



BROWNFIELD REDEVELOPMENT
AUTHORITY MEETING
Friday, July 14, 2023 – 3:30 p.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 24, 2023 Minutes**
4. **Approval of Brownfield Reimbursement Request for Village Mall
Redevelopment Project, GLP Financial – 33329-33335 Grand River Avenue**
5. **Maxfield Training Center Redevelopment Project – Review of Robertson
Brothers Homes Hillside Townes Brownfield Plan, 33000 Thomas Street,
33107 Thomas Street and 33104 Grand River Avenue**
6. **Other Business**
7. **Public Comment**
8. **Brownfield Redevelopment Authority Comment**
9. **Adjournment**

DRAFT

**BROWNFIELD REDEVELOPMENT AUTHORITY
March 24, 2023**

A meeting of the City of Farmington Brownfield Redevelopment Authority Board was held on Wednesday, March 24, 2023 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 Chair Joe LaRussa at 10:02 am.

BOARD MEMBERS PRESENT: Susan Arlin, Kevin Christiansen, Chuck Eudy, Joe LaRussa, Dave Murphy

BOARD MEMBERS ABSENT: Kate Knight

CITY REPRESENTATIVES PRESENT: Mary Mullison, Chris Weber

OTHERS PRESENT: Samantha Seimer, AKT Peerless; Ginny Dougherty, PM Environmental

APPROVAL OF AGENDA

MOTION by Christensen, seconded by Murphy to approve the agenda as presented.
MOTION CARRIED UNANIMOUSLY.

MINUTES OF PREVIOUS MEETING

MOTION by Murphy, seconded by Christiansen to approve the Minutes of March 23, 2022.
MOTION CARRIED UNANIMOUSLY.

ELECTION OF OFFICERS

Murphy proposed that the current officers retain their positions.

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

CONSIDERATION TO AMEND FISCAL YEAR 2022-23 BUDGET

Weber reviewed the proposed amendment to the Brownfield Redevelopment Authority budget for FY 2022-23.

MOTION by Christiansen, supported by Arlin to amend the Fiscal Year 2022-23 Budget as described by the Finance Director.
MOTION CARRIED UNANIMOUSLY.

DRAFT

Brownfield Redevelopment Authority
March 24, 2023
-2-

CONSIDERATION TO RECOMMEND APPROVAL OF FISCAL YEAR 2023-24 BUDGET

Christiansen presented the proposed Brownfield Redevelopment Authority budget for FY 2023-24.

MOTION by Arlin, supported by Christiansen to approve the Fiscal Year 2023-24 Budget as presented.

MOTION CARRIED UNANIMOUSLY.

APPROVAL OF BROWNFIELD REIMBURSEMENT REQUEST FOR AMOCO GAS STATION – 22145 W. NINE MILE ROAD

Christiansen requested approval of a Brownfield Reimbursement request for Amoco Gas. The project required onsite remediation. Redevelopment has been completed, and the request is to certify the cost for future TIFF reimbursement. Samantha Seimer, AKT Peerless, gave further details.

MOTION by Arlin, supported by Eudy to approve the Brownfield Reimbursement Request for Amoco Gas Station – 22145 W. Nine Mile Road as presented.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Christiansen noted the need for a meeting soon about the work done at the Farmington State Savings Bank Building by GLP Financial, administered by AKT Peerless. There is also a large-scale project at the Maxfield Training Center that will be coming before the board in the near future. Discussion about timing of receipt of the Maxfield plan occurred.

Weber reminded the board 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. Christiansen agreed to send the form to each board member and the Clerk will file such forms.

PUBLIC COMMENT

There was no public comment heard.

BROWNFIELD REDEVELOPMENT AUTHORITY COMMENT

There was no Authority comment heard.

DRAFT

ADJOURNMENT

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

The meeting adjourned at 10:26 am.

Mary J. Mullison, Secretary

April 25, 2023

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

Subject: Recommendation Letter for the Village Mall Redevelopment Project, Farmington, Michigan Request #1 Resubmittal

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 ("Request #1"), including supporting documents, submitted to the City of Farmington Brownfield Redevelopment Authority (the "Authority") by Bonner Advisory Group ("BAG"), on behalf of DAMCAT Real Estate Holdings, LLC (the "Developer"), for the Village Mall Redevelopment Project (the "Project") located at 33329-33335 Grand River Avenue, Farmington, Michigan (the "subject property").

AKT Peerless was contracted by the Authority on December 5, 2022. Per the contract with the Authority, AKT Peerless has reviewed the costs contained within Request #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 June 26, 2020, and the Farmington City Council on July 20, 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 July 13, 2020). AKT Peerless' findings and recommendations are listed below.

The Authority received Request #1 from the Developer on November 14, 2022. The Developer submitted expenses in the amount of \$260,331.54 to reimburse costs associated with Predevelopment, Demolition, Lead and Asbestos Abatement, and Preparation and Implementation of Brownfield Plan Activities. On December 16, 2022, AKT Peerless requested additional information from the Developer, which included: (1) signed Exhibits in accordance with the executed Reimbursement Agreement, (2) detailed invoices for the costs incurred sufficient to determine whether the costs incurred were in payment of Eligible Activities, (3) proper disposal documentation for Lead and Asbestos Abatement Activities. Some of the requested documents were submitted on January 13, 2023. Please refer to Attachment C for communication between AKT Peerless and BAG.

The Authority received Request #1 Resubmittal from the Developer on January 13, 2023. The Developer submitted expenses in the amount of \$301,394.82 to reimburse costs associated with Predevelopment, Demolition, Lead and Asbestos Abatement, and Preparation and Implementation of Brownfield Plan Activities. On February 23, 2023, AKT Peerless requested additional information from the Developer, which included: (1) previously requested documentation and (2) clarification on inconsistent backup documentation. Please refer to Attachment C for communication between AKT Peerless and BAG.

On March 3, 2023, AKT Peerless, the Developer, and BAG met to discuss the aforementioned requested documentation. The Authority then received follow-up documents between March 5, 2023, and March 23, 2023.

Request #1 Resubmittal Findings:

AKT Peerless reviewed the documentation provided by the Developer. Outlined below are AKT Peerless' findings:

- 1) **Summary of Invoices Spreadsheet is inconsistent with backup documentation provided.** The Summary of Invoices Spreadsheet has miscalculated expenses for Global Green Service Group to be \$268,244.82. While the AIA documents provided have a total of \$250,244.82. Therefore \$18,000.00 is not eligible for TIF reimbursement.

For Authority Determination:

- 1) **The Developer has requested \$11,950.00 for activities related to Pre-Reno ACM Survey & Report activities.** These activities were performed prior to the approval date of the Brownfield Plan. Per the Act 381 Guidance: Pre-Approved Activities include Asbestos, mold, and lead surveys. However, these activities were not outlined in the approved Brownfield Plan Section II. C. It is therefore up to the discretion of the Authority to approve the costs associated with these activities. Please note that if the Authority decides to approve these costs, only \$11,900.00 is eligible for reimbursement. Approval of the additional \$50.00 will exceed the approved Brownfield Plan Pre-Approved activities budget.
- 2) **The Developer has requested \$20,000.00 for activities related to the Preparation and Implementation of the Brownfield Plan.** These activities are \$5,000.00 over the approved Brownfield Plan Preparation and Implementation activities budget of \$15,000.00. However, due to: (1) the Brownfield Plan being a *local-only plan*, (2) the requested amount being below the Act 381 statute maximum of \$30,000.00 for Preparation and Implementation of Brownfield Plan activities, and (3) the approved Brownfield Plan having a \$48,278.00 Contingency line item, it is therefore up to the discretion of the Authority to approve the costs associated with these activities and apply them to Contingency.
- 3) **The Developer is \$37,440.82 over the approved Brownfield Plan Michigan Strategic Fund (MSF) non-environmental eligible activities budget.** Per Act 381 Guidance and the approved Brownfield Plan having a \$48,278.00 Contingency line item, is up to the discretion of the Authority to approve the costs associated with these activities and apply them to Contingency.

Summary:

AKT Peerless has included the Developer Reimbursement Request Cost Summary Table in Attachment A. Attachment A includes the eligible activity budgets and contingency approved in the Brownfield Plan. Additionally, AKT Peerless has included the Reimbursement Tracking Table as Attachment B, providing further detail on information submitted in Request #1 Resubmittal.

AKT Peerless has found **\$397,542.82** of expenses are eligible activity expenses included in the Request #1 Resubmittal. The eligible activity expenses include Predevelopment, Demolition, Lead and Asbestos Abatement, and Preparation and Implementation of Brownfield Plan Activities. As AKT Peerless conducted its review of Request #1 Resubmittal, it was found that \$380,642.82 of expenses are eligible activity

expenses included in the approved Brownfield Plan and were completed in accordance with Act 381 and the executed Reimbursement Agreement. However, it is up to the discretion of the Authority to approve \$37,440.82 of these expenses and apply them to Contingency. Additionally, AKT Peerless has found \$16,900.00 of additional expenses are eligible activity expenses completed in accordance with Act 381 Guidance. However, it is up to the discretion of the Authority to approve the costs associated with these activities as they were either not included in the approved Brownfield Plan or were over the approved budgeted amount.

Further, as AKT Peerless conducted its review of Request #1 Resubmittal, it was found \$18,050.00 in expenses are not eligible for TIF reimbursement as these costs exceed the Approved Brownfield Plan's budget or were miscalculated.

AKT Peerless has reviewed the costs contained within Request #1 Resubmittal, ensuring that these expenses were conducted in accordance with the aforementioned requirements. Therefore, it is AKT Peerless recommendation that **\$397,542.82** of the Developers expenses be approved for **TIF reimbursement**.

If you have any questions, please contact me at or at (248) 302-3038.

Sincerely,

AKT PEERLESS



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

Enclosure

- Attachment A. Reimbursement Request Cost Summary Table
- Attachment B. Reimbursement Tracking Table
- Attachment C. Bonner Advisory Group Communication



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Attachment A

Reimbursement Request Cost Summary Table

Developer Reimbursement Request Cost Summary Table
 Village Mall Redevelopment Project
 AKT Peerless Project Number 15142f
April 25, 2023

<i>Developer Reimbursement Request Summary Table</i>	Total Approved Cost of Eligible Activity	EGLE TIF	Local-Only TIF	Actual TIF (Invoice Sum) EAs Cost	TIF Budget Remaining
Predevelopment Activities	\$ 14,300	\$ 14,300	\$ -	\$ 14,300.00	\$ -
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 14,300	\$ 14,300	\$ -	\$ 14,300.00	\$ -
Demolition	\$ 250,796		\$ 250,796	\$ 291,852.00	\$ (41,056)
Lead and Asbestos Activities	\$ 71,056		\$ 71,056	\$ 33,950.00	\$ 37,106
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 321,852	\$ -	\$ 321,852	\$ 325,802.00	\$ (3,950)
Total Environmental and Non-Environmental Eligible Activities	\$ 336,152	\$ 14,300	\$ 321,852	\$ 340,102.00	\$ (3,950)
15% Contingency on Eligible Activities	\$ 48,278		\$ 48,278	\$ 42,440.82	\$ 5,837
Brownfield Plan & Act 381 WP Preparation and Implementation	\$ 15,000		\$ 15,000	\$ 15,000.00	\$ -
Grand Total	\$ 399,430	\$ 14,300	\$ 385,130	\$ 397,542.82	\$ 1,887



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Attachment B
Reimbursement Tracking Table

Reimbursement Review
Request #1 Resubmittal
Cost Summary Sheet
Village Mall Redevelopment Project
AKT Peerless Project Number 221427
April 15, 2023

2023 Reimbursement Tracking

Village Mall
Redevelopment Project
Draw Request #1
Tuesday, January 31, 2023

Total Invoice Amounts, by Eligible Activity Category (Info Submitted absent only)			
Developer Reimbursement Request Summary Table			
	TF Request	TF Approved	
Predevelopment Activities	\$ 14,350.00	\$ 14,350.00	
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 24,350.00	\$ 24,350.00	
Demolition	\$ 320,813.00	\$ 320,813.00	
Lead and Abatement Activities	\$ 33,950.00	\$ 33,950.00	
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 343,813.00	\$ 343,813.00	
Total Environmental and Non-Environmental Eligible Activities	\$ 368,163.00	\$ 368,163.00	
USA Contingency on Eligible Activities	\$ 47,440.97	\$ 47,440.97	
Contingency Fund - Act 311 SW Program and Implementation	\$ 13,600.00	\$ 13,600.00	
Grand Total	\$ 429,203.97	\$ 429,203.97	

Activity	Invoice Description	Contractor	Invoice No.	Invoice Date	Total Invoice Amount	For Services Provided Through	Proof of Payment	Valued Description	Check or Payment Date	Check Made By	Requested	Eligible	APPROVED	Proof of Insurance During eligible activities	Notes
1001 Environmental Eligible Activities	Predevelopment Activities														
NA	Pre-Phase ACM Survey & Report Includes Photographic Evidence Retainer - ACM Debris	PM Environmental	91907	10/25/2018	\$ 11,950.00	10/25/2018	ch 13392 ch 13911	6/23/2019 1/17/2019	8/23/2019 10/27/2019	SLP and Associates	\$ 11,950.00	\$ 50.00	\$ 11,900.00	For Authority Determination: Costs were included in Predevelopment Activities. However, Scaffolding Plans, the Approved Activities include Phase 1 and 2 ACM Costs are not mentioned in the union. A Ledger provided in Request #1 Update #7 dated 3/20/2023 provides proof of payment for retainer 550 eligible, but not recommended for approval due to being over approved in Phase budget.	
Phase 1 ISA	Phase 1 Environmental SW Assessment	PM Environmental	91828	9/20/2018	\$ 1,200.00	9/20/2018	ch 13745		10/27/2019	SLP and Associates	\$ 1,200.00		\$ 1,200.00		NA Ledger provided in Request #1 Update #7 dated 3/20/2023 provides documentation. Costs not included in Request #1. These costs were included in Invoice # 31153. Costs included in Accounting based on discussion with developer.
Phase 1 ISA	NA Ledger Retainer - Phase 1 ISA Debris On-Site 31153 Additional Fees	PM Environmental	NA Ledger	9/25/2018	\$ 1,200.00		ch 13381		8/27/2019	N/A	\$ 1,200.00		\$ 1,200.00		
	Predevelopment Activities Subtotal										\$ 14,350.00	\$ 50.00	\$ 14,300.00	dem'd: 50.00	
1002 Non-Environmental Eligible Activities	Demolition	Global Green Service Group	Application No 9	7/6/2022	\$ 253,244.82	6/23/2021 7/15/2022		Full Waiver Partial Waiver Sworn Statements	9/23/2022 7/6/2022 7/8/2022		\$ 234,284.82			\$ 234,284.82	Request is 118,000 over the NA documentation.
	Demolition Phase 2 Earth Demolition	Line Item #1			\$ 113,260.00									\$ 113,260.00	
	Demolition Mulchization	Line Item #2			\$ 5,000.00									\$ 5,000.00	
	Demolition Stone and Gravel	Line Item #3			\$ 51,143.00									\$ 51,143.00	
	Demolition Exterior Concrete	Line Item #4			\$ 3,000.00									\$ 3,000.00	
	Demolition CO-11 - Exposed WIP - Asbestos	Line Item #5			\$ 4,500.00									\$ 4,500.00	
	Demolition CO-11 - Vinyl Walls, 1st Floor Lobby	Line Item #6			\$ 1,552.00									\$ 1,552.00	
	Demolition CO-11 - 5th Down Basement Urnch. Room	Line Item #7			\$ 1,552.00									\$ 1,552.00	
	Demolition CO-11 - 5th Down Basement Urnch. Room (to be cut for acquired CO amount)	Line Item #8			\$ 6,000.00									\$ 6,000.00	
	Demolition CO-11 - 2nd Floor 214, 215, 212 Demolition	Line Item #9			\$ (1,142.00)									\$ (1,142.00)	
	Demolition CO-11 - 3rd Floor 214, 215, 212 Demolition	Line Item #10			\$ 3,152.00									\$ 3,152.00	
	Demolition CO-11 - 2nd Floor 214, 215, 212 Demolition	Line Item #11			\$ 3,725.00									\$ 3,725.00	
	Demolition CO-11 - Phase and under chimney on East wall (3 separate WSP)				\$ 3,500.00									\$ 3,500.00	
	Demolition CO-11 - Demolition for beam pockets not represented on plans (5 total pockets)	Line Item #13			\$ 3,500.00									\$ 3,500.00	
	Demolition CO-11 - Demolition for beam pockets not represented on plans (5 total pockets)	Line Item #14			\$ 19,938.82									\$ 19,938.82	
	Demolition CO-12 - Additional Scaffolding beyond 60 days	Line Item #15			\$ 1,300.00									\$ 1,300.00	
	Demolition CO-12 - Removal of Steel Beams	Line Item #16			\$ 3,320.00									\$ 3,320.00	
	Demolition NA #42 - 528-2020 - Farmington State Bank	Main Contractor: Ransaw Construction Group Subcontractor: Global Green Service Group	6064	6/27/2020	\$ 40,000.00	5/11/2020	ch 85571 ch 85671	Main Contractor Sworn Statement 6/27/2020 Subcontractor: 7/9/2020 7/12/2020	9/23/2022 7/9/2020 7/12/2020	Ransaw Construction Group	\$ 40,000.00		\$ 40,000.00	included in Request #1 Update #7 dated 3/20/2023	
	Demolition NA #42 - Farmington State Bank - 100%	Main Contractor: Ransaw Construction Group Subcontractor: Global Green Service Group	6113	6/24/2020	\$ 22,998.00	6/23/2020	ch 85672	Main Contractor Sworn Statement Full Waiver Subcontractor: 7/12/2020 Construction Management Services	9/23/2022 6/23/2020 7/12/2020	Ransaw Construction Group	\$ 22,998.00		\$ 22,998.00	included in Request #1 Update #7 dated 3/20/2023	
	Demolition Renovation Demolition										\$ 17,418.82		\$ 17,418.82	included in Request #1 Update #7 dated 3/20/2023	
	Contingency										\$ 309,812.00		\$ 309,812.00	dem'd: 318,000.00	
	Lead & Abatement	Global Green Service Group	Application No 1	7/6/2022	\$ 253,244.82	6/23/2021 7/15/2022		Full Waiver Partial Waiver Sworn Statements	9/23/2022 7/6/2022 7/8/2022		\$ 33,950.00			\$ 33,950.00	
	Lead & Abatement Abatement	Application No 1 / 9			\$ 18,000.00	6/23/2021		Partial Waiver Sworn Statement ch 92377	6/23/2021 8/4/2021	Ransaw Construction Group	\$ 18,000.00		\$ 18,000.00	NA Request and Waiver Manifest Provided 3/27/2023 per discussion with Developer	
	Lead & Abatement Abatement	Application No 1 / 9			\$ 12,000.00	7/23/2021		Partial Waiver Sworn Statement ch 92469	7/22/2021 9/2/2021	Ransaw Construction Group	\$ 12,000.00		\$ 12,000.00	NA Request and Waiver Manifest Provided 3/27/2023 per discussion with Developer	
	Lead & Abatement Abatement	Application No 6 / 9			\$ 2,150.00	1/7/2022		Partial Waiver Sworn Statement ch 2318	1/12/2022 3/12/2022	Ransaw Construction Group	\$ 2,150.00		\$ 2,150.00	NA Request and Waiver Manifest Provided 3/27/2023 per discussion with Developer	
	Lead & Abatement Abatement	Application No 6 / 9			\$ 1,800.00	1/7/2022		Partial Waiver Sworn Statement ch 2318	1/12/2022 3/12/2022	Ransaw Construction Group	\$ 1,800.00		\$ 1,800.00	NA Request and Waiver Manifest Provided 3/27/2023 per discussion with Developer	
	Lead & Abatement Abatement	Line Item 314			\$ 3,150.00	1/7/2022		Abatement & Demolition	1/12/2022 3/12/2022	Ransaw Construction Group	\$ 3,150.00		\$ 3,150.00	dem'd: 3,000.00	
	Preparation and Implementation of Brownfield Plan and Act 311 Work Plan	Borner Advisory Group, LLC	327	12/12/2019	\$ 5,000.00		ch 15019	Under Construction Getting Started - Brownfield Program Research - Tax Incentive Projections and High-potential Review. Original Document: Getting Started - Research and Data Collection	3/11/2020	SLP and Associates	\$ 5,000.00		\$ 5,000.00	Invoice description updated 3/27/2023, per discussion with Developer	

