosure acknowledgement should be signed. The Clerk will make a form to accommodate this and file such forms.

PUBLIC COMMENT

There was no public comment heard.

BROWNFIELD REDEVELOPMENT AUTHORITY COMMENT

There was no Authority comment heard.

ADJOURNMENT

MOTION by Eudy, supported by Christiansen to adjourn the meeting.
MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 8:10 am.

Mary J. Mullison, Secretary

Calculations as of 06/30/2023

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 06/30/23	2022-23 PROJECTED ACTIVITY	2023-24 DEPT REQ BUDGET
243-000.00-403.001	PROPERTY TAXES, OPR, REV		(1)				
243-000.00-403.020	PROPERTY TAXES, OP TCF	3,310	3,918	4,100	4,301	4,300	3,500
243-000.00-403.030	PROPERTY TAXES, OPR FLAGSTAR						
243-000.00-403.040	PROPERTY TAX, OPR GLP - FARM STAT		281	1,100	408	595	9,945
243-000.00-403.050	PROPERTY TAXES, OPR 9 MILE			20,800	22,271	21,100	29,500
243-000.00-405.000	DELTQ PROPERTY TAXES, OPR	448	1				
243-000.00-445.001	INTEREST, PROP TAX REV						
243-000.00-580.000	DDA CONTRIBUTION		274				
243-000.00-664.000	INVESTMENT INCOME		(93)				
243-000.00-699.999	CHANGE IN FUND BALANCE	74			492	800	800
243-000.10-818.000	CONTRACTUAL SERVICES						
243-000.10-863.000	ADMIN & OVERHEAD						
243-000.10-999.643	TRANSFER, LOCAL SITE REMEDIATION						
243-000.11-818.000	CONTRACTUAL SERVICES	2,800	3,200	3,600		3,800	3,000
243-000.11-863.000	ADMIN & OVERHEAD	500	500	500		500	500
243-000.12-818.000	CONTRACTUAL SERVICES			275		275	7,445
243-000.12-863.000	ADMIN & OVERHEAD		300	825		320	2,500
243-000.13-818.000	CONTRACTUAL SERVICES			17,800	3,000	18,100	27,500
243-000.13-863.000	ADMIN & OVERHEAD			3,000		3,000	2,000
243-000.14-818.000	CONTRACTUAL SERVICES						
243-000.14-863.000	ADMIN & OVERHEAD						
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	(4,282)	(9,936)		(3,373)	(3,373)	
244-000.00-403.007	PROPERTY TAXES, TIFA	37,309	44,038	52,000	49,756	50,000	63,000
244-000.00-580.000	PHILLS CONTRIBUTION	6,405	8,729				
244-000.00-664.000	INVESTMENT INCOME	331	(1,322)	300	3,368	5,000	4,000
244-000.00-699.101	TRANSFER, GENERAL FUND						
244-000.00-801.000	PROFESSIONAL SERVICES			60,000		60,000	
244-000.00-818.000	CONTRACTUAL SERVICES	19,607	13,093				
244-000.00-967.001	CONTINGENCY						
ESTIMATED REVENUES - ALL FUNDS							
APPROPRIATIONS - ALL FUNDS							
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS							
BEGINNING FUND BALANCE - ALL FUNDS							
ENDING FUND BALANCE - ALL FUNDS							
		43,595	45,889	78,300	77,223	78,422	110,745
		22,907	17,093	86,000	3,000	85,995	42,945
		20,688	28,796	(7,700)	74,223	(7,573)	67,800
		43,323	64,012	92,807	92,807	92,807	85,234
		64,011	92,808	85,107	167,030	85,234	153,034

BRUNFIELD

BUDGET REPORT FOR CITY OF FARMINGTON
Calculations as of 02/28/2023

02/28/2023

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 06/30/23	2022-23 PROJECTED ACTIVITY	2023-24 DEPT REQ BUDGET
ESTIMATED REVENUES							
Dept 000.00							
243-000.00-403.001	PROPERTY TAXES, OPR, REV	0	(1)	0	0	0	0
243-000.00-403.020	PROPERTY TAXES, OP TCF	3,310	3,918	4,100	4,301	4,300	3,500
243-000.00-403.040	PROPERTY TAX, OPR GLP - FARM STATE SAVIN	0	281	1,100	408	595	9,945
243-000.00-403.050	PROPERTY TAXES, OPR 9 MILE	0	0	20,800	22,271	21,100	29,500
243-000.00-405.000	DELQ. PROPERTY TAXES, OPR	448	1	0	0	0	0
243-000.00-580.000	DDA CONTRIBUTION	0	274	0	0	0	0
243-000.00-664.000	INVESTMENT INCOME	74	(93)	0	492	800	800
Totals for dept 000.00 -		3,832	4,380	26,000	27,472	26,795	43,745

