



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
THURSDAY, MAY 9, 2024 – 9 AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. March 14, 2024
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. Election of Officers – Subcommittee Recommendation
 - B. Alternative Brownfield Consultant RFP – Selection
6. OLD BUSINESS
 - A. MSHDA Affordable Housing Brownfield TIF
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: June 13, 2024 at 9AM

IN PERSON MEETING
5151 Marsh Road
Town Hall Room

Individuals with disabilities requiring auxiliary aids or services should contact:
Interim Township Manager and Director of Community Planning and Development, Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community



**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

DRAFT

March 14, 2024

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 9:00 A.M.

PRESENT: Vice Chair Jeff Theuer, Director John Sarver, Director Kimberly Thompson, Director John Matuszak, Township Manager Walsh

ABSENT: Director Milton Scales, Director Joyce Van Coevering

STAFF: Director of Community Planning and Development Timothy Schmitt, Neighborhoods and Economic Development Director Clark, Principal Planner Brian Shorkey

OTHER:

1. Call meeting to order

Chair Trezise called the regular meeting to order at 9:00 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as presented.

Supported by Director Thompson

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Manager Walsh moved to approve the October 12, 2023 minutes as amended.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Election of Officers

The Authority requested Manager Walsh and Director Van Coevering to bring forward nominations at a future meeting, consistent with the bylaw requirement.

B. Alternative Brownfield Consultant RFP

CPD Director Schmitt provided the Authority with an update on the selection of a secondary Brownfield consultant. Vice Chair Theuer confirmed that TriTerra was still the primary consultant. CPD Director Schmitt confirmed.

C. Project Status

CPD Director Schmitt provided a comprehensive project update for each of the six approved Brownfield plans, given that we had new members on the Authority.

Elevation – Phase 3 has been completed, Phase 4 is starting this year, tax capture has been going on for several years and is an 18 yearlong plan. The project started as a County Brownfield plan, but was transferred to the Township when we established an Authority.

Joe's on Jolly – This project was split off from the Elevation plan, construction is completed, but tax capture has not been started. The plan is 14 years long, but the applicant has not provided Staff with any reimbursement information or request and the property is currently delinquent on its taxes. NED Director Clark provided a brief update on the tax status. Staff will continue to work on the project.

Haslett Marathon – The site is completed and has been capturing taxes since 2022 and is a 27 year long project. Given the cost of construction and inflation, the project is paying back at a quicker rate than originally anticipated.

American House – The building has received occupancy, but there is a substantial amount of site work remaining. The plan is only 4 years long, starting in 2022, after the project costs were formalized by the builder.

Haslett Village Square – Demolition has been completed on the site, the plan is currently 11 years long and 90% of the recapture comes from the State of Michigan. There is a Commercial Rehabilitation Act of 10 years overlaid on the top of the Brownfield capture.

Village of Okemos – The plan has been approved locally, but not at the State level. The plan is proposed to be 19 years long at this time.

D. MSHDA Affordable Housing Brownfield TIF – Update

CPD Director Schmitt outlined the current status of this incentive for the new Directors. Both Haslett Village Square and Village of Okemos are both reviewing this incentive for their projects. The new TIF would be able to cover actual construction costs, to make the housing more affordable. Director Matuszak asked if the project can utilize this even if there are not environmental costs. CPD Director Schmitt stated yes, this is intended to address housing affordability, not environmental clean up.

6. **Old Business**

7. **Project Updates**

Director Matuzsak asked to go through the balance sheet. CPD Director Schmitt went through the information that had been provided by the Finance Department.

8. **Public Remarks**

Vice Chair Theuer asked if it was possible to have a Brownfields 101 since we have multiple new members. Manager Walsh asked that everyone introduce themselves, since we have new members. The Directors each gave a brief background of themselves.

9. **Adjournment**

Vice Chair Theuer adjourned the meeting at 9:35 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Interim Township Manager and
Director of Community Planning & Development



To: Brownfield Redevelopment Authority Directors

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: March 26, 2024

Re: Nominating Committee Recommendations

At the March 14th Brownfield Redevelopment Authority (BRA) meeting, a nominating committee of Manager Walsh and Director Van Coevering was established to recommend officers for the BRA for 2024. After discussion, the nominating committee's recommendation is to elect Director Theuer as Chairperson and Director Matuszak as Vice Chair. Both recommendations are consistent with our bylaw requirements.



To: Brownfield Redevelopment Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
&
Interim Manager Tim Schmitt
Date: May 7, 2024
Re: Secondary Brownfield Consultant Selection

In 2017 the Meridian Township Brownfield Redevelopment Authority selected TriTerra as the Brownfield consulting firm for the Township. TriTerra, a Greater Lansing region company with expertise in managing, creating, and implementing Brownfield plans with added incentives to drive development. Since 2017 we have successfully launched several Brownfield plans with TriTerra as the lead consultant.

With the growing number of eligible activities, increased TIF support through MSHDA, and the increased number of development activities, TriTerra has been requested by two developers in our community as the lead consultant for *their* plans. This creates a conflict of interest as TriTerra cannot also be the consultant for the Township when they are the entity building the plans for the developer. In March 2024 Township development staff through the open bidding process, submitted RFQ's to entities qualified to conduct Brownfield work on behalf of the Township. In the RFQ staff specified our need to have a secondary consultant and our general scope of work requirements. Our end goal is to select a new secondary consultant that will serve the Township when TriTerra is the consultant for the development team.

On March 15th 2024 the bid packages for the secondary Brownfield Consultant were opened. Submissions from AKT Peerless and Fishbeck were received and publicly opened. The following is the motion we hope you will accept:

MOTION: Move to approve AKT Peerless as the Secondary Brownfield Consultant for the Charter Township of Meridian Brownfield Redevelopment Authority and subsequently Township Community Planning and Economic Development Departments. Authorize staff to submit a contract for services.



CHARTER TOWNSHIP OF MERIDIAN
Request for Qualifications
Secondary Brownfield Consultant

OWNER: Charter Township of Meridian
Economic Development Department
5151 Marsh Road Okemos, MI 48864

CONTACT PERSON: Amber Clark, Neighborhoods & Economic
Development Director

CONTACT PHONE: 517.853.4568
E-mail: clark@meridian.mi.us

PROJECT NAME: Meridian Township Secondary Brownfield Consultant
Charter Township of Meridian Michigan

BIDS DUE: Friday, March 15, 2024 by 3pm

BID SUBMISSION: bids@meridian.mi.us

REQUEST:

The Charter Township of Meridian is issuing this request for proposal (RFQ) for a SECONDARY BROWNFIELD REDEVELOPMENT CONSULTANT. We are looking for qualified firms to perform a range of environmental services on select brownfield properties across Meridian Township. The Township has a primary BRA consultant and we are looking for a secondary consultant to review plans as needed. The Township asks that a senior level consultant of your firm is assigned as our project manager.

DESIRED PROFESSIONAL SERVICES TO BE PROVIDED:

- Brownfield Plan creation, review, and approval
- Technical review and expert support during plan approval process
- Assist with reimbursement agreement and regulations
- Assist with evaluating assumptions with project plans
- Act 381 plan review & experience
- Plan implementation capability
- Economic impact of the plan and duration
- Monitoring of eligible activities of projects
- Engagement with developer's consultant and legal team regarding BRA plans
- Support for plan amendments, cost changes, and other unexpected situations
- Review of eligible expenses, reimbursement requests, receipts, and proof of payment

QUALIFICATIONS:

- Experience with EGLE, MSHDA, and MEDC preferred
- Environmental Consulting, site assessment (phase I and II review), due care plans, contaminant investigation, risk assessment, remedial systems, storage tanks
- Understanding of Brownfield, related to environmental impacts of wetlands, lakes, and rivers
- Understanding of land review, assessment, and management
- Experience with PILT or Affordable Housing Incentives

1. Provide resume for the “Key” personnel. The Charter Township of Meridian anticipates that the “Key” personnel is the individual who will be the primary contact with administrative staff of the Township, and who will provide the vast majority of the consulting services listed in the Scope of Work. Resume and/or narrative response shall provide, at a minimum, the education degree(s), institution(s) issuing the degrees, and year(s) received; certifications and registrations; years and position(s) with the company; years with other firms and firm names; types of services “Key” individual is qualified to perform; demonstration of the familiarity of “Key” individual with services required for this project; recent experience of “Key” individual and his/her roles in similar projects; recent experience of the “Key” personnel with other redevelopment programs/incentives not specifically listed in the Scope of Work.
2. Please demonstrate the previous experience of the firm and/or “Key” personnel with descriptions of three (3) similar projects completed or in progress with governmental entities within the past five (5) years. For each such project provide a one- or two-page summary that includes:
 - i. Project name and location;
 - ii. Client name;
 - iii. Short project description;
 - iv. Role of “key” personnel;
 - v. List of services provided; and,
 - vi. Client contact information (name, title, phone number, email address).
3. Describe what additional “value added services” your firm can provide.
4. List the key differentiators for your firm and what factors distinguish your firm from your competitors?

COMPENSATION AND FEES:

Please provide in tabular form the following information on your fees:

1. Hourly professional billing rate for the “Key” personnel.
2. The percentage markup, if any, on approved subcontractors.
3. Other fees/charges (if any).