Reimbursement Review
Request for Reimbursement
Cost Summary Sheet
 Stage Mill Redevelopment Project
 ART Peerless Project Number 151427
 April 26, 2023

Activity (as identified on the Project's Workfield Plan)	Invoice Description	Contractor	Invoice No.	Invoice Date	Total Invoice Amount	For Meters Provided Through	Proof of Payment	Material Description	Check or Payment Date	Check Made By	Updated FR Request	Highly Bill Not Recommended Approved for FR	Amount Recommended Approved for FR	Notes
Preparation and Implementation of Brownfield Plan and Art 181 Work Plan	<u>Original Description</u> Brownfield Plan and Reimbursement Agreement completion and review - Final Payment	Bonner Advisory Group, LLC	363	7/21/2020	\$ 15,000.00		ch 15276		7/21/2020	CLP and Associates	\$ 15,000.00		\$ 10,000.00	Invoice description updated 3/7/2023, per discussion with Developer. For Authority Determination: Due to the Brownfield Plan being a cost-only plan and the requested amount is below the Art 181 maximum of \$30,000, it is therefore up to the discretion of the Authority to approve the cash payment with these actions. Applied to contingency
	<u>Revised Description</u> Invoice Negotiations - Final Payment													
Contingency														
Preparation and Implementation Subtotal														
Contingency	Invoice M&E - Washington State Bank - 100% L&E	Main Contractor Remold Construction Group Subcontractor Global Green Service Group	6113	6/24/2020	\$ 72,898.00	6/30/2020	ch 89657	Main Contractor Two's Statement Full Waiver Subcontractor	6/21/2020 7/21/2020	Remold Construction Group	\$ 37,443.82		\$ 37,443.82	
Demolition	<u>Original Description</u> Brownfield Plan and Reimbursement Agreement completion and review - Final Payment	Bonner Advisory Group, LLC	363	7/21/2020	\$ 15,000.00		ch 15276		7/21/2020	CLP and Associates	\$ 5,000.00		\$ 5,000.00	
	<u>Revised Description</u> Invoice Negotiations - Final Payment													
Contingency Subtotal														
Total														



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Attachment C
Bonner Advisory Group Communication

Antonio Morsette

From: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Friday, January 13, 2023 12:55 PM
To: Antonio Morsette; Jeremy McCallion
Cc: matt@glpwins.com; Kevin Christiansen
Subject: Re: GLP Reimbursement Request

Thanks!

Luke Bonner
CEO-Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Antonio Morsette <morsettea@aktpeerless.com>
Sent: Friday, January 13, 2023 12:13:25 PM
To: Luke Bonner <luke.bonner@bonnerag.com>; Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: matt@glpwins.com <matt@glpwins.com>; Kevin Christiansen <kchristiansen@farmgov.com>
Subject: RE: GLP Reimbursement Request

Hello Luke,

We have received the documents you sent. We will review and get back to you with any questions.

Migwech/Hiy-Hiy (Thank You),

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

From: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Friday, January 13, 2023 9:44 AM
To: Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: GLP Reimbursement Request

Good morning,

Attached is the re-submittal for reimbursement. I believe this detail fulfills the request. Let me know if you have any questions.

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street

Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Jeremy McCallion <McCallionJ@aktpeerless.com>
Sent: Friday, December 16, 2022 10:10 AM
To: Luke Bonner <luke.bonner@bonnerag.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: GLP Reimbursement Request

Hello Luke,

AKT Peerless has reviewed the Reimbursement Request submitted on November 14, 2022. As AKT Peerless reviewed the supporting documents, AKT Peerless found that additional information is needed to support the eligible activity expenses. Outlined below are AKT Peerless' findings:

1. Per the July 13, 2020, executed Reimbursement Agreement between DAMKCAT Real Estate Holdings, LLC (the "Owner") and City of Farmington Brownfield Redevelopment Authority (the "FBRA"), Section 3.3:

"The Owner shall submit to FBRA a Request for Cost Reimbursement for Eligible Activities paid for by the Owner, on the form attached as Exhibit B ("Reimbursement Request"). ... The Reimbursement Request shall be signed by a duly authorized representative of the Owner."

Further, Section 3.7 states:

"The Owner shall notify the FBRA of the completion of Eligible Activities for which reimbursement may be sought under this Agreement and will execute and deliver to FBRA and the County Treasurer a Certificate of Completion, in the form attached hereto as Exhibit C, after the date of completion of all of the Eligible Activities for which reimbursement is sought under this Agreement."

Therefore, please provide a signed copy of Exhibit B and C.

The Owner submitted supporting documentation which included expenses for Predevelopment Activities, Demolition Activities, Lead and Asbestos Abatement Activities, and Brownfield Plan Preparation and Implementation Activities. However, all the costs associated with these activities are missing either proof of payment or detailed invoices for the costs incurred. Per, Section 3.3 of the executed Reimbursement Agreement:

"..Documentation of the costs incurred shall be included with the Reimbursement Request, including proof of payment and detailed invoices for the costs incurred sufficient to determine whether the costs incurred were in payment of Eligible Activities. ..."

A breakdown the requested documents is provided in the following table:

Activity / Description /Invoice	Item(s) Provided
Predevelopment Activities	Various invoices and proofs of payment
<p>Item(s) Needed: Please provide PM Environmental invoice 1015079. Costs were included in invoice 91907 but were not requested. These costs may be a retainer or included in a different invoice. These costs may be eligible for reimbursement, but a detailed invoice is needed to determine whether the costs incurred were in payment of Eligible Activities. Additional costs were included in invoice 91623 but were not requested. These costs may also be eligible for reimbursement, but a detailed invoice is needed to determine whether the costs incurred were in payment of Eligible Activities.</p> <p>Check 13746 was provided as proof of payment. However, corresponding invoice was not provided. Please provided invoice to determine whether the costs incurred were in payment of Eligible Activities. Invoice number 1015615 was provided on the check.</p>	
Demolition Activities	Waivers as proof of payment
<p>Item(s) Needed: Please provide detailed invoices for the for the costs incurred sufficient to determine whether the costs incurred were in payment of Eligible Activities.</p>	
Lead and Asbestos Abatement Activities	Waivers as proof of payment
<p>Item(s) Needed: Please provide detailed invoices for the costs incurred sufficient to determine whether the costs incurred were in payment of Eligible Activities. If Lead and Asbestos Abatement Activities occurred, proper disposal documentation needs to be provided.</p>	
Brownfield Plan Preparation and Implementation Activities	Invoice and checks proof of payment
<p>The description on invoices provided are not sufficient to determine whether the costs incurred were in payment of Eligible Activities. Please Provide service period for the Eligible Activities work performed, description of Eligible Activities work performed, and verification of the eligibility of the work performed. Proper documentation to be provided can include: a signed contract detailing Eligible Activities, a signed proposal detailing Eligible Activities, and or a signed letter from the Owner detailing and verifying Eligible Activities were performed.</p> <p>Per the Act 381 Work Plan Guidance: Work Plan and/or Brownfield Plan preparation Includes reasonable costs of developing and preparing Brownfield Plans, Combined Brownfield Plans, or Work Plans, including, but not limited to, legal and consulting fees... and Work Plan and/or Brownfield Plan implementation Includes reasonable costs of Brownfield Plan, Combined Brownfield Plans, or Work Plan implementation, including, but not limited to, tracking, submittal, review of invoices for reimbursement, plan compliance, and data reporting...</p>	

2. Per Section 14 of the executed Reimbursement Agreement:

“Owner shall provide insurance as reflected in Exhibit D.

Therefore, please provide a copy of verification of Insurance Requirements as outlined in Exhibit D.

- In order for the Reimbursement Request to be considered complete, please be sure to fill out "Summary of Invoices" Excel Spreadsheet entirely. This includes entering the correct information into every cell with its corresponding invoice's information and proof of payment. For example, the following table is an example of what was provided, with errors highlighted in yellow:

Activity	Invoice Description	Contractor	Invoice No.	Invoice Date	Amount Requested	Proof of Payment
Pre-Development Activities						
ACM Survey Pre-Renovation Investigations	Environmental	PM Environmental	91907	10/25/2019	\$5,975.00	
Environmental Investigation	Environmental	PM Environmental	91907	10/25/2019	\$1,200.00	

The following table is an example of a properly completed table:

Activity	Invoice Description	Contractor	Invoice No.	Invoice Date	Amount Requested	Proof of Payment
Pre-Development Activities						
Predevelopment Activities	Pre-Reno ACM Survey & Report	PM Environmental	91907	10/25/2019	\$5,975.00	Check # 13911
Predevelopment Activities	Phase I Environmental Site Assessment	PM Environmental	91623	9/30/2019	\$1,200.00	Check # 13745

By filling out the table in its entirety, we can line up requested costs with their corresponding invoices and proofs of payment. Doing so will ensure that our review is done in a timely manner.

Jeremy McCallion, LEED AP

Vice President Sustainability and Marketing & Business Development Services

AKT Peerless Environmental Services

C (248) 302-3038

mccallionj@aktpeerless.com

From: Luke Bonner <luke.bonner@bonnerag.com>

Sent: Tuesday, December 13, 2022 2:29 PM

To: Jeremy McCallion <McCallionJ@aktpeerless.com>

Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>

Subject: RE: GLP Reimbursement Request

Great, thanks for the update!

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Jeremy McCallion <McCallionJ@aktpeerless.com>
Sent: Tuesday, December 13, 2022 2:25 PM
To: Luke Bonner <luke.bonner@bonnerag.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: GLP Reimbursement Request

Hello Luke,

Our plan is to complete our review this week. We will let you know if we need any additional information

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: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Tuesday, December 13, 2022 9:48 AM
To: Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: GLP Reimbursement Request

Hi Jeremy, just wanted to check in on status. Thanks!

Luke Bonner
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Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Jeremy McCallion <McCallionJ@aktpeerless.com>
Sent: Wednesday, November 16, 2022 2:54 PM
To: Luke Bonner <luke.bonner@bonnerag.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>; Antonio Morsette <morsettea@aktpeerless.com>
Subject: RE: GLP Reimbursement Request

Hello Luke,

Information has been received. I will let know if we have any questions or comments

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: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Monday, November 14, 2022 4:30 PM
To: Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>
Subject: GLP Reimbursement Request

Jeremy please see attached reimbursement request.

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
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734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Luke Bonner
Sent: Monday, November 14, 2022 10:02 AM
To: Jeremy McCallion <McCallionJ@aktpeerless.com>
Cc: matt@glpwins.com; Kevin Christiansen <kchristiansen@farmgov.com>
Subject: RE: GLP Reimbursement Request Extension

Jeremy see attached

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: [Luke Bonner](#)
Sent: Monday, April 24, 2023 1:14 PM
To: [Antonio Morsette](#); [Sam Seimer](#)
Cc: matt@glpwins.com
Subject: RE: Follow Up Submittal
Attachments: Air report Farmington Bank 2.pdf; Air report Farmington Bank 1.pdf

Hi Antonio, these reports were previously submitted. This was work completed in 2020 and the subcontractor was paid by Global Green. Global Green did not bill Ronnisch until 18 months or so later is what I believe.

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Antonio Morsette <morsettea@aktpeerless.com>
Sent: Friday, April 21, 2023 4:12 PM
To: Luke Bonner <luke.bonner@bonnerag.com>; Sam Seimer <seimers@aktpeerless.com>
Cc: matt@glpwins.com
Subject: RE: Follow Up Submittal

Hello Luke,

We're almost done with our review. Can you please provide Air Report and Waste Manifest documentation for Asbestos Abatement activities provided by Global Green Service Group – Line Item #12 CO #1 - Remove of existing asbestos wrapped pipe in electrical room in basement and #14 CO #1 - Remove Asbestos Floor Tile in apartment. These activities occurred after the abatement activities backup documentation already provided. These activities total \$3,950.

Migwech/Hiy-Hiy (Thank You),

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

From: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Monday, April 17, 2023 3:10 PM
To: Sam Seimer <seimers@aktpeerless.com>; Antonio Morsette <morsettea@aktpeerless.com>
Cc: matt@glpwins.com
Subject: RE: Follow Up Submittal

Thanks for the update!

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI

734-846-9746

Luke.Bonner@BonnerAG.com

www.BonnerAG.com

From: Sam Seimer <seimers@aktpeerless.com>
Sent: Monday, April 17, 2023 3:07 PM
To: Luke Bonner <luke.bonner@bonnerag.com>; Antonio Morsette <morsettea@aktpeerless.com>
Cc: matt@glpwins.com
Subject: RE: Follow Up Submittal

Hey Luke sorry I missed your call. We will have our review wrapped up this week. Last I spoke with the City is that they were hoping to reconvene the BRA in about 30-60 days to review this request and another Brownfield Plan. If it doesn't look like the additional Brownfield Plan will be coming forward for a while we will go ahead and request a special meeting to make sure this request keeps moving forward and GLP is reimbursed 😊

My best,
Sam

Samantha R. Seimer
AKT Peerless Environmental Services
P (248) 615-1333 | C (248) 224-0305
seimers@aktpeerless.com

From: Luke Bonner <luke.bonner@bonnerag.com>
Sent: Monday, April 17, 2023 2:29 PM
To: Sam Seimer <seimers@aktpeerless.com>; Antonio Morsette <morsettea@aktpeerless.com>
Cc: matt@glpwins.com
Subject: FW: Follow Up Submittal

Hi guys following up here to see what is the status.

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com

From: Luke Bonner
Sent: Monday, March 20, 2023 12:49 PM
To: Sam Seimer <seimers@aktpeerless.com>
Cc: Antonio Morsette <morsettea@aktpeerless.com>; matt@glpwins.com
Subject: Follow Up Submittal

Hi Sam,

Attached are the final follow up items from our last meeting.

1. Backup for PM Environmental (+ additional Phase 1 invoice missed in first round)
2. Additional demolition activity from Global Green.

Let me know if you have questions.

Luke Bonner
CEO - Bonner Advisory Group
1054 S. Main Street
Ann Arbor, MI
734-846-9746
Luke.Bonner@BonnerAG.com
www.BonnerAG.com



July 6, 2023

City of Farmington DDA

Re: **Hillside Townes DDA Narrative**
Former Maxfield Training Center, 33107 Thomas Street
Parcel Numbers 23-27-152-017, -152-019, -154-004 and -154-008

Hillside Townes is an exciting new project from Robertson Homes located at the former Maxfield Training Center in Downtown Farmington. We have been working together with City staff, the Planning Commission, the DDA Design Committee, City Council and our neighbors to create a first-class residential townhome community on a functionally obsolete and contaminated former school property. The proposed land use and site layout meet City objectives to provide in-demand housing with important pedestrian linkages for the greater community. The Hillside Townes site design includes usable active open space areas and high-quality homes with very attractive elevations. The proposed community envisions 53 new for-sale attached single family townhomes that will add a quality housing product that is much needed in the area. All homes will be offered for-sale and will include an attached one-car garage, in addition to the inclusion of guest parking spaces.

The project will involve the demolition of the obsolete former school building and remediation of environmentally contaminated soil. The existing building is 44,609 square feet in size, which had been used as a school facility since initial use of the property. The building is blighted and no longer useful in its current state, and the City has long seen the parcel as a candidate for redevelopment. A portion of the site contains contaminated soil which will be removed as part of the site preparation.

The requested TIF is essential in order to cover extraordinary costs that are critical components of the project, which will be a cornerstone development in the City. There are several public benefits to the project, including but not limited to, an integral public path that will connect Grand River with Shiawassee Park, major infrastructure improvements, repaving of an existing parking lot used by the City, and removal of aerial cable lines, in addition to providing much needed missing



middle housing that will create a critical mass of new owner-occupied homeowners to the downtown corridor and adding property taxes to a current non-revenue generating property.

Hillside Townes will further strengthen the downtown core by adding owner-occupied residents that will take pride in their homes. The concept is designed to provide an important connectivity from Grand River to the Shiawassee River via a pedestrian pathway that traverses through the development. The vision for the project is centered in the philosophy of public/private integration and connection. The homes will become an appendage of the community and provide for a seamless transition for the many pedestrians that traverse between the downtown core and the river park.

Table of Residential Unit Mix		
Number of Units	Product Type	Unit Square Footage
53	Single-Car, 3 Story For-Sale Townhome	1,330 Square Feet

The residential community will feature 53 for-sale attached single-family townhomes that will add a quality new housing product that is currently unavailable in the area. The project will cater to the “Missing Middle” segment of the population that is attracted to a no-maintenance home in a great area with convenience to a bustling retail downtown core. The typical residents are working professionals and young families that are looking for attainable quality housing in aspirational communities and school districts without the downside of home and yard maintenance. In part due to a first-floor office space, the homes are designed to capitalize on the work-from-home demographic. The homes are 1,330 square feet in size with two bedrooms and two and a half baths and include a one-car attached private garage. Over the past decades, Robertson Brothers has had success with this housing product and is confident the project will be well received by the defined target market.

Hillside Townes is unique because of the opportunity to interconnect with the greater community. As part of the City’s RFP process for the property, it has been



clear that there is a strong vision to continue to provide for a pedestrian linkage between the Shiawassee Park and Downtown areas, which exists today. We have embraced this concept, and have worked within a framework of a continuous public pedestrian connection from the future promenade through the residential portion through to a future improved conveyance to the park. The public will be encouraged to traverse through the central open space spine that will connect the park to downtown. We feel that this creates an opportunity to establish this community as an integral part of the City.

Following is the concept plan and concept elevations.