TOTAL ESTIMATED REVENUES	3,832	4,380	26,000	27,472	26,795	43,745
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APPROPRIATIONS							
Dept 000.11 - TCF							
243-000.11-818.000	CONTRACTUAL SERVICES	2,800	3,200	3,600	0	3,800	3,000
243-000.11-863.000	ADMIN & OVERHEAD	500	500	500	0	500	500
Totals for dept 000.11 - TCF		3,300	3,700	4,100	0	4,300	3,500

Dept 000.12 - GLP - FARMINGTON STATE SAVINGS BANK							
243-000.12-818.000	CONTRACTUAL SERVICES						
243-000.12-863.000	ADMIN & OVERHEAD						
Totals for dept 000.12 - GLP - FARMINGTON STATE SAVINGS BANK		0	0	275	0	275	7,445
Totals for dept 000.12 - GLP - FARMINGTON STATE SAVINGS BANK		0	300	825	0	320	2,500
Totals for dept 000.12 - GLP - FARMINGTON STATE SAVINGS BANK		0	300	1,100	0	595	9,945

Dept 000.13 - 9 MILE AND FARMINGTON							
243-000.13-818.000	CONTRACTUAL SERVICES						
243-000.13-863.000	ADMIN & OVERHEAD						
Totals for dept 000.13 - 9 MILE AND FARMINGTON		0	0	17,800	3,000	18,100	27,500
Totals for dept 000.13 - 9 MILE AND FARMINGTON		0	0	3,000	0	3,000	2,000

Calculations as of 02/28/2023

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 06/30/23	2022-23 PROJECTED ACTIVITY	2023-24 DEPT REQ. BUDGET
Totals for dept 000.13 - 9 MILE AND FARMINGTON							
		0	0	20,800	3,000	21,100	29,500
TOTAL APPROPRIATIONS		3,300	4,000	26,000	3,000	25,995	42,945
NET OF REVENUES/APPROPRIATIONS - FUND 243							
	BEGINNING FUND BALANCE	532	380	0	24,472	800	800
	FUND BALANCE ADJUSTMENTS	152	174	434	434	434	1,234
	ENDING FUND BALANCE	22	260	0	0	0	0
		706	814	434	24,906	1,234	2,034

February 22, 2023

City of Farmington Brownfield Redevelopment Authority
23600 Liberty Street
Farmington, Michigan 48335

Subject: Recommendation Letter for the Proposed Gas Station Redevelopment Project, Farmington, Michigan Draw #1

To Whom it May Concern,

AKT Peerless is providing this Recommendation Letter following our detailed review of the Tax Increment Financing (“TIF”) Reimbursement Request #1 (“Draw #1”), including supporting documents, submitted to the City of Farmington Brownfield Redevelopment Authority (the “Authority”) by PM Environmental, Inc., (“PM”) on behalf of SLR Investments, LLC (the “Developer”), for the Proposed Gas Station Redevelopment Project (the “Project”) located at 22145 Farmington Road, Farmington, Michigan (the “subject property”).

The Authority received Draw #1 from the Developer on March 4, 2022. The Developer submitted expenses in the amount of \$190,608.03, and supporting documentation which included expenses for Pre-Approved, Department Specific, Demolition, and Brownfield Plan Preparation and Implementation Activities. Between March 4, 2022, and June 8, 2022, the Authority requested further documentation from the Developer, which was then provided.

AKT Peerless was contracted by the Authority on June 20, 2022, to review the costs contained within Draw #1 to ensure that (1) the activity and amount are eligible activity costs included in the subject property’s approved Brownfield Plan (approved by the Authority on September 24, 2020, and the Farmington City Council on October 19, 2020); (2) the activities were completed in accordance with Public Act 381 of 1996, as amended (“Act 381”); and (3) the activities and requested amount are in accordance with the executed Reimbursement Agreement between the Authority and the Developer (executed February 11, 2021).

On June 23, 2022, AKT Peerless reviewed all submitted documentation, compared against the Brownfield Plan, Public Act 381 of 1996, as amended, and the executed Reimbursement Agreement between the Authority and the Developer. AKT Peerless then requested additional information from the Developer, which included a request for proof of payment for eligible activities and load tickets and waste manifests for soil and water disposal. On June 23, 2022, AKT Peerless and the Authority received some of the requested documentation from the Developer. Additional documentation was to follow. However, no further documentation was submitted between June 24, 2022, and July 14, 2022.