CONFLICT OF INTEREST:

Disclose any conflicts or perceived conflicts of interest. Includes the name(s) of the development firm(s) that you are contracted to provide work for. Please note this is for internal information only to identify potential conflicts of interest on Brownfield projects or sites in the future. Identify what procedures your firm would utilize to identify and resolve conflicts of interest.

CONTENT OF PROPOSALS:

- Firm Qualifications
- Key Staff Profiles
- Relevant Project Experience
- References
- Fees

JUDGING OF PROPOSALS:

The Township will judge proposals received based on professional qualifications and experience, completeness of proposal, quality of product, references, and total bid cost. The Township reserves the right to reject all bids, waive informalities or irregularities and accept the bid that it determines to be in the best interest of its residents, which may not necessarily be the lowest bid.

SCOPE OF WORK:

The selected consulting agency will:

- Serve as a secondary Brownfield consultant on an as needed basis
- Provide plan review when our primary consultant is unable to do so



**SECONDARY BROWNFIELD CONSULTANT RFQ
Meridian Township Economic Development Department**

Organization Name: _____

Contact: _____ Email: _____

Address: _____

Telephone Number: _____ Fax: _____

Please provide the following information in your bid:

- Completed bid documents
- Firm Qualifications
- "Key" Staff Profiles
- Relevant Project Experience
- References
- Fees

Proposal Deadline: 3:00 pm on Friday, March 15, 2024

**Send Bids to: Meridian Township Clerk's Office
Secondary Brownfield Consultant RFQ
5151 Marsh Road
Okemos, MI 48864**

Bids may also be submitted electronically via email at bids@meridian.mi.us, please send a follow-up email to confirm receipt to: Amber Clark at clark@meridian.mi.us.





Response to Request Qualifications

Charter Township of Meridian
Secondary Brownfield Consultant

PREPARED FOR Amber Clark
Neighborhoods & Economic Development Director
Charter Township of Meridian
5151 Marsh Road
Okemos, Michigan 48864

PREPARED BY AKT Peerless
22725 Orchard Lake Road
Farmington, Michigan 48336
Contact Person: Samantha R. Mariuz
Email: Mariuzs@aktpeerless.com
Phone: (248) 224-0305

PROPOSAL # PF-34419

DATE Friday, March 15, 2024



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RFQ RESPONSE – MERIDIAN CHARTER TOWNSHIP SECONDARY BROWNFIELD CONSULTING SERVICES

AKT Peerless Proposal No. PF-34419

Introduction

AKT Peerless Environmental Services, LLC (“AKT Peerless”) is pleased to present this response to the Charter Township of Meridian (the “Township”) Request for Qualifications (“RFQ”) for Secondary Brownfield Consulting Services.

AKT Peerless (Respondent) understands the Township has a need to retain a qualified and experienced brownfield consulting firm to provide services in an expeditious and cost-effective manner, as well as meet critical deadlines and established budgets.

AKT Peerless is exceptionally qualified to undertake the following tasks related to Brownfield Administrative Services for the Township. AKT Peerless has extensive experience working with EPA Region V project managers, the Michigan Economic Development Corporation (MEDC), the Michigan Department of Environment, Great Lakes & Energy (EGLE), Michigan State Housing Development Authority (MSHDA), and various other State and local municipalities leveraging economic development incentives.

Technical Expertise and Plan Approval Support: Our team offers technical review and expert support throughout the plan approval process, ensuring compliance with regulatory standards and optimizing plan efficacy.

Reimbursement Agreement and Regulatory Assistance: AKT Peerless helps with drafting reimbursement agreements and navigating relevant regulations, ensuring clarity and adherence to legal requirements.

Evaluation of Project Assumptions: We assist in evaluating assumptions within project plans, leveraging our expertise to identify potential risks and opportunities for optimization.

Act 381 Plan Review and Implementation: With extensive experience in Act 381 plan review and implementation, we facilitate seamless execution of plans while maximizing economic benefits to the development.

Plan Implementation Capability: AKT Peerless possesses the capability to effectively implement brownfield plans, leveraging efficient resource management strategies to achieve project objectives within specified timelines and budgets.

Economic Impact Assessment: We conduct thorough assessments of the economic impact and duration of brownfield plans, providing valuable insights to stakeholders and decision-makers.

Monitoring of Project Activities: Our team monitors eligible activities of projects to ensure compliance with plan requirements and regulatory standards, facilitating transparency and accountability.

Engagement with Developers and Legal Teams: AKT Peerless engages proactively with developers' consultants and legal teams regarding Brownfield Redevelopment Authority (BRA) plans, fostering collaborative efforts and facilitating smooth plan execution.

Support for Plan Amendments and Unexpected Situations: We provide comprehensive support for plan amendments, cost changes, and unforeseen circumstances, adapting strategies and solutions to meet evolving project needs.

Review of Eligible Expenses and Reimbursement Requests: Our team conducts thorough reviews of eligible expenses, reimbursement requests, receipts, and proof of payment, ensuring accuracy and compliance with reimbursement agreements and regulations.

In summary, AKT Peerless offers a comprehensive suite of services and expertise to facilitate the successful creation, review, approval, and implementation of brownfield plans, ensuring optimal outcomes for all stakeholders involved. AKT Peerless is uniquely poised with the qualifications, statewide regulatory and governmental relations, and project experience necessary to meet these needs on behalf of the Township. AKT Peerless takes a wholistic, results-oriented position on each project from inception. AKT Peerless' response to the requirements outlined in this RFQ and our approach to the successful completion of project needs are detailed in the following sections.

1.0 Firm Qualifications

1.1 Company Profile

AKT Peerless is a full-service environmental and brownfield redevelopment consulting firm with over 100 employees. AKT Peerless was founded by environmental professionals committed to providing a broad range of high-quality environmental consulting, environmental management, and engineering services, with the conviction that cost management, quality work product, responsiveness, and project finality are the primary concerns of our clients. Our multi-disciplinary team of environmental professionals maintains an acute understanding of the many critical regulatory and environmental management issues that often plague brownfield properties.

Over its 34-year history, AKT Peerless' client base includes over 110 state or local governmental agencies, 50 financial institutions, thousands of private entities, and several non-profit organizations. AKT Peerless has conducted over 28,000 Phase I & II Environmental Site Assessments ("ESAs") and Baseline Environmental Assessments ("BEAs"), as well as managed numerous state and federal grant and loan programs. AKT Peerless has successfully secured or managed over \$108 million in grants and loans for numerous Michigan municipalities, with over \$29 million in state grants, over \$10 million in state loans, and over \$69 million in federal grant and loans. Furthermore, AKT Peerless has secured over \$1.75 billion in economic incentives for over 655 brownfield projects, resulting in over \$6.5 billion in investments within our communities. The following table summarizes AKT Peerless' business organization:

AKT Peerless' Business Organization

Firm Name and Michigan Business Address	AKT Peerless Environmental Services, LLC 22725 Orchard Lake Road Farmington, Michigan 48336
Additional Offices	Michigan offices in Farmington, Saginaw, Detroit, Coopersville, and Manistee Additional offices in California, Connecticut, Georgia, Illinois, and Ohio
Type of Entity	Michigan Limited Liability Company
Tax Identification Number	38-3572743
Project Manager	Samantha R. Mariuz, MPA, EDFP 22725 Orchard Lake Road Farmington, Michigan 48336 P: (248) 615-1333 F: (248) 615-1334 M: (248) 224-0305 mariuzs@aktpeerless.com

2.0 Key Staff Profiles

AKT Peerless proposes to manage the Charter Township of Meridian’s Brownfield projects from its office located in Farmington, Michigan. As necessary, we can draw on additional staff support from AKT Peerless technical professionals located throughout Michigan. AKT Peerless has the capacity, experience and expertise to implement the work and leverage resources to create economic investment in the target area. Resumes for each Key staff member can be found in Appendix B.

The organizational structure proposed for Meridian Township is based on creating project specific teams best suited to meet the needs of the Township and the specific project type. AKT Peerless is committed to assigning its most experienced staff to the Meridian Township as shown in the table below.