Concept Plan

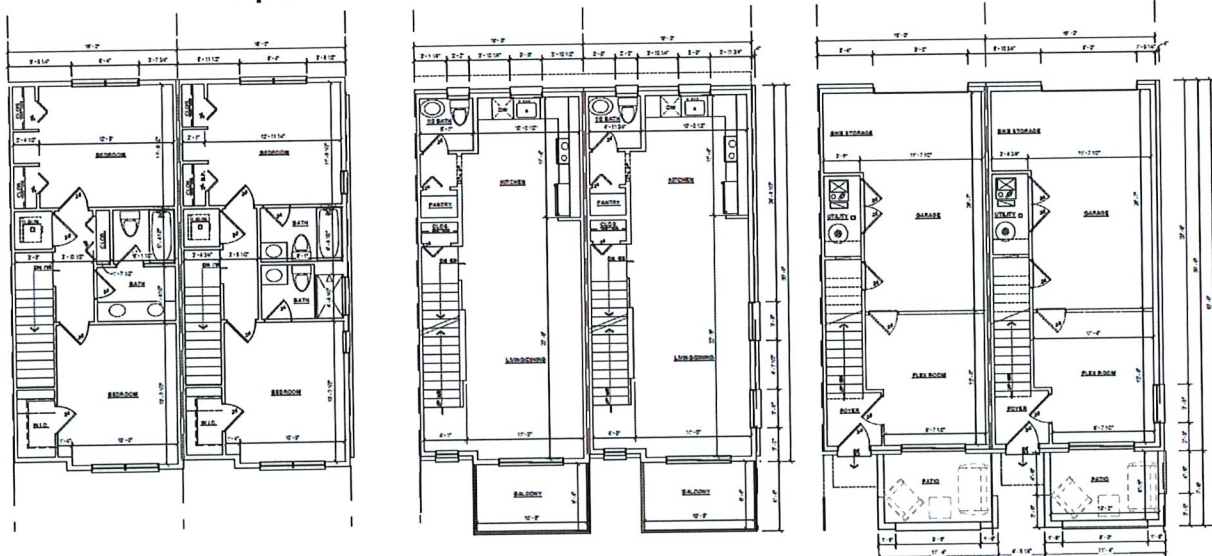


Elevations

The following approved elevations have been designed with input from several stakeholders from the City.



Floorplans





Public Amenities

The location of the Hillside Townes community is important, as it is situated at an integral connection point between the Downtown area and Shiawassee Park. The City has envisioned the development of this property as a gateway between these two critical elements of Farmington, and the site plan has been designed specifically to meet this vision. As such, the main public amenity consists of a focused public pedestrian pathway that will continue through the Hillside Townes development and connect with the existing public stairway that takes the public down the hill to the park. The public pedestrian conveyance will be continued through the Hillside Townes development by way of a public easement through the center open space spine, continuing along the northern edge of the site to connect to the existing stairway connection to the park and the City's future elevated pathway. This pedestrian mews has been designed to provide privacy for the future homeowners yet remain comfortable and inviting for the general public to traverse. While this is atypical of a for-sale townhome community, Robertson has implemented several similar public conveyances for recent condominium communities. Because of the significance of this public access for the community at-large, Hillside Townes residents will purchase their homes fully aware of the public's use of the pathway. The Master Deed will require the Homeowner's Association to be responsible for maintaining this pedestrian pathway within the development to a very high level in perpetuity.

Several street right-of-way improvements will likely be necessary as a result of the plan. This includes the undergrounding of overhead cable utility lines and curb, sidewalk and road replacement on Thomas Road and School Street, which is a shared access with the adjacent Farmington Place. As part of the plan, the current adjacent parking lot owned by the First Methodist Church will be repaved. This parking lot is shared as a public lot through an agreement between the Church and the City of Farmington.

The project has received approval from the City Council for a PUD site plan and is consistent with the goals and objectives identified in the City's Master Plan. The property has been targeted for redevelopment over the years and specifically envisioned as a residential redevelopment site that will add further stability to the downtown shopping and entertainment district.



Project Timeline	
Demolition Start	February 2024
Land Development Start	April 2024
First Home Closing	December 2024
Final Home Closing	Summer 2027

There are several public benefits to the project overall, such as:

- Clean up of a contaminated and functionally obsolete property
- Meeting the intent of the City's Master Plan
- Significant infrastructure improvements
- Positive surrounding property value impact
- Elimination of blight
- Increase in property taxes
- Housing option for residents that are currently underserved providing for pride of ownership
- Increase in downtown patronage
- Quality architecture and design that will complement and further enhance the area
- Quality open space provided throughout
- Unified community with an Association to maintain common areas
- Significant long-term increase to tax base
- Construction and linkage to a pedestrian promenade and festival park between the Downtown core and Shiawassee Park

Robertson Brothers Homes is excited to develop what we believe will ultimately become a transformative and responsible development in a solid area, and will provide for important downtown pedestrian linkages and serve a housing need in the community.

Please let me know if any additional information is required at this time.

Thank you.



Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

Tim Loughrin | Director of Land Acquisition and Development
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com

PROJECT, BROWNFIELD PLAN, ACT 381 WORK PLAN, EGLE GRANT APPLICATION, AND DDA APPLICATION APPROVALS SCHEDULE				
MTC Site Redevelopment - Hillside Townes PUD Project - Robertson Brothers Homes - Farmington MI				
as of June 26, 2023				
Critical Path Deadline	Task #	Task	Item	Notes
6/16/2023	1	For City Consultant Review - Revised DDA TIR forecast for Infrastructure Improvement Costs and Brownfield TIR forecasts for asbestos abatement, demolition and environmental costs that were included in Council approved Scenario 1D projections submitted	BRA Brownfield Plan	DDA and BRA Forecast provided by Robertson attorney Richard Barr
6/27/2023	2	For City BRA Consultant Review - DRAFT Brownfield Plan submitted	BRA Brownfield Plan	DRAFT Brownfield Plan provided by Robertson attorney Richard Barr
6/30/2023	3	DRAFT Brownfield Plan review comments submitted to Robertson by City BRA Consultant	BRA Brownfield Plan	DRAFT Brownfield Plan review comments provided by City Consultant - Advanced Redevelopment Solutions
6/30/2023	4	For City DDA Consultant Review - DRAFT DDA Application submitted by Robertson	DDA Application	DRAFT DDA Application provided by Robertson
7/5/2023	5	DRAFT DDA Application review comments submitted to Robertson by City DDA Consultant	DDA Application	DRAFT DDA Application review comments provided by DDA Consultant - Advanced Redevelopment Solutions
7/7/2023	6	FINAL Brownfield Plan submitted to BRA for their Board packet and consideration	BRA Brownfield Plan	FINAL Brownfield Plan provided by Robertson attorney Richard Barr
7/7/2023	7	DRAFT DDA Application for DDA consideration submitted to DDA for their Board packet and consideration	DDA Application	DRAFT DDA Application provided by Robertson
7/12/2023, 8AM	8	DDA Meeting to consider project and DDA Application request with introduction by Robertson and City DDA Consultant	DDA Board Meeting - DDA Application	An application will be considered complete after it has been signed, finances have been reviewed, an assessor's report has been issued and the committee has reviewed and authorized it for scoring by the entire DDA Board
7/14/2024, 3:30PM	9	BRA Meeting to consider Brownfield Plan and make recommendation for adoption to City Council	BRA Board Meeting - BRA Brownfield Plan	
7/17/2023, 7PM	10	City Council receives Brownfield Plan recommendation for adoption from BRA and sets public hearing	Council Meeting - BRA Brownfield Plan	
7/17/2023, 7PM	11	PUD Approval by City Council	Council Meeting - PUD Application	
7/21/2023	12	DDA Board/Committee review of DDA Application completed and returns to Robertson with comments and questions	DDA Application	
7/28/2023	13	FINAL DDA Application for DDA consideration submitted to DDA Board for scoring	DDA Application	FINAL DDA Application provided by Robertson
8/2/2023, 8AM	14	DDA Meeting to consider FINAL DDA Application, discuss scoring and recommendation for approval to City Council	DDA Board Meeting - DDA Application	
8/7/2023, 7PM	15	Brownfield Plan Public Hearing and consideration for Adoption by City Council, DDA Application consideration for Approval by City Council	Council Meeting - BRA Brownfield Plan Council Meeting - DDA Application	Goal is to have both the Brownfield Plan and DDA Application approved on the same night by Council. Next Council Meeting is 8/21/2023 if the 8/7/2023 is missed.
8/14/2023, 7PM	16	FINAL PUD Approval by Planning Commission	Planning Commission Meeting - PUD FINAL Plan	
9/15/2023	17	Other Final Development Approvals	Planning Commission, City Engineering, other Agencies	
9/15/2023	18	Financing Approval	Robertson	
9/15/2023	19	BRA Brownfield Reimbursement Agreement	BRA Chair - BRA Brownfield Reimbursement Agreement	
9/15/2023	20	DDA Development Agreement	DDA Chair - DDA Development Agreement	
11/24/2023	21	Conditions to Closing		
1/23/2024	22	Closing Date, Demolition Permits Issued?		
3/8/2024	23	Construction Starts	Robertson	45 days from Closing date
4/22/2024	24	Building Demolition Completed	Robertson	90 days from Permits being Issued assumed same as Closing date (01-23-2024)
5/22/2024	25	Environmental Remediation Completed	Robertson	120 days from Closing date
7/21/2024	26	Commence Construction of Buildings	Robertson	180 days from Closing date
8/20/2024	27	Infrastructure Improvements Completed	Robertson	210 days from Closing date
1/22/2025	28	Public Amenities Completed	Robertson	365 days from Closing date
1/22/2026	29	Completion of All Buildings	Robertson	2 years from Closing date
TBD		Michigan Department of Environment, Great Lakes, and Energy (EGLE) Grant Pre-Application submitted to EGLE	EGLE - EGLE Grant	
TBD		EGLE Grant FINAL Application submitted to EGLE	EGLE - EGLE Grant	
12/1/2023		EGLE Grant Application Approved by EGLE	EGLE - EGLE Grant	
TBD		Act 381 Work Plan Submitted to EGLE	EGLE - Act 381 Work Plan	EGLE determination on EGLE Grant support (not necessarily final approval of EGLE Grant) required prior to completing and submitting EGLE Act 381 Work Plan.
TBD		Act 381 Work Plan Approved by EGLE	EGLE - Act 381 Work Plan	

**CITY OF FARMINGTON
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

**ROBERTSON HILLSIDE TOWNES
APPROX. 3.128 ACRES ACROSS
33000 THOMAS STREET, 33107 THOMAS
STREET AND 33104 GRAND RIVER AVENUE,
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN**

Approved by City of Farmington Brownfield Redevelopment Authority: _____, 2023
Approved by the City of Farmington City Council: _____, 2023

Developer:

Robertson Hillside Townes, LLC
6905 Telegraph Rd. Suite 200
Bloomfield Hills, MI 48301
Contact Person: Darian L. Neubecker
Telephone: (248) 282-1430

Prepared By:

Richard A. Barr
Honigman LLP
660 Woodward Avenue, Ste. 2290
Detroit, MI 48226
(313) 465-7308
rbarr@honigman.com

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*Brownfield Plan for the Hillside Townes Project
at 33000 Thomas Street, City of Farmington, Michigan*

PROJECT SUMMARY

Project Name: Hillside Townes

Project Location: 33000 Thomas Street, 33107 Thomas Street, and 33104 Grand River Avenue, all of which are in Farmington, Oakland County, Michigan (the "Property").

Eligibility: The property is a facility or adjacent and contiguous to a facility.

Eligible Activities: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Assessment and Abatement and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.

Developer Reimbursable Costs: \$2,959,497 (includes eligible activities, 15% Contingency and interest).

Years to Complete Reimbursement: Reimbursement is estimated to continue for 23 years (until 2045), which is 19 years after estimated project completion.

Project Overview: The project includes the development of an approximate 53 unit for-sale town home community on the former Maxfield Training Center building site at 33000 Thomas Street and include improvements across 33104 Grand River Avenue and 33107 Thomas Street. It is estimated that 280 construction jobs will be created during project construction.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Farmington, Michigan ("the City"), the City established the City of Farmington Brownfield Redevelopment Authority ("BRA" or the "Authority") pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in the eligible Brownfield Property within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and taxing units located within the City and benefited by the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13(2)(h)) and Project

The Eligible Property consists of the former Maxfield Training Center, a commercial building, and a rental residential building including four (4) legal parcels totaling approximately 3.128 acres primarily on Thomas Street with a small portion fronting Grand River Avenue, City of Farmington, Oakland County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the "subject property."

The Eligible Property is bounded by Warner Street to the west, Shiawassee Park and residential to the north, rental residential to the east, and Grand River Avenue to the south. Detailed parcel information is outlined below.

Property Address	Parcel ID	Eligibility
33000 Thomas Street	23-27-152-017; 23-27-152-019	Facility
33104 Grand River Avenue	23-27-154-008	Adjacent and contiguous
33107 Thomas Street	23-27-154-004	Facility

Robertson Hillside Townes LLC is the project developer ("Developer").

The Eligible Property is currently zoned "Commercial Business District" ("CBD"). The Property was previously used as a training center under the ownership of the Farmington Public Schools and listed for sale in 2015.

The Eligible Property's legal description is included in Appendix A. Eligible Property location maps are included in Appendix B.

The proposed redevelopment includes environmental remediation and the development of the Eligible Property into a proposed 53 unit townhome community. The addition of 53 residential homes will bring new residents to the City, further supporting nearby businesses and assist in catalyzing continued investment along Grand River Avenue.

Site assessment activities commenced in 2021. Construction of the Project is expected to commence in 2024 and be completed within approximately 24 months. The investment is anticipated to create approximately 280 jobs during project construction.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(p))

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because the Property is determined to be a "Facility" as defined by Act 381, or adjacent and contiguous to Eligible Property.

The north portion of the Property (north of Thomas Street) has a history as far back as the 1880s as a school building with the main structure of the current building constructed in 1940 which included a boiler room with a concrete underground coal bin. The north portion of the Property continued additions through the last occurring in 1997 including underground heating oil storage tanks. The Farmington School District ceased operations on this north portion of the Property in 2011. This portion of the Property consists of 58,675 square feet of unoccupied space and related surface parking across the site. The surrounding area is mixed-use.

The portions of the Property south of Thomas Street were historically used for residential purposes. Contaminants above Michigan Department of Environment, Great Lakes, and Energy ("EGLE") criteria were reported along with the potential existence of an underground gas tank.

The determination of Facility status is due to the identified contaminants found on 33000 Thomas Street and 33107 Thomas Street. The remaining parcel of the Property is adjacent and contiguous.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of "Eligible Activities" (as defined and as permitted under Act 381) that include but are not limited to Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Assessment and Abatement and the Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan. An estimated itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the Developer. All activities are intended to be "Eligible Activities" under the Act 381 and will include customary soft costs and general conditions. The Authority is not responsible for any cost of eligible activities and will incur no debt.

*Brownfield Plan for the Hillside Townes Project
at 33000 Thomas Street, City of Farmington, Michigan*

1. Pre-Approved Activities include a Phase I and II Environmental Site Assessment (ESA), baseline environmental assessment, and due care investigation required as part of the transaction due diligence conducted on the Property at an estimated total cost of \$43,502.
2. Department Specific Activities include removal of contaminated soils, off-site disposal of hazardous materials in a licensed disposal facility, and backfill of excavated areas.
3. Asbestos Assessment and Removal. A pre-demolition hazardous materials assessment of the former Maxfield Training Center building and two homes for the presence of hazardous materials including asbestos, mercury vapor light tubes, and PCB-containing light ballasts in the building and the proper removal and disposal of asbestos containing materials prior to the demolition of the buildings.
4. Demolition. The building and all site improvements on both parcels will be removed, properly disposed of, and backfilled. Materials will be recycled to the extent reasonable practical.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities.
6. A 15% contingency of \$242,917 is provided to address unanticipated environmental, demolition and/or other costs or conditions that may be encountered prior to or during the implementation of eligible activities. The contingency amount is not based on the cost of Pre-Approved Activities and Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan.
7. Interest will be paid on the unreimbursed eligible costs pursuant to the terms of a reimbursement agreement between the BRA and Developer.

All activities are intended to be "Eligible Activities" under Act 381. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$2,959,497 including contingency and interest. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$2,959,497, unless the Plan is amended and approved by the BRA and City of Farmington City Council. A portion of the Eligible Activities is expected to be reimbursed to Developer pursuant to an agreement between Developer and the City of Farmington Downtown Development Authority (the "DDA"). Any Eligible Activities reimbursed under such agreement shall not be reimbursed with the proceeds of tax increment revenues captured pursuant to this Plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on the Eligible Property included in the project will be captured under this Plan to reimburse Eligible Activity costs including interest. The base taxable value of the Property shall be determined by the use of the 2023 tax year taxable values, which is \$181,660 (based upon 33104 Grand River Avenue and 33107 Thomas Street each having current taxable value). Tax increment revenue capture will begin when tax increment is generated from the Property, which is estimated to begin in 2024. The estimated taxable value of the completed improvements is \$8,822,592 (as of 2028) with interim increased of taxable value during construction. An annual increase in taxable value of 2% has been used for calculation of estimated future tax increments. Table 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property and reimbursements.

The BRA has established a Local Brownfield Revolving Fund (LBRF). Estimated total capture for the LBRF included in this plan following Developer reimbursement is \$1,924,052. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381.

Payment of BRA administrative fees will occur prior to reimbursement of eligible activity costs to Developer. LBRF capture will occur after all payment have been made to Developer, estimated in Table 2.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible Activities will be paid and financed by Developer. Developer will be reimbursed for eligible Activities as described in Section C above and outlined in Table 1. Costs for Eligible Activities funded by Developer will be reimbursed under Act 381 with incremental taxes generated by the Property. The estimated amount of tax increment revenue capture from the Property to Developer, BRA, the LBRF and the State Brownfield Redevelopment Fund is \$4,809,558, net of surplus capture to be distributed to taxing units and the amount of any payments received from the DDA as described in Section C above. Actual capture will vary from this estimate based upon the nature, taxable value and time of development of the Project.

Developer is pursuing an EGLE grant that would contribute to environmental eligible activities. If Developer successfully secures such grant, any eligible activities identified in this Plan which are funded by grant proceeds will not be reimbursed with captured tax incremental revenues.

No advances will be made by the BRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e)).

No note or bonded indebtedness will be incurred by any local unit of government for this project, except as described in Section C above.

G. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is approved by the City of Farmington City Council.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Taxes on the Eligible Property will continue to be disbursed throughout the duration of this Plan to taxing jurisdictions from local and school millages based upon the initial (base) taxable value. To the extent EGLE and/or the Michigan Strategic Fund does not approve the use of school taxes for all eligible activities in the Plan, those eligible activity costs will be fully reimbursed with local-only tax increment revenue as well as with proceeds under an inter-local agreement with the City Farmington Downtown Development Authority.

The following is a summary of the impact to taxing jurisdictions from revenues generated from the redevelopment of the Property for the life of the Plan, including the amount captured for Developer eligible activity reimbursement, administrative fees, the state brownfield redevelopment fund, the local brownfield revolving fund, and inter-local agreement payments with the DDA.