On July 15, 2022, AKT Peerless requested additional information from the Developer, which included: 1) a request for proof of payment for eligible activities, 2) additional load tickets and waste manifests for soil disposal, 3) load tickets for import of washed stone and sand materials, and 4) and change orders for Vapor Barrier Installation Activities. On July 22, 2022, AKT Peerless and the Authority received the requested change orders from the Developer. On July 29, 2022, AKT Peerless had a follow-up phone call

with PM to discuss and provide our findings of discrepancies within documentation relating to load tickets and waste manifests for soil disposal. No further documentation was submitted between July 31, 2022, and August 28, 2022.

On August 29, 2022, AKT Peerless followed up with PM on missing documentation. On August 30, 2022, AKT Peerless and the Authority received some of the requested documentation and an explanation of the discrepancies previously mentioned. Documents provided included, proofs of payment and load tickets for import of washed stone. No further documentation was submitted between August 31, 2022, and September 1, 2022.

On September 2, 2022, AKT Peerless requested additional information explaining discrepancies within documentation submitted on August 30, 2022, from the Developer. No further information was provided between September 3, 2022, and September 28, 2022. On September 29, 2022, AKT Peerless followed up with PM on missing documentation. On September 29, 2022, AKT Peerless and the Authority received some of the requested documentation and an explanation of the discrepancies previously mentioned. Documents provided included, proofs of payment and load tickets for import of washed stone. No further documentation was submitted between September 30, 2022, and November 7, 2022.

On November 8, 2022, AKT Peerless and the Authority received additional requested documentation. Documents provided included, additional load tickets for import of washed stone materials, and load tickets for import of sand materials. However, additional load tickets and waste manifests for transportation and disposal of contaminated soil were not provided. No further documentation was submitted between November 9, 2022, and December 11, 2022.

Draw #1 Findings:

The following activities are considered eligible activities but are not recommended for approval of TIF reimbursement because further documentation is required:

Activity (as identified in the Project's Approved Brownfield Plan)	Amount Pending / Denied	Missing Documentation
Contaminated Soil Transport and Disposal	\$1,490.85	Load tickets and waste manifests for 72.55 tons of contaminated soil

The subtotal of expenses AKT Peerless found to be eligible activities but is not recommending approval of TIF reimbursement because further documentation is required equals **\$1,490.85**. On December 12, 2022, AKT Peerless requested additional load tickets and waste manifests for transportation and disposal of contaminated soil be provided. The Developer has requested \$1,490.85 be denied until further documentation has been provided.

The Developer submitted supporting documentation which included expenses for \$61,500.00 in Demolition Activities. The approved Brownfield Plan has a budget of \$32,500.00 for all Non-Environmental Eligible Activities, inclusive of Demolition Activities. Expenses exceed the budgeted amount by \$29,000.00. However, the Developer has requested that the Authority utilize the budgeted contingency of \$35,616.00 in order to reimburse the overages associated with Demolition Activities. Reallocating the contingency to reimburse the overages is allowable due to the contingency exceeding

the overages as well as expenses and activities being in line with the approved Brownfield Plan, Act 381, and executed Reimbursement Agreement.

On December 22, 2022, the Developer submitted additional expenses in the amount of \$2,502.50 and supporting documentation which included expenses for Brownfield Plan Preparation and Implementation Activities. AKT Peerless has added these additional expenses to the overall Draw #1 request.

Summary:

AKT Peerless has included correspondence between AKT Peerless and PM as Attachment A and the Reimbursement Tracking Table as Attachment B, providing further information of what has been submitted to date in Draw #1.

AKT Peerless has determined expenses in the amount of **\$191,619.68** for **Draw #1** to be eligible activities and **recommends for TIF reimbursement**. Additionally, a total amount of \$1,490.85 of eligible activities from Draw #1 requires further documentation to be provided in subsequent draw requests in order to be eligible for TIF reimbursement.

If you have any questions or need additional information, you may reach me by email at seimers@aktpeerless.com or at (248) 224-0305.

Sincerely,

AKT PEERLESS



Samantha R. Seimer, MPA, EDFP
Vice President
Economic Development Services

Enclosure(s)



22725 Orchard Lake Road
Farmington, Michigan 48336
T (248) 615-1333 F (248) 615-1334
www.aktpeerless.com

Attachment A
Correspondence

From: [Ginny Dougherty](#)
Sent: Thursday, December 22, 2022 2:36 PM
To: [Antonio Morsette](#); [Jeremy McCallion](#)
Cc: [Kevin Christiansen](#); [Jenn Gelletly](#)
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information
Attachments: AR Ledger 01.11841.2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ledger is attached as proof of payment.

Thank you,

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Ginny Dougherty
Sent: Thursday, December 22, 2022 1:55 PM
To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

Can I please add the attached invoice to our request as a Brownfield Plan Implementation eligible activity? It was recently paid, and I will send a ledger confirming payment as soon as possible.