Staff	Education	Staff Position	Experience	Contact
Samantha Mariuz	MPA / BA Political Science	VP Economic Development Services	B, C, I, S, US	seimers@aktpeerless.com (248) 224-0305
Jeremy McCallion	MS Urban Planning / BS Environmental and Natural Resources	Senior Economic Development Specialist	B, C, E, I, S, US	mccallionj@aktpeerless.com (248) 302-3038
Jenn Gelletly	Collegiate Courses in Graphic Communications	Incentives Project Manager	B, C, I, M, S, US	gelletlyj@aktpeerless.com (248) 200-6666

Staff	Education	Staff Position	Experience	Contact
Paul Aren	BA Finance and Economics	Incentives Specialist	B, C, I, S, US	arenp@aktpeerless.com 248-914-7722
Audrey Taylor	BS Geological Science	GIS and Incentives Intern	B, C, I, S, US	taylora@aktpeerless.com 586-484-7856

EP = Environmental Professional as defined in 40 CFR 312.10(b), A = Asbestos, B = Brownfields, C = Local government, CC = Construction Consulting, D = Due Care Planning, E = Energy Initiatives, G = Geophysical, H = Hydrogeological Investigations; I = Incentives; M = MUSTA, PH1 = Phase I ESA, PH2 = Phase II ESA/BEA, RI/FS = Remedial Investigations/Feasibility Studies; R = Remediation; S = State Grant/Loan Management; U = Underground Storage Tanks; US = USEPA Grant/RLF Management; V = Vapor Intrusion

Ms. Samantha Mariuz, MPA, EDFP: Ms. Mariuz brings a wealth of experience and unwavering passion to the realm of economic development, with over eight (8) years of dedicated service in the field. What sets her apart is her inclusive and efficient approach to managing complex projects, ensuring that all stakeholders, ranging from municipal entities to businesses and state and federal agencies, are served comprehensively. She possesses a remarkable talent for orchestrating multifaceted projects that not only catalyze community transformation but also harmonize seamlessly with environmental and developmental goals and objectives. Ms. Mariuz holds an impressive track record of fostering capital investment and employment opportunities, with her career contributing to over \$475 million in direct local investments and the generation of more than 2,700 jobs. Ms. Mariuz's extensive knowledge of public service, coupled with her fervor for economic and community development, positions her as a dynamic leader. *Assisting Ms. Mariuz are Ms. Jennifer Gelletly, Mr. Paul Aren, and Ms. Audrey Taylor.*

Mr. Jeremy McCallion, LEED AP: Mr. McCallion has over 15 years of professional experience providing economic development services to a diverse mix of clients including municipal, commercial, industrial, state and federal agencies and non-profit entities. Mr. McCallion is currently Vice President of Sustainability and Economic Development Services. Mr. McCallion utilizes his background in sustainability and land use planning to enhance project viability while providing community and environmental benefits. Mr. McCallion has in-depth experience with economic redevelopment planning, brownfield tax increment financing, grants and loans, tax abatements and other economic incentive programs.

Ms. Jenn Gelletly: Ms. Gelletly is an incentives project manager and has been with AKT Peerless for over six years. Ms. Gelletly has experience with brownfield redevelopment incentives, brownfield redevelopment authority tax capture tracking and consultation, grant and loan fund administration, project management, asbestos compliance reporting for schools, as well as administrative fields. Ms. Gelletly leads the Brownfield administrative services for the Lansing Economic Development Corporation and assists with the City of Southfield Brownfield Administrative Services.

Mr. Paul Aren: Mr. Aren joined AKT Peerless in January of 2024 after completing his Bachelor of Arts in Economics and Finance from Michigan State University. He assists with brownfield plan implementation, reimbursement request packages and eligible activity review and is involved in overseeing EGLE grant and loan administration and compliance.

Ms. Audrey Taylor: Ms. Taylor is in her final semester at the University of Michigan studying Geological Science with a focus on Geographic Information Systems (GIS). Ms. Taylor leads our GIS initiatives and assists with preparing tax increment revenue disbursements to our municipal clients along with reimbursement and brownfield plan compliance initiatives.

Additional Staff Support

In addition to our highly qualified Key Personnel, AKT Peerless has access to additional staff support from technical professionals located throughout Michigan. We maintain a dedicated team of over 100 professionals with the requisite experience to successfully fulfill the services outlined in the RFQ. Our staff includes accomplished individuals specializing in various fields, including chemical, environmental, and civil engineering, geology, hydrogeology, geochemistry, industrial hygiene, biology, as well as economic development and finance, and geospatial data analysis. This diverse pool of expertise empowers AKT Peerless to uphold our commitment to delivering exceptional results, ensuring that every facet of the project is executed with proficiency and competence.

3.0 Relevant Project Experience

AKT Peerless has managed numerous environmental investigations, remediation projects, state and federal grants and loans for over 110 municipal entities and hundreds of private clients. These projects showcase the diverse expertise and capabilities of AKT Peerless with various environmental and redevelopment activities across multiple client types.

3.1 Brownfield Redevelopment Authority Services

City of Auburn Hills Brownfield Redevelopment Authority Administrative Services

AKT Peerless assists the Authority with ongoing brownfield project tracking including the following tasks:

- Reviewing and revising the Authority's Policy and Procedures document.
- Reviewing and revising the Authority's Brownfield TIF Project Application and Local Brownfield Revolving Fund (LBRF) Application documents.
- Developing project tracking tools for all active projects.
- Reviewing LBRF grant and loan applications.
- Reviewing TIF reimbursement request packages submitted by developers.
- Preparing formal Findings and Recommendation letters following reimbursement request review.
- Attending regular Brownfield Redevelopment Authority meetings.
- Presenting projects and recommendations to the Authority board members.
- Writing brownfield plans and brownfield plan amendments; and
- Consulting with City staff and the Authority board members regarding use of their LBRF including identifying priority sites for assessment and remediation.

We have worked with Mrs. Stephanie Carroll, Mr. Thomas Tanghe, members of the Brownfield Redevelopment Authority, City Council members, Mr. Brandon Skopek, and other staff members over our 25-year history.

City of Southfield Brownfield Redevelopment Authority Administrative Services:

AKT Peerless assists the Authority with ongoing brownfield project tracking including the following tasks:

- Developing project tracking tools for all active projects.
- Reviewing TIF reimbursement request packages submitted by developers.
- Developing a TIF reimbursement request template for use by developers.
- Preparing formal findings and Recommendation letters following reimbursement request review.
- Attending regular Brownfield Redevelopment Authority meetings.
- Presenting projects and recommendations to the Authority board members.
- Writing brownfield plans.
- Consulting with the City's Treasurer to make recommendations regarding reimbursement payments to developers; and
- Completing annual brownfield reporting to the MEDC.

If you would like to contact the City of Southfield about the consulting services AKT Peerless provides, please reach out to Fredrick Zorn, Deputy City Administrator for the City of Southfield, at (248) 796-5110 or via email at fzorn@cityofsouthfield.com.

Lansing Economic Development Corporation Brownfield Reporting:

AKT Peerless assists the Authority with ongoing brownfield project tracking including the following tasks:

- Reviewing TIF reimbursement requests submitted by developers.
- Preparing formal Findings and Recommendation letters following reimbursement request review.
- Completing annual brownfield reporting to the MEDC; and
- Complying with reporting requirements of Lansing Brownfield Redevelopment Coalition's USEPA Assessment Grant including preparing and submitting quarterly reports, annual MBE/WBE forms and closeout reporting.

If you would like to contact LEAP about the consulting services AKT Peerless provides, please reach out to Kris Klein Vice President of LEDC, at (517) 702-3387 or via email at kris@lansingedc.com.

City of Bay City Brownfield Redevelopment Authority Administrative Services:

AKT Peerless assists the Authority with ongoing brownfield project tracking including the following tasks:

- Developing project tracking tools for all active projects.
- Consulting with the City's Treasurer to make recommendations regarding reimbursement payments to developers.
- Reviewing TIF reimbursement request submitted by the Developer for the \$58 million Uptown Build-out Project.
- Reviewing TIF eligible expenses incurred by the City for the Uptown project.
- Preparing formal Findings and Recommendation letters following reimbursement request review; and

- Consulting with the developer and various City departments regarding use of tax increment revenue to repay bonds, loans, and reimbursement payments for the Uptown project.

If you would like to contact the City of Bay City about the consulting services AKT Peerless provides, please reach out to Sara Dimitroff, Economic Development Project Manager for the City of Bay City, at (989) 894-8159 or via email at sdimitroff@baycitymi.org.

Please also refer to Section 4.0 for more project experience and Client references.

3.2 Environmental Site Assessments and Remediation Services

3180 Auburn Road Redevelopment Project, Auburn Hills, Michigan:

The 3180 Auburn Road Redevelopment Project consisted of preparing the subject property for eventual redevelopment. In 2020, AKT Peerless performed site demolition activities which resulted in uncovering and removal of two unregistered leaking diesel underground storage tanks. Extensive assessment and delineation of free product in twelve monitoring wells near adjacent Clinton River has taken place. Conceptual site modeling is currently under way to evaluate receptors, trends, and potential removal action to protect receptors. Upon completion of corrective actions, a deed restriction will be secured, and the site will be available for redevelopment and managed under Due Care inspections or request regulatory closure.

During the extent of the project, AKT Peerless has assisted the City of Auburn Hills with:

- Conducting Phase I, II ESAs and a BEA.
- Performing a Groundwater Delineation Investigation, air quality testing, Asbestos and Hazardous Materials survey.
- Developing a Due Care Plan.
- Conducting 101 soil and groundwater samples, 6 air samples, 41 soil borings.
- Installing 41 temporary groundwater wells.
- Removal oversight of 3 underground storage tanks ranging from 1,100-6,000 gallons in size and 2 concrete vaults.
- Writing of a Part 213 Initial Assessment Report (Michigan legal requirement for leaking underground storage tanks);
- Oversight of abatement activities.
- Excavation oversight of over 400 tons of contaminated soil, over 700 tons of concrete, 119 feet of well pipe.
- Demolition oversight of a 25,000 square foot building and the removal of over 4,700 tons of demolition debris.
- Backfill oversight of over 400 tons of soil.
- Writing a Brownfield Plan and Securing over \$270,000 in economic incentives and over \$800 in private investment for the Brownfield Project.
- Securing over \$91,000 in MUSTA reimbursement including the removal of over 400 tons of heavily impacted soil.