**Brownfield Plan for the Hillside Townes Project
at 33000 Thomas Street, City of Farmington, Michigan**

	Reimbursement of Costs and Interest (if applicable)	FBRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	DDA Agreed Payment	Total
School Taxes						
School Operating	\$ 36,095	\$ -	\$ -	\$ 5,585	\$ -	\$ 41,680
State Education Tax	\$ 466,130	\$ -	\$ 636,793	\$ 170,663	\$ -	\$ 1,273,586
Total	\$ 502,225	\$ -	\$ 636,793	\$ 176,248	\$ -	\$ 1,315,266
Non-School Taxes						
Library	\$ 63,219	\$ 5,084	\$ -	\$ 68,355	\$ -	\$ 136,658
City Operating	\$ 596,085	\$ 47,938	\$ -	\$ 644,508	\$ -	\$ 1,288,531
Intermediate School Vote	\$ 292,396	\$ 23,515	\$ -	\$ 316,149	\$ -	\$ 632,059
Intermediate School Allocation	\$ 18,471	\$ 1,485	\$ -	\$ 19,971	\$ -	\$ 39,927
County Operating	\$ 170,189	\$ 13,687	\$ -	\$ 184,014	\$ -	\$ 367,889
Oakland Comm College	\$ 63,858	\$ 5,136	\$ -	\$ 69,046	\$ -	\$ 138,040
Capital Improvement	\$ 9,820	\$ 790	\$ -	\$ 10,617	\$ -	\$ 21,226
City Streets	\$ 60,209	\$ 4,842	\$ -	\$ 65,100	\$ -	\$ 130,151
City 2018 (CAP)	\$ 196,390	\$ 15,794	\$ -	\$ 212,344	\$ -	\$ 424,529
City 2018 (OP)	\$ 81,522	\$ 6,556	\$ -	\$ 88,144	\$ -	\$ 176,222
County Park and Rec	\$ 14,713	\$ 1,183	\$ -	\$ 15,909	\$ -	\$ 31,805
OCPTA	\$ 40,740	\$ 3,276	\$ -	\$ 44,049	\$ -	\$ 88,065
HCMA	\$ 8,877	\$ 714	\$ -	\$ 9,598	\$ -	\$ 19,189
Total Incremental Local Taxes Paid	\$ 1,616,487	\$ 130,000	\$ -	\$ 1,747,804	\$ 840,784	\$ 4,335,075
Total School and Non-School Capturable	\$ 2,118,713	\$ 130,000	\$ 636,793	\$ 1,924,052	\$ 840,784	\$ 5,650,341

Non-capturable millages, including debt millages and the zoo authority and art institute levies, are estimated to collect an additional \$740,590 during the life of the Plan as presented below:

School Debt 2015	\$ 492,453
School Debt 2020	\$ 186,793
DIA	\$ 41,285
Zoo	\$ 20,059
Total Debt Millages	\$ 740,590

See Table 2 for a complete breakdown of estimated available tax increment revenue and estimated annual reimbursements. The breakdown assumes that the DDA tax capture will end after the 2038 tax year.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A. Property location maps are included in Appendix B. Documentation of characteristics that qualify the property as eligible property is provided in Appendix D. Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

The Property is substantially vacant, except for two rental buildings. The building at 33104 Grand River Avenue contains two separate rental units: (a) an upper unit that has a residential lease on a month-to-month basis requiring a 30-day notice to terminate, and (b) a lower unit subject to a commercial lease which expires on August 31, 2023. The building at 33107 Thomas Street contains one rental unit subject to a residential lease on a month-to-month requiring a 30-day notice to terminate.

There will be no adverse displacement or adverse relocation of persons or businesses under this Plan, based upon the lease structures for these two buildings and ongoing communications between the current tenants and landlord.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13(2)(m))

The City Council, in accordance with the Act, may amend this Plan in the future subject to the obligations of the Authority to the Developer.

This Plan assumes, based upon current estimates, that starting in Year 1 and continuing through Year 11 of the Plan tax capture period, the DDA will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). Under this Plan, millages allowed for DDA capture will be transferred to the BRA for their use per the estimates starting in Year 11, less a DDA Retained Obligation. The transfer of the DDA's millages to the BRA will be in accordance with an Interlocal Agreement per the Urban Cooperation Act, Public Act 7 of 1967. All millages not allowed for DDA tax capture will be captured by the BRA as allowed pursuant to Act 381 of the Public Acts of 1996, as amended. If the DDA's tax increment financing plan ends as currently adopted, additional tax increment revenues would become available to this Plan to reduce the duration of the Plan and accompanying capture.

Based upon the assumptions made in this Plan, the school and non-school tax breakdown of (i) tax capture millage percentages captured under this Plan, and (ii) revenues projected to be transferred by the Authority from the DDA's captured non-school taxes pursuant to the DDA Act, which collectively will be applied to reimbursements of eligible activity costs through this Plan are:

Non-School Tax Capture and DDA transfers = 83.0% = \$2,457,271
School Tax Capture = 17.0% = \$502,226
Total = 100.0% = \$2,959,497

In addition, the DDA has agreed outside the terms of the Brownfield Plan to allow a substantial portion of its captured local (non-school tax) tax increment revenues collected under the DDA Act to be utilized toward infrastructure improvements and other costs associated and directly benefiting the Project.

As previously noted, Developer is pursuing an EGLE grant. If Developer successfully secures such grant, any eligible activities identified in this Plan which are funded by grant proceeds will not be reimbursed with captured tax incremental revenues.

APPENDIX A: Legal Description

Land in the City of Farmington, Oakland County, MI, described as follows:

PARCEL 1:
Lot 2, Block 8, of AMENDED PLAT OF LOTS 21, 22, 23 AND 24 OF BLOCK 6, LOTS 31, 32, 33 AND 34 OF BLOCK 4, LOTS 35 AND 36 OF BLOCK 5, VACATED THIRD STREET AND VACATED PART OF CASS STREET OF "PLAT OF DAVIS ADDITION TO THE VILLAGE OF FARMINGTON", according to the plat thereof as recorded in Liber 297 of Plats, pages 19 and 20, Oakland County Records.

Parcel ID: 23-27-152-019

PARCEL 2:
Part of Lot 5, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 54 of Plats, page 7, Oakland County Records, being more particularly described as follows: Commencing at the Northwest corner of Lot 2, Block 8 of "Amended Plat of Lots 21, 22, 23 and 24 of Block 6, Lots 31, 32, 33 and 34 of Block 4, Lots 35 and 35 of Block 5, Vacated Third Street and Vacated Part of Cass Street of Plat of Davis Addition to the Village of Farmington", according to the plat thereof as recorded in Liber 297 of Plats, pages 19 and 20, Oakland County Records; thence South 87 degrees 12 minutes 02 seconds East along the North line of said Lot 2, Block 8, 39.20 feet to the Point of Beginning, also being the Southwest corner of said Lot 5; thence North 03 degrees 45 minutes 48 seconds East along the West line of said Lot 5, 36.74 feet; thence South 63 degrees 19 minutes 21 seconds East, 90.75 feet to a point on the North line of said Lot 2, Block 8; thence North 87 degrees 12 minutes 02 seconds West, along said North line of Lot 2, Block 8, 83.60 feet to the Point of Beginning.

Parcel ID: 23-27-152-017

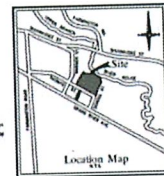
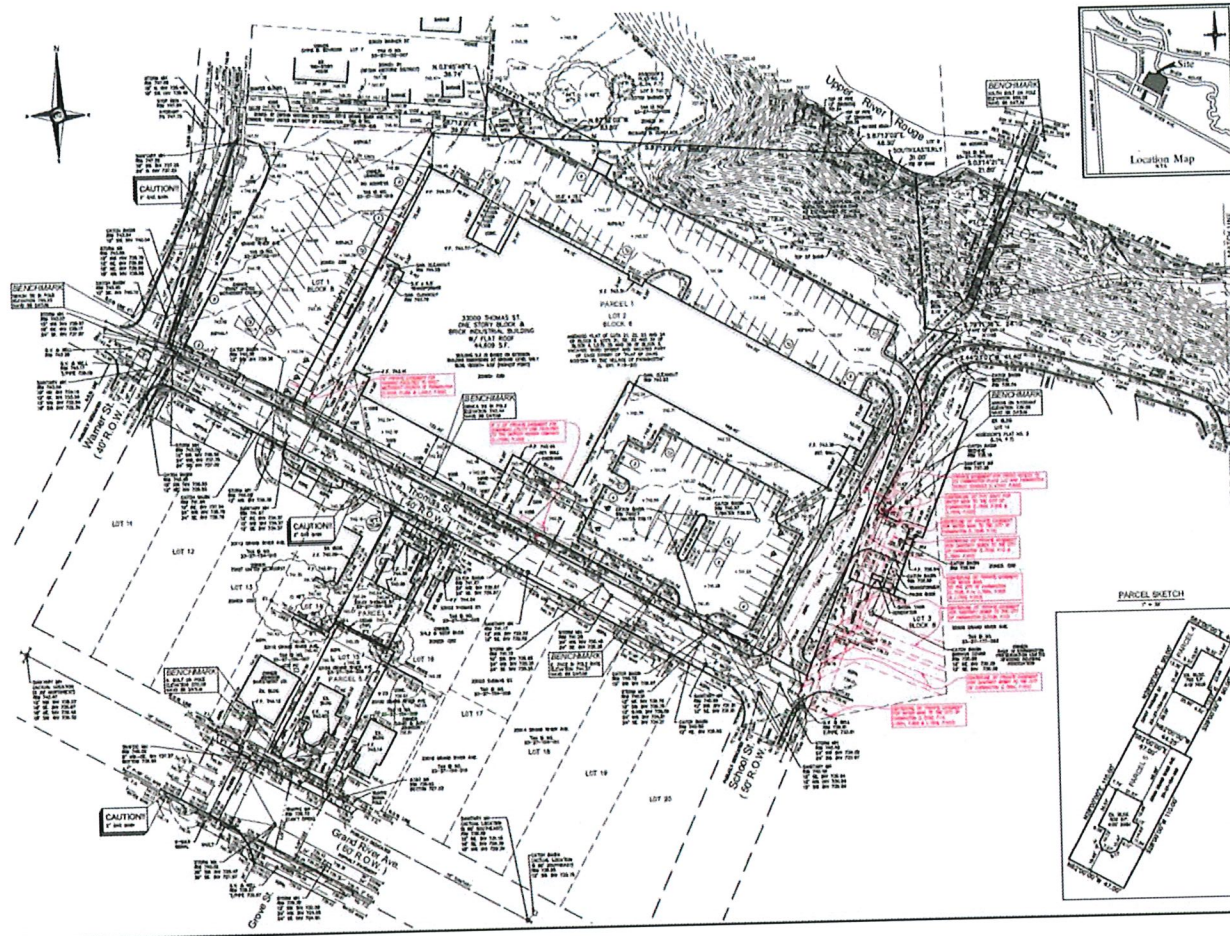
PARCEL 4:
The North 90 feet of Lot 15, Block 3, except the East 5.75 feet, of PLAT OF DAVIS' ADDITION TO VILLAGE (NOW CITY) OF FARMINGTON, according to the plat thereof as recorded in Liber 2 of Plats, page 36, Oakland County Records.

Parcel ID: 23-27-154-004

PARCEL 5:
The East 47 feet of the South 110 feet of Lot 15, Block 3, of PLAT OF DAVIS' ADDITION TO VILLAGE (NOW CITY) OF FARMINGTON, according to the plat thereof as recorded in Liber 2 of Plats, page 36, Oakland County Records.

Parcel ID: 23-27-154-008

APPENDIX B: Survey of Property



CNE
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

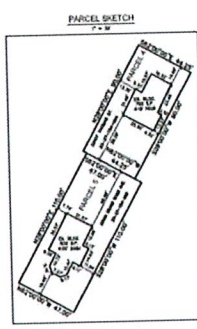
4000 W. FERRIS EXCHANGE
SUITE 2000 GRAND OAK
FARMINGTON, MI 48334
TEL: (248) 481-7000
FAX: (248) 481-8777
WWW.CNEENGINEERS.COM

PROJECT
Manufacturing Site
33000 Thomas Street
Farmington, MI 48334

CLIENT
Robertson Brothers Homes
9002 T. Squire Road
Bloomfield Hills, MI 48301
Contact: Tom Longfellow
Phone: 248.282.1424
Email: tom@rbh.com

PROJECT LOCATION
Part of the NW 1/4
of Section 27
T. 18N, R. 6E,
City of Farmington,
Oakland County, Michigan

SHEET
M. JAMES' Land Title /
Topographic / Tree Survey



811
Digging and Drilling
Call before you dig

DATE: 08/13/2013
DRAWN BY: M. JAMES
CHECKED BY: M. JAMES
DATE: 08/13/2013
SCALE: 1" = 30'

PROJECT NO: 11900-04

APPENDIX C: Preliminary Site Plan



Site Data:	
Site Area (Ac)	2.00 Ac
Proposed Units	53
Proposed Density	27.5 Units/Ac
Building Footprint:	
- Total Footprint	9,000 sq. ft.
- Building Footprint	1.8 Ac
Parking:	
- Total Parking	53 spaces
- On-site Parking	53 spaces
- Off-site Parking	0 spaces
- Parking Structure	0 spaces
*On-site Parking is within site limits	

Hillside Townes
 Rendered Site Plan
 Farmington, Michigan
 November 2012



**APPENDIX D:
Documentation of Eligibility**

See attached letter.

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue, Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

June 12, 2023

City of Farmington, c/o
Advanced Redevelopment Solutions
P.O. Box 204
Eagle, Michigan 48822

Job No. 21-16125

Attention: Mr. Eric Helzer, EDFP, Incentives consultant for the City of Farmington

Subject: Summary Letter – Environmental Conditions Requiring Remedy
Proposed Hillside Townes Urban Redevelopment –
former Maxfield Training Center Building
33000 and 33107 Thomas Street and 33104 Grand River Avenue
Farmington, Oakland County, Michigan

Dear Mr. Helzer,

Pursuant to your request, we have provided this summary letter regarding environmental conditions at the subject property that will require remedy prior to completion of the proposed Hillside Townes Urban Redevelopment. A Site Location Map, which shows the approximate location of the subject property, is included as Attachment I.

Background

The subject property consists of an irregular-shaped parcel containing approximately 3.2 acres of land. The subject property is currently occupied by a former school building (called the Maxfield Training Center Building and currently owned by the City of Farmington), a residence, and a residence/ office building. The proposed use of the subject property is for demolition of the existing structures and redevelopment for residential use. A Site Sketch which shows characteristics observed on the subject property during the site reconnaissance is included as Attachment II.

The following environmental reports have been completed for the subject property or a portion of the subject property by McDowell & Associates and others.

Date	Author	Report Title	Property
8/27/2019	AKT Peerless	Phase I ESA	North Portion
10/4/2019	AKT Peerless	Asbestos and Hazmat Survey	North Portion
10/8/2019	AKT Peerless	Phase II ESA	North Portion
11/21/2019	AKT Peerless	Supplemental Phase II ESA	North Portion
6/15/2020	AKT Peerless	Phase I ESA Update	North Portion

Mid-Michigan Office

3730 James Savage Road, Midland, MI 48642
Phone: (989) 496-3610 • Fax: (989) 496-3190

Date	Author	Report Title	Property
7/29/2020	AKT Peerless	Baseline Environmental Assessment	North Portion
8/28/2022	AKT Peerless	Due Care Compliance Analysis	North Portion
10/20/2021	McDowell	Geotechnical Soils Investigation	Subject Property
10/21/2021	McDowell	Phase I ESA	Subject Property
3/24/2022	McDowell	Phase II ESA- Draft	Subject Property

*North portion- land north of Thomas Street.

Based on review of the above-referenced reports, three areas of contamination have been identified on the subject property:

1. Former 20,000-gallon Heating Oil UST
2. Southeast Fill Area
3. Former Gasoline Tank

A total of 42 environmental soil borings, 10 geotechnical soil borings, four temporary monitoring wells, and five soil gas sample points have been completed on the property. A total of 43 soil samples, three groundwater, and five soil gas samples have been collected from the property and subjected to chemical testing. Chemical testing programs have included volatile organic compounds, polynuclear aromatic hydrocarbons, the 10 Michigan Metals, and polychlorinated biphenyls.

Summary of Known Contamination

The accompanying Tables 1 through 3 summarize chemical test results from McDowell & Associates and AKT Peerless reports in comparison to EGLE Statewide Default Background Levels, the Background Level for the Huron-Erie Glacial Lobe, EGLE Generic Residential Criteria, and EGLE Residential VIAP Screening Levels.

Exceedances of EGLE Generic Residential Criteria and/or Screening Levels identified at the three areas of interest at the property are shown below:

Area	Sample ID	Contaminants	Maximum Concentration	Exceedances
Former Heating Oil UST	AKT-2 (10'- 11')	Fluoranthene	5,700 ug/kg	GSI
	AKT-2 (10'- 11')	Naphthalene	3,900 ug/kg	GSI, VIAP
	AKT-2 (10'- 11')	Phenanthrene	7,400 ug/kg	GSI, VIAP
Southeast Fill Area	114, 115a, 116, AKT-4, AKT-5, MTC-SB-2, MTC-SB-9	Arsenic	168 mg/kg	DW, GSI, DC
	115a	Barium	589 mg/kg	GSI
	114, 116, AKT-5	Benzo(a)pyrene	3,700 ug/kg	DC
	115a, 116, AKT-5	Cadmium	8.52 mg/kg	DW, GSI
	115a, 116, AKT-4, AKT-5	Total Chromium	36.6 mg/kg	GSI
	114, 115a, 116	Copper	891 mg/kg	GSI

Area	Sample ID	Contaminants	Maximum Concentration	Exceedances
Southeast Fill Area	114, AKT-5	Fluoranthene	11,000 ug/kg	GSI
	115a, 116, AKT-4, AKT-5	Lead	2,300 mg/kg	DW, DC
	112, 113, 114, 115a, 116, AKT-4, AKT-5	Mercury	0.462 mg/kg	GSI, VIAP
	114, 116, AKT-5	Phenanthrene	7,300 ug/kg	GSI, VIAP
	112, 114, 115a, 116, AKT-4, AKT-5, MTC-SB-6, MTC-SB-9	Selenium	3.34 mg/kg	GSI
	115a, 116, AKT-4, AKT-5	Silver	8.6 mg/kg	DW, GSI
	AKT-4, AKT-5	Trichloroethene	1,400 ug/kg	DW, VIAP
	114, 115a, 116, 117, AKT-5	Zinc	4,500 mg/kg	GSI
Former Gas Tank	119a	Benzo(a)pyrene	8,800 ug/kg	DC
	119a	Fluoranthene	20,900 ug/kg	GSI
	119a	Naphthalene	800 ug/kg	GSI, VIAP
	119a	Phenanthrene	16,300 ug/kg	GSI, VIAP
	119a, 120	Trichloroethene	570 ug/kg	DW, VIAP

GSI- Groundwater Surface Water Interface

DW- Drinking Water

DC- Direct Contact

VIAP- Volatilization to Indoor Air Pathway Screening Levels

Soil exceedances are shown on the Exceedance Map as Attachment III. Attachment V contains Cross-Sections Maps that were used to derive the average fill depth and estimated quantity of fill removal required in the Southeast Fill Area.