Thank you,

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Ginny Dougherty
Sent: Monday, December 12, 2022 3:37 PM
To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

I discussed with Jamie Robinson – We are fine with \$1,490.85 as denied.

Thank you for the follow-up!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, INC.

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Antonio Morsette <morsettea@aktpeerless.com>

Sent: Monday, December 12, 2022 3:05 PM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

Sorry for the late response. The documents provided from Quatro look good. We're still missing 72.55 tons of contaminated soil disposal as mentioned in your email from August 30, 2022 (see attached). Do you have access to these documents?

Going forward, we have two options: 1) We wait for missing documents to be provided to write our recommendation, or 2) If you're unable to locate these documents, we can recommend partial approval of the costs in the Reimbursement Request. Here is a breakdown of the partial approval costs:

- Requested contaminated soil costs
 - \$16,057.58
 - 781.42 tons
- Provided contaminated soil costs
 - 708.87 tons

\$14,566.73 will be approved. Equation: $\$16,057.58 * 708.87 \text{ tons} / 781.42 \text{ tons}$.

\$1,490.85 of the contaminated soil costs will be denied until further documentation is provided.

Please let us know which option we should proceed with. If you have any questions or need any further information, please let us know.

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette

AKT Peerless Environmental Services

P (248) 615-1333 | C (313) 686-7990

morsettea@aktpeerless.com

From: Ginny Dougherty <ginny.dougherty@pmenv.com>

Sent: Monday, December 12, 2022 9:39 AM

To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Good morning,

Checking in per below. Please let me know if anything further was needed on this

Thank you!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Ginny Dougherty

Sent: Friday, November 18, 2022 2:18 PM

To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

Checking to see if there is anything additional needed from Quatro, or if the items provided resolved their outstanding items?

Thank you!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Antonio Morsette <morsettea@aktpeerless.com>

Sent: Wednesday, November 9, 2022 2:25 PM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

Thank you for sending this over. We'll review everything submitted and get back to you as soon as possible.

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette
AKT Peerless Environmental Services
P (248) 615-1333 | C (313) 686-7990
morsettea@aktpeerless.com

From: Ginny Dougherty <ginny.dougherty@pmenv.com>

Sent: Tuesday, November 8, 2022 3:57 PM

To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

I just received the attached email and load tickets from the G.C. Let me know if you have any questions regarding the change from stone to sand.

I believe this handles all of the outstanding items. Thank you,

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Ginny Dougherty
Sent: Thursday, September 29, 2022 11:37 AM
To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

I'm still working with the GC on these load tickets. The previous ones turned out to be for the wrong job site. See attached for the correct washed stone ones that I currently have – my calculations indicate that we are still missing around 50 tons of tickets that they've been working to find with their supplier.

The updated waivers for Quatro are also attached.

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Antonio Morsette <morsettea@aktpeerless.com>
Sent: Thursday, September 29, 2022 10:35 AM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

I'm just following up on my previous email. Can you please update us on the status of your submittal?

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette
AKT Peerless Environmental Services
P (248) 615-1333 | C (313) 686-7990
morsettea@aktpeerless.com

From: Antonio Morsette
Sent: Friday, September 2, 2022 11:44 AM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

We were able to take a look at the documents provided on 8.30.2022. Can you please provide explanation for the following comments/questions:

- Washed Stone – Quantro Construction LLC - Invoice #1598 states 162.07 tons were used.
 - Tickets provided were for 585.88 tons.
 - Were the remaining 423.81 tons used elsewhere on site? Please explain.
- Quantro Construction LLC request reimbursement for Building and Site Demolition Activities, Contaminated Soil Transport and Disposal, and Vapor Barrier Installation for a total request of \$63,708.05
 - Proof of payment provided is for individual line items adding up to \$96,452.75. However, line times do not refer to requested activities. Please explain.
 - Please provide general full unconditional waiver for all activities performed under the contract with Quantro Construction LLC or waivers for individual line items relating to requested activities.

If you have any questions, please let me know.

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette
AKT Peerless Environmental Services
P (248) 615-1333 | C (313) 686-7990
morsettea@aktpeerless.com

From: Antonio Morsette
Sent: Tuesday, August 30, 2022 3:19 PM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Thank you for the update. We'll review everything submitted and get back to you as soon as possible.

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette
AKT Peerless Environmental Services
P (248) 615-1333 | C (313) 686-7990
morsettea@aktpeerless.com

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Tuesday, August 30, 2022 1:23 PM
To: Antonio Morsette <morsettea@aktpeerless.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Antonio,

I was hoping to address everything at once, but we're still waiting on some pieces to come in.