Residences at Thirty-Two 50 Auburn Road Redevelopment Project, Auburn Hills, Michigan:

The Residences at Thirty-Two 50 Auburn Road Redevelopment Project consists of the redevelopment of the subject property into a mixed-use development that includes residential and commercial/retail. The

Project included the construction of a four-story building providing approximately 48,800 gross square feet of residential and commercial space constructed over an underground parking level. AKT Peerless facilitated the strategic sale of the property on behalf of the Auburn Hills Tax Increment Finance Authority for mixed-use residential retail development in the downtown commercial corridor. The project included over \$1 million in support from the City Brownfield Redevelopment Authority through a Brownfield Revolving Loan, Michigan Department of Great Lakes, and Energy Grant, and an interlocal agreement between the Brownfield Redevelopment Authority and Tax Increment Finance Authority for the use of Tax Increment Revenues to first be used to repay the RLF.

During the extent of the project, AKT Peerless has assisted the City of Auburn Hills with:

- Conducting 10 Phase I, II ESAs and a BEAs for the property.
- Performing a Supplemental Phase II Investigation.
- Developing 3 Due Care Plans, a Health and Safety Plan, a Construction Management Plan, and a Response activity Plan.
- Conducting 63 soil and groundwater samples, 33 soil borings between 4-20 feet in depth.
- Installing 9 temporary groundwater monitoring wells.
- Developing a Radon System Design for the property.
- Excavation oversight of over 14,700 tons of contaminated soil and over 130 tons of concrete.
- Writing a Brownfield Plan, 2 Brownfield Plan Amendments, and an Act 381 Work Plan; and
- Securing over \$1.8 million in economic incentives, over \$570,000 in EGLE grant and loans, over \$460,000 LBRF Loan, and over \$7 million in private investment for the Brownfield Project.
- Over \$1 million in budget tracking for the project; and
- Quarterly reporting for grants and loans.

Former Mound Steel Redevelopment Project, Auburn Hills, Michigan:

The Former Mound Steel Redevelopment Project consists of the redevelopment of two sites located at 3505 and 3507 Auburn Road, Auburn Hills, Michigan. The City of Auburn Hills acquired the properties with the intention of readying the site for redevelopment as part of the overall Downtown expansion. Site and environmental conditions were impediment to redevelopment and the Brownfield Redevelopment Authority authorized the use of Revolving Loan Funds (RLF) to remediate the sites. Local support from the Brownfield Redevelopment Authority resulted in a \$20 million multi-family residential development proposed within the City's Downtown Development Authority.

During the extent of the project, AKT Peerless has assisted the City of Auburn Hills with:

- Conducting 6 Phase I, II ESAs and BEA's for two properties.
- Performing 2 Supplemental Phase II Investigations and an Asbestos and Hazardous Materials Survey.
- Developing 2 Due Care Plans, a Health, and Safety Plan, 2 Construction Management Plan, and a Response Activity Plans.
- Conducting 169 soil and groundwater samples, 70 soil borings between 2 and 20 feet in depth.
- Installing 8 temporary groundwater monitoring wells.
- Oversight of abatement activities.
- Excavation oversight of over 1,800 tons of contaminated soil and over 35 tons of concrete.
- Writing 2 Brownfield Plans and 2 Brownfield Plan Amendments; and

- Securing over \$580,000 in economic incentives and over \$1.8 million in private investment for the Brownfield Projects.

Legacy Rochester Hills Redevelopment Project, Rochester Hills, Michigan:

The Legacy Rochester Hills Project consists of the remediation of contaminated soils, installation of due care engineering controls, and construction of a new residential apartment complex to include approximately 368 units with onsite surface parking. Goldberg Companies, Inc, is the project developer, general contractor, and property manager for the project.

During the extent of the project, AKT Peerless has assisted the developer with:

- Conducting 13 Phase I, II ESAs, Supplemental Phase II Investigations and BEA's for two properties.
- Performing 68 test pits, 2 trenches, 274 soil and groundwater samples, 6 methane field screening events, 102 soil borings between 2 and 20 feet in depth.
- Installing 12 permanent methane monitoring wells.
- Developing Due Care Plans, Health and Safety Plans, and a No Further Action Report.
- Excavation oversight of over 113,000 tons of contaminated soil.
- Project waste management coordination.
- Oversight of remediation and encapsulation activities.
- Development and future construction of a slurry wall for contamination due care compliance.
- Writing a Brownfield Plan, Act 381 Work Plan, and an Act 381 Work Plan Amendment.
- Securing over \$19.1 million in economic incentives and over \$50 million in private investment for the Brownfield Project; and
- Tracking and submitting Brownfield TIF eligible activity costs.

If you would like to contact Goldberg Companies, Inc, about the consulting services AKT Peerless provides, please reach out to Stan Jakse, Manager of Construction & Development, at (216) 831-6100 or via email at sjakse@goldbergcompanies.com.

3.3 Client Project Profiles

AKT Peerless Environmental and Economic Development Project Summaries

	Project Information (Name/Location/Client/ Investment/Term of Service/)	Project Description	Area of Service
1	<p>Fortescue Piquette USA 601 Piquette Avenue Detroit, Michigan</p> <p>Client: Detroit Industrial Construction, LLC on behalf of Fortescue Piquette USA</p>	<p>The 601 Piquette Redevelopment Project aims to rejuvenate and enhance the vacant building and its associated parking. In total, the project involves rehabilitating 280,000 square feet ("SF") of manufacturing space on the first floor, 80,000 SF of manufacturing space on the upper floors, and 50,000 SF of office space.</p>	<ul style="list-style-type: none"> • Phase I / Phase II / BEAs • Asbestos and Hazardous Material Survey and Abatement • Brownfield Plan and Act 318 Work Plans • PA 198 Plant Rehabilitation District and Tax Exemption Certificate

	<p>Total Private Investment: \$210,000,000</p> <p>Term of Service: 2023 - Present</p>	<p>The rehabilitated space will be the new North American Headquarters Fortescue. Fortescue is a leader in the development and manufacturing of batteries and zero emission powertrains for a wide range of applications including motorsports, mining, haul-trucks and other off-road and automotive applications.</p>	<ul style="list-style-type: none"> • On-going eligible activity cost tracking and compliance for Brownfield Tax Increment Revenue (TIR) reimbursement • Negotiations with the Detroit Wayne County Port Authority for EPA Grant determination
2	<p>Southgate Towers 16333 Trenton Road Southgate, Michigan</p> <p>Client: Downriver Community Conference, Private Client, and City of Southgate</p> <p>Total Private Investment: \$34,000,000</p> <p>Term of Service: 2021 - Present</p>	<p>The Southgate Towers redevelopment project is a conversion of a dilapidated, vacant office building to a multi-family complex with high-end amenities. AKT Peerless assisted in securing a variety of grant funds from the Downriver Community Conference, USEPA and prepared all of the necessary documentation and ongoing compliance measures for the grants.</p>	<ul style="list-style-type: none"> • USEPA Revolving Loan Fund (“RLF”) Grant Management and Reporting • Community Outreach • Contractor disclosures • ABCA, Endangered Species Memo • Brownfield Redevelopment Grant and Loan Administration • Brownfield Plan and Act 318 Work Plans • Phase I / Phase II / BEAs • Asbestos and Hazardous Material Survey and Abatement
3	<p>Residences at Thirty-Two 50 Auburn Road Auburn Hills, Michigan</p> <p>Client: City of Auburn Hills and Private Developer</p> <p>Total Private Investment: \$9,000,000</p> <p>Term of Service: 1999-Present</p>	<p>The Residences at Thirty-Two 50, was formerly a city owned parcel of land purchased to be remediated and marketed to developers to grow Downtown Auburn Hills. AKT Peerless secured an EGLE Grant to the City for soil remediation and leveraged Local Brownfield Revolving Loan Fund dollars to assist in cleanup activities. The project opened in 2021 with 48 rental units in a mixed-use building.</p>	<ul style="list-style-type: none"> • Phase I / Phase II / Baseline Environmental Site Assessments • Environmental Investigation / Characterization • Brownfield Development • Brownfield Revolving Loan Fund • Review of Reimbursement Requests • Ongoing EGLE Brownfield Loan Compliance and Local Brownfield Revolving Loan Fund Management
4	<p>Former Northland Mall 21500 Northwestern Highway Southfield, Michigan</p> <p>Client: City of Southfield</p> <p>Total Private Investment: \$402,000,000</p>	<p>The Former Northland Mall was acquired by the City of Southfield. AKT Peerless initially assisted the City with ESAs and Asbestos surveys to market the property for redevelopment. Once a private developer was selected, AKT Peerless has assisted the city and the developer in preparing Brownfield Plans, Act 381 Work Plans, and EGLE Grants to offset the cost of the redevelopment. Brownfield TIF and City direct payment awarded to the</p>	<ul style="list-style-type: none"> • Phase I / Phase II / BEAs • UST Removal • Brownfield Redevelopment Grant and Loan Administration • Brownfield Plan and Act 318 Work Plans • Review of contractor AIA Documents and

Term of Service: 2015-Present	project is over \$64,000,000 and an additional \$360,000 grant from EGLE for contaminated soil removal.	Reimbursement Requests from Developer <ul style="list-style-type: none"> • Asbestos / Lead / Mold / Biohazard / surveys and remediation • Regulated Waste Survey / abatement
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4.0 References

The following table provides AKT Peerless references for representative projects.