Based on the above information, soil removal would be necessary to achieve EGLE Generic Residential Criteria for unrestricted residential use.

Based on previous reports, chemical test results, subsurface information, and field screening, the approximate quantity of soil requiring remediation in the three areas are as follows:

Area	Estimated Quantity in place	Assumptions
Former Heating Oil UST	485 cubic yards	50' by 20' by 13' deep
Southeast Fill Area	3,615 cubic yards	170' x 120' x 5' deep minus former Heating Oil area
Former Gas Tank	950 cubic yards	80' by 45' by 7' deep*
Total	5,235 cubic yards	

*assumes contamination extends to the building foundations to the north and south, and to the property boundaries to the east and west.

Asbestos and Hazardous Materials

AKT Peerless completed a Pre-Demolition Asbestos and Hazardous Materials Report on October 4, 2019. The quantity of identified asbestos-containing materials was reported as follows:

Homogeneous Area (HA)	Material Description	Material Location	Approx. Quantity	Friability
6	Fire Doors (Assumed ACM)	FS-1, FS-5, FS-9, FS-14, FS-15, FS-16, FS-17, FS-20, FS-37, FS-43	21 Doors	Non-friable
17	9" Tan w/White Streaks Floor Tiles (Non-ACM Mastic)	FS-14, FS-25, Between FS-25 and FS-26, FS-26, FS-28, FS-30, FS-31, FS-32, FS-33, FS-40, FS-41, FS-43, FS-44, FS-46, FS-47, FS-48A, FS-48B, FS-49, FS-50, FS-51, FS-52, FS-53, FS-54	19,500 Square Feet	Non-friable
19	Pipe Fittings on Fiberglass Lines	FS-3, FS-8, FS-10, FS-11, FS-12, FS-14, FS-16, FS-17, FS-18, FS-21, FS-22, FS-27, FS-30, FS-31, FS-32	175 Fittings	Friable
32	Window Glazing	FS-24	2 Windows/ 2 Square Feet	Non-friable
34	Black Sink Undercoating	FS-30, FS-50, FS-54	12 Square Feet	Non-friable
35	12" Rust Floor Tiles (Non-ACM Mastic)	FS-20	450 Square Feet	Non-friable
40	Pipe Fittings on Millboard Lines	FS-3, FS-22	25 Fittings	Friable

The Functional Spaces Map from that Survey is included as Attachment IV.

AKT Peerless collected paint chips and submitted the samples under chain-of-custody to an accredited laboratory. Analysis results of those samples are as follows:

Sample No.	Location	Paint Color	Substrate	Lead	Cadmium
P1	West Entry	White	Block Wall	0.19%	<0.01%
P2	Suite 102	Blue	Door	0.12%	0.01%
P3	Main Entry	Purple	Door Frame	0.36%	0.03%
P4	Southwest Entry	Charcoal	Door Frame	0.17%	<0.07%
P5	West of Gym	White	Drywall Wall	<0.04%	<0.04%
P6	Gym	Blue	Steel Column	1.19%	<0.04%

AKT Peerless did not quantify other regulated materials in the facility, but noted the following materials will likely require special disposition:

- Fluorescent Light Bulbs and Ballasts
- Safety Lighting
- Thermostats
- Thermometers
- Refrigerator, Air Conditioning, Drinking Fountain, and Freezer Units
- Fire Extinguishers
- Exit Signs

On May 18, 2023, McDowell & Associates visited the school property to conduct additional destructive observation of the building. Work included opening up the framework behind two fire doors, removing and observing behind a radiator, opening up concrete block along an exterior wall, and observations below carpeting and floor tile. No suspect asbestos containing materials were identified that were not reportedly sampled and tested during previous work. McDowell & Associates has not been retained to verify the asbestos quantities, test results, or other material counts or descriptions for the former school.

McDowell & Associates began work on Pre-Demolition Asbestos Surveys for the buildings at 33104 Grand River Avenue and 33107 Thomas Street on the south portion of the subject property. As part of those surveys, bulk samples were obtained from 15 suspect building materials. With replicate samples and layers identified by the laboratory, a total of 37 samples were subjected to PLM testing. Follow-up access to the residential structures in 2023 has been delayed due to complications with tenants and scheduling.

Results of PLM testing show asbestos was not detected in any of the samples above 1%, with the exceptions of the following:

33104 Grand River Avenue

- Thermal systems insulation (TSI)- basement (~100 linear feet)
- Joint compound (not quantified at this time. Additional work planned)
- Floor tile – 1st floor (~150 square feet)

33107 Thomas Street

- Plaster – basement (~ 5 square feet)
- Sink undercoat – kitchen (1 sink)

At the time of the field work, the buildings contained residential tenants. The following materials were inaccessible to sample and are presumed to contain asbestos. Observation, sampling, and testing should be conducted following occupant move-out using destructive sampling techniques.

- Attic insulation - 33104 Grand River Avenue and 33107 Thomas Street
- Roofing materials - 33104 Grand River Avenue and 33107 Thomas Street
- Floor tile- 33104 Grand River Avenue (2nd floor kitchen)

Cost Estimates

A breakdown of the total costs to address the Brownfield conditions at the subject property will be provided in a detailed Eligible Activity Incentives Matrix by the City's Incentives Consultant separately for EGLE review.

Conclusions

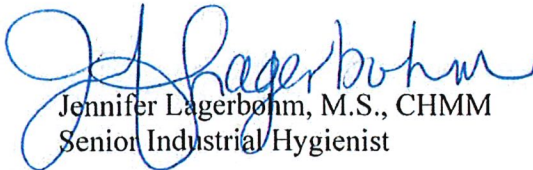
McDowell & Associates has provided this summary letter regarding environmental conditions at the subject property that will require remedy prior to completion of the proposed Hillside Townes Urban Redevelopment property.

If you have any questions, or if we can be of further service, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES


Douglas M. McDowell, M.S., P.E.
Vice President


Jennifer Lagerbohm, M.S., CHMM
Senior Industrial/Hygienist

DM/JL/be/dm

Attachments

- Table 1: Summary of Metals Chemistry Results (Soil)
- Table 2: Summary of PNAs Chemistry Results (Soil)
- Table 3: Summary of Detected VOCs Chemistry Results (Soil)

- I. Site Location Map
- II. Site Sketch
- III. Exceedance Map
- IV. Functional Spaces Map
- V. Cross-Section Maps

Table 1

Summary of Metals Chemistry Results (Soil)

TABLE 1 - SUMMARY OF METALS CHEMISTRY RESULTS (Soil)

Sample	Date	Description	Arsenic 7440382	Barium 7440393	Cadmium 7440439	Total Chromium 18540299	Copper 7440508
112	3/8/2022	2- 3'	6.29	105	0.38	10.2	22.1
113	3/8/2022	2- 3'	2.37	74.9	0.27	7.95	13.4
114	3/8/2022	1- 2'	33.4	86.3	1.16	12.3	84.2
115a	3/8/2022	2- 3'	158	589	8.52	26.3	891
115b	3/8/2022	5- 6'	3.72	27.1	<0.20	5.21	7.71
116	3/8/2022	2- 3'	78.8	334	6.64	36.6	557
117	3/8/2022	3- 4'	3.78	100	0.66	8.49	11.0
118a	3/8/2022	3- 4'	3.18	56.7	0.28	5.92	9.85
AKT-1	9/3/2019	6-7'	NT	NT	NT	NT	NT
AKT-1	9/3/2019	11'-12'	NT	NT	NT	NT	NT
AKT-2	9/3/2019	6-7'	NT	NT	NT	NT	NT
AKT-2	9/3/2019	10'-11'	NT	NT	NT	NT	NT
AKT-3	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-4	9/3/2019	2-4'	56	410	3.7	26	610
AKT-5	9/3/2019	2-4'	100	250	7.2	21	1,500
AKT-6	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-7	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-8	9/3/2019	10'-12'	NT	NT	NT	NT	NT
AKT-9	9/3/2019	1-3'	NT	NT	NT	NT	NT
AKT-10	9/3/2019	0.5'-2'	6.2	67	<0.20	17	16
AKT-Duplicate 1	9/3/2019	6-7'	NT	NT	NT	NT	NT
MTC-SB-1	11/4/2019	2-4'	7.2	56	0.20	13	11
MTC-SB-1	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-Soil MS	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-Soil MSD	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-2	11/4/2019	3-5'	7.8	35	<0.20	13	13
MTC-SB-Soil Duplicate	11/4/2019	3-5'	17	38	<0.20	10	11
MTC-SB-3	11/4/2019	2-4'	6.2	34	<0.20	8	11
MTC-SB-4	11/4/2019	6-8'	8.2	67	<0.20	16	28
MTC-SB-5	11/4/2019	1-3'	3.7	34	<0.20	11	7.5
MTC-SB-6	11/4/2019	1-3'	6.4	110	<0.20	11	12
MTC-SB-6	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-7	11/4/2019	1-3'	2.7	39	0.210	8.1	6.8
MTC-SB-8	11/4/2019	6-8'	7.1	66	<0.20	18	16
MTC-SB-9	11/4/2019	1-3'	36	84	<0.20	16	14
MTC-SB-10	11/4/2019	1-3'	9.6	79	<0.20	17	14
MTC-SB-11	11/4/2019	1-3'	NT	NT	NT	NT	NT

EGLE Statewide							
Default Background Levels			5.8	75	1.2	18	32
Background Level established for the Huron-Erie Glacial Lobe			14.9				
EGLE Generic Residential Groundwater Protection Criteria			4.6/4.6	1,300/440(7)	6.0/3.6(7)	30/3.3	5,800/75(7)
EGLE Generic Residential Ambient Air Inhalation Criteria			720	330,000	1,700	260	130,000
EGLE Generic Residential Direct Contact Criteria			7.6	37,000	550	2,500	20,000
EGLE Generic Non-Residential Direct Contact Criteria			37	130,000	2,100	9,200	73,000

Sample	Date	Description	Total Lead 7439921	Mercury 7439976	Selenium 7782492	Silver 7440224	Zinc 7440666
112	3/8/2022	2- 3'	45.3	0.149	0.55	<0.20	63.8
113	3/8/2022	2- 3'	38.4	0.142	<0.40	<0.20	62.6
114	3/8/2022	1- 2'	122	0.162	0.62	0.61	222
115a	3/8/2022	2- 3'	2,220	0.289	3.34	4.68	1,920
115b	3/8/2022	5- 6'	0.99	<0.050	<0.40	<0.20	20.4
116	3/8/2022	2- 3'	1,090	0.462	1.79	3.11	1,350
117	3/8/2022	3- 4'	17.3	0.079	<0.54	<0.20	213
118a	3/8/2022	3- 4'	37.6	0.081	<0.40	<0.20	37.3
AKT-1	9/3/2019	6-7'	NT	NT	NT	NT	NT
AKT-1	9/3/2019	11'-12'	NT	NT	NT	NT	NT
AKT-2	9/3/2019	6-7'	NT	NT	NT	NT	NT
AKT-2	9/3/2019	10'-11'	NT	NT	NT	NT	NT
AKT-3	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-4	9/3/2019	2-4'	760	0.19	1.2	2.1	1,600
AKT-5	9/3/2019	2-4'	2,300	0.3	2.5	8.6	4,500
AKT-6	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-7	9/3/2019	2-4'	NT	NT	NT	NT	NT
AKT-8	9/3/2019	10'-12'	NT	NT	NT	NT	NT
AKT-9	9/3/2019	1-3'	NT	NT	NT	NT	NT
AKT-10	9/3/2019	0.5'-2'	14	<0.050	<0.42	<0.42	36
AKT-Duplicate 1	9/3/2019	6-7'	NT	NT	NT	NT	NT
MTC-SB-1	11/4/2019	2-4'	14	0.053	<0.40	<0.40	34
MTC-SB-1	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-Soil MS	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-Soil MSD	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-2	11/4/2019	3-5'	<10	<0.050	<0.39	<0.39	31
MTC-SB-Soil Duplicate	11/4/2019	3-5'	17	0.060	<0.36	<0.36	28
MTC-SB-3	11/4/2019	2-4'	<10	<0.050	<0.42	<0.42	23
MTC-SB-4	11/4/2019	6-8'	12	<0.050	<0.45	<0.45	55
MTC-SB-5	11/4/2019	1-3'	18	0.087	<0.39	<0.39	32
MTC-SB-6	11/4/2019	1-3'	26	<0.052	0.83	<0.42	100
MTC-SB-6	11/4/2019	8-10'	NT	NT	NT	NT	NT
MTC-SB-7	11/4/2019	1-3'	28	<0.050	<0.42	<0.42	37
MTC-SB-8	11/4/2019	6-8'	<10	<0.050	<0.46	<0.46	41
MTC-SB-9	11/4/2019	1-3'	21	0.087	0.47	<0.44	43
MTC-SB-10	11/4/2019	1-3'	30	0.120	<0.44	<0.44	48
MTC-SB-11	11/4/2019	1-3'	NT	NT	NT	NT	NT

EGLE Statewide							
Default Background Levels			21	0.13	0.41	1.0	47
EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Level				0.022			
EGLE Generic Residential Groundwater Protection Criteria			700/5,100(7)	1,700.05	4,000.4	4,500.1	2,400/169(7)
EGLE Generic Residential Ambient Air Inhalation Criteria			100,000	52 (48-Indoor)	130,000	6,700	ID
EGLE Generic Residential Direct Contact Criteria			400	160	2,600	2,500	170,000
EGLE Generic Non-Residential Direct Contact Criteria			900	580	9,600	9,000	630,000

- NOTES:
- All values expressed in mg/kg
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Criteria from Table 2, Soil Residential, and Table 3, Soil Nonresidential, Part 2019 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, dated December 30, 2019.
 - MOI (mg/kg) of Ambient Air Criteria presented.
 - Groundwater Protection Criteria presented as Drinking Water/Ground Water/Surface Water Interface (DWSI)
 - Chemical Abstract Service (CAS) Numbers are presented below chemicals as provided by EGLE.
 - "ID" = EGLE indicates inadequate data to develop criterion.
 - EGLE indicates that some chemical-specific GSI criteria are based upon the hardness of the receiving waters, and for the purpose of evaluating the potential need for remedial activities. EGLE shows an estimated hardness value of 150 mg/L to be used. Final determination of compliance with criteria must be based on the specific hardness.
 - The estimated GSI value shown is not protective of surface water used as a drinking water source.
 - Background values exceed EGLE Statewide Default Background Levels or Facility-Specific Background Levels.
 - Values shown thus [] exceed Statewide Default and EGLE Generic Residential Groundwater Protection Criteria.
 - Values shown thus [] exceed Statewide Default and EGLE Generic Residential Direct Contact Criteria.
 - Values shown thus [] exceed Statewide Default and EGLE Residential VIAP Screening Levels.
 - Distinctive testing would be required to determine the relative concentrations of chromium III and VI. For the purposes of this table chromium VI comparative criteria are used.

Table 2

Summary of PNAs Chemistry Results (Soil)

TABLE 2 - SUMMARY OF PNAs CHEMISTRY RESULTS (Soil)

Sample	Date	Description	Acenaphthene 83329	Acenaphthylene 208968	Anthracene 120127	Benzo(a)anthracene 56553	Benzo(a)pyrene 50328	Benzo(b)fluoranthene 205992
10a	9/13/2021	3'- 4'	<300	<300	<300	<300	<300	<300
10b	9/13/2021	7'- 8'	<300	<300	<300	<300	<300	<300
103	3/8/2022	7'- 8'	<300	<300	<300	<300	<300	<300
106a	3/8/2022	9'- 9'6"	<300	<300	300	700	600	1,100
106b	3/8/2022	14'- 15'	<300	<300	<300	<300	<300	<300
108	3/8/2022	4'- 5'	<300	<300	<300	<300	<300	<300
110	3/8/2022	10'- 11'	<300	<300	<300	<300	<300	<300
112	3/8/2022	2'- 3'	<300	<300	<300	<300	<300	<300
113	3/8/2022	2'- 3'	<300	<300	<300	<300	<300	<300
114	3/8/2022	1'- 2'	<300	<300	1,200	3,400	3,400	6,200
115a	3/8/2022	2'- 3'	<300	<300	<300	500	500	900
115b	3/8/2022	5'- 6'	<300	<300	<300	<300	<300	<300
116	3/8/2022	2'- 3'	<300	<300	700	2,200	2,100	3,600
117	3/8/2022	3'- 4'	<300	<300	<300	<300	<300	<300
118a	3/8/2022	3'- 4'	<300	<300	<300	<300	<300	<300
119a	3/8/2022	4'- 5'	1,800	<300	5,200	9,600	8,800	14,400
119b	3/8/2022	7'- 8'	<300	<300	<300	<300	<300	<300
120	3/8/2022	1'- 2'	<300	<300	<300	<300	<300	<300
AKT-1	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
AKT-1	9/3/2019	11'-12'	<330	<330	<330	<330	<330	<330
AKT-2	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
AKT-2	9/3/2019	10'-11'	1,200	<330	1,800	1,800	1,400	1,900
AKT-3	9/3/2019	2'-4'	<330	<330	<330	<330	<330	<330
AKT-4	9/3/2019	2'-4'	<330	<330	680	2,100	1,400	2,100
AKT-5	9/3/2019	2'-4'	500	<330	2,100	5,500	3,700	5,500
AKT-6	9/3/2019	2'-4'	<330	<330	<330	<330	<330	<330
AKT-7	9/3/2019	2'-4'	<330	<330	<330	<330	<330	<330
AKT-8	9/3/2019	10'-12'	<330	<330	<330	<330	<330	<330
AKT-9	9/3/2019	1'-3'	<330	<330	<330	<330	<330	<330
AKT-10	9/3/2019	0.5'-2'	<330	<330	<330	<330	<330	<330
AKT-Duplicate 1	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	2'-4'	<330	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil MS	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil MSD	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTS-SB-2	11/4/2019	3'-5'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil Duplicate	11/4/2019	3'-5'	<330	<330	<330	<330	<330	<330
MTC-SB-3	11/4/2019	2'-4'	<330	<330	<330	<330	<330	<330
MTC-SB-4	11/4/2019	6'-8'	<330	<330	<330	<330	<330	<330
MTC-SB-5	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-7	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-8	11/4/2019	6'-8'	<330	<330	<330	<330	<330	<330
MTC-SB-9	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-10	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-11	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels			200,000	DATA	13,000,000	160,000	NA	NA
EGLE Generic Residential Groundwater Protection Criteria			300,000/8,700	5,900/ID	41,000/ID	NLL/NLL	NLL/NLL	NLL/NLL
EGLE Generic Residential Indoor Air Inhalation Criteria			190,000,000	1,600,000	1,000,000,000	NLV	NLV	ID
EGLE Generic Residential Ambient Air Inhalation Criteria			81,000,000	2,200,000	1,400,000,000	NLV (ID)	1,500,000	ID
EGLE Generic Residential Direct Contact Criteria			41,000,000	1,600,000	230,000,000	20,000	2,000	20,000
EGLE Generic Non-Residential Direct Contact Criteria			130,000,000	5,200,000	730,000,000	80,000	8,000	80,000