Regarding the soil disposal, the total tonnage was 781.42, not 1208.84 as you have indicated below. The emails from Larson have split out transport costs from disposal costs for the additional 427.42 tons the was over the base amount. I've attached the tickets and manifest associated with the 2/23 through 2/25/22 disposals. I believe there's around 70-80 tons that we are still trying to track down from the ones listed below with missing volumes/weights.

I've attached the load tickets associated with the clean stone. Sand is still forthcoming.

Full conditional waivers for Larson and Quatro are attached. Both have confirmed the final payments were made, as evidenced by the signed letter from Larson included in the original Reimbursement Request indicating the amounts paid for Demolition and Department Specific Activities. Please let me know if these waivers are sufficient or if you need any further documentation.

I will follow-up with the additional tickets and manifests as soon as they are available. Thank you!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, INC.

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Antonio Morsette <morsettea@aktpeerless.com>

Sent: Monday, August 29, 2022 2:13 PM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello,

I'm just emailing you to check on the status of this. Can you please update us on the status of where you are at?

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette

AKT Peerless Environmental Services

P (248) 615-1333 | C (313) 686-7990

morsettea@aktpeerless.com

From: Antonio Morsette

Sent: Friday, July 22, 2022 2:03 PM

To: Ginny Dougherty <dougherty@pmenv.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello,

As discussed on the phone, here are the totals I recorded while going through the Manifests and Tickets.

Soil Disposal				
Tickets	Manifest	Date	Ton	Yard
14206879	2210170	11/20/2020	52.23	
14206880	2210316	11/21/2020		
14000612	2208401	11/16/2020	57.47	40
14000613	2208405	11/16/2020	53.72	40
14000615	2208496	11/16/2020	52.05	40
14000614	2208467	11/16/2020	47.38	40
14000616	2208509	11/16/2020	22.19	40
14000629	2254213	5/6/2021	44.43	40
14000630	2254287	5/6/2021	46.91	40
14000633	2254752	5/7/2021	23.29	40
		2/23/2022	24.98	
		2/24/2022	21.42	
		2/24/2022	26.42	
		2/25/2022	27.1	
14031434	2230555	2/11/2021	9.39	15
14031432	2230412	2/11/2021	13.03	15
14031433	2230475	2/11/2021	12.76	15
14206876	2209209	11/18/2020	21.04	
14206877	2209338	11/18/2020	54.34	
14206878	2209396	11/18/2020	54.32	
14206890	2209441			
14206889	2209582			
14206888	2209676			
14206887	2209783			
14206886	2209939	11/20/2020	44.4	
14206885	2210030	11/20/2020		
		TOTAL	708.87	
		Request	1208.84	
		Difference Needed	-499.97	

If you need anything else please let me know.

Migwech/Hiy-Hiy (Thank You),

Antonio Morsette
AKT Peerless Environmental Services
P (248) 615-1333 | C (313) 686-7990
morsettea@aktpeerless.com

From: Ginny Dougherty <dougherty@pmenv.com>
Sent: Friday, July 22, 2022 1:12 PM
To: Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Jeremy,

I've attached the PM Change Orders. I was hoping to provide everything at once, but I'm still digging into the Quatro and Larson manifests - I apologize for the delay on those!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | dougherty@pmenv.com

From: Jeremy McCallion <McCallionJ@aktpeerless.com>
Sent: Friday, July 15, 2022 2:23 PM
To: Ginny Dougherty <dougherty@pmenv.com>
Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

We have worked through the additional material you provided and still need to the following information:

1. Invoice #1598 from Quarto Construction LLC was provided:
 - a. Need proof of payment or lien waiver – invoice just has “Paid” stamp on it
 - b. Transportation of 155.81 tons of c-soil
 - i. Need load tickets and waste manifests
 - c. Vapor barrier activities
 - i. Need load tickets for 162.07 tons of washed stone to verify clean material was installed
 - ii. Need load tickets for 466.66 Yards Sand Material to verify clean material was installed
2. Invoice Verification Form Dated March 22, 2022, Signed Proposal Dated July 7, 2020, and Emails dated February 15, 2022 – March 9, 2022, from Oscar Larson Oscar Larson describes eligible activities, costs for those activities, and that they were paid:
 - a. Need proof of payment or lien waiver – Signed Invoice Verification Form was provided in original submittal and is not considered proof of payment
 - b. Activities include transportation and disposal of 1,208.84 tons of contaminated soil
 - i. Load tickets and waste manifests for transportation and disposal of 708.87 tons of contaminated soil was provided
 - ii. Need load tickets and waste manifests for transportation and disposal of 499.97 tons of contaminated soil
3. Invoice #98771 from PM Environmental for Vapor Barrier Installation Activities:
 - a. Need change orders to verify work did not change

Once received, we should be able to complete our review and provide the recommendation letter to the City of Farmington BRA.