	Project Information (Name/Location/Contact)	Area of Service	Term of Service
1	Mr. Tom Miller Executive Director City of Saginaw / Saginaw County Land Bank (989) 297-1480 tmiller@saginaw-mi.com	<ul style="list-style-type: none"> • USEPA Brownfield Assessment and RLF Grant Management and Administration • Phase I, Phase II ESAs • BEA • Documentation of Due Care Compliance • Indoor Air Quality Testing, Asbestos and Hazardous Material Survey • Air Sample and Collection • Building and Pre-Demolition Surveys • Contract Administration • Mold Investigations 	1994 - Present
2	Mr. John D’Addona Brownfield Program Manager Downriver Community Conference (734) 362-3477 John.DAddona@dccwf.org	<ul style="list-style-type: none"> • USEPA Brownfield Assessment and RLF Grant Management and Administration • Phase I, Phase II ESAs • BEA 	1996 - Present
3	Ronald Smedley Brownfield Redevelopment Coordinator EGLE Remediation and Redevelopment Division 517-284-5153 smedleyr@michigan.gov	<ul style="list-style-type: none"> • Brownfield Redevelopment Grant and Loan Administration • Phase I, Phase II ESAs • BEA • Remediation, Due Care, and Response Activity Plans • Vapor Mitigation Design, installation, and oversight 	1998 - Present
4	Kris Klein Vice President Lansing Economic Development Corporation 517-702-3387 Kris@lansingedc.com	<ul style="list-style-type: none"> • Brownfield Redevelopment Authority Services; • Brownfield Plan Review; • Economic Development Planning; • Eligible Activity Reimbursement Review 	2012- Present

5	<p>Fredrick Zorn City Administrator City of Southfield (248) 796-5110 fzorn@cityofsouthfield.com</p>	<ul style="list-style-type: none"> • Brownfield Redevelopment Authority Services; Brownfield and Act 381 Work Plan Review; • Project Tracking Tools; • Eligible Activity Reimbursement Review; • Due Diligence Evaluations; • Baseline Environmental Assessments; • Documentation of Due Care Compliance; • Asbestos and Hazardous Material Surveys 	2009- Present
6	<p>Stephanie Carroll Economic Development Manager City of Auburn Hills (248) 370-9440 scarroll@auburnhills.org</p>	<ul style="list-style-type: none"> • Brownfield Redevelopment Authority Services; • Brownfield and Act 381 Work Plan Writing and Reviewing; • Project Tracking Tools; • Environmental Site Assessments (Phase I, Phase II), BEAs; • Documentation of Due Care Compliance; • Excavation oversight 	1999- Present
7	<p>Sara Dimitroff Economic Development Project Manager City of Bay City (989) 894-8159 sdimitroff@baycitymi.org</p>	<ul style="list-style-type: none"> • Brownfield Redevelopment Authority Services; • Brownfield and Act 381 Work Plan Review; • Project Tracking Tools; • Eligible Activity Reimbursement Review; • Due Diligence Evaluations; • Baseline Environmental Assessments; • Documentation of Due Care Compliance 	1999- Present
8	<p>Bradley Hansen Environmental Program Coordinator Oakland County Michigan (248) 858-8073 hansenb@oakgov.com</p>	<ul style="list-style-type: none"> • EGLE grants and loans; • Local tax abatements; • Tax increment financing with Brownfield Plan and Act 381 Work Plan; • QAPPs, Site Inventory, Petroleum and Hazardous Environmental Site Assessments (Phase I, Phase II), BEAs, and preparation of DDCC • USEPA Brownfield Assessment Grant • Community Outreach 	2014- Present
9	<p>Mr. Mark Cochran Assistant City Manager & Economic Development Coordinator City of Monroe (734) 384-9129 mark.cochran@monroemi.gov</p>	<ul style="list-style-type: none"> • Environmental Due Diligence • Brownfield Redevelopment Authority Services • Brownfield Plans • Long-Range Economic Development Planning 	2006- Present
10	<p>Mr. Nathan Voght Economic Development Specialist Washtenaw County (734) 544-3055 nvoght@ewashtenaw.org</p>	<ul style="list-style-type: none"> • Documentation of Due Care Compliance • Tax Increment Financing; • Due Diligence Evaluations; • Baseline Environmental Assessments; 	2012 – Present

5.0 Fees

Each brownfield plan and project presents a unique set of requirements, often necessitating varying levels of service depending on the Township's desired involvement and review. Referenced in the table below and further detailed in Appendix C is a summary of average service costs. AKT aims to collaborate closely with the Township to discern the specific consulting needs of each project or plan, subsequently issuing a tailored work order. This approach, based on our experience, facilitates more comprehensive budgeting and project monitoring throughout the lifespan of the Brownfield Plan. Moreover, it serves as a valuable tool for municipal clients in tracking administrative fees and tax increment revenue associated with each plan.

Work orders for projects are priced based on the estimated number of hours to complete the required tasks. The bill rates for Key staff assigned to this project range between \$80-160/hour.

The following table includes a pricing structure for our typical services. Please note, these prices are estimates and may vary based on the size of the property, previous and current uses, proposed future use and previous environmental conditions.

Estimated Pricing Matrix

TYPE OF WORK	COST
Phase I ESA*	\$2,500
Phase II ESA**	\$12,000
Baseline Environmental Assessment	\$2,500-\$4,000
Environmental Documentation of Due Care Compliance	\$3,500-\$5,000
Brownfield Plan with TIF	\$10,000-\$15,000
Brownfield Plan without TIF	\$5,000-\$8,000
Act 381 EGLE Work Plan	\$7,500
Act 381 MEDC Work Plan	\$7,500

*Assumption- Proposed Phase I ESA service fee assumes a project model consisting of a commercial or residential property not greater than 4 acres or more than 30,000 square feet in building size.

**Assumption-Proposed Phase II ESA service is based on the following project model: assumes 8 soil borings to a max depth of 25-feet bgs, 16 soil or groundwater samples for VOCs, PNAs, and MI 10 metals, and Phase II ESA report.

6.0 Additional Information and Comments

The following lists offer a comprehensive overview of AKT Peerless' economic development and environmental services. While these services may not have been explicitly detailed in other sections, they play a vital role in demonstrating our capacity to fulfill the Meridian Townships Brownfield and Redevelopment project needs. Specific grant and loan services descriptions can be found in Appendix A.

Economic Development Services

- Grant and Loan Services;
 - Federal and State Grant/Loan Applications, Management, and Third-Party Oversight;
 - USEPA - Assessment, Cleanup, Multipurpose, and RLF Grants
 - EGLE Brownfield Redevelopment Grants and Loans
 - EGLE Brownfield Site Assessments
 - MEDC Community Revitalization Program
 - Additional grant and loan programs
 - Technical Assistance and Consultation for Grant Applicants
 - Regulatory Compliance and Reporting
 - Financial and Performance Audits
 - Data Management and Reporting
 - Program Evaluation and Performance Measurement
- Strategic Funding Planning and Proposal Development;
- Economic Development Incentives Evaluations;
 - Tax Increment Financing
 - Tax Abatements
 - Tax Credits
 - Grants and Loans
 - Publicly Financed Activities
 - Proforma and Gap Financing
 - Other Government Programs
- Preparation and Review of Brownfield and Act 381 Work Plans;
- Preparation and Review of Tax Abatements;
- Financial Proforma Analysis;
- Brownfield and Tax Increment Financing Authority Administration;
- Policy and Procedure Analysis;
- Economic Development Growth Strategies;
- Certified Redevelopment Ready Community (RRC) Planning and Development;
- Business and Community Engagement;
- Stakeholder Coordination.

Environmental Consulting Services

- Environmental Site Assessments (Phase I and II ESAs);
- Baseline Environmental Assessments (BEAs);
- Vapor Intrusion Assessments;
- Beneficial soil reuse assessments;
- Design, installation, and maintenance of vapor mitigation systems;
- Identification and evaluation of underground storage tank sites;
- Removal of underground storage tanks;
- Debris and material (non-liquid) characterization, waste profiling, removal, transportation, and disposal;
- Remediation/Demolition Design, Preparation, and Oversight;
- Remedial Action Plans and Soil Remediation;
- Documentation of Due Care Compliance;
- Coordination and negotiations with regulatory authorities;
- Project bid specifications, subcontractor procurement, management, and oversight;
- Oversight of asbestos and other regulated materials abatement and air monitoring; and
- Building demolition and decommissioning oversight.

SECONDARY BROWNFIELD CONSULTANT

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT
DEPARTMENT

MARCH 15, 2024

 fishbeck



March 15, 2024

Charter Township of Meridian
Economic Development Department
Attn: Amber Clark
5151 Marsh Road
Okemos, MI 48864

Qualifications for Charter Township of Meridian Secondary Brownfield Redevelopment Consultant

Dear Amber and Selection Committee,

Fishbeck is proud to present our qualifications to the Charter Township of Meridian for the Secondary Brownfield Consultant role. We have a long history of serving Michigan's communities as they work to improve neighborhoods, traditional downtowns, and local economies. Fishbeck serves over 25 brownfield redevelopment authorities throughout the state as their primary brownfield consultant implementing all of the qualification items that have been requested in the RFP. Our robust experience includes conducting site assessments, due care planning, contaminant investigations, exposure risk assessments, vapor mitigation system design, installation, and monitoring. Our ecological team has had a long-standing relationship with Meridian Township as their wetland consultant of record since 2009, providing an integral knowledge of the wetland permit process in the township.

