

Leelanau County Brownfield Redevelopment Authority (LCBRA)

Meeting Date: Tuesday May 16, 2023 at 10:00 am

Location: Leelanau County Government Center

Members

Dan Heinz, Chairman
Rick Foster, Vice-Chair
John Arens-Sect/Treasurer
Deborah Allen
Gwenne Allgaier
T. Eftaxiadis
David King

Director

Trudy Galla

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

DIRECTOR COMMENTS

CONSIDERATION OF AGENDA

CONFLICT OF INTEREST

CONSIDERATION OF MINUTES – April 18, 2023 *pgs 2-4*

CONSENT AGENDA

Items of a routine nature to be voted on with one motion - no discussion. Upon request, members may remove any item and place elsewhere on the agenda, with no vote of the commission. Members will vote on remaining items on the Consent Agenda, after the item removed has been placed elsewhere on the agenda.

- a. Fishbeck – General Consulting and TIF Management *pgs 5-6*
- b. Fishbeck – EPA Assessment Grant *pgs 7-9*

OLD BUSINESS

NEW BUSINESS

1. Part I Application – Peninsula Housing – Consider approval and request for Work Order *pgs 10-25*
2. Brownfield 2023 Conference in Detroit – Member attendance *pgs 26-27*

FINANCIALS

1. Claims & Accounts \$6,116.25 *pgs 28-37*
2. Post Audit, Budget Amendments, Transfers

CORRESPONDENCE/COMMUNICATION ITEMS

PUBLIC COMMENT

DIRECTOR COMMENTS

MEMBER / CHAIRPERSON COMMENTS

ADJOURN

A regular meeting of the Leelanau County Brownfield Redevelopment Authority (LCBRA) was held on Tuesday, April 18, 2023 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 10:01 a.m. by Chairman who led the Pledge of Allegiance.

ROLL CALL

Members Present: D. Allen, G. Allgaier, J. Arens, D. Heinz, D. King, R. Foster

Members absent: T. Eftaxiadis
(Prior notice)

Staff: T. Galla, Director, G. Myer, Senior Planner

Public: T. Searles, C. Telgard, S. Telgard

PUBLIC COMMENT – None.

DIRECTOR COMMENTS -None.

CONSIDERATION OF AGENDA

Motion by Foster, seconded by Allen, to accept the agenda as presented. Motion carried 6-0.

CONFLICT OF INTEREST

Arens stated he is a tenant in one of the buildings that the Telgards are here to discuss and will abstain from voting on this agenda item.

CONSIDERATION OF MARCH 21, 2023 MINUTES

Heinz pointed out the corrections he would like and said the amount approved in the Claims & Accounts should be \$552.25.

Motion by Foster, seconded by Allen, to approve the minutes as amended. Motion carried 6-0.

CONSENT AGENDA

- a. Fishbeck – EPA Assessment Grant
- b. Fishbeck – General Consulting and TIF Management

Motion by Arens, second by King, to accept the consent agenda as presented. Motion carried 6-0.

OLD BUSINESS – None.

NEW BUSINESS

Work Orders- General Services and Bluebird Redevelopment

Searles reviewed the work orders and said the General Services Work Order is separate of the EPA Grant budget. It is a broader general scope of the first approved General Services Work Order. Occasionally the director has questions and may need guidance and strategizing.

Searles continued, saying the second one is an amended work order to the Bluebird Redevelopment project. After last month's meeting, Searles, Hawkins, Galla and the Telgards met with the township assessor and the building was deemed functionally obsolete. They also decided that there may be some further assessment needed. A portion of this project will be financed through a lending institution, and they determined a Phase I ESA should be conducted. This will help identify any recognized environmental conditions that may warrant a Phase II. The budget for Phase II is conceptual because that scope will come out of the findings of Phase I. In addition, the other activity would be pre-demolition asbestos survey for both structures. The Bluebird building will be demolished first, followed by the Early Bird a year later. The work will be done now to determine if there are any materials that need to be properly abated prior to demolition.

Allen questioned if any of the current EPA Grant funds could be used to help with the planning or assessment. Searles confirmed that everything on the work order is covered through the EPA Assessment Grant. The demolition costs could be a reimbursable expense under the Brownfield Plan or potentially the blight elimination funds under the LBA could be used. That is something the Telgards, the LBA and the LCBRA can decide. Searles continued, saying the EPA Grant would not fund the demolition directly, but if it was an expense incurred, it could be a reimbursable expense under the Brownfield Plan. If they choose to use the Blight Elimination Grant Program, then you would need to make that determination ahead of time so that it could be approved and part of the application. Searles said they could consider using a later round of the Blight Elimination Grant money for the demolition of the Early Bird.

Galla explained that when they all met with the township assessor, they did have some discussion on the demolition funds and which direction may work best. There is another big project in the county that will be applying for funds, so they need to find out when exactly they are taking applications. Galla said it is her understanding that there has not been a determination yet by the Telgards as to which way to go on the demolition funds. C. Telgard said it was discussed, but she is confused as to their next step and how do they move ahead. Galla will check on when the next round of applications will be available. As was pointed out at that meeting, through the state, as a private property owner, those blight elimination funds become a lien on your property versus if you pay for it. Once the Brownfield Plan is approved, the TIF will reimburse you for the demolition costs.

Searles continued, saying the asbestos survey of the occupied building would be done after hours and in less noticeable areas.

Motion by Foster, seconded by Allgaier, to approve the General Services Work Order in an amount not to exceed \$6,000.00. Motion carried 6-0.

Motion by Allen, seconded by Allgaier, to approve the Bluebird Work Order in the amount of \$35,300.00. Motion carried 5-0. Arens abstained.

FINANCIALS

Claims & Accounts

*Motion by Arens, seconded by Allgaier, to approve Claims & Accounts in the amount of \$26,710.95.
Motion carried 6-0.*

Post Audit, Budget Amendments, Transfers

Galla reported that they had little over \$1,000.00 left in one of their accounts from a prior EPA grant and that account has been closed and the money was moved into their regular checking account. However, through the general ledger, she found that it was never closed out with the County's books. She has made them aware of this and it is being taken care of.

CORRESPONDENCE/COMMUNICATION ITEMS

Galla said Eftaxiadis has been absent for a few meetings because of some unavoidable things that came up. There is nothing in their Bylaws /Policy & Procedures specifically regarding missing meetings. There is some action that can be taken by the Board of Commissioners to remove a person for neglect of duties and so forth. Eftaxiadis wants to stay involved and Galla expects him to be back next month.

PUBLIC COMMENT

Searles mentioned the first of the EPA Brownfield Assessment Grant informational session held last night and that they are having another session today.

DIRECTOR COMMENTS

Galla said Allen initiated meetings with township supervisors to talk about the grant and open up those channels of communication. They have met with several already to let them know what they are looking for and if they have questions to reach out. Maybe they are wondering about an old township dumpsite or other properties.

MEMBER / CHAIRPERSON COMMENTS – None.

ADJOURN

Meeting adjourned at 10:28 a.m.

Memo

TO: Trudy J. Galla, AICP, Director – Leelanau County Brownfield Redevelopment Authority

FROM: Therese Searles and Jeff Hawkins

DATE: May 9, 2023

RE: General Consulting and TIR Management Monthly Updates and Invoices

This memorandum serves to provide information regarding invoices and updates that are being presented to the Leelanau County Brownfield Redevelopment Authority (LCBRA) for services rendered on various projects related to General Environmental Consulting activities.

Please find attached several items for your consideration:

1. General Services (W.O. #2-GS)

Update:

Fishbeck has entered into an agreement of service with the LCBRA for environmental consulting services related to the County's FY22 EPA Assessment Grant. Applicable to this Agreement, Work Order Number 2-GS, an overall general services work order, dated April 18, 2023, was approved at the April LCBRA regular meeting. Activities subject to this work order may include assistance with existing Brownfield Plans, new project communications, evaluating new State reporting requirements, and other project assistance as needed. There is one invoice for consideration this month regarding compiling nomination forms for sites that may be in need of brownfield assessment that have been nominated by area residents.

Project Invoices for Consideration:

Invoice #423194 (\$59.00)

2. 2023 Tax Increment Tracking and Annual Reporting (W.O. #1-GS)

Update:

Fishbeck has established a tax increment financing (TIF) tracking system for the LCBRA for its existing Brownfield Plans. The LCBRA has engaged Fishbeck, as of February 21, 2023, to manage the tracking of tax increment collection and reimbursement associated with the LCBRA's existing brownfield plans for 2023 by updating and sending out Statement of Account twice a year to coincide with tax collection periods. Reimbursement Analysis will also be updated for the LCBRA twice a year. As we have assisted in previous years, Fishbeck will also assist the LCBRA with Annual Reporting through the MEDC online portal in August of 2023. Fishbeck tracks the collection of TIR received on a continual basis as those checks come in and are forwarded on by Trudy Galla. Activities included in this month's invoice were related to communication with MEDC regarding annual reporting accounts and reviewing TIF received and reimbursements made.

Project Invoices for Consideration:

Invoice #423195 (\$283.50)

**Leelanau County Brownfield Redevelopment Authority
General Services
Budget and Cost Summary**

05/08/2023

Number		Activity	Budget Estimates	Actual			Project Budget Remaining	
Project	W.O.		Total	Invoice No.	Invoice Date	Total Invoiced Amount	Total	Project Complete
230507	1-GS	Tax Increment Tracking and Annual Reporting	\$ 4,900.00	Invoice Total	421222	3/13/2023	\$ 333.75	
					422202	4/5/2023	\$ 63.75	
					230507	5/8/2023	\$ 283.50	
				Project Subtotal			\$ 681.00	Project Subtotal Remaining \$ 4,219.00
				Invoice Breakdown				
		Statement of Account and Reimbursement Analysis Preparation	\$ 3,700.00	Stmt of Acct/RA	421222	3/13/2023	\$ 333.75	
					422202	4/5/2023	\$ 63.75	
					423195	5/8/2023	\$ 147.00	
				Phase Subtotal			\$ 544.50	Phase Subtotal Remaining \$ 3,155.50
		Annual Reporting	\$ 1,200.00		423195	5/8/2023	\$ 136.50	
				Phase Subtotal			\$ 136.50	Phase Subtotal Remaining \$ 1,063.50
230894	2-GS	General Consulting	\$ 6,000.00	Invoice Total	423194	5/4/2023	\$ 59.00	
				Project Subtotal			\$ 59.00	Project Subtotal \$ 5,941.00
		Approved Project Budgets Subtotal	\$ 10,900.00	Total Expended			\$ 740.00	Budgets Remaining \$ 10,160.00
		Estimated Budget Remaining	\$ -					Check \$ 10,900.00
		Project Budgets Returned						
		Available Budget Remaining	\$ 10,160.00					
		<u>Notes:</u>						

Memo

TO: Trudy J. Galla, AICP, Director – Leelanau County Brownfield Redevelopment Authority

FROM: Therese Searles and Jeff Hawkins

DATE: May 9, 2023

RE: FY22 EPA Grant Updates and Invoices

This memorandum serves to provide information regarding updates and invoices that are being presented to the Leelanau County Brownfield Redevelopment Authority (LCBRA) for activities and services rendered on various projects related to the EPA Brownfield Assessment Grant (4B-00E03213-0).

1. QAPP

Project No: 230506 – W.O. # 1

Update:

Jeff Hawkins and Therese Searles of Fishbeck, along with Trudy Galla, attended a virtual Pre-QAPP call with Sarah Gruza, EPA Project Officer on February 28, 2023. Topics of discussion included eligibility determinations, site specific health and safety plans (HASPs) and sampling and analysis plans (SAP) with anticipated 10-14 business day turnaround for review. Project outputs for Phase I ESAs, including All Appropriate Inquiry checklists, Phase II ESAs and Cleanup Planning documents and inputs into the ACRES reporting database were discussed. Specific to the Quality Assurance Project Plan (QAPP), Sarah provided a QAPP example and a QAPP checklist that will be used to gauge compliance with required elements in the prepared plan. Preparation of the QAPP is complete. All of the required signatures were obtained this month and the final document was emailed to the LCBRA Director on April 28, 2023 for submission to EPA early May.

Project Invoices for Consideration:

Invoice #423193 (\$3,000.00).

As a lump sum billing, this is the one and final invoice submitted for consideration regarding QAPP preparation activities.

2. Community Outreach and Programmatic

Project No: 230505 – W.O. # 2

Update:

Programmatic activities relate to preparing work orders, preparing meeting materials, setting up/inputting ACRES information, and communications with the Director of the LCBRA regarding implementing the grant activities. Two informational sessions were held April 17th in the evening and April 18th in the afternoon to inform attendees on grant funding opportunities. Each session had approximately 10 attendees and involved good engagements between participants. By holding these events in April, the LCBRA is right on track with the proposed grant timeline of completing two community open houses by Quarter 3 of fiscal year 2023 (April-June,

2023). Fishbeck’s attendance at these community outreach events is donated as an in-kind service. Activities included in this month’s invoice for consideration include preparing meeting materials, preparing the EPA Grant Quarterly Report, and making project updates in ACRES.

Project Invoices for Consideration:

Invoice #423196 (\$1,315.25).

**3. Bluebird Redevelopment Project - 102 & 103 E. River St. and 101 E. Main St., Leland, MI
Project No: 230504 – W.O. # 3**

Update:

Skip (Daryl) and Lynn Telgard submitted a project application to the LCBRA for their Bluebird Redevelopment Project in Leland. The Telgards are the 3rd generation to run the Bluebird restaurant and tavern, founded in 1927, situated one block from Fishtown and serving both locals and tourists. Historically, the property was used for the production of charcoal for a nearby iron works in the 1800s. The property is currently developed as two restaurants, one storage facility, one retail store, and associated parking. The property at 101 S Main Street was formerly used as a gas station, with a leaking underground storage tank (Facility ID 00036063) which has since been closed. The developer intends to demolish the current building as it is deteriorating, including a failing roof, ventilation system, and windows. In addition to its deteriorating status, many code updates have occurred since its original construction and the building has been determined to be functionally obsolete by the local assessor. It is also unknown whether asbestos-containing materials are present which will need to be determined prior to demolition. The Bluebird will be rebuilt as a smaller restaurant with a rentable commercial space, occupying less land and located closer to the river. The owners are also working with the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) through its permitting process to stabilize the riverbank by repairing a seawall. Further assessment may be performed as needed related to historical charcoal use. Private investment is anticipated at \$3,000,000, with the creation of 25 jobs anticipated. The developers have requested support from the LCBRA through the preparation of a brownfield plan to allow for the reimbursement of eligible costs (work order #3), which was approved by the LCBRA on February 21, 2023. A petroleum eligibility determination was received from EGLE for the use of petroleum grant funds on March 16, 2023 and EPA has concurred with the LCBRA’s eligibility demonstration for the use of hazardous substance grant funds as of March 22, 2023. Fishbeck, the Director, the developers, and the township assessor met on March 21, 2023 to discuss next steps. The assessor prepared an affidavit of functional obsolescence for the property. The Telgards have requested additional support from the LCBRA to include a Phase I ESA, pre-demolition asbestos surveys for both structures on the property, and a conceptual budget for a Phase II ESA, if needed. The LCBRA approved an amended work order (WO#3, Amendment No. 1) on April 18, 2023. The Phase I ESA is underway. Fishbeck is preparing the Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) for the Director to submit to EPA for acceptance and approval, respectively. It is anticipated that survey activities will be conducted at the end of May. The findings of the Phase I ESA will inform the scope of the Phase II ESA, if needed. Discussion regarding potential funding sources that may be leveraged to support the project are also underway.

Project Invoices for Consideration:

Invoice #423197 (\$1,458.50).



Leelanau County Brownfield Redevelopment Authority (LCBRA)
County website: www.leelanau.cc/BRIntro.asp

8527 E. Government Center Dr.
Suite 108
Suttons Bay MI 49682
Phone: (231) 256-9812 or
Toll Free (866) 256-9711, Ext. 6
Fax: (231) 256-0174

Dan Heinz
Chairman

Rick Foster
Vice-Chairman

John Arens
Secretary/Treasurer

Trudy Galla, AICP
Director

MEMORANDUM

From: Trudy Galla, Director
To: LCBRA
Date: May 16, 2023 Meeting
Subject: New Business Items

1. Attached is a Part I application from Peninsula Housing, requesting assistance on a parcel in Suttons Bay Township on Herman Rd. The parcel was purchased at the end of 2022 and Phase I, Phase II and Baseline Environmental Assessment (BEA) reports were completed for the site. *(Copies of these are available in my office, upon request).*

Peninsula Housing is requesting assistance through the EPA Assessment Grant for this site, in order to determine if there is asbestos in the house, and perhaps prepare a Due Care Plan and Brownfield Plan for cleanup and redevelopment. The cost is unknown at this time.

My recommendation would be to accept the Part I application and the application fee of \$150.00 and request the Director and Fishbeck work with Peninsula Housing on the tasks to be completed under the EPA assessment grant, and bring a Work Order to the June meeting for consideration. An eligibility determination for the site will also need to be submitted to EPA, for approval.

2. Brownfield 2023 Conference in Detroit: The Conference is August 8-11 at Huntington Place in Detroit. www.brownfields2023.org
Registration before August 7 is \$200/person. Mobile tours are extra and run about \$25-\$50. Mobile tours always sell out quickly. There are 5 hotels being utilized for this conference and each is \$133/night + tax and fees. There are a limited number of travel scholarships which will include registration and housing – applications are not being accepted yet. Registration can be cancelled until June 2 (\$25 processing fee.) No refunds will be issued after June 7.

Remaining funds in the EPA Assessment grant for travel = \$1,530.83. In addition, travel expense could be considered as administrative costs for the LCBRA and covered under TIF.

There has been interest expressed by a few members for this conference. It should be determined who will attend so that hotel and registration can be completed soon.



LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)
8527 E. Government Center Drive
Suttons Bay, Michigan 49682
Phone: 231-256-9812

BROWNFIELD PROJECT APPLICATION

FORM PART 1 APPLICATION

This application form must be completed by the applicant to initiate the Brownfield process by the Leelanau County Brownfield Redevelopment Authority (LCBRA). There are no deadlines for the submittal of applications -- applications will be accepted on an ongoing basis.

The completed application form and supporting materials must be submitted to Leelanau County, 8527 East Government Center Drive, Ste. 108, Suttons Bay, MI 49682.

The Part I Brownfield Project Application form must be returned with the application fee in order to start the review process.

Before submitting a project application, please make sure all items on the attached checklist are included. Project Applications will not be reviewed until all items are completed.

NOTES: The Part 1 Application is the first step for all Brownfield redevelopment projects coming through the LCBRA. **Applicants are expected to provide a minimum of 10% of the funds required for any project using assessment grant funds.**

Approval of the Application by the LCBRA is NOT approval of a Brownfield Plan and the requested Tax Increment Financing (TIF) and/or other economic incentives. Application approval is required by the LCBRA in order to move forward with the process.

A Part 2 Brownfield Project Application Form is required if a Brownfield Plan, Act 381 Work Plan, MDEQ Grant/Loan, MEDC Grant/Loan, EPA Revolving Loan, or Local Site Remediation Revolving Fund (LSRRF) is requested as a project incentive.



LEELANAU COUNTY
 BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)
 8527 E. Government Center Drive
 Suttons Bay, Michigan 49682
 Phone: 231-256-9812

BROWNFIELD PROJECT APPLICATION FORM

PART 1

SECTION I:

APPLICANT INFORMATION

Project Name:	
Applicant Name:	
Business Name (If different from applicant):	
Mailing Address:	
Contact Person:	Email:
Office Phone:	Cell Phone:

Provide a brief description and history of the Applicant and the Business to be assisted by the LCBRA. Include information on product or service and number of employees for the Business.

Type of Business:

- Manufacturing
- Wholesale
- Service
- Retail
- Other (specify) _____

Description of Business History, Operations and Products/Services Provided:



LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

8527 E. Government Center Drive
Suttons Bay, Michigan 49682
Phone: 231-256-9812

Legal Structure of Applicant:

- Individual
- Fiduciary
- S-Corporation
- Limited Liability Company
- Other (specify): _____

State of Registration: _____

Formation Date: _____

List similar projects developed over the last five years (if any):

Is the Applicant or Business a liable party for environmental issues at the project site? Yes No

Has the Applicant or Business being assisted ever been cited for non-compliance with any environmental regulation? Yes No

If yes, explain:

Is the applicant/business involved in any claim or lawsuit? Yes No

If yes, explain:

Has the applicant/business ever been suspended or debarred, declared bankruptcy commenced a proceeding under any bankruptcy law or had a judgment rendered against it? Yes No

If yes, explain:



**LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)**

8527 E. Government Center Drive
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List Key Project Contacts			
Service Type	Organization	Contact Name	Phone/Email
Bank/Financing			
Legal Counsel			
Environmental Engineer/Consultant			
Architect			
Construction Management			
Other:			

SECTION II:

PROJECT SITE

Parcel	Street Address	Parcel ID No.	Owner on Record	Taxable Value
1				\$
2				\$
3				\$
4.				\$
5.				\$

*add additional parcels on separate sheet, as necessary



LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

8527 E. Government Center Drive
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Total property size (acres): _____

Number of buildings, stories, and existing building area (square feet):

Current Use of the Project Site:

Current Zoning:

In the space below, describe the Brownfield condition(s) impeding development of the project site and the basis for Brownfield designation.

ATTACH all known environmental reports (Phase I, Phase II, Baseline Environmental Assessment, etc.) and current property appraisals to this Application.

Has a Site Remediation or Due Care Plan been developed? Yes No If yes, please attach.



LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

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SECTION III:

PROPOSED PROJECT DESCRIPTION

Project Type: New Relocation Expansion Rehabilitation

Describe your plans for redeveloping the project site including a description of project and benefits:

Number of new buildings and new building area (square feet): _____

Proposed Future Zoning: _____

Does the proposed project comply with local zoning and other land use requirements?

Yes No Unknown

If no, please describe processes being undertaken to address local government concerns:

Describe anticipated redevelopment schedule including start date, completion date and any pertinent critical date(s):



LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

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Status of Development Permits and Applications:

Does the proposed project anticipate LEED Certification? Yes No Unknown

If yes, explain:

Anticipated Full Time Equivalent (FTE) Jobs Retained: _____

Anticipated FTE Jobs Created: _____

SECTION IV:

PRELIMINARY PROPOSED BROWNFIELD FUNDING

Total Investment Anticipated: \$ _____

Land	\$
New Construction/Site Improvements	
Brownfield Conditions	
Total Capital Investment:	\$

LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

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Brownfield activities for which potential assistance is sought:

Phase I ESA Phase II ESA BEA Due Care

Clean-up Other (demolition, site preparation, infrastructure improvements, etc.)

Attach a spreadsheet detailing principle Brownfield eligible activities and project financing gap for which assistance is sought.

Current Taxable Value: \$ _____

Estimated Taxable Value after Project Completion: \$ _____

Estimated Funding Sources Requested

Leelanau County Brownfield Redevelopment Authority

\$ _____ Brownfield Plan and Act 381 Work Plan(s)

\$ _____ Brownfield Loan – EPA Revolving Loan Fund (RLF)

\$ _____ Brownfield Loan – Local Site Remediation Revolving Fund (LSRRF)

Michigan Department of Environmental Quality

\$ _____ Brownfield Redevelopment Grant

\$ _____ Brownfield Redevelopment Loan

Michigan Economic Development Corporation / Michigan Strategic Fund

\$ _____ Community Revitalization Program Loan and/or Grant

\$ _____ Business Development Program Loan and/or Grant

Anticipated total amount of Brownfield financing requested: \$ _____

LEELANAU COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)
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SECTION V:

CERTIFICATION AND AUTHORIZATION

The undersigned hereby certifies that all information provided to the Leelanau County Brownfield Redevelopment Authority (LCBRA) herein and furnished with this application is and will be true, accurate, complete, and fairly presents the financial condition of the undersigned.

The undersigned hereby certifies the Applicant is not a liable party per PA 201 and acknowledges that full environmental disclosure is a requirement of the Brownfield Plan submittal. Disclosure shall include copies of all available environmental data, reports and pertinent correspondence including documentation relating to liable or potentially liable parties and the environmental condition of the project site.



AUTHORIZED SIGNATURE

TITLE

DATE

AUTHORIZED SIGNATURE

TITLE

DATE

BROWNFIELD PROJECT APPLICATION

FORM PART 1

APPLICATION CHECKLIST

Before submitting the project application, please make sure all items on the checklist are included.

Brownfield Project Applications will not be reviewed until items are completed.

Application Fee

- Provide application fee.
Check written to *Leelanau County Brownfield Redevelopment Authority*

Site Control

- Attach a copy of proof of control of the property (i.e. current title commitment, proof of ownership, purchase agreement, option or site access agreement).

Site Plan

- Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Financial Information and Eligible Activities

- Attach a spreadsheet detailing principal Brownfield eligible activities and project financing gap.
- Attach detailed project budget/pro forma illustrating all related project expenses, sources of financing, and project financing needs.
- Attach financial commitment documentation from lender(s) and/or investor(s).

Environmental Work Completed

- Attach all environmental reports that have been completed for this site. (i.e. Phase I, Phase II, BEA, RCRA, Closure, Due Care, etc.)

DOCUMENT NO. 202300027

Total Pages: 3
01/04/2023 12:13 PM Fees: \$35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 01.04.2023
I hereby certify, that according to our records, all taxes returned to this office are paid for five (5) years preceding the 30 day of 12/30/22. This does not include taxes in the process of collection by Township, Cities, or Villages. Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections.

John A. Gallagher, Jr. Leelanau County Treasurer

**WARRANTY DEED
OF CO-PERSONAL REPRESENTATIVES**

The Grantors, SHARON D. PIGG, whose address is 980 S. Herman Road, Suttons Bay, MI 49682, and SANDRA D. KROGEL, whose address is 9519 Old M-72, Williamsburg, MI 49690, as Co-Personal Representatives of the Estate of Ralph Pigg, Leelanau County Probate File No. 21-13311-DE, convey and warrant on behalf of the Estate of Ralph Pigg to the Grantee, PENINSULA HOUSING, a Michigan corporation, whose address is P.O. Box 555, Suttons Bay, MI 49682, a parcel of real estate situated in the Township of Suttons Bay, County of Leelanau and State of Michigan, described on Exhibit A attached hereto. 011-032-006-00 ✓ PH

The Grantors grant to the Grantee the right to make all allowable divisions of the conveyed parcel under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

For the sum of ONE (\$1.00) DOLLAR AND OTHER CONSIDERATION.

Real Estate Transfer Tax Valuation Affidavit filed.

Dated: December 30, 2022

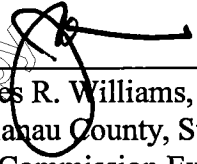
ESTATE OF RALPH PIGG

By: Sharon D. Pigg
Sharon D. Pigg, Co-Personal Representative

By: Sandra D. Krogel
Sandra D. Krogel, Co-Personal Representative

STATE OF MICHIGAN)
COUNTY OF LEELANAU)

The foregoing instrument was acknowledged before me, a Notary Public, on December 30, 2022, by Sharon D. Pigg and Sandra D. Krogel, Co-Personal Representatives of the Estate of Ralph Pigg, on behalf of said Estate.



James R. Williams, Notary Public
Leelanau County, State of Michigan
My Commission Expires: 07/18/2023

After recording return to / Send subsequent tax bills to:

Peninsula Housing
P.O. Box 555
Suttons Bay, MI 49682

Prepared by:

Law Offices of James R. Williams
By: James R. Williams (P22351)
105 W. Broadway, P.O. Box 458
Suttons Bay, MI 49682
Phone: 231-271-3254

Tax Parcel #45-011-032-006-00

Recording Fees: \$35.00

Transfer Tax: Paid

g\prob\pigg\sale of re 2022\wd co-prs 12-28-22

Exhibit A - Warranty Deed of Co-Personal Representatives
Estate of Ralph Pigg - Grantor
Peninsula Housing, a Michigan corporation - Grantee

Legal Description of Real Estate

Land situated in Suttons Bay Township, Leelanau County, State of Michigan, described as follows:

Part of the Northwest quarter of the Northeast quarter, Section 32, Township 30 North, Range 11 West, Suttons Bay Township, Leelanau County, Michigan, described more fully as follows:

Commencing at the North 1/4 Corner of said Section 32; thence South 89°44'10" East, along the North line of said Section 32 and within the right of way of Herman Road, 606.99 feet (also recorded as 606.90 feet) for the Point of Beginning; thence continuing South 89°44'10" East, along said North section line and within said right of way, 147.04 feet; thence South 00°15'45" West (also recorded as South 00°15'33" West) parallel to the East 1/8 line of said Section 32, 233.55 feet; thence South 89°44'10" East, parallel to said North section line, 199.99 feet; thence North 00°15'45" East (also recorded as North 00°15'33" East) parallel to said 1/8 line, 233.55 feet to said North section line; thence South 89°44'10" East, along said North section line and within said right of way, 213.84 feet (also recorded as 213.81 feet); thence South 00°15'45" West (also recorded as South 00°15'33" West) parallel to said 1/8 line, 264.00 feet; thence South 89°44'10" East, parallel to said North section line, 165.00 feet to said East 1/8 line; thence South 00°15'45" West, along said East 1/8 line, 433.55 feet (also recorded as South 00°15'33" East, 433.41 feet); thence North 89°39'44" West, 439.23 feet (also recorded as North 89°42'05" West, 439.27 feet); thence North 00°20'09" East (also recorded as North 00°15'33" East), 189.00 feet; thence North 89°43'07" West, 629.89 feet (also recorded as North 89°42'05" West, 630.03 feet) to the centerline of South Pine View Road; thence North 32°24'53" East, along said centerline, 79.66 feet (also recorded as North 32°40'38"E, 79.84 feet); thence North 34°34'59" East, along said centerline, 533.18 feet to the Point of Beginning. The described parcel contains 10.319 acres of land.

Subject to the rights of the public and of any governmental unit in any part of the described land taken, used, or deeded for street, road, or highway purposes.

Also subject to a Right of Way Easement in favor of Cherryland Rural Electric Cooperative Association recorded in Liber 196, Page 464, Leelanau County Records.

Also subject to and together with other easements, restrictions and reservations of record, if any.

The within described parcel is that certain Parcel Surveyed shown and described in the Certificate of Survey by Nicholas M. O'Non, P.S., dated July 27, 2022, Revised December 28, 2022, File No. 2022064-32SB3011.

Commonly known as: 980 S. Herman Road, Suttons Bay, MI 49682

Tax Parcel ID No. 45-011-032-006-00



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
CADILLAC DISTRICT OFFICE



DANIEL EICHINGER
ACTING DIRECTOR

February 3, 2023

VIA EMAIL

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 45000139-BEA-1

Legal Entity: Peninsula Housing Community Land Trust
P.O. Box 221
Suttons Bay, Michigan 49682

Property Address: 980 South Herman Road, Suttons Bay, Leelanau County

On January 30, 2023, the Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated January 26, 2023, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property, or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>

Authorized signature:



Steven Kitler, District Supervisor
Cadillac District Office
Remediation and Redevelopment Division
120 West Chapin Street
Cadillac, Michigan 49601
231-631-0370
KitlerS@michigan.gov

Enclosures

cc: Christopher Grobbel, Grobbel Environmental



BROWNFIELDS 2023

SUSTAINABLE COMMUNITIES
START HERE

2023 National Brownfields
Training Conference

DETROIT, MICHIGAN | AUGUST 8–11, 2023

Registration Form

Huntington Place - 1 Washington Boulevard, Detroit, MI 48226

Pre-registration fees will be available until August 7, 2023 at 11:59 PM. On-site registration will open at 7:30AM on Tuesday, August 8, 2023 at Huntington Place. Please allow additional time for registration confirmation for forms submitted via fax or mail. Payment must be received with registration form.

1. Contact Information (all fields are required)

NAME (to appear on badge): _____

COMPANY/ORGANIZATION: _____ TITLE: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

COUNTRY: _____ PHONE: _____ FAX: _____

E-MAIL: _____

EMERGENCY CONTACT NAME: _____

EMERGENCY CONTACT PHONE: _____ ON-SITE PHONE: _____

SPECIAL NEEDS (e.g., wheelchair, facilities, ASL, interpreter, dietary): _____

If you do not want your name and contact information listed in *The 2023 National Brownfields Participant List*, please check the box at the left.

How did you find out about The 2023 National Brownfields Training Conference?

Have you attended a Brownfields Conference before?

- I have attended a prior conference
- Referred by a friend
- Referred by work
- Postal mailing
- Website link/online advertisement
- Magazine/newspaper advertisement
- Social Media/Facebook/LinkedIn/Twitter

- Yes, I have only attended the 2022 Brownfields Conference in Oklahoma City, OK
- Yes, I have only attended the 2019 Brownfields Conference in Los Angeles, CA
- Yes, I have only attended the 2017 Brownfields Conference in Pittsburgh, PA
- Yes, I have only attended the 2015 Brownfields Conference in Chicago, IL
- Yes, I have attended 2-4 conferences
- Yes, I have attended 5 or more conferences
- No, first time attending

2. Registration Category, Events & Fees

Stakeholder Group	Pre-Registration Fee (available until August 7, 2023 at 11:59pm)	On-Site Registration Fee (begins at 7:30AM on August 8, 2023)
<input type="checkbox"/> AS – Academia/Student (student/faculty ID required)	\$50	\$50
<input type="checkbox"/> CG – Community Group	\$125	\$150
<input type="checkbox"/> EJ – Environmental Justice		
<input type="checkbox"/> NP – Non-Profit		
<input type="checkbox"/> LG – Local Government	\$200	\$250
<input type="checkbox"/> SG – State Government		
<input type="checkbox"/> FG – Federal Government		
<input type="checkbox"/> TG – Tribal Government		
<input type="checkbox"/> PS – Private Sector	\$325	\$400

International Attendees: When registering, please select the registration category that best describes your stakeholder group in your country of origin. If you need assistance, please contact Emily Sparks (esparks@icma.org).

3. Mobile Workshop Signups (Optional)

Coming Soon - please refer to brownfields2023.org

4. Brownfields University Signups (Optional)

Brownfields University Session (No Additional Fee – Pre-Registration Required)	Date	Time
011 - Brownfields 101	Tuesday, August 8, 2023	8:30 AM - 11:30 AM
012 - Getting Your Infrastructure Project Funded: Funding 101 for EJ Communities	Tuesday, August 8, 2023	8:30 AM - 11:30 AM
013 - Growing Community Resilience - What to Know Before You Grow Food on Brownfields	Tuesday, August 8, 2023	8:30 AM - 11:30 AM
014 - Revolving Loan Fund Workshop	Tuesday, August 8, 2023	8:30 AM - 11:30 AM
015 - Legal Topics in Brownfields Redevelopment	Tuesday, August 8, 2023	8:30 AM - 11:30 AM
016 - Resource Roadmapping and Brownfields Funding	Tuesday, August 8, 2023	8:30 AM - 2:15 PM
017 - Are You "Revitalization-Ready"?	Tuesday, August 8, 2023	8:30 AM - 2:15 PM
018 - Big Maps, Big Ideas, Big Impact	Tuesday, August 8, 2023	8:30 AM - 2:15 PM
019 - Brownfields 201	Tuesday, August 8, 2023	12:00 PM - 2:15 PM
020 - Brownfield Development Roadmap: Real World Challenges and Solutions	Tuesday, August 8, 2023	12:00 PM - 2:15 PM
021 - Climate Smart Communities - Accelerating Brownfield and Land Revitalization Actions	Tuesday, August 8, 2023	12:00 PM - 2:15 PM
022 - Overcoming Brownfield Developments' Negative Equity for a Win Win Outcome	Tuesday, August 8, 2023	12:00 PM - 2:15 PM
023 - Site Planning and Design – Join Us at the Brownfields Studio!	Tuesday, August 8, 2023	12:00 PM - 2:15 PM

There is limited capacity for Mobile Workshops and Brownfields University sessions. Please review the conference website to confirm the event status before registering. If an event has reached capacity, you will be placed on the waitlist. You will receive an email confirmation when your registration is processed.

5. Stakeholder Information

Please check the (1) box that best describes your stakeholder group:

- | | | |
|--|--|--|
| <input type="checkbox"/> a. Academia/Student | <input type="checkbox"/> f. Environmental Justice | <input type="checkbox"/> j. Real Estate/Economic Redevelopment |
| <input type="checkbox"/> b. Attorney/Legal Services | <input type="checkbox"/> g. Federal Government | <input type="checkbox"/> k. State/Tribal Government |
| <input type="checkbox"/> c. Banking/Finance/Insurance | <input type="checkbox"/> h. Local Government | <input type="checkbox"/> l. Technology |
| <input type="checkbox"/> d. Community Group/Non-Profit | <input type="checkbox"/> i. Planning/Design/Architecture | <input type="checkbox"/> m. Other: _____ |
| <input type="checkbox"/> e. Engineering/Environmental Services | | |

6. Payment

Check AMEX VISA MasterCard Purchase Order Invoice Request

Card/Check Number: _____ Expiration Date: _____

Signature: _____

When a registration transaction is completed, the charge will appear as "ICMA Online" on your credit card statement.

PAYING BY CHECK:

Please mail this form and check made payable to ICMA.

Mail to:

International City/County Management Association (ICMA)
 Attn: 2023 National Brownfields Training Conference
 P.O. Box 79403
 Baltimore, MD 21279-0403

PAYING BY CREDIT CARD:

Please fax this form with required credit card information as requested above to the secure fax line at 678-341-3099.

PAYING BY PURCHASE ORDER:

Please mail this form and purchase order to Eleventh & Gather at the address listed below. Once received, further instructions will be provided.

Purchase Order requests must be received by June 6, 2023 for processing and payment.

REQUESTING AN INVOICE:

Please mail this form to Eleventh & Gather at the address listed below. Once received, an invoice will be generated. Invoice requests must be received by June 6, 2023 processing and payment.

CANCELLATION POLICY: Conference registration and all paid events including the Community Reception and Mobile Workshops registration may be canceled without penalty until 5:00 PM ET June 2, 2023 via e-mail (brownfields@prereg.net), fax (678-341-3099) or in writing (Eleventh & Gather, Attn: 2023 National Brownfields Training Conference, 6840 Meadowridge Court, Alpharetta, GA 30005). Cancellation requests received after June 2, 2023 will incur a \$25 processing fee. No refunds will be issued after July 7, 2023.

QUESTIONS:

2023 National Brownfields Training
 Conference Hotline: 1-888-373-9617 (toll
 free) E-MAIL: brownfields@prereg.net

**ONLINE REGISTRATION,
 HOUSING, PROGRAM,
 LOGISTICS, AND TRAVEL
 INFORMATION:**

www.brownfields2023.org

**MAIL REGISTRATION FORM,
 PURCHASE ORDER, OR INVOICE**

REQUEST TO: Eleventh & Gather
 Attn: 2023 National Brownfields
 Training Conference
 6840 Meadowridge Court
 Alpharetta, GA 30005

FAX REGISTRATION FORM TO:

678-341-3099
 Attn: 2023 National Brownfields
 Training Conference

MAY 16, 2023 Claims & Accounts

Leelanau County Brownfield Redevelopment Authority

1. Fishbeck – Invoice #423193 – QAPP (EPA Grant) 101.000000.801-200 Contractual	\$ 3,000.00
2. Fishbeck – Invoice #423194 – Gen. Consulting Svc. 101.000000.801-000 Contractual	\$ 59.00
3. Fishbeck – Invoice #423195 – TIF Tracking & Reporting 101.000000.801-000 Contractual	\$ 283.50
4. Fishbeck – Invoice #423196 – EPA Grant 101.000000.801.200 Contractual	\$ 1,315.25
5. Fishbeck – Invoice #423197 – Bluebird Dev. (EPA Grant) 101.000000.801.200 Contractual	\$ 1,458.50
Total Claims & Accounts:	\$ 6,116.25

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Jz
VERIFIED BY

Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Trudy Galla
 Leelanau County Brownfield Redevelopment
 Authority
 8527 East Government Center Drive, Suite 108
 Suttons Bay, MI 49682-9718
 United States

Invoice : 423193
 Invoice Date : 5/4/2023
 Project : 230506
 Project Name : LCBRA/FY22 EPA Grant QAPP
 Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

WO1

	Fee	% Complete	Billings		
			To Date	Previous	Current
BP - FY22 EPA Grant QAPP (Task 2)	3,000.00	100.00	3,000.00	0.00	3,000.00

Current Billings 3,000.00
 Amount Due This Bill 3,000.00 ✓

Total Fee : 3,000.00
 To Date Billings : 3,000.00
 Total Remaining : 0.00

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Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Trudy Galla
Leelanau County Brownfield Redevelopment Authority
 8527 East Government Center Drive, Suite 108
 Suttons Bay, MI 49682-9718
 United States

Invoice : 423194
Invoice Date : 5/4/2023
Project : 230894
Project Name : LCBRA/ General Consulting Services
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

WO2-GS

	Fee	Available	Billings		
			To Date	Previous	Current
BP - General Consulting Services	6,000.00	6,000.00	59.00	0.00	59.00
Rate Labor		59.00			
			Current Billings		59.00
			Amount Due This Bill		<u>59.00</u>

Total Fee : 6,000.00
To Date Billings : 59.00
Total Remaining : 5,941.00

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BP - General Consulting Services