Thank you,

Jeremy

Jeremy McCallion, LEED AP

Vice President Sustainability and
Marketing & Business Development Services

AKT Peerless Environmental Services

C (248) 302-3038

mccallionj@aktpeerless.com

From: Ginny Dougherty <dougherty@pmenv.com>

Sent: Thursday, June 23, 2022 2:15 PM

To: Jenn Gelletly <gelletlyj@aktpeerless.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jeremy McCallion
<McCallionJ@aktpeerless.com>

Subject: RE: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hi Jenn,

See attached for the water and soil tickets/manifests. I will track down the payments and will follow-up.

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, INC.

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | dougherty@pmenv.com

From: Jenn Gelletly <gelletlyj@aktpeerless.com>

Sent: Thursday, June 23, 2022 11:29 AM

To: Ginny Dougherty <dougherty@pmenv.com>

Cc: Kevin Christiansen <kchristiansen@farmgov.com>; Jeremy McCallion
<McCallionJ@aktpeerless.com>; Jenn Gelletly <gelletlyj@aktpeerless.com>

Subject: 22145 Farmington Road Brownfield Redevelopment Project - Reimbursement Request Information

Hello Ginny,

Hope all is well with you!

AKT Peerless has been contracted by the City of Farmington to review the March 4, 2022 reimbursement request for the 22145 Farmington Road brownfield redevelopment.

Upon our preliminary findings, the following information is missing and is needed to fully complete our review:

1. Invoice #1598 from Quarto Construction was provided for transportation of c-soil, demolition, vapor barrier aggregate
 - a. Need proof of payment or lien waiver – invoice just has “Paid” stamp on it
 - b. Need load tickets of c-soil
 - c. Need waste manifests for c-soil

2. A signed statement from Oscar Larson describes eligible activities, costs for those activities, and that they were paid.
 - a. Need to provide a lien waiver
 - b. Activities include disposal of contaminated soil
 - i. Need load tickets and waste manifests
 - c. Activities include disposal of contaminated groundwater
 - i. Need tank ticket(s) and waste manifests

As we progress through the request, I will reach out if anything further is needed.
If you have any questions, please do not hesitate to contact me.

Thank you!

Jenn Gelletly

Project Consultant

AKT Peerless Environmental Services

22725 Orchard Lake Road, Farmington, MI 48336

P (248) 615-1333 | **C** (248) 200-6666

gelletlyj@aktpeerless.com

aktpeerless.com

Attachment B
Reimbursement Tracking Table

Detail of Eligible Activities Approved for Reimbursement
 22145 Farmington Road, Farmington MI
 AKT Project No. 15386f