Our brownfield team includes a senior level planner with previous brownfield experience who understands the relationship zoning, land use, and integrating proper land management has with brownfield redevelopment. The knowledge and experience of implementing this work allows a keen understanding for reviewing and evaluating work conducted by other developers and consultants.

Brownfield redevelopment incentives play a pivotal role in supporting this work essentially offsetting costs, leveling the playing field for brownfield sites, and leveraging future investments in the community. Fishbeck's capabilities include strong relationships with many State partners including the Michigan Economic Development Corporation, the State Land Bank Authority (preferred vendor), the Michigan Department of Environment, Great Lakes, and Energy (EGLE [multiple indefinite service and indefinite delivery contracts]), Michigan State Housing Development Authority (MSHDA [Pre-qualified consultant for group A and B services]) and others. Our relationships allow us to build collaboration that helps achieve project success. Members of our team participated in an ad hoc committee that provided feedback on the recent amendments to Act 381 with respect to the new housing components. Our team is currently working on numerous brownfield plans and Act 381 work plans with housing development eligible activities. Additionally, our MSHDA pre-qualified consultant status allows us to work on many MSHDA funded affordable housing projects including low-income housing tax credits (LIHTCs) and missing middle projects, among others. Our senior brownfield team leaders meet quarterly with the EGLE Brownfield Unit Leadership to discuss the various programs, offer suggestions for improvement, as well as plan for future changes.

We view our role beyond the traditional technical services provider. Brownfield redevelopment success requires strategic approaches to create win-win strategies for both communities and developers. Success also requires hard work behind the scenes; and we have a strong history of supporting Brownfield Redevelopment Authorities through administrative support, tracking the collection and disbursement of tax increment revenues, ensuring compliance with reporting requirements, and other activities that help Authorities maintain compliance and transparency in the work they do. We also have significant successful expertise in EGLE and EPA grant writing.

We are confident that Meridian Township will feel supported and well-served by Fishbeck. We look forward to getting to know the Township better and being of service. Thank you for this opportunity.

Sincerely,



David Stegink

Vice President/Brownfield Program Manager



Kirk Perschbacher

Senior Brownfield Specialist

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01 | FIRM OVERVIEW

Project Office Location

Kalamazoo | 2960 Interstate Parkway, Kalamazoo, MI 49048 | 269.342.1100

Company Type

100% employee-owned corporation licensed and incorporated in the State of Michigan

Established

1956

Total Personnel

600+

Federal ID + Michigan Tax ID

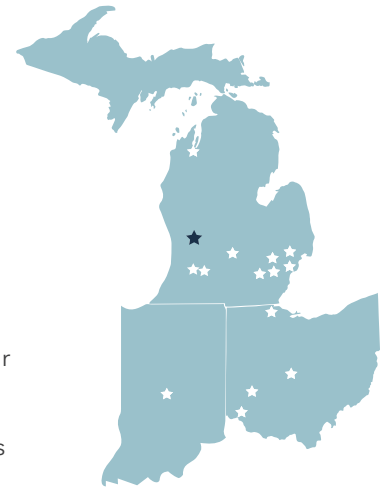
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Firm's Brownfield Officer

Roman Wilson and David Stegink

More than 600 staff members in 15 regional offices have made Fishbeck one of the premier professional consulting firms in the nation. Engineering, environmental sciences, architecture, and construction management are the cornerstones of Fishbeck's services and integrated project approach. With the technical capabilities and understanding to take even the largest projects from initial concept to completion; we are a hands-on, design-oriented practice at heart. Our experts take pride in our commitment to reliability in design, connection to our clients, and creativity at our core.

We are listeners, collaborators, and partners. Fishbeck's ability to connect across our numerous in-house disciplines allows us to see the big picture and, because we approach each project from many different perspectives, gives us an unparalleled ability to innovate.



ALL IN ONE. It's our mantra at Fishbeck as we strive to make your life easier. With so many services in-house, and so many offices to provide local service, Fishbeck is your all-in-one solutions provider.



ARCHITECTURE AND ENGINEERING

- Architecture
- Building Enclosure Commissioning
- Electrical
- Energy Assessment
- Facility Condition Assessment
- Interior Design
- Mechanical
- Parking Planning/ Design/Restoration
- Structural
- Systems Commissioning



INFRASTRUCTURE ENGINEERING

- Construction Engineering/Inspection
- Geospatial Services
- Site Development
- Stormwater Management
- Traffic/TIS
- Transportation
- Wastewater Collection
- Wastewater Treatment
- Water Distribution
- Water Storage
- Water Supply/Treatment



ENVIRONMENTAL SCIENCES

- Air Quality
- Asbestos/Lead/ Demolition Management
- Brownfield Redevelopment
- Environmental Management and Compliance
- Environmental Site Assessment
- Industrial Hygiene
- Remediation
- Wetland and Ecological



CONSTRUCTION

- Construction Management
- Cost Estimating
- Design/Build
- Preconstruction
- Reconstruction and Cost Reduction Studies
- Scheduling

BROWNFIELD REDEVELOPMENT

Expanding opportunities, revitalizing communities.

Brownfields are present throughout Michigan, from former gas stations and dry cleaners to industrial sites, vacant land, schools, and more. Fishbeck has established itself as a leader in brownfield redevelopment, providing comprehensive project support. Many tools and policy changes have been created that facilitate the development or reuse of contaminated properties. Our team specializes in providing assistance to communities and private developers that utilize these tools and incentives.

Fishbeck Brownfield Redevelopment Services

Fishbeck's team of environmental professionals will guide you through every step of your brownfield redevelopment project. Engage Fishbeck early in your process to help you make informed choices, protect yourself from liability, and maximize incentives for your redevelopment project.

- Developer incentives support, strategy development, and coordination
- Technical support to Brownfield Redevelopment Authorities, municipalities, and Land Bank Authorities
- Financing strategies
- Grant writing, administration, and tracking
- Environmental investigation and remediation services
- Environmental due diligence
- Underground storage tank/aboveground storage tank management
- Vapor intrusion investigation, assessment, and mitigation
- Ecological services
- Demolition/decommissioning oversight and management
- Lead, asbestos, radon, and hazardous material inspections and surveys

Funding Strategies

Fishbeck can assist your community or business with obtaining and leveraging financial support for redevelopment projects. Our team is also equipped to provide grant and loan administration and implementation.

- Tax increment financing tools
- Brownfield Redevelopment Plans and Transformational Brownfield Plans
- Local Brownfield Revolving Funds (LBRF)
- EGLE/MSF/MSHDA Act 381 Work Plans
- EGLE Brownfield Redevelopment Grants and Loans
- MSHDA/HUD programs
- EPA Brownfield Assessment Grants, Multi-Purpose Grants, Cleanup Grants, and Revolving Loan Funds
- MSF Community Revitalization Program
- Other federal, state and local funding programs

We are ready to join your team. Together, we will develop a plan and find brownfield incentives that will help you realize your vision.



02 | QUALIFICATIONS

Key Personnel

Fishbeck realizes the importance of assigning the right staff members to each project. The team of professionals we assemble is uniquely qualified to provide the full range of professional services necessary to successfully complete the project. The team assigned to your project will be supplemented by additional members of our technical and clerical support staff to ensure efficient project delivery. Resumes for key staff members have been included for your review.

	Name	Role	Office Location
	Kirk Perschbacher	Primary Point of Contact/Project Manager Attends meetings, provides project updates, cost estimates, etc. Coordinates Meridian Township directions with Fishbeck team.	Grand Rapids 1515 Arboretum Drive SE Grand Rapids, MI 49546
	David Stegink	Brownfield Program Manager Coordinates activities of the Fishbeck team, provides senior review, and collaboration with State and Federal agencies.	Kalamazoo East 2960 Interstate Parkway Kalamazoo, MI 49048
	Therese Searles	Senior Brownfield Specialist Manages technical aspects of project activities, brownfield plan and work plan development, and collaboration with state and federal agencies. Coordinates demolition, asbestos, and lead activities.	Kalamazoo East 2960 Interstate Parkway Kalamazoo, MI 49048
	Logan Mulholland	Brownfield Specialist Supports tax increment tracking processes, MEDC reporting, brownfield plan and work plan development, PA 381 compliance, and grant writing.	Kalamazoo East 2960 Interstate Parkway Kalamazoo, MI 49048
	Oliva Selby	Brownfield Project Analyst Supports tax increment tracking processes, MEDC reporting, brownfield plan and work plan development, and PA 381 compliance.	Grand Rapids 1515 Arboretum Drive SE Grand Rapids, MI 49546
	Trudy Galla	Senior Brownfield Specialist Manages technical aspects of project activities, brownfield plan and work plan development, land-use planning, collaboration with State and Federal agencies, and grant writing.	Traverse City 821 S. Elmwood Avenue, Unit D Traverse City, MI 49684
	Susan Wenzlick	Senior Brownfield Specialist Supports activities related to housing and Land Bank collaboration, related grant proposals, and BRA policy support.	Traverse City 821 S. Elmwood Avenue, Unit D Traverse City, MI 49684
	Elise Tripp, PWS	Ecological Team Leader Provides expertise in application of Township wetland ordinance, lakes, and rivers consulting in relation to proposed brownfield redevelopment projects.	Grand Rapids 1515 Arboretum Drive SE Grand Rapids, MI 49546
	Jeff Hawkins	Senior Advisor Supports team function, coordinates corporate resources, collaboration with State and Federal agencies, and senior review.	Kalamazoo East 2960 Interstate Parkway Kalamazoo, MI 49048
	Roman Wilson	Department Leader Supports team function, coordinates corporate resources, collaboration with State and Federal agencies, and senior review.	Grand Rapids 1515 Arboretum Drive SE Grand Rapids, MI 49546

City of Manistee Brownfield Redevelopment Authority **Brownfield Redevelopment Consulting Services**

Fishbeck has been under contract with the City of Manistee BRA since 2019. As the BRA's consultant, we have been the sole provider of brownfield redevelopment support services. Key responsibilities include preparing brownfield plans, Act 381 work plans, and EGLE grant and loan applications; assisting with BRA meetings; reviewing development and reimbursement agreements and developing TIF reimbursement submittals; managing EGLE grant and loan projects; and revising BRA policies and processes to improve efficiency.

