

APPENDIX

Table 1. Eligible Activities for TIF Reimbursement

ENVIRONMENTAL ELIGIBLE ACTIVITIES	Costs Approved in Brownfield Plan	Costs Approved in Act 381 Work Plan	Total Approved for Reimbursement #1	Total Approved for Reimbursement #2	TIF Budget Remaining
Environmental Assessment Activities	3,600.00		3,211.00	-	389.00
Subtotal: Environmental	3,600.00	-	3,211.00	-	389.00
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES					
Lead & Asbestos Abatement	10,200.00		18,400.00	-	(8,200.00)
Demolition	83,000.00		57,700.00	5,365.00	19,935.00
Site Preparation	1,064,365.00		968,206.48	181,505.41	(85,346.89)
Infrastructure Improvements	320,860.00		249,843.75	19,150.00	51,866.25
Preparation of Brownfield & MSF Act 381 Work Plan	30,000.00		9,498.75	14,800.00	5,701.25
Subtotal: Non-Environmental	1,508,425.00		1,303,648.98	220,820.41	(16,044.39)
Environmental & Non-Environmental	1,512,025.00		1,306,859.98	220,820.41	(15,655.39)
Contingency	221,763.75			(16,044.39)	205,719.36
State (.21%)					
Local (99.79%)					
MAXIMUM ELIGIBLE ACTIVITIES COST FOR REIMBURSEMENT	1,733,788.75		1,306,859.98	220,820.41	206,108.36
		EGLT Total	\$ 3,211.00		
		MSF Total	1,303,648.98		

Table 2. Detail of Developer Activities

Activity (As Approved in Brownfield Plan)	Invoice Description	Contractor	Invoice No.	Invoice Date	Service Period	Proof of Payment	Amount Requested	Amount Recommended for Approval	Notes
EGLE ENVIRONMENTAL ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Subtotal Environmental Assessment Activities							0.00	\$0.00	
LOCAL-ONLY NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES									
Lead & Asbestos Activities									
Subtotal Lead & Asbestos Activities							\$0.00	\$0.00	
Demolition									
Building Demolition Activities	Demolition-Retainer payment	Site Development Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,000.00	1,000.00	Workplan Guidance p. 32 and in Table 1 of Brownfield Plan. Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1,000. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Fill/Compaction/Rough Grading to balance Site where bldg was located	Backfill Basements-Retainer Payments	Site Development Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	300.00	300.00	Workplan Guidance p. 40, and in Table 1 of Brownfield Plan. Invoice 16282 dated 2/20/22 shows the balance for retainage of \$300. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Removal of Utilities	Removal of Gas services- 30031 Dequindre	Consumers Energy	9317836978	3/11/2020		CC Payment Charged 3/19/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$830 paid. Reimbursing this cost, less permitting portion.
Removal of Utilities	Removal of Gas services- 30021 Dequindre	Consumers Energy	9317881015	3/16/2020		CC Payment Charged 3/19/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$830 paid. Reimbursing this cost, less permitting portion.
Removal of Utilities	Removal of Gas service	Consumers Energy	9318297885	5/14/2020		CC Payment 5/20/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$655 charged.
Removal of Utilities	Removal of Water Connections	Madison Heights Water Dept.				Cancelled Check #1081	2,100.00	2,100.00	Workplan Guidance p.33 and table 1. Cancelled check from Hudson Madison LLC
Subtotal Demolition							5,365.00	5,365.00	
Site Preparation									
Staking	Staking public sidewalks	PEA Group	94388	7/7/2022	3/31/2023	Pay App 26	357.50	357.50	P.42 of Workplan Guidance Table 1 Brownfield Plan. Email from Cunningham & Limp states that around 25% of sidewalk staking happened within the ROW. This cost seems reasonable as the length of sidewalk along Dequindre is roughly a quarter of the total sidewalk of the total site. The developer has provided a total of \$8,900 related to staking sidewalks and roughly 25% is in the ROW. 25% x \$8,900 = \$2,225 in reimbursable costs. Pay App 26 shows that PEA was paid in full, including these costs. - Invoice # 9438852047.50\$357.50 requested - Invoice # 9333352640.00 \$1867.50 for staking requested - Invoice # 9384453410.00\$0 requested, used to get to total - Invoice # 9493554287.50 \$0 requested, used to get to total
Staking	Staking public sidewalks	PEA Group	93333	5/12/2022	3/31/2023	Pay App 26	1,867.50	1,867.50	
Staking	Staking public sidewalks	PEA Group	93844	6/10/2022	3/31/2023	Pay App 26	-	-	
Staking	Staking public sidewalks	PEA Group	94388	7/7/2022	3/31/2023	Pay App 26	-	-	
Soft Costs Related to Other Eligible Activities	Easements	PEA Group	84719	7/27/2020	Professional Services through 7/11/20	Check # 1005	80.00	80.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. Landscaping done by non-municipal employees is an eligible activity under infrastructure improvements for QLGS. The referenced engineering fees are related to drawing and measurements for onsite utilities. A copy of a check was requested and provided Check # 1005. Invoice # 84719580.00\$80.00 requested. Invoice # 9438851165.50\$1165.50 requested.
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85034	8/26/2020	Professional Services through 8/15/20	Check # 1005	1,165.50	1,165.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85372	9/25/2020	Professional Services through 9/12/20	Check # 1009	270.00	270.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85721	10/28/2020	Professional Services through 10/10/20	Check # 1009	1,147.50	1,147.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	87516	3/31/2021	Professional Services through 3/13/21	Check # 1066	816.00	816.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1066. Invoice # 875165816.00\$816.00 requested. Invoice # 882695246.00\$246.00 requested. Invoice # 885325378.00\$378.00 requested.
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88269	5/28/2021	Professional Services through 5/8/23	Check # 1066	246.00	246.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88532	6/28/2021	Professional Services through 6/12/21	Check # 1066	378.00	378.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88942	7/29/2021	Professional Services through 7/10/21	Check # 1074	202.50	202.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	90790	11/30/2021	Professional Services through 11/6/21	Check # 1119	336.00	336.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1119. Invoice # 907905 336.00\$ 336.00 requested.

Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	91290	12/30/2021	Professional Services through 12/11/21	Check # 1168	148.50	148.50	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1168. Invoice # 907905 148.505 148.50 requested.
Soft Costs Related to Other Eligible Activities	Easements	PEA Group	95128	8/26/2022	Professional Services through 8/13/22	Check # 1224	325.60	325.60	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to utility easements. A copy of a check was requested and provided Check # 1224. Invoice # 951285 325.605 325.60 requested.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control-fencing- Retainer Payment	Industrial Fence and Landscaping	within Pay App 26	4/24/2023	Professional Services 4/11/2023	Canceled Check 1288	1,085.00	1,084.50	Workplan Guidance p. 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows base contract for fences/gates for 1084.50. In Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control-fencing(CO)- Retainer Payment	Industrial Fence and Landscaping	Pay App 26	4/24/2023	3/31/2023	Canceled Check 1288	377.40	377.40	Workplan Guidance p. 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows Change Order 1 for \$377.40 retainage, in Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control- fencing (CO2)	Industrial Fence and Landscaping	Pay App 18 & 26	4/24/2023	Professional Services 3/31/2023	Canceled Check 1288	2,200.00	2,200.00	Workplan Guidance 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows Change order 2 for \$2200, in Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Grading (including reasonable mass grading of entire project site)	Earthwork- Cleaning, grubbing, grading- retainer payment	Site Development , Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	7,800.00	7,800.00	Workplan Guidance p. 40, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$7,800. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Relocation of Active Utilities	Relocation of Sanitary Sewer	Site Development , Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,600.00	1,600.00	Activity is eligible. Page 41 of 381 Workplan Guidance, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1600. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Relocation of Active Utilities	Relocation of Water Mains	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	6,150.00	6,150.00	Workplan Guidance p. 41, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$6150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Clearing & Grubbing (including grass,shrubs, trees, other vegetation and their roots) and related Disposal	Hauls Spoils-Retainer payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	2,150.00	2,150.00	Workplan Guidance p. 37, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$2150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO1- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	370.80	370.80	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$370.80. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO2- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,522.87	1,522.87	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1522.87. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO3- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,708.90	1,708.90	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1708.90. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO4- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	413.94	413.94	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$413.94. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Compaction and Subbase preparation	Subbase prep due to poor soils-Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	2,800.00	2,800.00	Workplan Guidance p. 37, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$2800.00. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO5- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	6,366.00	6,366.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$6366.00 for temporary access. Workplan Guidance p. 42, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Grading	Respread top soil (grading)	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	7,000.00	7,000.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$7000.00 for temporary access. Workplan Guidance p. 40, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Excavation of unsuitable material	Undercut and Haul-concrete debris removal found on site	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	39,000.00	39,000.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$39,000.00 for temporary access. Workplan Guidance p. 38, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary Facility	Temporary Facilities (General Conditions)	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	790.90	790.90	P. 42 of 381 Workplace Guidance, and within Table 1 of Brownfield Plan. Invoice #16668 from Site Development to CLD shows a total of \$11,000 paid for "General Conditions". Total contract amount = \$1,226,098.68. \$1,226,098.68- \$11,000= \$1,215,098.68. Total RR#2 request \$87332.51/ \$1,215,098.68. = .0719. 7.12% * 11,000= \$790.90
Relocation of Active Utilities	Sanitary Underground Mains-Retainer Payment	Allor Plumbing	Pay App 14	12/31/2022	12/31/2022	Pay App 24	10,228.00	10,227.50	Workplace Guidance p. 41 and Table 1 Pay App 14 for RR #1 approved \$92,047.50 in reimbursement. This was \$102,275 less retainage of \$10,227.50. Pay App 24 shows that contract amount was paid including retainer. Pay App 24 shows contract amount 1,686,469, Pay App 11 shows contract amount of 1,714,111.00. Why difference?
Relocation of Active Utilities	Relocation of Electrical supply	Axis Electrical	Pay App 26	3/31/2023	3/31/2023	Canceled check 1288	50,000.00	50,000.00	Activity is eligible Pg. 41 of Workplan Guidance and Table 1. Email with estimate from CLC of \$50,000 of material for relocation only evidence of costs. City staff conferred with electrical inspector that inspected the site who confirmed that this is a reasonable request. Copy of check requested and provided.
Grading	Grading	Cunnungham-Limp	Pay App 14 & Pay App 26	3/31/2023	3/31/2023	Canceled check 1288	6,022.00	6,022.00	Pay App 14 for RR #1 withheld \$6,022 of retainage. Pay App 26 show that the contract price for Eathwork and Site utilities was paid in full. Copy of check requested and provided.
Soft Costs Related to Other Eligible Activities	Contractor Fee based on pro-ration	Cunnungham-Limp	Pay App 27	3/31/2023	3/31/2023	Canceled check 1288	3,506.50	3,506.50	\$454,732 is the Cunningham-Limp fee agreed to. It's a soft cost applied to all work completed under their GC Contract. \$170,620.80 is the work completed by PEA, Industrial Fence, Site Development, Allor Plumbing, Ray's Nursery, Axis Electrical, and Cunnungham-Limp grading within that GC contract. This request is 0.77% of the total GC contract (\$22,081,205), so we've requested 0.77% of the fee(\$454,732) = \$3,506.50
Relocation of Active Utilities	Relocation of Gas utility	Consumers Energy	9321322511	8/27/2021		Cancelled check 1078	700.00	700.00	P. 41 of Workplan Guidance and Table 1 of Brownfield plan. Cancelled check from Hudson Madison LLC provided
Relocation of Active Utilities	Relocation of Electrical Services	DTE Energy				Canceled Check	8,068.50	8,068.50	P. 41 of Workplan Guidance and Table 1 of Brownfield plan.
Soft Costs Related to Other Eligible Activities	Geotechnical Investigation	TEC	146347	3/31/2020	Paid 4/27/20 & 5/21/20	Bank Statement/Withdrawal	8,275.00	8,275.00	P. 45 of Workplan Guidance and Table 1 of Brownfield plan.
Soft Costs Related to Other Eligible Activities	Geotechnical Investigation	TEC	147421	8/31/2020		Check # 1007	926.00	926.00	P. 45 of Workplan Guidance and Table 1 of Brownfield plan. Requested and received copy of check.
Temporary Erosion Control	Vacuuming of catch basins for erosion control	Metro Environmental	75000	8/30/2022	8/30/2022	Pay App 26	5,104.00	5,104.00	P. 42 of workplan guidance and Table 1 of Brownfield plan Pay App 26 shows that amount is already paid
Temporary Erosion Control	Erosion Control Insepction	Oakland County WRC				REC-00417602921	1,875.00	-	Inspection Fees paid to WRC are not actual actions taken for temporary erosion control, they are costs from Oakland
Temporary Erosion Control	Erosion Control Insepction	Oakland County WRC				REC-004437-2021	500.00	-	County to inspect these actions. It is staff's interpretation of the 381 Workplan Guidance that this is more akin to a
Temporary Erosion Control	Erosion Control Insepction	Oakland County WRC				REC008668-2022	503.75	-	permitting fee, which is an ineligible activity according to the Workplan. Staff is referring to pg.42 and p.47 of the 381
Temporary Erosion Control	Erosion Control Insepction	Oakland County WRC				Check #1167	503.75	-	Workplan, and is happy to include any information to the contrary to this opinion supplied by the developer for the
Temporary Erosion Control	Erosion Control Insepction	Oakland County WRC				Check #1192	503.75	-	BRA consideration.

Subtotal Site Preparation							\$185,392.66	\$181,505.41	
Infrastructure Improvement									
Urbasn Storm Water Management Systems (Traditional versus Low Impact Design)	Underground Retention System- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	9,150.00	9,150.00	Activity is eligible. Page 36 of 381 Workplan Guidance, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$9,150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Public Landscaping	Landscaping in the Dequindre ROW	Ray's Nursery and Landscaping				Pay App 26	10,000.00	10,000.00	Bart Roeser from CLC estimates that the irrigation & landscaping in ROW along Dequindre was approximately \$10,000 via email. Total contract sum \$132,671.00. According to approved engineering plans, there is no irrigation in the ROW, however aerial from google earth shows that all of the grass in ROW was torn out, so this cost seems reasonable.
Subtotal Infrastructure Improvements							\$ 19,150.00	\$ 19,150.00	
Preparation of Brownfield Plan Implementation									
Brownfield Plan Implementation	Reimbursement Request	PM Environmental	100772	5/13/2022		Ledger	6,500.00	6,500.00	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental	1015140	8/4/2022		Ledger	1,112.50	1,112.50	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental				Ledger	2,532.50	2,532.50	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental				To be provided upon payment	4,655.00	4,655.00	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Subtotal Preparation of Brownfield Plan Implementation							\$14,800.00	\$14,800.00	
Contingency									
Subtotal Contingency									
Grand Total									
Total Request							\$224,707.66	220,820.41	
Total Recommended Denied							\$3,887.25		
Total Recommended for Reimbursment							\$220,820.41		

Appendices:

Appendix A: Description of Eligible Activities Conducted

Appendix B: Approved Brownfield Plan Expenses and Corresponding Invoices Table

Appendix C: Documentation of Eligible Costs (invoices)

Appendix A

Appendix A: Description of Eligible Activities Conducted

The Eligible Activities (as defined by Section 2 of Public Act 381, as amended) that were completed as permitted under the Brownfield Redevelopment Financing Act are further described below:

Demolition Activities

Demolition activities approved under the Brownfield Plan included building demolition, Dewatering during foundation removal, removal of abandoned utilities, removal of curbs and gutters, removal of sidewalks, and fill, compaction, and grading where improvements were located.

Demolition activities included building demolition activities and backfill of the former basements to prepare the site for redevelopment.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$83,000 for Demolition activities. Costs are tabulated within Appendix B for a total cost of \$5,365 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Infrastructure Improvement Activities

Infrastructure improvement activities approved under the Brownfield Plan included an urban storm water management system, and sidewalk, curb, and gutter improvements in public right-of-way.

Infrastructure activities included the installation of an underground retention system and landscaping within the public right of way.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$320,860 for Infrastructure improvement activities. Costs are tabulated within Appendix B for a total cost of \$19,150 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Site Preparation Activities

Site preparation activities approved under the Brownfield Plan included temporary construction access/road; temporary traffic control; temporary erosion control; temporary site control (fencing, gates, signage, and/or lighting); temporary facility; grading (including reasonable mass grading of the entire project site); relocation of active utilities (electric, gas, water, and sewer); staking; clearing and grubbing (including grass, shrubs, trees, and other vegetation at their roots); and related disposal; dewatering during other eligible activities; compaction and sub-base preparation related to other eligible activities; disposal of solid waste (i.e. used tires, old appliances, and furniture, and used car batteries); and soft costs related to other eligible activities.

Site preparation activities completed included temporary construction access, temporary site control, temporary facility, relocation of utilities, grading and land balancing, relocation of active utilities, staking, clearing and grubbing, excavation of unsuitable material, compaction and sub-base preparation related to other eligible activities, and soft costs related to other eligible activities.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$1,064,365 for Site Preparation Activities. Costs are tabulated within Appendix B for a total cost of \$184,991.16 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C. Use of contingency is requested for cost overages incurred in this category.

Brownfield Plan Preparation

Preparation of the Brownfield Plan included meetings/consultations, report preparation, associated correspondence and management activities. Work completed includes Brownfield Plan preparation activities and Brownfield Plan implementation.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$30,000 for Brownfield Plan Activities. Costs are tabulated within Appendix B for a total cost of \$14,800.00 for TIF Reimbursement Request 01 and associated invoices are provided in Appendix C.

Contingency

A 15% contingency of \$221,764 was approved in the Brownfield Plan. The developer requests to utilize the contingency to reimburse the site preparation costs as described above via local mills only.