Activity (as identified in the Project's Approved Brownfield Plan)	Invoice Description	Contractor	Invoice No.	Invoice Date	Service Period	Proof of Payment	Amount Requested	Amount Pending/Denied	Amount Recommended for Approval	Notes:
EGLE ENVIRONMENTAL ELIGIBLE ACTIVITIES										
Environmental Assessment Activities										
Phase I ESA	- Phase I Environmental Site Assessment - Chain of Title	PM Environmental	92901	1/31/2020	1/31/2020	AR Ledger	\$ 2,650.00		\$ 2,650.00	
Phase II ESA	Baseline Environmental Assessment / Documentation of Due Care Compliance	PM Environmental	93330	3/13/2020	3/13/2020	AR Ledger	\$ 7,275.00		\$ 7,275.00	
Due Care Planning	Vapor Barrier and Sub Slab Vapor Design/Due Care Response Activities	PM Environmental	96006	1/6/2021	1/8/2021	AR Ledger	\$ 12,282.50		\$ 12,282.50	
Hazardous Material Survey	Asbestos Building Inspection - Applied environmental was contracted to complete Asbestos Building Inspection at the subject site	Applied Environmental	6059	9/15/2020	9/15/2020	Cancelled Check #1086	\$ 1,200.00		\$ 1,200.00	
Subtotal Environmental Assessment Activities							\$ 23,407.50	\$ 0.00	\$ 23,407.50	Denied for TIF: \$ 0.00
Due Care Activities										
Vapor Barrier Installation	Material and Trucking in Ohio Washed Stone - 162.07 Tons Trucking - Vapor Barrier Specification (Special sand layer - 20")	Quatro Construction LLC	1598	11/2/2020	11/2/2020	Waivers signed 9/2/2022	\$ 7,158.63		\$ 7,158.63	Missing Proof of Payment provided 9/29/2022. Email from Quatro states: We used 131.12 tons of Ohio Stone compared to 162.07 on bill. Ohio washed was unavailable so we used additional sand. There was no change in the contract price to Royal Gas.
Vapor Barrier Installation		Quatro Construction LLC	1598	11/2/2020	11/2/2020	Waivers signed 9/2/2022	\$ 7,933.22		\$ 7,933.22	Missing Proof of Payment provided 9/29/2022. Email from Quatro states: We used 340 yards of sand compared to the 466.66 on the bill.
Vapor Barrier Installation	Vapor Barrier Installation Activities - Mobilization / Oversight / Supplies - Subcontractors (Vapor Barrier/Plumbing) - Site Visits / Project Mgmt /Coordination	PM Environmental	97071	4/27/2021	4/27/2021	AR Ledger	\$ 44,020.00		\$ 44,020.00	
Vapor Barrier Installation	Vapor Barrier Installation Activities - Mobilization / Oversight / Supplies - Subcontractors (Vapor Barrier/Plumbing) - Site Visits / Project Mgmt /Coordination - Construction Management Report - Other	PM Environmental	98771	10/15/2021	10/15/2021	AR Ledger	\$ 8,945.00		\$ 8,945.00	Missing Change Orders provided 7.22.22
Contaminated Soil Transport and Disposal	Removal of contaminated soil 155.81 tons. Dump fee paid by owner direct. - Transport of Contaminated Soil- 155.81 Tons	Quatro Construction LLC	1598	11/2/2020	11/2/2020	Waivers signed 9/2/2022	\$ 3,116.20	\$ 289.32	\$ 2,826.88	Missing Proof of Payment provided 9/29/2022.
Contaminated Soil Transport and Disposal	From Signed Proposal "Contract" Disposal of 354 tons of contaminated soil included in base bid, any additional disposal is extra	Oscar Larson	Contract and attached email	7/7/2020 3/2/2022	3/30/2022	Waivers signed 6/17/2022	\$ 3,540.00	\$ 328.67	\$ 3,211.33	Missing Proof of Payment provided 9/30/2022.
Contaminated Soil Transport and Disposal	Disposal of additional 427.42 tons of contaminated soil - landfill fees	Oscar Larson	Contract and attached email	7/7/2020 3/2/2022	3/30/2022	Waivers signed 6/17/2022	\$ 4,977.59	\$ 462.14	\$ 4,515.45	Missing Proof of Payment provided 9/30/2022.

Detail of Eligible Activities Approved for Reimbursement
 22145 Farmington Road, Farmington MI
 AKT Project No. 15386F

Activity	Contract and attached email	Contract dated	Proposal dated	Waiver signed	Waiver dated	Amount	Notes
Contaminated Soil Transport and Disposal	Oscar Larson	3/30/2022	7/7/2020 Email dated 3/8/2022	6/17/2022	3/30/2022	\$ 4,423.79	Transport of additional 427.42 tons of contaminated soil
Contaminated Groundwater Management	Oscar Larson	3/30/2022	7/7/2020 Email dated 3/8/2022	6/17/2022	3/30/2022	\$ 5,963.60	Disposal of contamination groundwater - 19,757 gallons of contaminated groundwater
Oversight, Sampling and Reporting by Environmental Professional	PM Environmental	1/8/2021	1/8/2021	AR Ledger	1/8/2021	\$ 4,475.00	Soil Excavation Oversight - Mobilization, Oversight & Sampling - Data Eval, Project Mgmt, & Reporting - Laboratory Analysis
Subtotal Due Care Activities						\$ 94,553.03	
Demolition						\$ -1,490.85	
Building and Site Demolition Activities	Quatro Construction LLC	11/2/2020	11/2/2020	Waivers signed 9/2/2022	11/2/2020	\$ 38,000.00	Demolition of Building
Building and Site Demolition Activities	Quatro Construction LLC	11/2/2020	11/2/2020	Waivers signed 9/2/2022	11/2/2020	\$ 7,500.00	Removing Hidden Foundations
Building and Site Demolition Activities	Oscar Larson	3/30/2022	7/7/2020 Proposal dated 7/7/2020 Email dated 3/2/2022	6/17/2022	3/30/2022	\$ 16,000.00	From Signed Proposal "Contract" Demolition and disposal of existing canopies Remove two (2) existing canopies & Remove canopy bases
Subtotal Demolition						\$ 61,500.00	
Preparation of Brownfield Plan and MSF Act 381 Work Plan						\$ 0.00	
Brownfield Plan Preparation and Implementation	PM Environmental	10/22/2020	10/22/2020	AR Ledger	10/22/2020	\$ 8,125.00	Brownfield Plan for Tax Increment Financing
Brownfield Plan Preparation and Implementation	PM Environmental	4/12/2022	4/12/2022	check 48244	4/12/2022	\$ 3,022.50	Reimbursement Request
Brownfield Plan Preparation and Implementation	PM Environmental	10/27/2022	10/27/2022	AR Ledger	10/27/2022	\$ 2,502.50	Meetings / Reimbursement Request
Subtotal Preparation of Brownfield Plan and MSF Act 381 Work Plan						\$ 13,650.00	
Total Requested Amount:						\$ 193,110.53	
Total Recommended Denied:						\$ -1,490.85	
Recommended Approval Total:						\$ 191,619.68	