Recent projects include 1) **Hampton Inn (2021 to Present)** - a functionally obsolete hotel demolition and redevelopment to a new Hampton Inn. Fishbeck prepared a brownfield plan, an Act 381 work plan (for MEDC/MSF approval of non-environmental eligible activities), and development and reimbursement agreement. 2) **Manistee Gateway (2020 to Present)** - a proposed mixed-use project including a hotel, apartments, office space, and parking. Fishbeck prepared an EGLE grant and loan application for \$1.5 million; completed third-party oversight of developer/consultant eligible activities including demolition, site assessment, and due care tasks; reviewed EGLE grant and loan work plans and reimbursement submittals; prepared quarterly reports and preliminary brownfield and Act 381 work plans. 3) **River Street Hotel (2022 - Present)** - conversion of a vacant downtown building to a hotel and restaurant. Fishbeck prepared a brownfield plan and an Act 381 work plan for MEDC/MSF eligible non-environmental activities and assisted with preparation of a development and reimbursement agreement.

Role of Key Personnel

This client has been served by multiple Fishbeck staff. The primary client contacts are Kirk Perschbacher and Roman Wilson.

Services Provided

Support for Authority administration and functions, secured funding resources, brownfield plan/act 381 work plan development, tracking tax increment revenues and financial reporting of the use of revenues, policy development, community engagement and education, supported intergovernmental cooperation, and provided assessment and cleanup planning activities for specific sites.

Client Contact Information

Ed Bradford, Finance Director
ebradford@manisteemi.gov | 231.398.2804

City of Kalamazoo **Brownfield Redevelopment Services**

Fishbeck has been under contract with the City of Kalamazoo and/or its Brownfield Redevelopment Authority on a fairly continuous basis since the late 1990s. Our work has encompassed the full range of services to support the Authority's activities. Most recently, our engagement has been as an advisor - reviewing grant proposals, work plans, brownfield plans, and other documents prepared by project developers and others. After the City learned of our developed processes and tools, we have been a key contributor to the complete review and re-do of the City's method for tracking tax increment revenues from brownfield plans. We have helped with policy development on site scoring, interest expense policies, use of local brownfield revolving loan funds, and other matters. We have helped the City strategize and creatively approach ways to engage and support projects including reviewing types of activities that can be paid for using a brownfield plan.

We have helped the City acquire EGLE brownfield grants for projects, reviewed applications and work plans associated with those grant funded projects, implemented grant funded activities for two of those projects (Westgate Apartments and Bogan Developments), aided the City in grant financial reporting, and helped the City secure supplemental funding for one project.

Between 1996-1999 and 2006-2009 the City of Kalamazoo utilized a USEPA Brownfield Assessment Grant which was used to finance assessment activities at numerous project sites. Notable projects completed with the Assessment Grant included the expansion of Fabrikal, evaluation and demolition of a former dry cleaners, assessments and underground storage tank removals to consolidate a collection of junk yards and former gas stations - now proposed for redevelopment by Playgrown L3C, evaluation of a former bulk oil plant, and other sites. These projects leveraged significant new developments and improvements within the City.

Most recent success stories have included Bogan Developments' Frank Street Live Work Play project where Fishbeck has helped the City and Developer secure an EGLE grant, funding from MEDC, and a brownfield plan for a low income housing project in

Kalamazoo. This project would not be possible without these resources and Fishbeck's role has included coaching this first-time developer through the myriad of processes needed to secure these resources. Another interesting project has been the support of residential developments by Kalamazoo Neighborhood Housing Services (KNHS) where the City is supporting the development of newly constructed single family owner-occupied homes on small individual parcels owned by the City BRA or the Kalamazoo County Land Bank Authority. A brownfield plan has been developed for this project and now incorporates 19 individual properties scattered across some of the most underserved areas of the City. Other notable projects have included working with the City on new hotels, housing projects, and mixed-use developments in downtown Kalamazoo.

Role of Key Personnel

This client has been served by multiple Fishbeck staff. The primary client contact is Logan Mulholland with senior support from David Stegink. This has included development of BRA meeting agendas and board packets, preparation of financial reports, project updates, and other communications. Logan worked extensively on re-vamping the City's tax increment tracking processes.

Services Provided

Support for Authority administration and functions, secured funding resources, brownfield plan development and review of plans prepared by others, tracking tax increment revenues and financial reporting of the use of revenues, policy development, community engagement and education, supported intergovernmental cooperation, and provided assessment and cleanup planning activities for specific sites.

Client Contact Information

Jamie McCarthy, Sustainable Development Coordinator
mccarthyja@kalamazoo-city.org | 269.337.8789 (direct)

St. Clair County Brownfield Redevelopment Authority

Brownfield Redevelopment Consulting Services

Fishbeck has provided services to the St. Clair County Brownfield Redevelopment Authority since 2011. Our work has encompassed the full range of services to support the Authority's activities. We have secured/implemented multiple grants from the U.S. Environmental Protection Agency (USEPA) to support environmental assessment and cleanup planning projects at multiple locations across St. Clair County including the implementation of a \$1,000,000 U.S. EPA Brownfield Coalition Assessment Grant. We have secured and implemented a subsequent \$400,000 U.S. EPA Brownfield Coalition Assessment Grant. We have conducted numerous environmental assessments and soil/groundwater investigations to support public and private brownfield redevelopment projects. We conducted large and complex environmental investigations of the former DTE Marysville Power Plant utilizing EPA grant and EGLE grant funding leading to a state-approved closure. Fishbeck has successfully obtained EGLE grant and loan funding to support redevelopment of three significant projects, the St. Clair Inn in the City of St. Clair, the Inn on Water Street in Marine City, and the new headquarters for the Economic Development Alliance of St. Clair County. These projects also included the development of brownfield plans and Act 381 work plans. Fishbeck has been involved in most of the major redevelopment projects along the St. Clair River throughout St. Clair County. Fishbeck has also been implementing and assisting the County BRA with our tax increment financing tracking system to ensure proper capture through brownfield plans is occurring and the appropriate reimbursements are made in a timely fashion.

Role of Key Personnel

The St. Clair County Brownfield Redevelopment Authority has been served by multiple Fishbeck staff. The primary client contact is Jeff Hawkins with support from Logan Mulholland. This has included reviewing existing brownfield plans, tax increment review and tracking, policy development, and meetings with county personnel, developers and regulatory agencies.

Services Provided

Support for Authority administration and functions, secured funding resources, brownfield plan and Act 381 work plan development and review of plans prepared by others, tracking tax increment revenues and financial reporting of the use of revenues, policy development, community engagement and education, supported intergovernmental cooperation, and provided assessment and cleanup planning activities for specific sites. Completed numerous phase I and II ESAs, BEAs, due care documentation, brownfield plans, Act 381 work plans, and other supporting documentation.

Client Contact Information

Geoffrey Donaldson, AICP, Senior Planner
gdonaldson@stclaircounty.org | 810.989.6950



Site Development Services

Fishbeck provides site and civil engineering for industrial, commercial/retail, education, and residential clients with a full range of land use and site planning services. Our experts lead and coordinate site development projects from initial concept through property entitlement, site plan approval, final design, and construction administration. Fishbeck provides an all-in-one approach offering all services required to bring your vision to reality.

- Civil and Environmental Engineering
- Drainage/Stormwater Design
- Water and Sewer Design
- Boundary and Topographic Surveying
- Site Plan Approvals
- Construction Staking
- Wetland Studies/Delineation/Mitigation/Design
- ESAs/BEAs/Due Care Plans
- Development and Environmental Impact Studies
- Traffic Impact Studies and Transportation Design
- Tree Surveys
- Feasibility Analysis
- Environmental Remediation
- Brownfield Redevelopments
- Permitting/Regulatory Analysis
- Cost Estimating
- Construction Administration
- Geotechnical Consulting/Pavement Design
- Grant/Funding Support
- Loading Docks
- Site Circulation
- Scales
- Oil/Water Separators
- Shift Change Parking Assessments
- Rail Spurs



Survey Services

More than simple measurements, surveying is the first step in the planning, design, and proper execution of a project. We provide design and construction surveys for roads and bridges, sewers and water mains, county and storm drains, site development, industrial parks, and more.