Rate Labor

Class / Employee

Hours

Rate

Amount

Senior Geologist

Therese Searles

0.50

118.0000

59.00

Total Rate Labor

59.00

Total Project: 230894 - LCBRA/ General Consulting Services

59.00 ✓

Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Trudy Galla
Leelanau County Brownfield Redevelopment Authority
 8527 East Government Center Drive, Suite 108
 Suttons Bay, MI 49682-9718
 United States

Invoice : 423195
Invoice Date : 5/8/2023
Project : 230507
Project Name : LCBRA/Tax Increment Tracking and Annual Reporting
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

WO1 -GS

	Fee	Available	Billings		
			To Date	Previous	Current
SOA/RA - Statement of Account/Reimbursement Analysis	3,700.00	3,302.50	544.50	397.50	147.00
<i>Rate Labor</i>		147.00			
RPT - Annual Reporting (1 Event)	1,200.00	1,200.00	136.50	0.00	136.50
<i>Rate Labor</i>		136.50			
			Current Billings		283.50
			Amount Due This Bill		<u>283.50</u>

Total Fee : 4,900.00
To Date Billings : 681.00
Total Remaining : 4,219.00

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SOA/RA - Statement of Account/Reimbursement Analysis

Rate Labor

Class / Employee

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Staff Environmental Specialist			
Logan Mulholland	1.75	84.0000	147.00
Total Rate Labor			147.00 ✓

RPT - Annual Reporting (1 Event)

Rate Labor

Class / Employee

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Geologist			
Therese Searles	0.50	105.0000	52.50
Staff Environmental Specialist			
Logan Mulholland	1.00	84.0000	84.00
Total Rate Labor			136.50 ✓

Total Bill Task: RPT - Annual Reporting (1 Event)

136.50

Total Project: 230507 - LCBRA/Tax Increment Tracking and Annual Reporting

283.50 ✓

Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Trudy Galla
 Leelanau County Brownfield Redevelopment
 Authority
 8527 East Government Center Drive, Suite 108
 Suttons Bay, MI 49682-9718
 United States

Invoice : 423196
 Invoice Date : 5/4/2023
 Project : 230505
 Project Name : LCBRA/FY22 Grant Community
 Outreach/Programmatic Activities
 Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

WO2

	Fee	Available	Billings		
			To Date	Previous	Current
BP - Outreach & Programmatic (Task 4)	6,000.00	5,367.50	1,947.75	632.50	1,315.25
Rate Labor		1,315.25			
			Current Billings		1,315.25
			Amount Due This Bill		<u>1,315.25</u>

Total Fee : 6,000.00
 To Date Billings : 1,947.75
 Total Remaining : 4,052.25

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BP - Outreach & Programmatic (Task 4)

Rate Labor

Class / Employee

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	10.00	105.0000	1,050.00 ✓
Senior Hydrogeologist			
Jeffrey Hawkins	0.50	150.0000	75.00 ✓
Staff Environmental Specialist			
Logan Mulholland	1.00	84.0000	84.00 ✓
	1.25	85.0000	106.25 ✓
Total Logan Mulholland	2.25		190.25
Total Staff Environmental Specialist	2.25		190.25
		Total Rate Labor	1,315.25
Total Bill Task: BP - Outreach & Programmatic (Task 4)			1,315.25

Total Project: 230505 - LCBRA/FY22 Grant Community Outreach/Programmatic Activities

1,315.25 ✓

Payment Options

Remit Wire/ACH payments to Acct: 100094457 ABA: 072413829
 Remit checks to: 1515 Arboretum Drive, SE, Grand Rapids, Michigan 49546
 Remittance Advice: accounts.receivable@fishbeck.com
 616.575.3824
 Federal I.D. No. 38-1841857 | Incorporated

Attention: Trudy Galla
Leelanau County Brownfield Redevelopment Authority
 8527 East Government Center Drive, Suite 108
 Suttons Bay, MI 49682-9718
 United States

Invoice : 423197
Invoice Date : 5/4/2023
Project : 230504
Project Name : LCBRA/Bluebird Redevelopment Project/Leland, MI
Bill Term : BT1

For Professional Services Rendered Through 4/30/2023

WO3

	Fee	Available	Billings		
			To Date	Previous	Current
BP - Brownfield Plan (Task 3)	5,000.00	3,815.30	1,378.20	1,184.70	193.50
<i>Rate Labor</i>	193.50				
PH1 - Phase I	3,000.00	3,000.00	1,176.50	0.00	1,176.50
<i>Rate Labor</i>	1,176.50				
ASB.SUR - Pre-Demolition Asbestos Survey	12,000.00	12,000.00	88.50	0.00	88.50
<i>Rate Labor</i>	88.50				
PH2 - Phase II ESA	15,300.00	15,300.00	0.00	0.00	0.00
				Current Billings	1,458.50
			Amount Due This Bill		<u>1,458.50</u> ✓

Total Fee : 35,300.00
To Date Billings : 2,643.20
Total Remaining : 32,656.80

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BP - Brownfield Plan (Task 3)

Rate Labor

Class / Employee

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	1.00	105.0000	105.00 ✓
	0.75	118.0000	88.50 ✓
Total Therese Searles	----- 1.75		----- 193.50
Total Senior Geologist	----- 1.75		----- 193.50
Total Rate Labor			193.50
Total Bill Task: BP - Brownfield Plan (Task 3)			193.50 ✓

PH1 - Phase I

Rate Labor

Class / Employee

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Environmental Specialist			
Joseph Hunter	8.00	114.0000	912.00 ✓
Hydrogeologist			
Courtney Dunaj	0.75	118.0000	88.50 ✓
Production Support			
Ariane Savoy	1.50	75.0000	112.50 ✓
Senior Geologist			
Therese Searles	0.25	118.0000	29.50 ✓
Staff Engineering Specialist			
Audrey Havens	0.50	68.0000	34.00 ✓
Total Rate Labor			1,176.50
Total Bill Task: PH1 - Phase I			1,176.50 ✓

ASB.SUR - Pre-Demolition Asbestos Survey

Rate Labor

Class / Employee

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist			
Therese Searles	0.75	118.0000	88.50 ✓
Total Rate Labor			88.50

Total Project: 230504 - LCBRA/Bluebird Redevelopment Project/Leland, MI

1,458.50 ✓