**TAX INCREMENT FINANCING (TIF) REIMBURSEMENT REQUEST REVIEW PROPOSAL
GAS STATION BROWNFIELD REDEVELOPMENT
CITY OF FARMINGTON**

Project Information	
AKT PEERLESS PROJECT NUMBER:	15386f
PROPOSAL DATE:	June 16, 2022
AKT PEERLESS PROPOSAL NUMBER:	PF-30581
AKT PEERLESS CONSULTING PROPOSAL NUMBER:	PF-26770; executed September 2, 2020
PROJECT ADDRESS:	22145 Farmington Road, Farmington, Michigan 48336
Description of Activity	
<p>AKT Peerless has conducted Brownfield Consulting services for the Gas Station brownfield redevelopment ("Project"), located at 22145 Farmington Road, Farmington, Michigan to the City of Farmington ("City") under proposal number PF-26770, executed September 2, 2020.</p> <p>AKT Peerless presents this proposal to complete a review of the brownfield TIF reimbursement request (no. 1) for the Project property. AKT Peerless' review of the request package will ensure compliance with Michigan P.A. 381 of 1996, as amended, the Project's executed Reimbursement Agreement, approved Brownfield Plan and (if applicable) the Act 381 Work Plan. AKT Peerless will also review the request for accounting accuracy.</p> <p>The review process may also include the following additional support services:</p> <ul style="list-style-type: none"> • Participate in conference calls with the City, the developer and/or the developer's consultant • Requesting and reviewing supplemental information • Tracking approved reimbursement requests and reimbursement payments to the developer <p>AKT Peerless will prepare and submit a brief memorandum following the review of the TIF reimbursement request which will summarize the findings and recommendations for reimbursement.</p>	
TIF Reimbursement Request (No. 1) Review – Gas Station Redevelopment	\$3,000.00

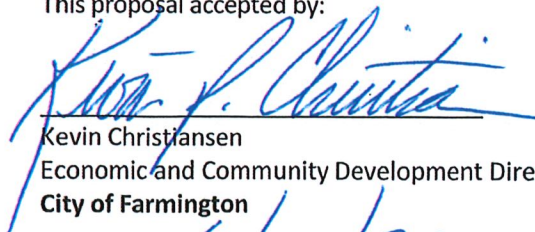
AKT Peerless will conduct this work in accordance with the Schedule of Professional Services Fees in the agreed upon proposal for Brownfield Consulting Services, executed September 2, 2020. Project costs incurred under this proposal will be invoiced on a lump sum basis. By signing this proposal, the Client agrees to the terms and conditions set forth within as well as the September 2, 2020 executed proposal.

This proposal submitted by:



Jeremy McCallion, LEED AP
Senior Project Manager
AKT Peerless

This proposal accepted by:



Kevin Christiansen
Economic and Community Development Director
City of Farmington

DATE: 6/20/22

AKT PEERLESS

Invoice

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

November 30, 2022
Invoice No: 68846

David Murphy
City of Farmington
23600 Liberty Street
Farmington, MI 48335

AMOUNT APPROVED:	\$ 3,000.00
ACCOUNT #:	AMOUNT:
243-000,13-818,000	
Approved By: <i>MA</i>	Date: 12/13/2022
By Manager: <i>JW</i>	
Checked: <input type="checkbox"/> PU <input type="checkbox"/> Council Approval	

Please reference this invoice no. on your remittance.

Project Manager

P. Jeremy McCallion

Total Due This Invoice (see breakdown below):	\$3,000.00
--	-------------------

Project 15386F00 22145 Farmington Road, Farmington, Michigan

Professional Services for the Period: November 1, 2022 to November 30, 2022

Billing Group: 4 Reimbursement Request Review

Professional services rendered and project costs incurred to conduct a reimbursement request review for the City of Farmington, for the brownfield redevelopment site located at 22145 Farmington Road, Farmington, Michigan. Reference AKT Peerless' proposal number PF-30581 dated June 16, 2022 for details.

Phase 25 Reimbursement Request Review

	3,000.00
Total Phase	\$3,000.00
Total Billing Group	\$3,000.00
Invoice Amount	\$3,000.00

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions.
ACH Payments: Beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N WASHINGTON STREET, SAGINAW MI 48607; ABA ROUTING #072403473; ACCOUNT #01388362854
Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.

ACCEPTS:

