



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
THURSDAY, SEPTEMBER 12, 2024 - 9 AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. May 9, 2024
4. FINANCIAL REPORT
 - A. July 2024 Financial Report
5. PUBLIC REMARKS
6. NEW BUSINESS
 - A. American House Meridian Reimbursement Agreement Amendment
 - B. American House Meridian Reimbursement Request #2 – Final Request 2024
 - C. Brownfield Annual 2023 Report
7. OLD BUSINESS
 - A. MSHDA Affordable Housing Brownfield TIF
8. PROJECT UPDATES
9. PUBLIC REMARKS
10. ADJOURNMENT

NEXT MEETING: October 10, 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

May 9, 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, Director Milton Scales

ABSENT:

STAFF: Director of Community Planning and Development & Interim Manager Timothy Schmitt and Neighborhoods and Economic Development Director Clark

OTHER:

1. Call meeting to order

Vice Chair Theuer called the regular meeting to order at 9:02 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as presented.

Supported by Director Scales.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Matuszak moved to approve the March 14, 2024 minutes as amended.

Supported by Director Thompson.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Election of Officers-Subcommittee Recommendation

At the March 14th Brownfield Redevelopment Authority (BRA) meeting, a nominating committee of Former 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.

Director Scales moved to accept and approve the recommendation of the nominating committee.

Supported by Director Thompson.

VOICE VOTE: Motion carried unanimously.

B. Alternative Brownfield Consultant RFP-Selection

Director Clark provided the Authority with an update on the selection of a Secondary Brownfield Consultant. An open bid process took place in March and we received two bids: AKT Peerless and Fishbeck. After reviewing both proposals, Director Clark recommends AKT Peerless as the secondary Brownfield Consultant based on their work in Mid-Michigan and their personal touch.

TriTerra will still remain the primary Brownfield Consultant for the Township. However, they are the consultant hired by the developer for the Haslett 2.0 Project. So, in this instance and any others where TriTerra is hired by the developer, the Township would engage AKT Peerless to represent the Township on the project.

Director Matuszak moved 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. Supported by Director Scales.

VOICE VOTE: Motion carried unanimously.

6. Old Business

A. MSHDA Affordable Housing Brownfield TIF

Interim Manager Schmitt discussed the need to amend the Township Brownfield Policies to address the new MSHDA Brownfield TIF. Local projects including the Haslett Village Square and the Village of Okemos are looking at this new TIF. Local governments will need to approve projects first, establish policies and the requirements as it relates to financing, duration, incentives, and housing units/properties.

Director Thompson moved 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. Supported by Director Scales.

VOICE VOTE: Motion carried unanimously.

7. Project Updates

Interim Manager Schmitt reported the following:

- American House Meridian is close to receiving their final occupancy permit
- The Elevation Project will be starting phase 4 soon
- Village of Okemos Project Concept Plan changes will be discussed tonight at the Township Board meeting
- Joe's on Jolly are getting their reimbursements together for the June meeting
- Joyce Van Coevering has resigned from her position.

- Director Milton Scales introduced himself to the BRA as the Planning Commission representative.

8. Public Remarks

Treasurer Deschaine thanked all for their important work and agrees on the fact that affordable housing should be indistinguishable from main stream housing.

9. Adjournment

Chair Theuer adjourned the meeting at 10:01 a.m.

Respectfully Submitted,

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

Meridian Twp BRA/LBRF
Preliminary Financial Statements
Period Ending 07/31/2024 - UNAUDITED

BALANCE SHEET

ASSETS

| | BRA | LBRF | Bank Balance |
|---------------------|---------------------|--------------------|---------------------|
| | Year to Date | Year to Date | |
| Cash | \$117,398.54 | 43,279.96 | |
| Taxes Receivable | \$0.00 | - | |
| TOTAL ASSETS | \$117,398.54 | \$43,279.96 | \$160,678.50 |

LIABILITIES

| | | | |
|---------------------------|--------------------|---------------|--|
| Due to Inhgam County LBRF | \$38,754.59 | - | |
| Accounts Payable | \$0.00 | - | |
| TOTAL LIABILITIES | \$38,754.59 | \$0.00 | |

FUND BALANCE

| | | | |
|---|---------------------|--------------------|--|
| Fund Balance 07/31/2024 | \$66,761.21 | \$34,028.52 | |
| 2024 YTD Net Income | \$11,882.74 | \$9,251.44 | |
| TOTAL FUND BALANCE | \$78,643.95 | \$43,279.96 | |
| TOTAL LIABILITIES & FUND BALANCE | \$117,398.54 | \$43,279.96 | |

INCOME STATEMENT

REVENUES

| | June | Year to Date | Year to Date |
|--|---------------|---------------------|-----------------|
| Tax Capture-#3 | \$0.00 | \$262,634.34 | - |
| Tax Capture-#5 | \$0.00 | \$11,046.89 | - |
| Tax Capture-#6 | \$0.00 | \$42,664.72 | - |
| Transfer in from BRA | | | 9,251.44 |
| Tax Recapture, Current Property Tax Reverse of GJ 691980 | | (\$3,934.56) | |
| TOTAL REVENUE | \$0.00 | \$312,411.39 | 9,251.44 |

EXPENDITURES

| | | | |
|----------------------------|---------------|---------------------|-------------------|
| Developer Reimbursement-#3 | \$0.00 | \$236,370.90 | - |
| Developer Reimbursement-#5 | \$0.00 | \$9,942.21 | - |
| Developer Reimbursement-#6 | \$0.00 | \$38,398.24 | - |
| Contractual Services | \$0.00 | \$6,565.86 | - |
| Transfer out to LBRF | | \$9,251.44 | |
| TOTAL EXPENDITURES | \$0.00 | \$300,528.65 | - |
| 2024 Net Income | \$0.00 | \$11,882.74 | \$9,251.44 |



To: Brownfield Redevelopment Authority Directors

From: Neighborhoods & Economic Development Director Amber Clark

Date: September 12, 2024

Re: American House Meridian Brownfield #6 Reimbursement Agreement Amendment

In June 2024 a second request for reimbursement for American House Meridian, formerly known as Pine Village. The project by Redico of Southfield, MI, has completed all eligible Brownfield activities and the site is open with residents permanently moved in. The site has begun to fill the commercial retail spaces, and the leased office space to the Therapy Institute is a great feature in the building.

AKT Peerless is the secondary Brownfield Consultant for Meridian Township Brownfields where TriTerra is the consultant for the developer. After selecting AKT Peerless, staff requested AKT Peerless to provide a review of the previously approved request for reimbursement and the recent request for reimbursement. Upon AKT Peerless' review, it was found that the Reimbursement Agreement for the American House/Pine Village Brownfield required all eligible activity payments to be completed no later than May 2022. Any activities conducted after this point, the reimbursement agreement states is no longer eligible for reimbursement. As the first reimbursement was approved for American House, this was an issue we need to remedy in order to move forward with other reimbursements.

After meeting with our attorneys we determined an amendment to the Reimbursement Agreement is required. The attached is a draft amendment we hope the BRA will adopt. The amendment clarifies and makes changes to the initial document to allow for eligible project costs to be reimbursed. The project deferred capture for two years due to COVID-19 and the inability to get to construction. Demolition for the site did not occur until July 5 2022.