Appendix B



Eligible Activities	Brownfield Plan Approved Costs	Code Letter	Code Num.	Request #1	Request #2	Amount Spent to Date	Brownfield Plan Approved Amount Remaining
Brownfield TIF							
Task # 1 Pre-Approved Activities - EGLE							
Phase I ESA	\$ 2,100.00	A	1	\$ 2,100.00		\$ 2,100.00	\$ -
Hazardous Material Survey	\$ 1,500.00	A	5	\$ 1,111.00		\$ 1,111.00	\$ 389.00
EGLE Pre-Approved Activities Task Sub-Total	\$ 3,600.00			\$ 3,211.00	\$ -	\$ 3,211.00	\$ 389.00
Task # 3 Demolition - MSF							
Building Demolition Activities	\$ 50,000.00	C	1	\$ 52,000.00	\$ 1,000.00	\$ 53,000.00	\$ (3,000.00)
Dewatering During Foundation Removal	\$ 5,000.00	C	7		\$ -	\$ -	\$ 5,000.00
Removal of Abandoned Utilities	\$ 3,000.00	C	9		\$ 4,065.00	\$ 4,065.00	\$ (1,065.00)
Removal of Curbs and Gutters	\$ 5,000.00	C	11		\$ -	\$ -	\$ 5,000.00
Removal of Sidewalks	\$ 5,000.00	C	12		\$ -	\$ -	\$ 5,000.00
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 15,000.00	C	13	\$ 5,700.00	\$ 300.00	\$ 6,000.00	\$ 9,000.00
Demolition Activities Task Sub-Total	\$ 83,000.00			\$ 57,700.00	\$ 5,365.00	\$ 63,065.00	\$ 19,935.00
Task # 4 Asbestos Activities - MSF							
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,200.00	D	1	\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Asbestos Activities Task Sub-Total	\$ 10,200.00			\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Task # 5 Infrastructure Improvements - MSF							
Urban Storm Water Management Systems (Traditional versus Low Impact Design)	\$ 300,000.00	E	1	\$ 209,850.00	\$ 9,150.00	\$ 219,000.00	\$ 81,000.00
Underground and Multi-Level Parking Structures (public or private)		E	2		\$ -	\$ -	\$ -
Curbs, Gutters, and Sidewalks in Public ROW	\$ 20,860.00	E	3	\$ 39,993.75	\$ -	\$ 39,993.75	\$ (19,133.75)
Landscaping in ROW and Public Park		E	6		\$ 10,000.00	\$ 10,000.00	\$ (10,000.00)
Infrastructure Improvements Task Sub-Total	\$ 320,860.00			\$ 249,843.75	\$ 19,150.00	\$ 268,993.75	\$ 51,866.25
Task # 6 Site Preparation - MSF							
Temporary Construction Access and/or Roads	\$ 3,000.00	F	1	\$ 72,176.19	\$ 10,382.51	\$ 82,558.70	\$ (79,558.70)
Temporary Traffic Control	\$ 10,000.00	F	2		\$ -	\$ -	\$ 10,000.00
Temporary Erosion Control	\$ 19,000.00	F	3		\$ 8,990.25	\$ 8,990.25	\$ 10,009.75
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 17,500.00	F	4	\$ 13,156.60	\$ 3,662.40	\$ 16,819.00	\$ 681.00
Temporary Facility	\$ 119,895.00	F	5	\$ 188,192.50	\$ 790.90	\$ 188,983.40	\$ (69,088.40)
Grading (including reasonable mass grading of entire project site)	\$ 150,000.00	F	7	\$ 202,399.00	\$ 20,822.00	\$ 223,221.00	\$ (73,221.00)
Relocation of Active Utilities	\$ 404,000.00	F	8	\$ 239,297.50	\$ 76,746.50	\$ 316,044.00	\$ 87,956.00
Staking	\$ 40,000.00	F	9	\$ 15,969.00	\$ 2,225.00	\$ 18,194.00	\$ 21,806.00
Cleaning & Grubbing (including grass, shrubs, trees, other vegetation and their roots and Related Disposal	\$ 76,000.00	F	11	\$ 40,850.00	\$ 2,150.00	\$ 43,000.00	\$ 33,000.00
Excavation of Unstable Material		F	12		\$ 39,000.00	\$ 39,000.00	\$ (39,000.00)
Foundation Work to Address Special Soil Concerns		F	13	\$ 82,729.00	\$ -	\$ 82,729.00	\$ (82,729.00)
Dewatering Relating to Other Eligible Activities	\$ 7,000.00	F	15		\$ -	\$ -	\$ 7,000.00
Compaction & Sub-Base Preparation Related to Other Eligible Activities	\$ 46,000.00	F	16	\$ 51,200.00	\$ 2,800.00	\$ 54,000.00	\$ (8,000.00)
Disposal of Solid Waste	\$ 6,000.00	F	18		\$ -	\$ -	\$ 6,000.00
Soft Costs Related to Other Eligible Activities	\$ 165,970.00	F	19	\$ 62,016.71	\$ 17,421.60	\$ 79,438.31	\$ 86,531.69
Site Preparation Task Sub-Total	\$ 1,064,365.00			\$ 967,986.50	\$ 184,991.16	\$ 1,152,977.66	\$ (88,612.66)
Task # 7 Brownfield Plan Preparation and Implementation MSF							
Brownfield Plan Preparation	\$ 20,000.00	G	1	\$ 9,498.75	\$ -	\$ 9,498.75	\$ 10,501.25
Brownfield Plan Implementation	\$ 10,000.00	G	2		\$ 14,800.00	\$ 14,800.00	\$ (4,800.00)
Brownfield Plan Preparation and Implementation Task Sub-Total	\$ 30,000.00			\$ 9,498.75	\$ 14,800.00	\$ 24,298.75	\$ 5,701.25
Contingency (up to 15%)	\$ 221,764.00	H	1	\$ 1,306,640.00	\$ 224,306.16	\$ 1,530,946.16	\$ 202,842.84
Total Brownfield TIF	\$ 1,733,788.00			\$ 3,211.00	\$ -		
EGLE Total				\$ 1,303,429.00	\$ 224,306.16		
MSF Total							