As technologies evolve, our team of hazardous waste-certified and MDOT-prequalified surveyors adapt too. We seek advancements in LiDAR scanning technologies to provide the best possible survey services as part of our approach:

- Aerial Photo Control
- Construction Staking
- Deformation Monitoring
- Digital Terrain Modeling
- GIS Data Collection
- GNSS
- Horizontal and Vertical Control
- Hydrographic
- Volume Determination
- Mobile LiDAR
- Terrestrial LiDAR
- Drone Photogrammetry
- Bathymetric Surveying

Fishbeck effectively works with various stakeholders, such as developers, governmental agencies, industries, attorneys, and utility companies, to deliver the most accurate, responsible survey for a project. Survey types include:

- American Land Title Association (ALTA)
- As-Built
- Boundary
- Design
- Floodplain
- Right-of-Way
- Topographic and Mapping
- Route Surveys for Public Utilities



Landscape Architecture Services

Fishbeck provides land planning and landscape architecture services for both public and private markets. As a company that prides itself for our All In One approach, landscape architecture uniquely bridges the gaps between our four divisions – civil engineering, architectural/engineering, environmental, and construction. This helps create a seamless integration. In association with our team or working independently, we will help you achieve a vision rooted in stewardship, cultural, and social responsibility that will leave lasting impressions for generations to come.

- Site Selection and Evaluation
- Site Inventory and Analysis
- Resource Analysis
- Grant Research
- Vision Planning
- Adaptive Reuse Planning
- Site Master Planning
- Regional Master Planning
- Conceptual Design
- Site Plan Approval
- Grant Preparation
- Design Development
- Construction Drawing
- Cost Estimating
- Wetland Delineation
- Construction Administration
- Green Infrastructure Planning
- Ecological Restoration
- Trail Planning
- Sustainability Planning
- Habitat Restoration



Ecological Services

Fishbeck’s Ecological Team provides extensive experience for projects at the interface of land use and natural resource protection. We routinely work with developers, engineers, local government, and state and federal agencies. Our team has conducted hundreds of wetland delineations and ecological assessments spanning a variety of project types and landscapes—from derelict brownfield sites, aggregate mines, and commercial/ industrial property to pristine natural areas.

Our approach promotes early coordination with regulatory agencies to understand regulatory concerns, provide solutions, and ensure efficiency. We keep pace with ever-changing regulations, best management practices, and your project deadlines. Fishbeck provides comprehensive wetland and ecological services:

- Wetland Delineation and Assessment
- Wetland Permitting (EGLE, USACE/ EPA)
- Wetland Mitigation Design and Construction
- Wetland and Mitigation Bank Monitoring and Compliance
- Assistance with Environmental Clearance Through NEPA
- Habitat Assessments and Natural Features Inventories
- Threatened, Endangered, and Unique Species Evaluations and Permitting
- Tree Surveys
- Native Landscape Design and Habitat Management
- Invasive Species Management
- Bird/Avian Studies



Parking and Mobility Services

The Fishbeck parking and mobility planning team deliver solutions that meet your unique challenges and provide access to where you want to go. Whether it’s your first parking project or you need a sophisticated technical application, Fishbeck can help you identify your core needs, develop an action plan, and implement a successful solution.

- Parking Studies
- Mobility Options
- Supply and Demand Analysis
- Pedestrian Access
- Shared Parking Analysis
- Site Feasibility Studies
- GIS Mapping and Analysis
- Curbside Management
- On-street Parking
- Workshop Facilitation
- Public Input Process
- Operational Assessments
- Market Analysis
- Financial Feasibility
- Access Control
- Payment Systems
- PARKSMART Green Facility Certification
- ADA Planning and Compliance
- Master Plans
- Signage and Wayfinding



Architecture Services

Fishbeck’s A/E Division is a diverse team of design and technical leaders focused on creating environments that positively affect our community. Our architects and interior designers collaborate to develop innovative solutions that are as unique as our clients.



We are a company with experience and a presence in many Michigan communities. We have lent our experience and expertise to aid in the development and long-term support of Brownfield Redevelopment Authorities in numerous Michigan communities. With over 66 years of experience, we are well versed in the development and evolution of Michigan's Brownfield program, and we are prepared to share our knowledge. When we commit to working with a community, we see ourselves as a resource and partner with the ultimate goal of redeveloping brownfield sites and creating investment and jobs.

We are creative, innovative, and persistent. Fishbeck is more than a technical services provider. We view ourselves as a partner, helping public and private entities address important issues in land use, cleanup and property restoration, planning, low impact development, and other sustainability initiatives. We stay abreast of new technologies and best practices and are often viewed as a leader in implementing new and effective programs and processes.

We are a team ready and willing to share our expertise. Municipal staff, Authorities, developers, utility owners, lenders, and others have come to rely on Fishbeck as the experts of choice on many occasions, tapping our experience and skill on a variety of environmental areas of concern, including State Brownfield programs, USEPA grants, sustainability, brownfield redevelopment, site prioritization and marketing, and technical cleanup and assessment protocols. We are adept at helping Authority Boards, community leaders, developers, construction teams, and others understand the work we do in an easy to understand, not overly technical manner. This is critical to successfully implementing work at sites where environmental and brownfield redevelopment incentives need to be an integrated part of the development work not an outlying task for the environmental people.

We help make it happen. Success requires all hands on deck to drive economic development while maintaining an efficient cost structure for services. We are adept at developing and implementing project strategies to achieve complex goals.



BID OPENING FORM

Project: Secondary Brownfield Consultant Quote Bid Opening
 Department: Community Planning and Development & Economic Development
 Bid Opening Date: 3.15.2024

Closed
 3:06

NO.	COMPANY NAME	BID AMOUNT
1.	Fishbeck 12.43 pm	(See associated Fee Schedule)
2.	AKT Peerless recvd 10:42 am	Phase I \$2500
3.		
4.		
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11.		
12.	;	

Present at bid opening:





To: Brownfield Redevelopment Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

&

Interim Manager Tim Schmitt

Date: May 7, 2024

RE: MSHDA Housing TIF Incentives and Policy Changes

The Michigan State Housing Development Authority Board approved the MSHDA Housing Tax Increment Financing Program Statement in September 2023. The program is more flexible in the eligible activities that qualify for a “**Brownfield**” incentive including vertical construction of housing development. The developments can be single-family or multi-family if the developer is committed to an approved Workplan that supports brownfield work, or transformational brownfield work if they include affordable and or subsidized housing projects that request reimbursement for eligible housing development activities.

Eligible Property for MSHDA Review

Work plans may be created under either a brownfield plan or a transformational brownfield plan. An “**eligible property**” includes housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent of the plan.

“**housing property**” is further defined to mean 1 or more of the following: a. A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designed to be used as a dwelling. b. One or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project.

Types of Permitted Housing Development Activities

“**Housing development activities**” means 1 or more of the following:

a. Reimbursement provided to owners of rental housing units for qualified rehabilitation, which under Section 2(vv) is defined as “rehabilitation of existing structures that is necessary to make a housing unit suitable for sale to an income qualified purchaser household or rent to an income qualified renting household. Qualified rehabilitation also



includes proposed rehabilitation that will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. In this subsection, “existing structures” includes any structure designed to be used as a dwelling.” b. Costs for infrastructure available for public use and safety improvements necessary for a housing project.

c. Costs of demolition and renovation of existing buildings and site preparation, to the extent necessary to accommodate an income qualified purchaser household or income qualified renting household.

d. Temporary household relocation costs for an income qualified household for a period not to exceed 1 year.

e. Acquisition cost for blighted or obsolete rental units, to the extent the acquisition would promote rehabilitation or adaptive reuse of the blighted or obsolete rental unit to accommodate an income qualified purchaser household or income qualified renting household.

f. Reimbursement provided to a developer to fill a financing gap associated with the development of housing units priced for income qualified households and to assist with costs related to infrastructure improvements and site preparation that are not a response activity and that are necessary for new housing development for income qualified households on eligible property.

Additional Eligible Activities

All eligible properties, including housing properties, eligible activities may include any of the following:

a. Reasonable costs of environmental insurance.

b. Reasonable costs incurred to develop and prepare brownfield plans, combined brownfield plans, or work plans for the eligible property, including legal and consulting fees that are not in the ordinary course of acquiring and developing real estate.

c. Reasonable costs of brownfield plan and work plan implementation, including, but not limited to, tracking and reporting of data and plan compliance, including costs to implement, monitor, and maintain compliance with the income and price monitoring responsibilities associated with housing development activities.



d. Demolition of structures or site improvements that are not a response activity, including removal of manufactured debris composed of discarded, unused, or unusable manufactured by-products left on the site by a previous owner.

e. Lead, asbestos, or mold abatement.

f. Pursuant to Section 2(o)(ii), for housing property located in a community that has identified a specific housing need included in the brownfield plan, eligible activities may include:

1. Infrastructure improvements that are necessary for housing property and supports housing development activities.

2. Site preparation that is not a response activity and that supports housing development activities.

To support the general activities associated with Brownfield work plans and address the requests of SP Holding LLC, the development team of Haslett Village Square redevelopment, or the Village of Okemos LLC development team, we need to create a MSHDA Housing TIF Policy, Process for approval and application. This will also require a change to the Brownfield Redevelopment Authority's policy. The new policy will have added language that specifies the new eligibility requirements, and review selection criteria that will support redevelopment. Our mission is to create these policies separate from the requests from developers for specific projects.

MOTION: Move to authorize staff to change/modify the Brownfield Redevelopment Authority policy to incorporate PA 90 of 2023 which amended the Brownfield Act to include certain housing development activities as eligible activities.