MOTION: MOVE TO ADOPT THE RESOLUTION TO AMEND AND EXTEND THE REIMBURSEMENT AGREEMENT FOR THE BROWNFIELD PROJECT#6 AT 1673 HASLETT ROAD IN THE HFORM PRESENTED WHICH, AMONG OTHER THINGS, EXTENDS THE PERIOD TO COMPLETE ELIGIBLE ACTIVITIES UUNDER THE 2022 PLAN AMENDMENT TO JUNE 30, 2024.

RESOLUTION APPROVING AMENDMENT TO REIMBURSEMENT AGREEMENT

At a regular meeting of the Meridian Township Brownfield Redevelopment Authority, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August 2024 at 9:00 a.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Meridian Township Brownfield Redevelopment Authority (MTBRA) approved a Brownfield Redevelopment Plan in 2020 for the project located at 1673 Haslett Road and subsequently approved a Plan Amendment in 2022 known as the American House project; and

WHEREAS, Redico has acquired the rights and duties of the Developer under the Amendment and Plan; and

WHEREAS, the MTBRA entered into a Reimbursement Agreement with the original developer and proceeded forward with the Plan; and

WHEREAS, Redico undertook other Eligible Activities under the Amendment which were delayed by Covid-19 or refocused by the Amendment for which reimbursement is appropriate; and

WHEREAS, an amendment to the original Reimbursement Agreement for the 2020 Plan is appropriate to extend the Eligible Activities period and recognize Redico as the successor Developer.

NOW THEREFORE, BE IT RESOLVED THE MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY hereby declares the following:

1. The Amendment to the Brownfield Reimbursement Agreement is adopted in the form presented.
2. Among other things, the period to complete Eligible Activities under the 2022 Plan Amendment is extended to June 30, 2024.

ADOPTED: YEAS: _____

NAYS: _____

I, the undersigned, the secretary of the Meridian Township Brownfield Redevelopment Authority, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a duly noticed meeting of the MTBRA on the 8th day of August 2024.

Meridian Township Brownfield Redevelopment Authority
Secretary



To: Meridian Brownfield Redevelopment Authority

From: Amber Clark Neighborhoods & Economic Development Director

Date: August 8, 2024

Re: American House Meridian Reimbursement Request #2

Meridian Township staff received a second request for reimbursement for the American House Meridian project at 1673 Haslett Road, Haslett MI 48840. The approved plan supported the demolition of the 23,415-square-foot commercial building to construct the 4-story, 149,799-square-foot mixed-use development. The 132-multi unit development launched a ribbon cutting on May 21, 2024, to invite the public and Township to the site. The site does have outstanding requirements to meet for Fire and Engineering before a full Certificate of Occupancy is issued. Staff will confirm that the development has met all Brownfield Application Fees, Planning, Building, Fire, and Engineering requirements before the final reimbursement checks are issued. Total capital investment is estimated at \$33 Million with 55 full-time equivalent jobs created by the project.

Staff reviewed the attached, second reimbursement request prepared by TriTerra submitted June 18, 2024. There were some follow-up questions staff had for TriTerra. The final review found:

The Brownfield Plan approved the reimbursement of the following eligible activities and maximum amounts;

- Pre-approved Activities (Phase 1 Assessment, Phase 2 Assessment, Baseline Environmental Assessment, Due Care Planning) \$8,810
- Due Care Activities (Documentation of Due Care, Soil Management, Vapor Mitigation, design, /installation/oversight, Engineering Controls) \$488,225
- Environmental Response Activities (Hazardous Soil Management and disposal, Engineered backfill) \$140,220
- Asbestos and lead assessment and removal \$18,050
- Demolition of the building and site \$193,800
- Contingency \$122,039
- Brownfield Plan Preparation \$20,500
- Brownfield Application Fees \$10,000
- Brownfield Plan Implementation \$9,500
- Interest at 5% \$108,725



| ITEM | AMOUNT APPROVED | AMOUNT REQUESTED Reimbursement #1 | AMOUNT REMAINING After Reimbursement #1 | AMOUNT REQUESTED Reimbursement #2 | REMAINING After Reimbursement #2 |
|-----------------------------------|-----------------------|--------------------------------------|--|--------------------------------------|-------------------------------------|
| Pre-Approved Activities | \$8,810.00 | \$8,228.75 | \$581.25 | \$0.00 | \$581.25 |
| Due Care Activities | \$488,225.00 | \$361,544.21 | \$126,680.79 | \$25,843.89 | \$100,836.90 |
| Environmental Response Activities | \$140,220.00 | \$135,219.48 | \$5,000.52 | \$0.00 | \$5,000.52 |
| Asbestos and Lead Activities | \$18,050.00 | \$438.33 | \$17,611.67 | \$0.00 | \$17,611.67 |
| Demolition | \$193,800.00 | \$62,390.15 | \$131,409.85 | \$0.00 | \$131,409.85 |
| Contingency | \$122,039.00 | \$0.00 | \$122,039.00 | \$0.00 | \$122,039.00 |
| Brownfield Plan/Preparation | \$20,500.00 | \$20,445.00 | \$55.00 | \$0.00 | \$55.00 |
| Brownfield Application Fees | \$10,000.00 | \$0.00 | \$10,000.00 | \$0.00 | \$10,000.00 |
| Brownfield Plan Implementation | \$9,500.00 | \$4,680.00 | \$4,820.00 | \$4,820.00 | \$0.00 |
| Interest 5% | \$108,725.00 | \$0.00 | \$108,725.00 | \$0.00 | \$108,725.00 |
| TOTALS | \$1,119,869.00 | \$592,945.92 | \$526,923.08 | \$30,663.89 | \$496,259.19 |

The review conducted by Township staff concludes the second reimbursement request to be aligned with the approved Brownfield Plan and subsequent Amended plan for American House Meridian Redevelopment at 1673 Haslett Road. The activities conducted are authorized in the approved Brownfield Plan and Amended Plan.

The Activities conducted under the approved and amended Plan are eligible costs under Michigan PA 381 of 1996, the Brownfield Redevelopment Financing Act. Everything included is in accordance with Meridian Township's Brownfield Authority policies and procedures.

Staff Recommendation: **Recommendation to approve the second reimbursement request of American House Meridian for \$30,663.89.** This will bring the total project reimbursement to **\$623,609.81**. Due to the project's completion, all eligible activities have been conducted, and this is the final reimbursement request from the developer. With a delay in capture occurring in 2021 and 2022, the first year of capture was 2023. The anticipated payback period projected 7 years for the captured value to fully reimburse the developer of the eligible costs. We are currently projected to have complete payment to the developer by winter tax season 2025. Should the Brownfield Redevelopment Authority approve the requested reimbursement the project will close earlier than anticipated.



1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

June 3, 2024

Mr. Timothy Schmitt
Meridian Township Brownfield Redevelopment Authority
1515 Marsh Road
Okemos, Michigan 48864

**SUBJECT: American House of Meridian Township Redevelopment Project
1673 Haslett Road, Haslett, Michigan 48840
Reimbursement Request No. 2 (Final)**

Dear Mr. Schmitt,

This letter serves as the second and final Reimbursement Request for Eligible Activities related to the American House of Meridian Township Redevelopment Project. The attached eligible activity summary and supporting documentation as part of Reimbursement Request #2 represents **\$30,663.89** in eligible activities that have been completed as part of the project closeout. The total request for reimbursement as part of Request #1 (\$597,765.92) and Request #2 (\$30,663.89), presented herein, is \$628,429.81 out of the approved eligible activity total of \$1,011,144.00.

On behalf of Hudson Haslett, LLC, for American House of Meridian Township, consistent with the stipulations of the Plan and under Section 12 of the terms and conditions of the executed Reimbursement Agreement, Triterra asserts that the activities outlined in this reimbursement request:

- are “eligible activities” as defined under Section 2 of Act 381 Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended,
- all invoices have been paid, and
- the amounts requested are subject to reimbursement pursuant to the Brownfield Plan and the Reimbursement Agreement.

Attached please find a detailed statement of eligible activity costs. These activities are presented in the same form as outlined in the approved Brownfield Plan. Documentation of supporting invoices and proof of payment are included as part of this submission.

Please feel free to contact me at 517-927-9227 or dave.vanhaaren@triterra.us if you have any questions regarding this reimbursement request.

Sincerely,

David A. Van Haaren
Director | Economic Development

Attachments:

Table 1 - Summary of Eligible Activities

EC: Michael Thibos; REDICO; mthibos@redico.com



**Table 1
Request for Approval of Eligible Activities
Hudson Hallett Redevelopment
American House of Meridian**

| Item | Approved Act 381 Brownfield Eligible Activity | Approved Amount for Brownfield Plan / Act 381 Work Plan | Eligible Activity | Contractor / Subcontractor | Contractor Invoice | Invoice No(s) | Invoice Date(s) | Item No(s) | Total (Line Item) Amount | Request No. 1 | Request No. 2 | % of Total Cost Requested As Eligible | Invoice Attached? | Proof of Payment | Notes |
|------|---|---|--|---|----------------------------------|---------------|--|------------|--------------------------|----------------------|---------------------|---------------------------------------|-------------------|---|---|
| | EGLE ELIGIBLE ACTIVITIES | \$637,255.00 | | | | | | | | \$ 504,992.44 | \$ 25,843.89 | | | | |
| 1 | | | Phase I ESA | Triterra | Triterra | 4420 | 12/31/2019 | NA | \$ 2,100.00 | | | 100% | X | PUW 5/1/23 | |
| 2 | | | Phase II Environmental Site Assessment | Triterra | Triterra | 4763 | 9/1/2020 | NA | \$ 3,713.75 | | | 100% | X | PUW 5/1/23 | |
| 3 | | | Reporting/BEA | Triterra | Triterra | 4858 | 9/13/2020 | NA | \$ 300.00 | \$ 300.00 | | 100% | X | PUW 5/1/23 | |
| 4 | | | Due Care Planning | Triterra | Triterra | 4858 | 9/13/2020 | NA | \$ 180.00 | \$ 180.00 | | 100% | X | PUW 5/1/23 | |
| 5 | | | Phase I ESA Update | Triterra | Triterra | 4858 | 9/13/2020 | NA | \$ 115.00 | \$ 115.00 | | 100% | X | PUW 5/1/23 | |
| 6 | | | Due Care - Vapor Mitigation System Design | Triterra | Triterra | 6276 | 2/14/2022 | NA | \$ 5,343.75 | \$ 5,343.75 | | 100% | X | PUW 5/1/23 | |
| 7 | | | Due Care - Vapor Mitigation System Design | Triterra | Triterra | 6437 | 4/13/2022 | NA | \$ 8,845.00 | \$ 8,845.00 | | 100% | X | PUW 5/1/23 | |
| 8 | | | Phase I ESA | Triterra | Triterra | 6437 | 4/13/2022 | NA | \$ 2,000.00 | \$ 2,000.00 | | 100% | X | PUW 5/1/23 | |
| 9 | | | Due Care - Vapor Mitigation System Design | Triterra | Triterra | 6533 | 5/10/2022 | NA | \$ 1,081.25 | \$ 1,081.25 | | 100% | X | PUW 5/1/23 | |
| 10 | | | Due Care - Vapor Mitigation System Design | Triterra | Triterra | 6674 | 7/7/2022 | NA | \$ 2,722.50 | \$ 2,722.50 | | 100% | X | PUW 5/1/23 | |
| 11 | | | Due Care - Soil Management Plan | Triterra | Triterra | 6674 | 7/7/2022 | NA | \$ 5,240.00 | \$ 5,240.00 | | 100% | X | PUW 5/1/23 | |
| 12 | | | Environmental Response - Excavation oversight | Triterra | Triterra | 6790 | 8/4/2022 | NA | \$ 1,903.75 | \$ 1,903.75 | | 100% | X | PUW 5/1/23 | |
| 13 | | | Environmental Response - Excavation oversight | Triterra | Triterra | 6908 | 9/15/2022 | NA | \$ 7,825.00 | \$ 7,825.00 | | 100% | X | PUW 5/1/23 | |
| 14 | | | Due Care - Vapor Mitigation System: Oversight & Testing | Triterra | Triterra | 6971 | 10/10/2022 | NA | \$ 3,828.75 | \$ 3,828.75 | | 100% | X | PUW 5/1/23 | |
| 15 | | | Due Care - Vapor Mitigation System: Oversight & Testing | Triterra | Triterra | 7139 | 12/2/2022 | NA | \$ 12,091.42 | \$ 12,091.42 | | 100% | X | PUW 5/1/23 | |
| 16 | | | Documentation of Due Care Compliance | Triterra | Triterra | 7139 | 12/2/2022 | NA | \$ 687.50 | \$ 687.50 | | 100% | X | PUW 5/1/23 | |
| 17 | | | Due Care - Vapor Mitigation System Installation | Triterra | Triterra | 7140 | 12/2/2022 | NA | \$ 30,834.26 | \$ 30,834.26 | | 100% | X | PUW 5/1/23 | |
| 18 | | | Due Care - Vapor Mitigation System: Oversight & Testing | Triterra | Triterra | 7242 | 1/9/2023 | NA | \$ 10,472.30 | \$ 10,472.30 | | 100% | X | PUW 5/1/23 | |
| 19 | | | Due Care - Vapor Mitigation System Installation | Triterra | Triterra | 7243 | 4/10/2023 | NA | \$ 22,567.48 | \$ 22,567.48 | | 100% | X | PUW 5/1/23 | |
| 20 | | | Due Care - Vapor Mitigation System: Oversight & Testing | Triterra | Triterra | 7361 | 2/9/2023 | NA | \$ 3,420.15 | \$ 3,420.15 | | 100% | X | PUW 5/1/23 | |
| 21 | | | Due Care - Vapor Mitigation System: Oversight & Testing | Triterra | Triterra | 7627 | 5/9/2023 | NA | \$ 1,253.75 | \$ 1,253.75 | | 100% | X | PUW 5/1/23 | |
| 22 | | | Due Care - Vapor Mitigation System Installation | Cunningham Limp / Carl Schlageel Sand & Gravel | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 6 | \$ 41,456.00 | \$ 41,456.00 | 100% | X | API Application #8 and Sworn Statement | Sand and gravel backfill around VMS |
| 23 | | | Due Care - Engineering controls; Viton Gaskets - Water lines | Cunningham Limp / D&R Earthmoving | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 6 | \$ 841,138.00 | \$ 29,387.60 | 3% | X | API Application #8 and Sworn Statement | Labor and materials for installation of Viton gaskets on water utility and upgraded/engineered manhole for sanitary (D&R Earthmoving RFCO #2) as required due to environmental impact |
| 24 | | | Due Care - Vapor Mitigation System Installation | Cunningham Limp / Quality Maintenance Contractor | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 39 | \$ 145,176.00 | \$ 145,176.00 | 100% | X | API Application #8 and Sworn Statement | VMS installation |
| 25 | | | Environmental Response - Excavation loading of impacted soil and backfill | Michigan Demolition & Excavation | Michigan Demolition & Excavation | | NA | 8/8/2022 | NA | \$ 7,300.00 | \$ 7,300.00 | 100% | X | PUW 12/19/22 | Excavation loading of impacted soil and backfill/compaction of clean fill sand |
| 26 | | | Environmental Response - Transport of Haz. Soils | Cunningham Limp / ML Charter | App #8 and Sworn Statement | | NA | 8/31/2022 | 40 | \$ 19,917.00 | \$ 19,917.00 | 100% | X | PUW 12/19/22 | Transport to Wayne Disposal Inc. Est. 257 Tons (manifest) PCE impacted soil; 265.56 tons actual |
| 27 | | | Environmental Response - Disposal of Haz. Soils | Cunningham Limp / ML Charter | App #8 and Sworn Statement | | NA | 8/31/2022 | 40 | \$ 79,079.49 | \$ 79,079.49 | 100% | X | PUW 12/19/22 | Wayne Disposal Inc. Haz soil (PCE) disposal; Est. 257 Tons (manifest); 265.56 Tons actual |
| 28 | | | Environmental Response - Waste Profiling | Cunningham Limp / ML Charter | App #8 and Sworn Statement | | NA | 8/31/2022 | 40 | \$ 250.00 | \$ 250.00 | 100% | X | PUW 12/19/22 | Waste Profiling fee |
| 29 | | | Environmental Response - Engineered Backfill | Cunningham Limp / D&R Earthmoving | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 6 | \$ 841,138.00 | \$ 18,953.24 | 2% | X | API Application #8 and Sworn Statement | Importing, Placing and Compaction of fill to backfill void from Environmental Response Activity (D&R Earthmoving RFCO #1 invoice) |
| 30 | | | General Conditions/PM/Oversight (See Table 2 attached) | Cunningham Limp | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | NA | \$ 45,367.65 | \$ 38,976.50 | 85.9% | X | API Application #8 and Sworn Statement | Based on proportional split of soft costs (\$45,367.65); See Table 2 Pro-rata soft cost calc |
| 31 | | | Due Care - Vapor Mitigation System: Oversight and Testing | Triterra | Triterra | 7823 | 7/10/2023 | NA | \$ 1,192.50 | \$ 1,192.50 | | 100% | X | PUW 6/3/24 | Due Care - Vapor Mitigation System; Oversight and Testing |
| 32 | | | Due Care - Documentation of Due Care Compliance | Triterra | Triterra | 7930 | 8/8/2023 | NA | \$ 2,152.00 | \$ 2,152.00 | | 100% | X | PUW 6/3/24 | Due Care - Documentation of Due Care Compliance |
| 33 | | | Due Care - Vapor Mitigation System: Oversight and Testing | Triterra | Triterra | 7930 | 8/8/2023 | NA | \$ 201.25 | \$ 201.25 | | 100% | X | PUW 6/3/24 | Due Care - Vapor Mitigation System; Oversight and Testing |
| 34 | | | Due Care - Vapor Mitigation System Installation | Triterra | Triterra | 7996 | 9/8/2023 | NA | \$ 3,907.50 | \$ 3,907.50 | | 100% | X | PUW 6/3/24 | Due Care - Vapor Mitigation System Installation |
| 35 | | | Due Care - Vapor Mitigation System Installation | Triterra | Triterra | 8595 | 2/29/2024 | NA | \$ 1,020.76 | \$ 1,020.76 | | 100% | X | PUW 6/3/24 | Due Care - Vapor Mitigation System Installation |
| 36 | | | Due Care - Documentation of Due Care Compliance | Triterra | Triterra | 8756 | 4/5/2024 | NA | \$ 2,160.00 | \$ 2,160.00 | | 100% | X | PUW 6/3/24 | Due Care - Documentation of Due Care Compliance |
| 37 | | | Due Care - Vapor Mitigation System: Oversight and Testing | Triterra | Triterra | 8756 | 4/5/2024 | NA | \$ 15,209.88 | \$ 15,209.88 | | 100% | X | PUW 6/3/24 | Due Care - Vapor Mitigation System; Oversight and Testing |
| | ASBESTOS & LEAD ACTIVITIES | \$18,050.00 | | | | | | | | \$ 438.33 | \$ - | | | | |
| 38 | | | ACM Survey | Triterra | Triterra | 4858 | 9/13/2020 | NA | \$ 438.33 | \$ 438.33 | | 100% | X | PUW 5/1/23 | |
| | DEMOLITION TOTAL | \$193,800.00 | | | | | | | | \$ 62,390.15 | \$ - | | | | |
| 39 | | | Demolition - Building & Site | Cunningham Limp/ Michigan Demolition & Excavation | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 4 | \$ 45,000.00 | \$ 45,000.00 | 100% | X | PUW 12/19/22 & API Application #8 and Sworn Statement | Demo and Removal of building, foundation & footings, Twp. Notices |
| 40 | | | Demolition - Building & Site | Cunningham Limp/ Calo & Sons | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 4 | \$ 4,013.00 | \$ 4,013.00 | 100% | X | API Application #8 and Sworn Statement | Demo & removal |
| 41 | | | Demolition - Building & Site | Cunningham Limp | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | 4 | \$ 6,986.00 | \$ 6,986.00 | 100% | X | API Application #8 and Sworn Statement | Demo & removal |
| 42 | | | Demolition - Soft Cost (Pro Rata) General Conditions / PM/Oversight (See Table 2 attached) | Cunningham Limp | Cunningham Limp | | API Application #8 and Sworn Statement | 1/31/2023 | NA | \$ 45,367.65 | \$ 6,391.15 | 14.1% | X | API Application #8 and Sworn Statement | Based on proportional split of soft costs (\$45,367.65); See Table 2 Pro-rata soft cost calc |
| | CONTINGENCY TOTAL | \$122,039.00 | | | | | | | | \$ - | \$ - | | | | |
| | PREPARATION OF BROWNFIELD PLAN | \$30,500.00 | | | | | | | | \$ 20,445.00 | \$ - | | | | |
| 43 | | | Brownfield Plan | Triterra | Triterra | 4852 | 8/12/2020 | NA | \$ 6,690.00 | \$ 6,690.00 | | 100% | X | PUW 5/1/23 | |
| 44 | | | Brownfield Plan | Triterra | Triterra | 4990 | 9/8/2020 | NA | \$ 3,247.50 | \$ 3,247.50 | | 100% | X | PUW 5/1/23 | |
| 45 | | | Brownfield Plan | Triterra | Triterra | 4989 | 10/9/2020 | NA | \$ 1,007.50 | \$ 1,007.50 | | 100% | X | PUW 5/1/23 | |
| 46 | | | Brownfield Plan Amend. | Triterra | Triterra | 6790 | 8/4/2022 | NA | \$ 5,078.75 | \$ 5,078.75 | | 100% | X | PUW 5/1/23 | |
| 47 | | | Brownfield Plan Amend. | Triterra | Triterra | 6908 | 9/15/2022 | NA | \$ 4,310.00 | \$ 4,310.00 | | 100% | X | PUW 5/1/23 | |
| 48 | | | Brownfield Plan Amend. | Triterra | Triterra | 7139 | 12/2/2022 | NA | \$ 111.25 | \$ 111.25 | | 100% | X | PUW 5/1/23 | |
| | BROWNFIELD IMPLEMENTATION | \$9,500.00 | | | | | | | | \$ 9,500.00 | \$ 4,820.00 | | | | |
| 49 | | | BF Plan Implementation | Triterra | Triterra | 7627 | 5/9/2023 | NA | \$ 4,680.00 | \$ 4,680.00 | | 100% | X | PUW 5/1/23 | |

Table 1
Request for Approval of Eligible Activities
Hudson Haslett Redevelopment
American House of Meridian

| Item | Approved Act 381 Brownfield Eligible Activity | Approved Amount for Brownfield Plan / Act 381 Work Plan | Eligible Activity | Contractor / Subcontractor | Contractor Invoice | Invoice No(s) | Invoice Date(s) | Item No(s) | Total (Line Item) Amount | Request No. 1 | Request No. 2 | % of Total Cost Requested As Eligible | Invoice Attached? | Proof of Payment | Notes |
|-------------------------|---|---|------------------------|----------------------------|--------------------|---------------|-----------------|------------|--------------------------|----------------------|---------------------|---------------------------------------|-------------------|------------------|------------------------|
| 50 | | | BF Plan Implementation | Triterra | Triterra | 7823 | 7/10/2023 | NA | \$ 4,440.00 | | \$ 4,440.00 | 100% | X | PUW 6/3/24 | BF Plan Implementation |
| 51 | | | BF Plan Implementation | Triterra | Triterra | 7930 | 8/8/2023 | NA | \$ 380.00 | | \$ 380.00 | 100% | X | PUW 6/3/24 | BF Plan Implementation |
| TOTAL APPROVED | | \$1,011,144.00 | | | | | | | TOTAL REQUESTED | \$ 597,765.92 | \$ 30,663.88 | | | | |
| TOTAL REQUESTED: | | \$628,428.81 | | | | | | | | | | | | | |

NOTE: Eligible activities with direct oversight by Cunningham-Limp Development (General Contractor) \$ 397,509.33 (used to calculate pro rata cost for GC cost, see Table 2)

Note: There are no eligible activities associated with Cunningham Limp oversight included in reimbursement Request #2.

PARTIAL UNCONDITIONAL WAIVER

I/we have contract with Hudson Haslett, LLC
[contracting party]

to provide brownfield and environmental consulting services
[work or material to be provided]

for the improvement of the property described as: 1673 Haslett, Haslett MI 48840

and by signing this waiver waive my/our construction lien to the amount of \$17,369.88,

for labor/materials provided through June 3, 2024 .
(date)

This waiver, together with all previous waivers, if any, (circle one) **does** does not cover all amounts due to me/us for contract improvement provided through the date shown above.

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

Dated: 6/3/24

/s/  _____

Name: Craig S. Mulica

Company: Triterra

Address: 1375 S. Washington Avenue,
Suite 100, Lansing, MI 48910

Telephone: 616-850-4845

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.



1375 S. Washington Ave., Ste. 100
Lansing, MI 48910

BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING
NATURAL RESOURCES

Hudson Haslett, LLC
One Towne Square
Suite 1600
Southfield, MI 48076

Invoice number 07823
Date 07/10/2023

Project 19-2321 1673 Haslett, Haslett

Professional Services Completed through July 10, 2023

| Description | | Current Billed |
|---|----------------|----------------|
| Vapor Mitigation System - Oversight & Testing | (68% complete) | 1,192.50 |
| Brownfield Plan Implementation | (96% complete) | 4,440.00 |
| Total | | 5,632.50 |

Invoice total **5,632.50**

Due on receipt. Please make all checks payable to Triterra. A finance charge of 1 1/2% per month (18%annually) will be charged on all amounts not paid within 30 days. For your convenience, we also accept all major credit cards. If you have any question regarding this invoice or would like to pay via credit card, please contact Carrie Feher at 517.853.2153 or accounting@triterra.us.

We Appreciate Your Business!



1375 S. Washington Ave., Ste. 100
Lansing, MI 48910

BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING
NATURAL RESOURCES

Hudson Haslett, LLC
One Towne Square
Suite 1600
Southfield, MI 48076

Invoice number 07930
Date 08/08/2023

Project 19-2321 1673 Haslett, Haslett

Professional Services Completed through August 08, 2023

| Description | | Current Billed |
|---|-----------------|----------------|
| Documentation of Due Care Compliance | (57% complete) | 2,152.50 |
| Vapor Mitigation System - Oversight & Testing | (68% complete) | 201.25 |
| Brownfield Plan Implementation | (100% complete) | 380.00 |
| Total | | 2,733.75 |

Invoice total **2,733.75**

Due on receipt. Please make all checks payable to Triterra. A finance charge of 1 1/2% per month (18% annually) will be charged on all amounts not paid within 30 days. For your convenience, we also accept all major credit cards. If you have any question regarding this invoice or would like to pay via credit card, please contact Carrie Feher at 517.853.2153 or accounting@triterra.us.

We Appreciate Your Business!



1375 S. Washington Ave., Ste. 100
Lansing, MI 48910

BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING
NATURAL RESOURCES

Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, MI 48377

Invoice number 07996
Date 09/08/2023
Project 19-2321 1673 Haslett, Haslett

Professional Services Completed through September 08, 2023

| Description | Current Billed |
|--|-----------------|
| Vapor Mitigation System - Installation (PO# 19501-0033) (98% complete) | 3,907.50 |
| Total | 3,907.50 |
| Invoice total | 3,907.50 |

Due on receipt. Please make all checks payable to Triterra. A finance charge of 1 1/2% per month (18%annually) will be charged on all amounts not paid within 30 days. For your convenience, we also accept all major credit cards. If you have any question regarding this invoice or would like to pay via credit card, please contact Carrie Feher at 517.853.2153 or accounting@triterra.us.

We Appreciate Your Business!



1375 S. Washington Ave., Ste. 100
Lansing, MI 48910

BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING
NATURAL RESOURCES

Cunningham-Limp Development Company
28970 Cabot Drive
Suite 100
Novi, MI 48377

Invoice number 08595
Date 02/29/2024
Project 19-2321 1673 Haslett, Haslett

Professional Services Completed through February 29, 2024

| Description | | Current Billed |
|---|---------------|-----------------|
| Vapor Mitigation System - Installation (PO# 19501-0033) | 100% Complete | 1,020.76 |
| Total | | 1,020.76 |
| Invoice total | | 1,020.76 |

Due on receipt. Please make all checks payable to Triterra. A finance charge of 1 1/2% per month (18%annually) will be charged on all amounts not paid within 30 days. For your convenience, we also accept all major credit cards. If you have any question regarding this invoice or would like to pay via credit card, please contact Carrie Feher at 517.853.2153 or accounting@triterra.us.

We Appreciate Your Business!



1375 S. Washington Ave., Ste. 100
Lansing, MI 48910

BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING
NATURAL RESOURCES

Hudson Haslett, LLC
One Towne Square
Suite 1600
Southfield, MI 48076

Invoice number 08756
Date 04/05/2024
Project 19-2321 1673 Haslett, Haslett

Professional Services Completed through April 05, 2024

| Description | | Current Billed |
|---|---------------|----------------|
| Documentation of Due Care Compliance | 100% Complete | 2,160.00 |
| Vapor Mitigation System - Oversight & Testing | 100% Complete | 15,209.88 |
| | Total | 17,369.88 |

Invoice total **17,369.88**

Due on receipt. Please make all checks payable to Triterra. A finance charge of 1 1/2% per month (18% annually) will be charged on all amounts not paid within 30 days. For your convenience, we also accept all major credit cards. If you have any question regarding this invoice or would like to pay via credit card, please contact Carrie Feher at 517.853.2153 or accounting@triterra.us.

We Appreciate Your Business!

August 2, 2024

Amber Clark
Neighborhoods & Economic Development Director
Meridian Township
5151 Marsh Road
Okemos, MI 48664

Subject: Third Party Review of Reimbursement Requests Submitted for American House of Meridian Township (AKA Pine Village), revised

Dear Ms. Clark,

As part of our contract to perform as a Secondary Brownfield Consultant to the Meridian Township Brownfield Redevelopment Authority (MTBRA), AKT Peerless was asked to perform a third-party review of the reimbursement requests and staff review letters for the brownfield redevelopment located at 1673 Haslett Road, Haslett, MI 48840, known as American House of Meridian Township Redevelopment Project (aka Pine Village), the “Project”.

AKT Peerless was provided the reimbursement request packages submitted to the MTBRA by Triterra on behalf of Hudson Haslett, LLC and Hudson Senior Living, LLC (collectively referred herein as “Developer”) as well as the approved brownfield plan, the approved brownfield plan amendment (“Amendment #1”), and the executed reimbursement agreements (“Agreement”). AKT reviewed the reimbursement request packages to ensure that (1) they are eligible activity costs included in the Amendment #1; (2) they are costs allowed under Michigan’s Brownfield statute PA 381 of 1996, as amended (the “Act”); and (3) they are in accordance with the Agreement. AKT Peerless’ findings and recommendations are listed below.

Findings of Reimbursement Request no. 1

Triterra submitted a reimbursement request package (Request no. 1) totaling \$597,765.92, which included costs the Michigan Department of Environment, Great Lakes and Energy (EGLE) Department Specific Activities (pre-approved environmental assessments, due care, environmental response activities), asbestos abatement activities, demolition, Brownfield Plan preparation and implementation.

Staff of Meridian Township (“Township”) reviewed Request no. 1 and submitted a recommendation to the MTBRA dated October 6, 2023. Within this submittal, it was recommended \$592,945.92 be approved for reimbursement for submitted costs. The recommendation was subject to the Township receiving further documentation.

In AKT Peerless’ review of Request no. 1, Amendment #1 and the Agreement, the following has been found:

1. Agreement refers to the brownfield plan approved by the MTBRA and the Township on September 22, 2020:
 - a. The brownfield plan has since been amended (Amendment #1) and approved by the MTBRA and Township on January 10, 2023.

2. Within Amendment #1, the stated purpose of the amendment to the brownfield plan is:
“1) remove the adjacent parcel located at 1655 Haslett Road (33-02-02-10-401-005) and eligible activities associated with said parcel, 2) update/realign proposed eligible activity costs based on current redevelopment plans, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.”
3. Per section 5. (Eligible Activities) of the Agreement:
“Developer shall diligently pursue all efforts necessary to complete the Eligible Activities set forth in the Plan, and as it may be amended. No activities that would otherwise be Eligible Activities, if completed after December 31, 2022 [“Completion Date”], shall be considered Eligible Activities for the purposes of reimbursement under this Agreement. If, due to the COVID-19 pandemic or other causes beyond Developer’s reasonable control, the MTBRA will not unreasonably withhold its consent to Developer’s request for an extension of the foregoing Completion Date. Any such extension shall be memorialized by written amendment of this Agreement.”
4. Per section 12.C.v. (Reimbursement Request Requirements) of the Agreement:
“[The Reimbursement Request shall] Be signed and notarized by a duly authorized representative of Developer that the representations, facts, and documentation included therein are accurate.
 - a. AKT did not receive a copy of the letter included with Request no. 1 package documentation provided by the Township to verify if it was notarized identifying Triterra as a “duly authorized representative of the Developer” nor any statement that the “representations, facts, and documentation included therein are accurate.”
5. Request No. 1 includes invoices dated after the Completion Date specified in Section 5 of the Agreement, totaling \$378,733.17 of the request.

Recommendations for Request no. 1

1. All invoices submitted under Request no. 1 are for eligible activities, as identified within Amendment #1.
2. Before any further reimbursements are made to the Developer, AKT Peerless recommends that the MTBRA assess the need to formally incorporate Amendment #1 and to extend the completion date specified within Section 5 of the Agreement. Amending the Agreement could permit the reimbursement of eligible activity expenses under Request No. 1 which are dated after the Completion Date of the current Agreement.
 - a. As invoicing may refer to a specific period of service/dates tasks are performed (“service period”), it is also recommended that, as part of its determination, the MTBRA clarifies whether the Completion Date should refer to invoice date, or service period (if specified within an invoice), or date of proof of payment.
3. AKT Peerless recommends that the MTBRA discover if Request no. 1 included a notarized statement from the Developer representative, as described in the Agreement and per Finding 4 above.

Findings of Reimbursement Request no. 2

Triterra submitted a reimbursement request package (Request no. 2) totaling \$30,663.39, which included costs for EGLE Department Specific Activities (due care activities) and Brownfield Plan implementation.

In AKT Peerless' review of Request no. 2, Amendment #1 and the Agreement, the following has been found:

1. All invoices submitted under Request no. 2 are for eligible activities, as identified within Amendment #1.
2. All proof of payment provided supports the invoices submitted for eligible activities under Request no. 2.
3. All invoices submitted under Request no. 2 were for services performed after the Completion Date of the current Agreement and are therefore subject to the stipulation, as described under Finding 3 for **Request no. 1**.
4. An accounting error of \$0.50 was found within the detail sheet submitted. The actual total of Request no. 2 eligible activity expenses equals \$30,663.89.
5. In Triterra's cover letter of the Request no. 2 package, it is stated that Request no. 1. totaled \$597,765, making the cumulative reimbursement request total \$628,430.31.
 - a. During its review of Request no. 1, the Township requested Triterra correct its request to \$592,945.92, which is the total that was recommended for reimbursement under Request no. 1. Therefore, the cumulative reimbursement request total is \$623,609.81.
6. Triterra's cover letter is not notarized, nor does it state it is a duly authorized representative of the Developer and makes no statements to the accuracy of the request.

Recommendations for Request no. 2

1. The total amount of Request no. 2 is for eligible activity costs and equals \$30,663.89.
2. The same course of action as stated under "Recommendations for Request no. 1" must be taken in order to qualify the entirety of Request no. 2 for TIF reimbursement to the Developer.
3. Triterra's accounting of cumulative requested expenses should be corrected to reflect \$623,609.81.

Summary

AKT Peerless has determined a total of \$623,609.81 has been requested by the Developer for TIF reimbursement under Request no. 1 and Request no. 2. Per the Township's review of Request no. 1 and AKT's review of Request no. 2, the total of eligible activity costs equals \$623,609.81. However, no receipt of a notarized statement was included in either request package reviewed by AKT Peerless and a total of

\$409,396.56 was found to have been completed or invoiced after the Completion Date listed within the Agreement.

Therefore, AKT Peerless recommends a total of **\$214,212.75** as eligible for Developer reimbursement, if a notarized statement was included in Request no. 1. The remaining \$409,397.06 in requested eligible activity expenses is pending further action by the MTBRA.

AKT will update this review as may be requested by the Township or the MTBRA.

If you have any questions, please contact me at (248) 200-6666 or gelletlyj@aktpeerless.com.

Sincerely,



Jenn Gelletly
Incentives Project Manager
AKT Peerless

Enclosure:

AKT Peerless' Reimbursement Request Review Cost Summary Sheet

**Reimbursement Request Review
Cost Summary Sheet**
American House of Meridian Township
1673 Haslett Rd., Haslett, MI
as of August 2024

| Eligible Activity (as identified in the Brownfield Plan and/or Act 381 Work Plan) | Request # | Contractor | Invoice No. | Invoice Date | Service Period | Amount Requested | Recommended Eligible for TIF | Notes |
|--|-----------|---------------------------|----------------------------|--------------|-------------------------|--------------------|------------------------------|--|
| EGLE ENVIRONMENTAL ELIGIBLE ACTIVITIES | | | | | | | | |
| Pre-Approved Environmental Assessment Activities | | | | | | | | |
| Phase I Environmental Site Assessments | 1 | Triterra | 4420 | 12/31/2019 | thru 12/31/2019 | \$ 2,100.00 | \$ 2,100.00 | |
| Phase II Site Investigations (10% of EPA Grant) | 1 | Triterra | 4763 | 9/1/2020 | thru 9/1/2020 | \$ 3,713.75 | \$ 3,713.75 | |
| Baseline Environmental Site Assessment | 1 | Triterra | 4858 | 9/13/2020 | thru 9/13/2020 | \$ 300.00 | \$ 300.00 | |
| Due Care Planning (Section 2017a Compliance) | 1 | Triterra | 4858 | 9/13/2020 | thru 9/13/2020 | \$ 180.00 | \$ 180.00 | |
| Phase I Environmental Site Assessments | 1 | Triterra | 4858 | 9/13/2020 | thru 9/13/2020 | \$ 115.00 | \$ 115.00 | |
| Phase I Environmental Site Assessments | 1 | Triterra | 6437 | 4/13/2022 | thru 4/13/2022 | \$ 2,000.00 | \$ 2,000.00 | |
| Pre-Approved Environmental Assessment Activities Subtotal | | | | | | \$ 8,408.75 | \$ 8,408.75 | |
| Due Care Activities | | | | | | | | |
| Gas Vapor Mitigation System - Design | 1 | Triterra | 6275 | 2/14/2022 | thru 2/14/2022 | \$ 5,343.75 | \$ 5,343.75 | |
| Gas Vapor Mitigation System - Design | 1 | Triterra | 6437 | 4/13/2022 | thru 4/13/2022 | \$ 6,845.00 | \$ 6,845.00 | |
| Gas Vapor Mitigation System - Design | 1 | Triterra | 6533 | 5/10/2022 | thru 5/10/2022 | \$ 1,061.25 | \$ 1,061.25 | |
| Gas Vapor Mitigation System - Design | 1 | Triterra | 6674 | 7/7/2022 | thru 7/7/2022 | \$ 2,722.50 | \$ 2,722.50 | |
| Environmental Soil Management Plan (SMP) | 1 | Triterra | 6674 | 7/7/2022 | thru 7/7/2022 | \$ 5,240.00 | \$ 5,240.00 | |
| Gas Vapor Mitigation System - Oversight & Testing | 1 | Triterra | 6971 | 10/10/2022 | thru 10/10/2022 | \$ 3,828.75 | \$ 3,828.75 | |
| Gas Vapor Mitigation System - Oversight & Testing | 1 | Triterra | 7139 | 12/2/2022 | thru 12/2/2022 | \$ 12,091.42 | \$ 12,091.42 | |
| Documentation of Due Care Compliance (DDCC) | 1 | Triterra | 7139 | 12/2/2022 | thru 12/2/2022 | \$ 687.50 | \$ 687.50 | |
| Gas Vapor Mitigation System - Installation | 1 | Triterra | 7140 | 12/2/2022 | thru 12/2/2022 | \$ 30,834.26 | \$ 30,834.26 | |
| Gas Vapor Mitigation System - Oversight & Testing | 1 | Triterra | 7242 | 1/9/2023 | thru 1/5/2023 | \$ 10,472.30 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Installation | 1 | Triterra | 7243 | 1/10/2023 | thru 1/5/2023 | \$ 22,567.48 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Oversight & Testing | 1 | Triterra | 7361 | 2/9/2023 | thru 2/9/2023 | \$ 3,420.15 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Oversight & Testing | 1 | Triterra | 7627 | 5/9/2023 | thru 5/9/2023 | \$ 1,253.75 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Installation | 1 | Cunningham-Limp /Schlagel | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 41,456.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020. |
| Engineering Controls - Gaskets on Waterlines | 1 | Cunningham-Limp /D&R | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 29,387.60 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Installation | 1 | Cunningham-Limp /QMC | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 145,176.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Oversight & Testing | 2 | Triterra | 7823 | 7/10/2023 | thru 7/10/2023 | \$ 1,192.50 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Documentation of Due Care Compliance (DDCC) | 2 | Triterra | 7930 | 8/8/2023 | thru 8/8/2023 | \$ 2,152.50 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020. Cost listed on invoice is \$0.50 more than in request. |

**Reimbursement Request Review
Cost Summary Sheet**
American House of Meridian Township
1673 Haslett Rd., Haslett, MI
as of August 2024

| Eligible Activity (as identified in the Brownfield Plan and/or Act 381 Work Plan) | Request # | Contractor | Invoice No. | Invoice Date | Service Period | Amount Requested | Recommended Eligible for TIF | Notes |
|--|-----------|---------------------------------|----------------------------|--------------|-------------------------|----------------------|------------------------------|--|
| Gas Vapor Mitigation System - Oversight & Testing | 2 | Triterra | 7930 | 8/8/2023 | thru 8/8/2023 | \$ 201.25 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020. |
| Gas Vapor Mitigation System - Installation | 2 | Triterra | 7996 | 9/8/2023 | thru 9/8/2023 | \$ 3,907.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020. Cost listed on invoice is \$0.50 more than in request. |
| Gas Vapor Mitigation System - Installation | 2 | Triterra | 8595 | 2/29/2024 | thru 2/29/2024 | \$ 1,020.76 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Documentation of Due Care Compliance (DDCC) | 2 | Triterra | 8756 | 4/5/2024 | thru 4/5/2024 | \$ 2,160.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Gas Vapor Mitigation System - Oversight & Testing | 2 | Triterra | 8756 | 4/5/2024 | thru 4/5/2024 | \$ 15,209.88 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Due Care Activities Subtotal | | | | | | \$ 348,231.60 | \$ 68,654.43 | ineligible/pending for TIF: \$279,577.17 |
| Environmental Response Activities | | | | | | | | |
| Env. Response - Environmental Project Mgmt. & Oversight | 1 | Triterra | 6790 | 8/4/2022 | thru 8/4/2022 | \$ 1,903.75 | \$ 1,903.75 | |
| Env. Response - Environmental Project Mgmt. & Oversight | 1 | Triterra | 6908 | 9/15/2022 | thru 9/15/2022 | \$ 7,825.00 | \$ 7,825.00 | |
| Excavation & Loading of Hazardous Soils; Importing & Placing Engineered Fill | 1 | Cunningham-Limp /MI Demo | N/A | 8/8/2022 | 8/8/2022 | \$ 7,300.00 | \$ 7,300.00 | |
| Transportation of Hazardous Soils | 1 | Cunningham-Limp /ML Chartier | AIA #8; Sworn Statement | 8/31/2022 | 8/31/2022 | \$ 19,917.00 | \$ 19,917.00 | |
| Disposal of Hazardous Soils | 1 | Cunningham-Limp /ML Chartier | AIA #8; Sworn Statement | 8/31/2022 | 8/31/2022 | \$ 79,070.49 | \$ 79,070.49 | |
| Waste Profiling Fees | 1 | Cunningham-Limp /ML Chartier | AIA #8; Sworn Statement | 8/31/2022 | 8/31/2022 | \$ 250.00 | \$ 250.00 | |
| Engineered Backfill | 1 | Cunningham-Limp /D&R | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 18,953.24 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Env. Response - Environmental Project Mgmt. & Oversight | 1 | Cunningham-Limp | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 38,976.50 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Environmental Response Activities Subtotal | | | | | | \$ 174,195.98 | \$ 116,266.24 | ineligible/pending for TIF: \$57,929.74 |
| MSF Non-ENVIRONMENTAL ELIGIBLE ACTIVITIES | | | | | | | | |
| Asbestos, Mold, Lead Abatement | | | | | | | | |
| Asbestos - Survey/Assessment (10% of EPA Grant) | 1 | Triterra | 4858 | 9/13/2020 | thru 9/13/2020 | \$ 438.33 | \$ 438.33 | |
| Asbestos, Mold, Lead Abatement Subtotal | | | | | | \$ 438.33 | \$ 438.33 | |
| Demolition | | | | | | | | |
| Demolition - Building & Site | 1 | Cunningham-Limp | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 45,000.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Demolition - Building & Site | 1 | Cunningham-Limp/ Calo & Sons | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 4,013.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |

Reimbursement Request Review
Cost Summary Sheet
 American House of Meridian Township
 1673 Haslett Rd., Haslett, MI
as of August 2024

| Eligible Activity (as identified in the Brownfield Plan and/or Act 381 Work Plan) | Request # | Contractor | Invoice No. | Invoice Date | Service Period | Amount Requested | Recommended Eligible for TIF | Notes |
|--|-----------|-----------------|----------------------------|--------------|-------------------------|---------------------|------------------------------|---|
| Demolition - Building & Site | 1 | Cunningham-Limp | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 6,986.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Demolition - Soft Costs | 1 | Cunningham-Limp | AIA #8; Sworn Statement | 1/31/2023 | period to: 1/31/2023 | \$ 6,391.15 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Demolition Subtotal | | | | | | \$ 62,390.15 | \$ - | ineligible/pending for TIF: \$62,390.15 |
| FURTHER ELIGIBLE ACTIVITIES | | | | | | | | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | | | | | | | | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 4852 | 8/12/2020 | thru 8/12/2020 | \$ 6,690.00 | \$ 6,690.00 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 4890 | 9/8/2020 | thru 9/8/2020 | \$ 3,247.50 | \$ 3,247.50 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 4989 | 10/9/2020 | thru 10/9/2020 | \$ 1,007.50 | \$ 1,007.50 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 6790 | 8/4/2022 | thru 8/4/2022 | \$ 5,078.75 | \$ 5,078.75 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 6908 | 9/15/2022 | thru 9/15/2022 | \$ 4,310.00 | \$ 4,310.00 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) | 1 | Triterra | 7139 | 12/2/2022 | thru 12/2/2022 | \$ 111.25 | \$ 111.25 | |
| Preparation of Brownfield Plan & Act 381 Work Plan(s) Subtotal | | | | | | \$ 20,445.00 | \$ 20,445.00 | |
| Implementation of Brownfield & Act 381 Work Plan(s) | | | | | | | | |
| Implementation of Brownfield & Act 381 Work Plan(s) | 1 | Triterra | 7627 | 5/9/2023 | thru 5/9/2023 | \$ 4,680.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Implementation of Brownfield & Act 381 Work Plan(s) | 2 | Triterra | 7823 | 7/10/2023 | thru 7/10/2023 | \$ 4,440.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Implementation of Brownfield & Act 381 Work Plan(s) | 2 | Triterra | 7930 | 8/8/2023 | thru 8/8/2023 | \$ 380.00 | | Eligibility Pending: date of invoice is after completion date within Section 5 of executed reimbursement agreement dated 10/23/2020 |
| Implementation of Brownfield & Act 381 Work Plan(s) Subtotal | | | | | | \$ 9,500.00 | \$ - | ineligible/pending for TIF: \$9,500.00 |

| Request # | Amt. Requested | Amt. Eligible for TIF | Pending/Ineligible |
|---------------|---------------------|-----------------------|---------------------|
| No. 1 | \$592,945.92 | \$214,212.75 | \$378,733.17 |
| No. 2 | \$30,663.89 | \$0.00 | \$30,663.89 |
| No. 3 | \$0.00 | \$0.00 | \$0.00 |
| No. 4 | \$0.00 | \$0.00 | \$0.00 |
| No. 5 | \$0.00 | \$0.00 | \$0.00 |
| Totals | \$623,609.81 | \$214,212.75 | \$409,397.06 |



To: Brownfield Redevelopment Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

&

Interim Manager Tim Schmitt

Date: September 12, 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.

Director Clark and Interim Manager Schmitt presented the MSHDA Housing TIF program to the Township Board to gauge their potential interest in updating our Brownfield policy and bylaws to allow for a project to be supported with affordable housing development incentives. Staff discussed with the Township Board that the program parameters will fall entirely on the Township and if it is to be successful we must first determine what we believe to be affordable.

Due to several outstanding questions, the high demand of work required to initiate a plan, the Township Board has determined they are not interested in allowing Brownfield TIF as an eligible activity to be reimbursed.

Several communities around the state are interested in the potential of this incentive. The Township Board requested that we wait to see the outcome of the use of this program, after a few projects are approved by MSHDA.