TABLE 2 - SUMMARY OF PNAs CHEMISTRY RESULTS (Soil)

Sample	Date	Description	Benzo(g,h,i)perylene 191242	Benzo(k)fluoranthene 207089	Chrysene 218019	Dibenzo(a,h)anthracene 53703	Fluoranthene 206440	Fluorene 86737
10a	9/13/2021	3'- 4'	<300	<300	<300	<300	<300	<300
10b	9/13/2021	7'- 8'	<300	<300	<300	<300	<300	<300
103	3/8/2022	7'- 8'	<300	<300	<300	<300	<300	<300
106a	3/8/2022	9'- 9'6"	400	1,200	700	<300	1,800	<300
106b	3/8/2022	14'- 15'	<300	<300	<300	<300	<300	<300
108	3/8/2022	4'- 5'	<300	<300	<300	<300	<300	<300
110	3/8/2022	10'- 11'	<300	<300	<300	<300	<300	<300
112	3/8/2022	2'- 3'	<300	<300	<300	<300	<300	<300
113	3/8/2022	2'- 3'	<300	<300	<300	<300	<300	<300
114	3/8/2022	1'- 2'	1,300	7,100	3,700	<300	8,500	400
115a	3/8/2022	2'- 3'	300	1,000	500	<300	1,100	<300
115b	3/8/2022	5'- 6'	<300	<300	<300	<300	<300	<300
116	3/8/2022	2'- 3'	1,200	4,100	2,400	<300	5,300	<300
117	3/8/2022	3'- 4'	<300	<300	<300	<300	<300	<300
118a	3/8/2022	3'- 4'	<300	<300	<300	<300	<300	<300
119a	3/8/2022	4'- 5'	4,200	16,300	10,100	700	20,900	2,400
119b	3/8/2022	7'- 8'	<300	<300	<300	<300	<300	<300
120	3/8/2022	1'- 2'	<300	<300	<300	<300	<300	<300
AKT-1	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
AKT-1	9/3/2019	11'-12'	<330	<330	<330	<330	<330	<330
AKT-2	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
AKT-2	9/3/2019	10'-11'	630	640	2,000	<330	5,700	1,500
AKT-3	9/3/2019	2'-4'	<330	<330	<330	<330	<330	<330
AKT-4	9/3/2019	2'-4'	750	550	1,400	<330	4,100	<330
AKT-5	9/3/2019	2'-4'	1,900	1,100	3,600	390	11,000	710
AKT-6	9/3/2019	2'-4'	<330	<330	<330	<330	490	<330
AKT-7	9/3/2019	2'-4'	<330	<330	<330	<330	<330	<330
AKT-8	9/3/2019	10'-12'	<330	<330	<330	<330	<330	<330
AKT-9	9/3/2019	1'-3'	<330	<330	<330	<330	<330	<330
AKT-10	9/3/2019	0.5'-2'	<330	<330	<330	<330	<330	<330
AKT-Duplicate 1	9/3/2019	6'-7'	<330	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	2'-4'	<330	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil MS	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil MSD	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTS-SB-2	11/4/2019	3'-5'	<330	<330	<330	<330	<330	<330
MTC-SB-Soil Duplicate	11/4/2019	3'-5'	<330	<330	<330	<330	<330	<330
MTC-SB-3	11/4/2019	2'-4'	<330	<330	<330	<330	<330	<330
MTC-SB-4	11/4/2019	6'-8'	<330	<330	<330	<330	<330	<330
MTC-SB-5	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	8'-10'	<330	<330	<330	<330	<330	<330
MTC-SB-7	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-8	11/4/2019	6'-8'	<330	<330	<330	<330	<330	<330
MTC-SB-9	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-10	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
MTC-SB-11	11/4/2019	1'-3'	<330	<330	<330	<330	<330	<330
EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels			NA	NA	NA	NA	NA	470,000
EGLE Generic Residential Groundwater Protection Criteria			NLL/NLL	NLL/NLL	NLL/NLL	NLL/NLL	730,000/5,500	390,000/5,300
EGLE Generic Residential Indoor Air Inhalation Criteria			NLV	NLV	ID	NLV	1,000,000,000	580,000,000
EGLE Generic Residential Ambient Air Inhalation Criteria			800,000,000	NLV (ID)	ID	NLV (ID)	740,000,000	130,000,000
EGLE Generic Residential Direct Contact Criteria			2,500,000	200,000	2,000,000	2,000	46,000,000	27,000,000
EGLE Generic Non-Residential Direct Contact Criteria			7,000,000	800,000	8,000,000	8,000	130,000,000	87,000,000

TABLE 2 - SUMMARY OF PNAs CHEMISTRY RESULTS (Soil)

Sample	Date	Description	Indeno(1,2,3-cd)pyrene 193395	2-Methylnaphthalene 91576	Naphthalene 91203	Phenanthrene 85018	Pyrene 129000
10a	9/13/2021	3'- 4'	<300	<300	<300	<300	<300
10b	9/13/2021	7'- 8'	<300	<300	<300	<300	<300
103	3/8/2022	7'- 8'	<300	<300	<300	<300	<300
106a	3/8/2022	9'- 9'6"	300	<300	<300	1,300	1,200
106b	3/8/2022	14'- 15'	<300	<300	<300	<300	<300
108	3/8/2022	4'- 5'	<300	<300	<300	<300	<300
110	3/8/2022	10'- 11'	<300	<300	<300	<300	<300
112	3/8/2022	2'- 3'	<300	<300	<300	<300	<300
113	3/8/2022	2'- 3'	<300	<300	<300	<300	<300
114	3/8/2022	1'- 2'	1,300	<300	<300	4,900	6,900
115a	3/8/2022	2'- 3'	<300	<300	<300	400	800
115b	3/8/2022	5'- 6'	<300	<300	<300	<300	<300
116	3/8/2022	2'- 3'	1,100	<300	<300	3,100	4,200
117	3/8/2022	3'- 4'	<300	<300	<300	<300	<300
118a	3/8/2022	3'- 4'	<300	<300	<300	<300	<300
119a	3/8/2022	4'- 5'	4,000	800	800	16,300	18,300
119b	3/8/2022	7'- 8'	<300	<300	<300	<300	<300
120	3/8/2022	1'- 2'	<300	<300	<300	<300	<300
AKT-1	9/3/2019	6'-7'	<330	<330	<330	<330	<330
AKT-1	9/3/2019	11'-12'	<330	<330	<330	<330	<330
AKT-2	9/3/2019	6'-7'	<330	<330	<330	<330	<330
AKT-2	9/3/2019	10'-11'	700	730	3,900	7,400	4,300
AKT-3	9/3/2019	2'-4'	<330	<330	<330	<330	<330
AKT-4	9/3/2019	2'-4'	840	<330	<330	3,000	2,900
AKT-5	9/3/2019	2'-4'	2,200	<330	<330	7,300	9,000
AKT-6	9/3/2019	2'-4'	<330	<330	<330	<330	410
AKT-7	9/3/2019	2'-4'	<330	<330	<330	<330	<330
AKT-8	9/3/2019	10'-12'	<330	<330	<330	<330	<330
AKT-9	9/3/2019	1'-3'	<330	<330	<330	<330	<330
AKT-10	9/3/2019	0.5'-2'	<330	<330	<330	<330	<330
AKT-Duplicate 1	9/3/2019	6'-7'	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	2'-4'	<330	<330	<330	<330	<330
MTC-SB-1	11/4/2019	8'-10'	<330	<330	<330	<330	<330
MTC-SB-Soil MS	11/4/2019	8'-10'	<330	<330	<330	<330	<330
MTC-SB-Soil MSD	11/4/2019	8'-10'	<330	<330	<330	<330	<330
MTS-SB-2	11/4/2019	3'-5'	<330	<330	<330	<330	<330
MTC-SB-Soil Duplicate	11/4/2019	3'-5'	<330	<330	<330	<330	<330
MTC-SB-3	11/4/2019	2'-4'	<330	<330	<330	<330	<330
MTC-SB-4	11/4/2019	6'-8'	<330	<330	<330	<330	<330
MTC-SB-5	11/4/2019	1'-3'	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	1'-3'	<330	<330	<330	<330	<330
MTC-SB-6	11/4/2019	8'-10'	<330	<330	<330	<330	<330
MTC-SB-7	11/4/2019	1'-3'	<330	<330	<330	<330	<330
MTC-SB-8	11/4/2019	6'-8'	<330	<330	<330	<330	<330
MTC-SB-9	11/4/2019	1'-3'	<330	<330	<330	<330	<330
MTC-SB-10	11/4/2019	1'-3'	<330	<330	<330	<330	<330
MTC-SB-11	11/4/2019	1'-3'	<330	<330	<330	<330	<330

EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels	NA	1,700	67	1,700	25,000,000
EGLE Generic Residential Groundwater Protection Criteria	NLL/NLL	57,000/4,200	35,000/730	56,000/2,100	480,000/ID
EGLE Generic Residential Indoor Air Inhalation Criteria	NLV	2,700,000	250,000	2,800,000	1,000,000,000
EGLE Generic Residential Ambient Air Inhalation Criteria	NLV (ID)	1,500,000	300,000	160,000	650,000,000
EGLE Generic Residential Direct Contact Criteria	20,000	8,100,000	16,000,000	1,600,000	29,000,000
EGLE Generic Non-Residential Direct Contact Criteria	80,000	26,000,000	52,000,000	5,200,000	84,000,000

- NOTES:
- All values expressed in µg/kg
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Criteria from Table 2. Soil Residential, and Table 3. Soil Nonresidential, Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, dated December 30, 2013.
 - Most rigorous of Ambient Air Criteria presented.
 - Groundwater Protection Criteria presented as Drinking Water/Ground Water Surface Water Interface (GSI)
 - Chemical Abstract Service (CAS) Numbers are presented below chemicals as provided by EGLE.
 - "ID" = EGLE indicates inadequate data to develop criterion.
 - "NLL" = EGLE indicates not likely to leach.
 - "NLV" = EGLE indicates not likely to volatilize.
 - Boldfaced values exceed EGLE Generic Residential Groundwater Protection Criteria.
 - Values shown thus

--

 exceed EGLE Generic Residential Indoor Air Inhalation Criteria.
 - Values shown thus

--

 exceed EGLE Generic Residential Direct Contact Criteria.
 - Values shown thus

--

 exceed EGLE Generic Residential VIAP Screening Levels.

Table 3

Summary of Detected VOCs Chemistry Results (Soil)

TABLE 3 - SUMMARY OF DETECTED VOCs CHEMISTRY RESULTS (Soil)

Sample	Date	Description	2-Methylnaphthalene	Trichloroethene
			91576	79016
10a	9/13/2021	3'- 4'	<100	<70
10b	9/13/2021	7'- 8'	<100	<60
101a	3/8/2022	4'- 5'	<100	<60
102a	3/8/2022	4'- 5'	<100	<60
103	3/8/2022	7'- 8'	<100	<60
106a	3/8/2022	9'- 9'6"	<100	<70
106b	3/8/2022	14'- 15'	<100	<60
108	3/8/2022	4'- 5'	<100	<70
110	3/8/2022	10'- 11'	<100	<70
112	3/8/2022	2'- 3'	<100	<70
113	3/8/2022	2'- 3'	<100	<70
115a	3/8/2022	2'- 3'	200	<70
116	3/8/2022	2'- 3'	<200	<80
118a	3/8/2022	3'- 4'	<100	<60
119a	3/8/2022	4'- 5'	<200	100
119b	3/8/2022	7'- 8'	<200	<70
120	3/8/2022	1'- 2'	<200	570
AKT-1	9/3/2019	6'-7'	<330	<50
AKT-1	9/3/2019	11'-12'	<330	<50
AKT-2	9/3/2019	6'-7'	<330	<50
AKT-2	9/3/2019	10'-11'	<330	<50
AKT-3	9/3/2019	2'-4'	<330	<50
AKT-4	9/3/2019	2'-4'	<330	180
AKT-5	9/3/2019	2'-4'	<330	1,400
AKT-6	9/3/2019	2'-4'	<330	<50
AKT-7	9/3/2019	2'-4'	<330	<50
AKT-8	9/3/2019	10'-12'	<330	<50
AKT-9	9/3/2019	1'-3'	<330	<50
AKT-10	9/3/2019	0.5'-2'	<330	<50
AKT-Duplicate 1	9/3/2019	6'-7'	<330	<50
MTC-SB-1	11/4/2019	2'-4'	<330	<50
MTC-SB-1	11/4/2019	8'-10'	<330	<50
MTC-SB-Soil MS	11/4/2019	8'-10'	<330	<50
MTC-SB-Soil MSD	11/4/2019	8'-10'	<330	<50
MTS-SB-2	11/4/2019	3'-5'	<330	<50
MTC-SB-Soil Duplicate	11/4/2019	3'-5'	<330	<50
MTC-SB-3	11/4/2019	2'-4'	<330	<50
MTC-SB-4	11/4/2019	6'-8'	<330	<50
MTC-SB-5	11/4/2019	1'-3'	<330	<50
MTC-SB-6	11/4/2019	1'-3'	<330	<50
MTC-SB-6	11/4/2019	8'-10'	<330	<50
MTC-SB-7	11/4/2019	1'-3'	<330	<50
MTC-SB-8	11/4/2019	6'-8'	<330	<50
MTC-SB-9	11/4/2019	1'-3'	<330	<50
MTC-SB-10	11/4/2019	1'-3'	<330	<50
MTC-SB-11	11/4/2019	1'-3'	<330	<50
EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels			1,700	0.33
EGLE Generic Residential Groundwater Protection Criteria			57,000/4,200	100/4,000
EGLE Generic Residential Indoor Air Inhalation Criteria			2,700,000	1,000
EGLE Generic Residential Ambient Air Inhalation Criteria			1,500,000	11,000
EGLE Generic Non-Residential Ambient Air Inhalation Criteria			1,800,000	14,000

NOTES:

- All values expressed in µg/kg
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Criteria from Table 2. Soil: Residential, and Table 3. Soil: Nonresidential, Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels," dated December 30, 2013.
- Most rigorous of Ambient Air Criteria presented.
- Groundwater Protection Criteria presented as Drinking Water/Ground Water Surface Water Interface (GSI)
- Chemical Abstract Service (CAS) Numbers are presented below chemicals as provided by EGLE.
- "ID" = EGLE indicates inadequate data to develop criterion.
- "NA" = EGLE indicates criterion not applicable.
- Boldfaced values exceed EGLE Generic Residential Drinking Water Groundwater Protection Criteria.
- Values shown thus

--

 exceed EGLE Generic Residential GSI Groundwater Protection Criteria
- Values shown thus

--

 exceed EGLE Generic Residential Direct Contact Criteria.
- Values shown thus

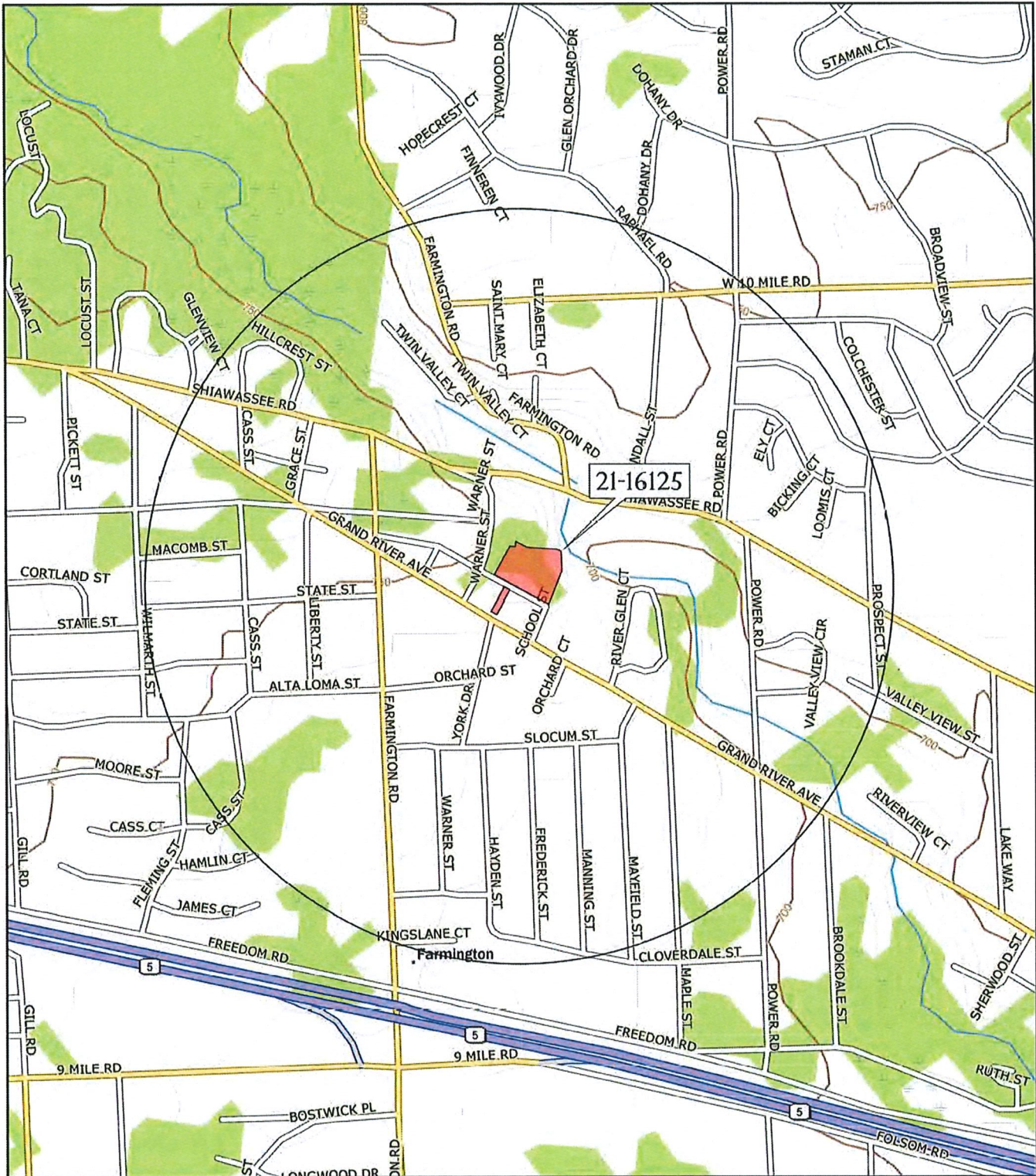
--

 exceed EGLE Generic Residential VIAP Screening Levels.

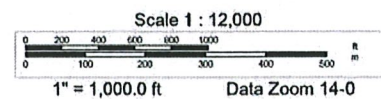
Attachment I

Site Location Map

SITE LOCATION MAP



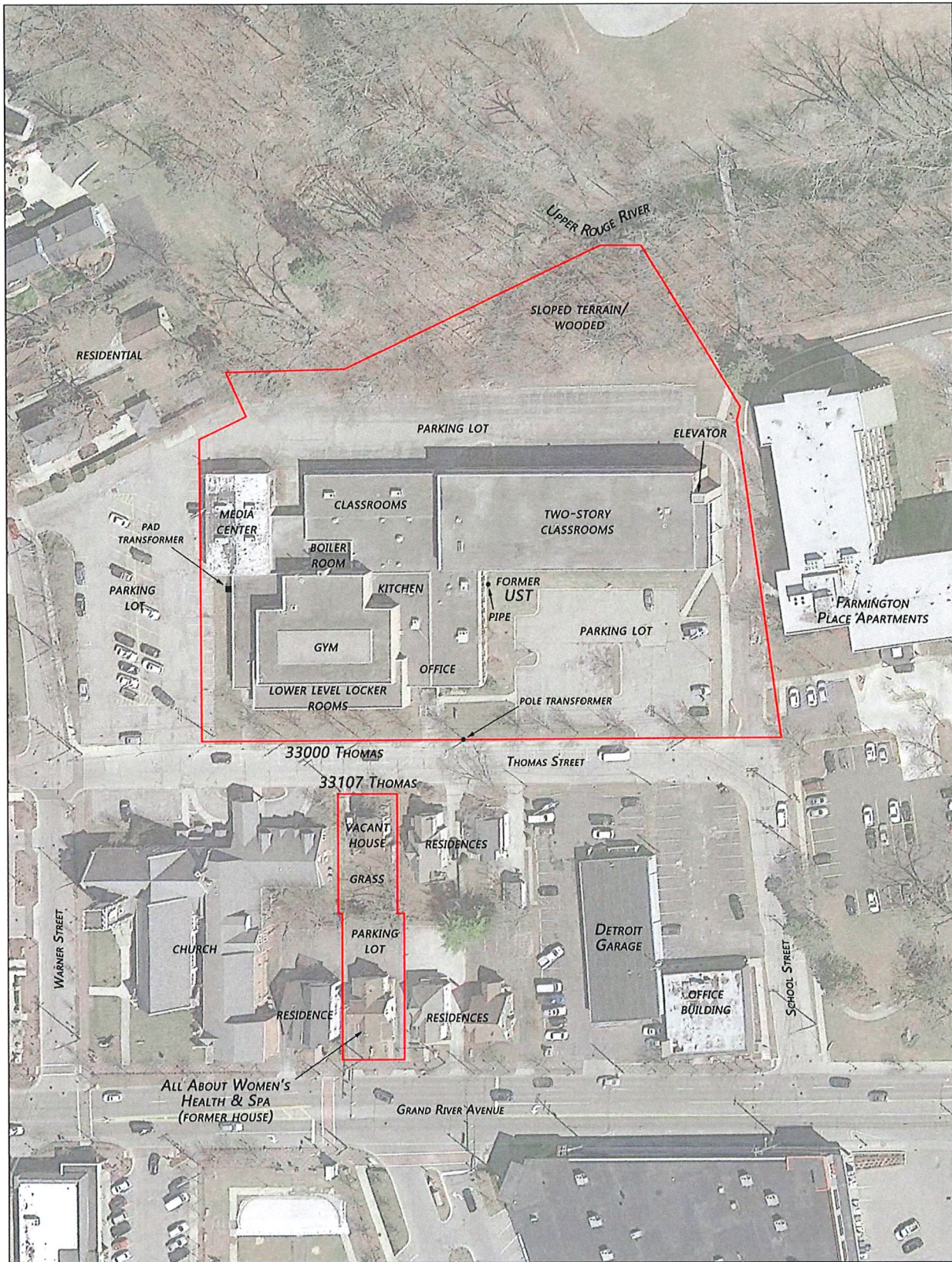
Data use subject to license.
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Attachment II

Site Sketch

SITE SKETCH



LEGEND

— APPROXIMATE PROPERTY BOUNDARY

NOTES:

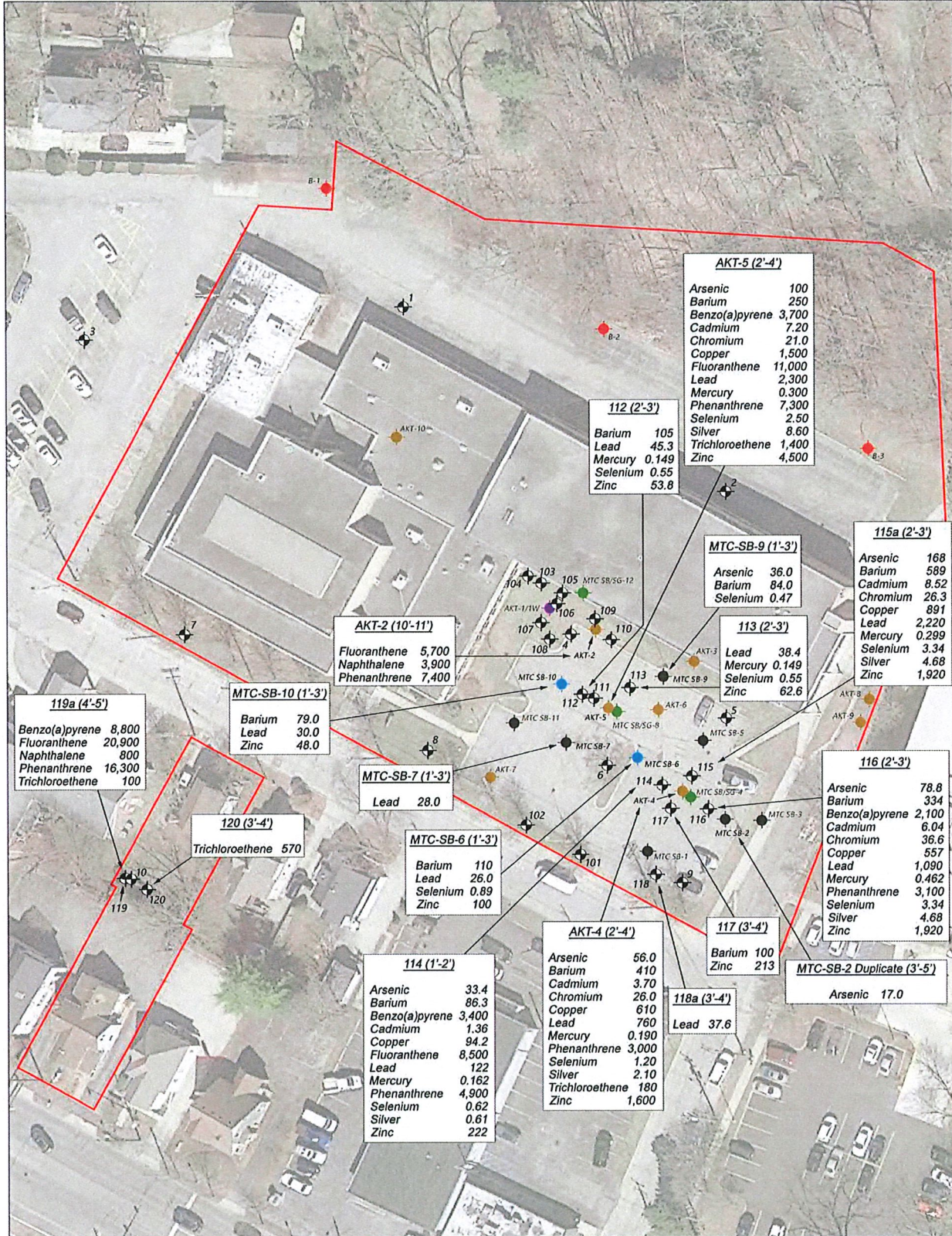
- ALL LOCATIONS APPROXIMATE
- 2020 AERIAL PHOTOGRAPH



Attachment III

Exceedance Map

EXCEEDANCES MAP

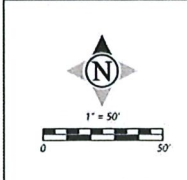


LEGEND

- ◆ SOIL BORING (M&A 2021/22)
- SOIL BORING (G2 08/2019)
- ◆ SOIL BORING (AKT PEERLESS 11/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 11/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 09/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 09/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 09/2019)
- APPROXIMATE PROPERTY BOUNDARY

NOTES

- METAL VALUES EXPRESSED IN mg/kg
- PNA & VOC VALUES EXPRESSED IN ug/kg
- ALL LOCATIONS APPROXIMATE



119a (4'-5')

Benzo(a)pyrene	8,800
Fluoranthene	20,900
Naphthalene	800
Phenanthrene	16,300
Trichloroethene	100

MTC-SB-10 (1'-3')

Barium	79.0
Lead	30.0
Zinc	48.0

AKT-2 (10'-11')

Fluoranthene	5,700
Naphthalene	3,900
Phenanthrene	7,400

112 (2'-3')

Barium	105
Lead	45.3
Mercury	0.149
Selenium	0.55
Zinc	53.8

AKT-5 (2'-4')

Arsenic	100
Barium	250
Benzo(a)pyrene	3,700
Cadmium	7.20
Chromium	21.0
Copper	1,500
Fluoranthene	11,000
Lead	2,300
Mercury	0.300
Phenanthrene	7,300
Selenium	2.50
Silver	8.60
Trichloroethene	1,400
Zinc	4,500

MTC-SB-9 (1'-3')

Arsenic	36.0
Barium	84.0
Selenium	0.47

115a (2'-3')

Arsenic	168
Barium	589
Cadmium	8.52
Chromium	26.3
Copper	891
Lead	2,220
Mercury	0.299
Selenium	3.34
Silver	4.68
Zinc	1,920

113 (2'-3')

Lead	38.4
Mercury	0.149
Selenium	0.55
Zinc	62.6

116 (2'-3')

Arsenic	78.8
Barium	334
Benzo(a)pyrene	2,100
Cadmium	6.04
Chromium	36.6
Copper	557
Lead	1,090
Mercury	0.462
Phenanthrene	3,100
Selenium	3.34
Silver	4.68
Zinc	1,920

MTC-SB-7 (1'-3')

Lead	28.0
------	------

MTC-SB-6 (1'-3')

Barium	110
Lead	26.0
Selenium	0.89
Zinc	100

AKT-4 (2'-4')

Arsenic	56.0
Barium	410
Cadmium	3.70
Chromium	26.0
Copper	610
Lead	760
Mercury	0.190
Phenanthrene	3,000
Selenium	1.20
Silver	2.10
Trichloroethene	180
Zinc	1,600

117 (3'-4')

Barium	100
Zinc	213

MTC-SB-2 Duplicate (3'-5')

Arsenic	17.0
---------	------

118a (3'-4')

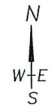
Lead	37.6
------	------

114 (1'-2')

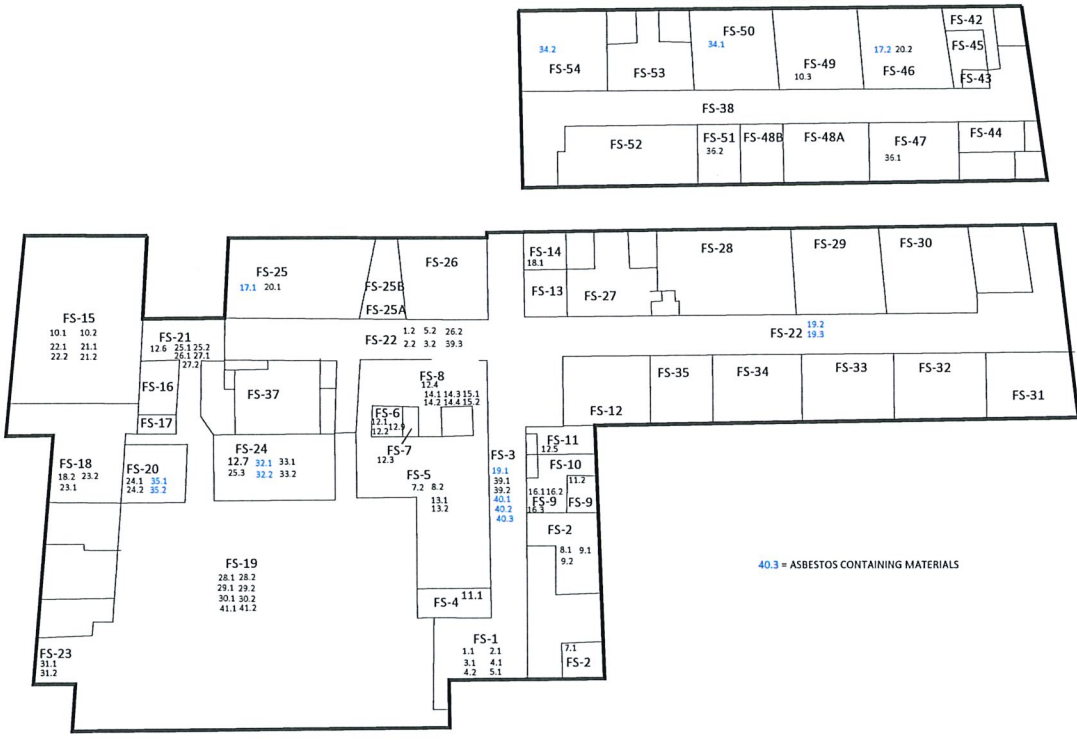
Arsenic	33.4
Barium	86.3
Benzo(a)pyrene	3,400
Cadmium	1.36
Copper	94.2
Fluoranthene	8,500
Lead	122
Mercury	0.162
Phenanthrene	4,900
Selenium	0.62
Silver	0.81
Zinc	222

Attachment IV

Functional Spaces Map



SECOND FLOOR PLAN



40.3 = ASBESTOS CONTAINING MATERIALS

DRAWN BY: AKT
DATE: 09/20/2018
SCALE: 1" = 30'
FIGURE 1

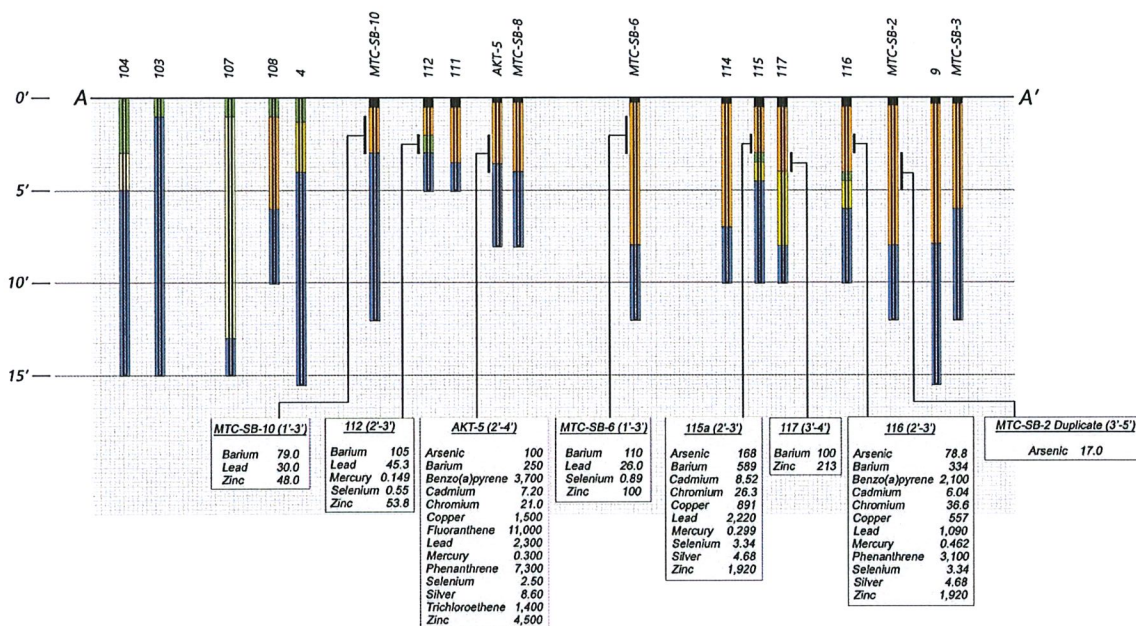
FUNCTIONAL SPACES MAP
33000 THOMAS STREET
PROJECT NUMBER: 220832-3-194



Attachment V

Cross-Section Maps

CROSS-SECTION A-A' MAP

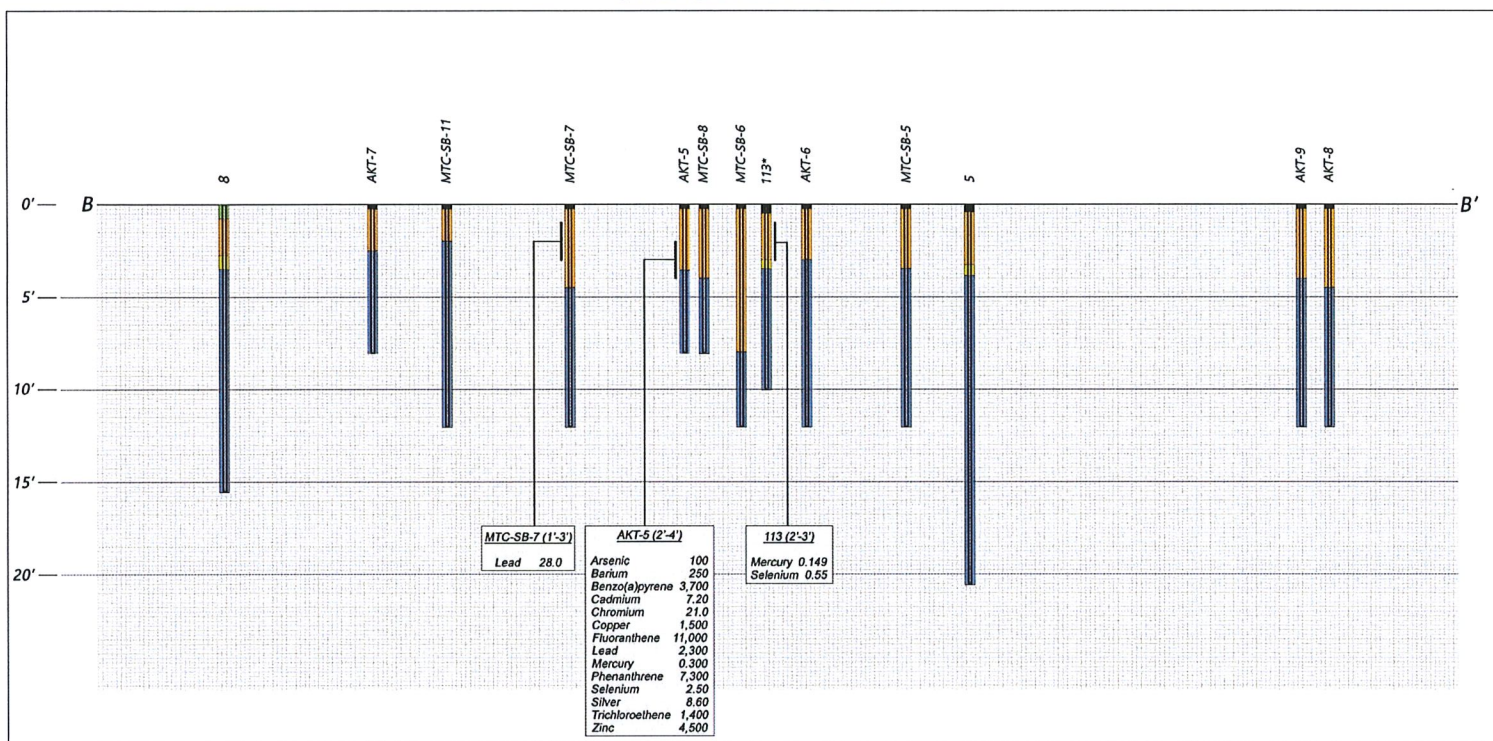


- LEGEND**
- TOPSOIL
 - ASPHALT
 - SAND
 - SAND FILL
 - FILL
 - CLAY

NOTES:
 - METAL VALUES EXPRESSED IN mg/kg
 - PNA & VOC VALUES EXPRESSED IN ug/kg
 - BORINGS NOT TO SCALE



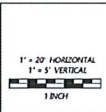
CROSS-SECTION B-B' MAP



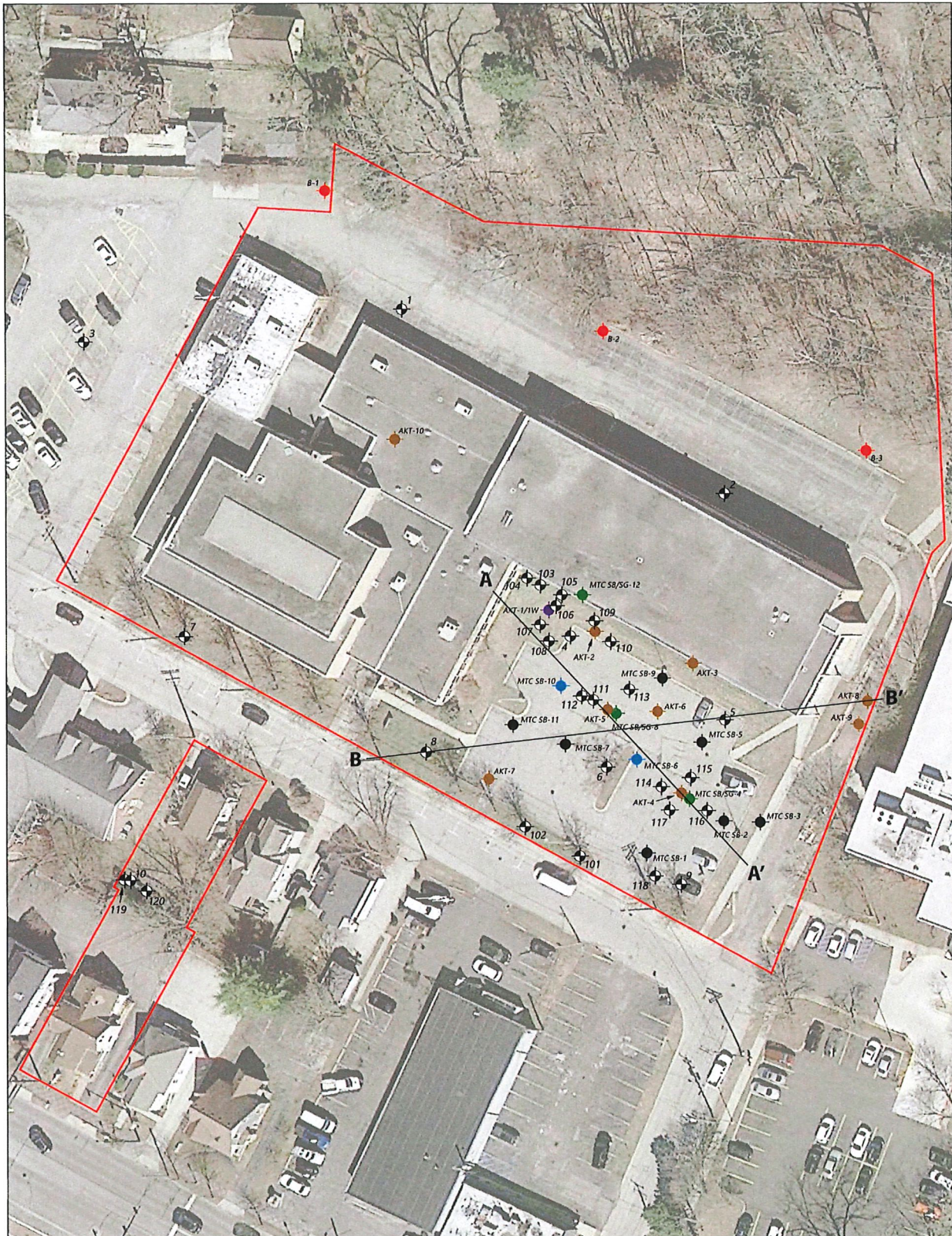
LEGEND

TOPSOIL
ASPHALT
SAND
SAND FILL
FILL
CLAY

- NOTES:**
- METAL VALUES EXPRESSED IN mg/kg
 - PNA & VOC VALUES EXPRESSED IN ug/kg
 - *113 OFFSET EASTERLY TO AVOID OVERLAP WITH MTC-SB-6
 - BORINGS NOT TO SCALE



CROSS-SECTION LOCATION MAP



LEGEND

- ◆ SOIL BORING (M&A 2021/22)
- ◆ SOIL BORING (G2 08/2019)
- ◆ SOIL BORING (AKT PEERLESS 11/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 11/2019)
- ◆ SOIL BORING/SOIL GAS SAMPLE (AKT PEERLESS 11/2019)
- ◆ SOIL BORING (AKT PEERLESS 09/2019)
- ◆ SOIL BORING/TEMP. MONITORING WELL (AKT PEERLESS 09/2019)
- APPROXIMATE PROPERTY BOUNDARY

NOTES:

- ALL LOCATIONS APPROXIMATE

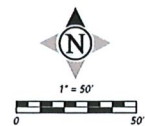


TABLE 1: Estimated Costs of Eligible Activities

	<u>Estimated Costs</u>
MSF Eligible Activities	
1. Site Preparation	\$0
2. Asbestos Assessment and Abatement	\$0
3. Demolition	<u>\$0</u>
4. Infrastructure Improvements	<u>\$0</u>
Subtotal MSF Eligible Activities	<u>\$0</u>
5. MSF Activities Contingency (15%)	\$0
6. Brownfield Plan and Work Plan Preparation	\$0
7. Brownfield Plan Implementation	<u>\$0</u>
Subtotal MSF Eligible Activities	<u>\$0</u>
8. Interest on MSF Eligible Activities	<u>\$0</u>
Total MSF Eligible Activities	<u>\$0</u>
EGLE Eligible Activities	
1. Phase I, Phase II, and BEA Activities	\$43,502
2. Due Care Planning	\$31,170
3. Due Care Implementation and Additional Response Activities	\$1,492,293
4. Asbestos Abatement	\$127,151
5. Health and Safety Plan for Due Care Activities	<u>\$0</u>
Subtotal EGLE Eligible Activities	<u>\$1,694,116</u>
6. EGLE Activities Contingency (15% of Due Care Implementation)	\$242,917
7. Letter of Credit and BRA application fee	\$35,000
6. Brownfield Plan and Work Plan Preparation	\$76,000
7. Brownfield Plan Implementation	<u>\$30,000</u>
Subtotal EGLE Eligible Activities	<u>\$2,078,033</u>
8. Interest on EGLE Eligible Activities	<u>\$881,464</u>
Total EGLE Eligible Activities	<u>\$2,959,497</u>
Total Payments to Developer	<u>\$2,959,497</u>
BRA Administrative Fees	\$130,000
Local Brownfield Revolving Fund	\$1,924,052
State Brownfield Redevelopment Fund	\$636,793
DDA Agreed Payment	<u>\$840,784</u>
Estimated Total Disbursements	<u>\$5,650,342</u>

**TABLE 2:
Tax Increment Revenue Capture and Reimbursement
Estimates**

See attached projections.

2019-2024 10-Year Forecast Summary		2019												2020												2021												2022												2023												2024											
2019		2020		2021		2022		2023		2024		2019		2020		2021		2022		2023		2024		2019		2020		2021		2022		2023		2024		2019		2020		2021		2022		2023		2024																											
Total Revenue		101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000																												
Total Expenses		95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000																												
Net Income		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000																												

HSA Culture w/CCA Interest Agreement Table			Financial Performance		2010 - 2034																												
Category	Value	Unit	2010	2011	2010 - 2034																												
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034						
Initial Investment	10,000,000		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Operating Costs	5,000,000		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Net Income	5,000,000		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
CCA Expense	1,000,000		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Net Profit	4,000,000		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Total Value	10,000,000		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000

Financial statement for Farmington-Helena Towns Breadfield Plant. Includes sections for Assumed annual revenue, Rates for various categories (water, sewer, street), and Interim Calculations. Columns represent years from 2019 to 2046.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	Farmington - Hillside Townes Brownfield Plan															
2	BRA Reimbursement w/ DDA Interlocal Agreement Table															
3	Rev. 05/28/23															
4		Capture and Reimbursement		Proportional for all capture	School & Local Taxes for Dev. Fees	Local-Only Taxes	Total to Developer	Estimated Total Years of Plan: 23						Estimated Capture (net of surplus dist.)		\$ 4,809,558
5		School Taxes	27.3469%	\$	502,226		\$ 502,226							Administrative Fees	\$ 130,000	
6		Local/Non-School Taxes	72.6531%	\$	1,616,487		\$ 1,616,487							State Brownfield Redevelopment Fund	\$ 636,793	
7		DDA agreement		\$	840,784		\$ 840,784							Local Brownfield Revolving Fund	\$ 1,924,052	
8		TOTAL		\$	2,118,713		\$ 2,959,497									
9		EGLE	100.0000%	\$	2,959,497		\$ 2,959,497									
10		MSF	0.0000%	\$	-		\$ -									
11		TOTAL (Excludes direct DDA payments for non-Brownfield plan activities)		\$	2,959,497		\$ 2,959,497									
12		Brownfield plan year			1	2	3	4	5	6	7	8	9	10	11	
13					2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
14		Total School Incremental Revenue		\$	10,640	\$ 28,675	\$ 41,863	\$ 45,720	\$ 51,846	\$ 52,904	\$ 53,984	\$ 55,066	\$ 56,209	\$ 57,355	\$ 58,524	
15		State Brownfield Redevelopment Fund (50% of SET), max 25 yrs		\$	1,310	\$ 4,903	\$ 13,456	\$ 22,860	\$ 25,923	\$ 26,452	\$ 26,992	\$ 27,543	\$ 28,105	\$ 28,678	\$ 29,262	
16		School TIR Available for Reimbursement		\$	9,330	\$ 23,772	\$ 28,407	\$ 22,860	\$ 25,923	\$ 26,452	\$ 26,992	\$ 27,543	\$ 28,105	\$ 28,678	\$ 29,262	
17		Total Local/Non-schools Incremental Revenue		\$	2,703	\$ 10,065	\$ 27,342	\$ 46,451	\$ 52,675	\$ 53,751	\$ 54,848	\$ 55,967	\$ 57,109	\$ 58,273	\$ 59,460	
18		BRA Administrative Fee		\$	2,703	\$ 10,065	\$ 27,342	\$ 46,451	\$ 52,675	\$ 53,751	\$ 54,848	\$ 55,967	\$ 57,109	\$ 58,273	\$ 59,460	
19		Local TIR Available for Reimbursement		\$	-	\$ -	\$ 10,130	\$ 41,451	\$ 47,675	\$ 48,751	\$ 49,848	\$ 50,967	\$ 52,109	\$ 53,273	\$ 54,460	
20		Total School & Local/Non-schools TIR Available		\$	9,330	\$ 23,772	\$ 38,537	\$ 64,311	\$ 73,598	\$ 75,203	\$ 76,840	\$ 78,510	\$ 80,213	\$ 81,950	\$ 83,722	
21		Reimbursement														
22		DEVELOPER		Beginning Balance												
23		Beginning Developer Reimbursement Balance														
24		MSF Non-Environmental Costs and Interest (if applicable)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
25		School Tax Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26		Local Tax Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27		DDA agreed payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28		Total MSF Reim. Balance including interest (if applicable)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
29		EGLE/Department Specific Environmental Costs and interest (if applicable)	\$	2,959,497	\$	9,310	\$ 23,712	\$ 38,537	\$ 64,311	\$ 73,598	\$ 75,203	\$ 76,840	\$ 78,510	\$ 80,213	\$ 81,950	\$ 120,788
30		School Tax Reimbursement	\$	9,310	\$ 23,712	\$ 28,407	\$ 22,860	\$ 25,923	\$ 26,452	\$ 26,992	\$ 27,543	\$ 28,105	\$ 28,678	\$ 29,262		
31		Local Tax Reimbursement	\$	-	\$ -	\$ 10,130	\$ 41,451	\$ 47,675	\$ 48,751	\$ 49,848	\$ 50,967	\$ 52,109	\$ 53,273	\$ 54,460		
32		DDA agreed payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,065	
33		Total EGLE/Dept Specific Reimb Balance including interest (if applicable)	\$	2,959,497	\$	2,950,187	\$ 2,926,475	\$ 2,887,938	\$ 2,823,627	\$ 2,750,029	\$ 2,674,826	\$ 2,597,916	\$ 2,519,476	\$ 2,439,263	\$ 2,357,312	\$ 2,236,523
34		Total Annual Developer Reimbursement and Interest Payment (if applicable)	\$	9,310	\$ 23,712	\$ 38,537	\$ 64,311	\$ 73,598	\$ 75,203	\$ 76,840	\$ 78,510	\$ 80,213	\$ 81,950	\$ 83,722		
35		LOCAL BROWNFIELD REVOLVING FUND														
36		LBRF Deposits*														
37		School Tax Capture	Capt	\$ 3,084,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
38		Local/Non-Schools Tax Capture	Capt	\$ 3,084,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39		Total LBRF Capture	Total Capt	\$ 3,084,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40		* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														

	A	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AI	
1	Farmington - Hillside Townes Brownfield Plan														
2	BRA Reimbursement w/ DDA Interlocal Agreement Table														
3	Rev. 06/28/23														
4															
5															
6															
7															
8															
9															
10															
11															
12															
15		2018	2018	2017	2018	2019	2019	2018	2018	2018	2018	2018	2018	Totals	
16	Total School Incremental Revenue	\$ 59,716	\$ 60,912	\$ 62,173	\$ 63,418	\$ 64,729	\$ 66,045	\$ 67,358	\$ 68,757	\$ 70,154	\$ 71,579	\$ 73,033	\$ 74,515	\$ 1,315,264	
17	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 29,858	\$ 30,466	\$ 31,086	\$ 31,719	\$ 32,364	\$ 33,023	\$ 33,694	\$ 34,379	\$ 35,077	\$ 35,790	\$ 36,516	\$ 37,258	\$ 636,783	
18	School TIR Available for Reimbursement	\$ 29,858	\$ 30,466	\$ 31,086	\$ 31,719	\$ 32,364	\$ 33,023	\$ 33,694	\$ 34,379	\$ 35,077	\$ 35,790	\$ 36,516	\$ 37,258	\$ 678,473	
19															
20	Total Local/Non-schools Incremental Revenue	\$ 60,672	\$ 61,907	\$ 63,168	\$ 64,453	\$ 65,781	\$ 67,142	\$ 68,539	\$ 70,000	\$ 71,500	\$ 73,033	\$ 74,611	\$ 76,249	\$ 1,494,291	
21	BRA Administrative Fee	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 110,000	
22	Local TIR Available for Reimbursement	\$ 55,672	\$ 56,907	\$ 58,168	\$ 59,453	\$ 60,781	\$ 62,142	\$ 63,539	\$ 65,000	\$ 66,500	\$ 68,033	\$ 69,611	\$ 71,249	\$ 1,384,291	
23	Total School & Local/Non-schools TIR Available	\$ 85,530	\$ 87,374	\$ 89,254	\$ 91,172	\$ 93,145	\$ 95,165	\$ 97,233	\$ 99,356	\$ 101,527	\$ 103,780	\$ 106,112	\$ 108,507	\$ 1,812,765	
24															
25	Reimbursement														
26															
27	DEVELOPER														
28	Beginning Developer Reimbursement Balance														
29															
30	MSF Non-Environmental Costs and Interest (if applicable)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	DDA agreed payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Total MSF Reim. Balance including Interest (if applicable)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35															
36	EGL/Dept Specific Environmental Costs and Interest (if applicable)	\$ 280,426	\$ 286,239	\$ 292,168	\$ 298,215	\$ 304,396	\$ 310,719	\$ 317,284	\$ 324,099	\$ 331,174	\$ 338,519	\$ 346,144	\$ 354,059	\$ 2,959,497	
37	School Tax Reimbursement	\$ 29,858	\$ 30,466	\$ 31,086	\$ 31,719	\$ 32,364	\$ 33,023	\$ 33,694	\$ 34,379	\$ 35,077	\$ 35,790	\$ 36,516	\$ 37,258	\$ 602,226	
38	Local Tax Reimbursement	\$ 55,672	\$ 56,907	\$ 58,168	\$ 59,453	\$ 60,781	\$ 62,142	\$ 63,539	\$ 65,000	\$ 66,500	\$ 68,033	\$ 69,611	\$ 71,249	\$ 1,616,484	
39	DDA agreed payment	\$ 194,896	\$ 198,865	\$ 202,914	\$ 207,043	\$ 211,252	\$ 215,541	\$ 220,000	\$ 224,629	\$ 229,428	\$ 234,407	\$ 239,566	\$ 244,905	\$ 840,784	
40	Total EGL/Dept Specific Reimb Balance including Interest (if applicable)	\$ 1,956,098	\$ 1,669,859	\$ 1,377,692	\$ 1,079,476	\$ 730,280	\$ 373,831	\$ 10,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	Total Annual Developer Reimbursement and Interest Payment (if applicable)	\$ 280,426	\$ 286,239	\$ 292,168	\$ 298,215	\$ 304,396	\$ 310,719	\$ 317,284	\$ 324,099	\$ 331,174	\$ 338,519	\$ 346,144	\$ 354,059	\$ 2,959,497	
42															
43															
44															
45	LOCAL BROWNFIELD REVOLVING FUND														
46	LBRF Deposits*														
47	School Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,607	\$ 35,077	\$ 35,790	\$ 36,516	\$ 37,258	\$ 176,248
48	Local/Non-Schools Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,498	\$ 343,807	\$ 350,892	\$ 358,118	\$ 365,489	\$ 1,747,804
49	Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,105	\$ 378,884	\$ 386,682	\$ 394,634	\$ 402,747	\$ 1,924,052
50	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														