

# Leelanau County Brownfield Redevelopment Authority (LCBRA)

**Meeting Date:** Tuesday SEPTEMBER 19, 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 – AUUST 15, 2023 *pgs 2-5*
- 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 6-7*
- b. Fishbeck – EPA Assessment Grant *pgs 8-11*

- OLD BUSINESS
- NEW BUSINESS
  - 1. Brownfield Fact Sheet / Brownfield Plan– Bluebird (Telgard), Leland Township *pgs 12-35*
  - 2. Consideration – TIF Repayment to Courthouse Redevelopment Group (CRG) – (*tentative*)
- FINANCIALS
  - 1. Claims & Accounts \$ 16,151.73 *pgs 36-53*
  - 2. Post Audit, Budget Amendments, Transfers – Budget Amendment 23-001 *pgs 54-55*
- 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, August 15, 2023 at the Leelanau County Government Center.**

**CALL TO ORDER**

Meeting was called to order at 10:00 a.m. by Chairman Heinz who led the Pledge of Allegiance.

**ROLL CALL**

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

**Members absent:** None

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

**Public:** L. Mawby, T. Searles

**PUBLIC COMMENT** - None.

**DIRECTOR COMMENTS** - None.

**CONSIDERATION OF AGENDA**

Heinz mentioned that the correct “Claims & Account” amount was \$8,608.49 and that Galla sent this information separately in an email.

*Motion by Allen, supported by Foster, to accept the agenda as amended. Motion carried 7-0.*

**CONFLICT OF INTEREST** – None.

**CONSIDERATION OF JULY 18, 2023 MINUTES**

*Motion by Foster, supported by Allgaier, to approve the minutes as presented. Motion carried 7-0.*

**CONSENT AGENDA**

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

*Motion by King, supported by Allgaier, to accept the consent agenda as presented. Motion carried 7-0.*

**OLD BUSINESS** – None.

**NEW BUSINESS**

TIF Repayment to Courthouse Redevelopment Group LLC

Galla explained that this is an email request that came from Ross Satterwhite, and he is requesting to be reimbursed under his Brownfield Development and Reimbursement Agreement in the amount of \$38,862.50. Galla said they did a Brownfield Plan on the old courthouse site and used a revolving loan fund from EPA in which the developer put in a matching fund. When Satterwhite signed the agreement, he received a copy of the TIF Policy which explains the order of reimbursement. First is payments on loans on the property, then administrative costs, and then Satterwhite’s reimbursement is at the bottom.

His reimbursement is still many years away because the plan still has over six years left on it for collection. Galla continued, saying that Satterwhite wanted to close out his company but he can't with this sitting out there. He is asking for reimbursement prior to what the agreement states. Galla said over the years the EGLE loan was renegotiated to lower the payments and interest rate. Now, there is enough TIF money to make the EGLE payment. The BRA is responsible for this loan to EGLE even though it was taken out for the benefit of a prior developer. If the TIF money doesn't cover the payment for some reason, the BRA is responsible for making the payment.

Galla continued, saying the BRA borrowed from the county for operations when they first started up and still owe \$80,000 back to the county. There is approximately \$100,000 in the escrow fund which the BRA has not touched in order to be sure there was enough money to cover the EGLE payment in case TIF did not cover it. There is enough TIF coming in now to cover the \$25,000 annual payment to EGLE. Galla said Satterwhite's reimbursement is years away according to the contract he signed. Satterwhite wasn't a developer, he purchased the property and sold the land. All of the lots have been sold now, so he would like out of this. Eftaxiadis asked what the balance of their loan with EGLE was. Galla said the balance was over \$200,000.

Heinz said he is reluctant to pay someone "out of formula" if they are still going through the agreement the way they are supposed to. He appreciates that Satterwhite is going through some reorganization, and wants to get rid of that LLC, but maybe there is a way to accommodate his restructuring and still have the plan intact. Eftaxiadis questioned if there was anything in the agreement that prevented Satterwhite from transferring financial obligations or proceeds to another entity. Galla said she would have to check. The agreement does say in several places how things would be paid back. Heinz stated that they are anticipating that all the future TIF will be coming in. What if something happens on that property and they aren't getting all of the TIF money coming in anymore? He is reluctant to reimburse Satterwhite until everything else has been paid. Eftaxiadis agreed with Heinz.

King questioned if the request from Satterwhite had been done correctly or formally and could he accomplish what he wants without the BRA involved. Maybe Satterwhite needs to do more homework, there is an assignment clause in the agreement.

***Motion by King, supported by Eftaxiadis, requesting Satterwhite to provide a formal request to the BRA, specifying reasons why there should be a change in the terms of the original Brownfield Development and Reimbursement Agreement.***

Discussion

Allgaier said she didn't know why they were asking for this formal request if they are not open to accepting it. Arens said he wanted to hear what Satterwhite's reasons were, maybe then they would be open to it. Foster commented that they could be setting a precedent if they decide to do this.

***Motion on the table carried 7-0.***

## **Update-Brownfield Conference**

Galla spoke about mobile tours she attended while at the conference, saying the first one was to the old Northland Mall. It is a 100-acre site and they are now constructing apartments and condominiums. Another tour was to the old railroad depot. Since some of the upper floors were never inhabited as intended, they were able to work with the state historic commission and they do not have to meet historic preservation requirements when developing those floors. They have interest from a couple hotels that

want three floors of the building. The building is 700,000 square feet and there is approximately 11 acres next to this building where the rails run, and they are talking about bringing back passenger rail in some way. They were not able to go inside the depot but it may be open next year. Galla continued, saying they went into another building at this site owned by the Ford Motor Company, that was amazing. It had columns that were made to look like martini glasses and had more of an industrial look to the interior. King was familiar with this building and said he had spent time in it. Galla said the last educational session she attended was on Smithers, West Virginia and Bellaire, Ohio. The transportation department in Bellaire decided the best place to put a four-lane highway was between the town and the river. In Smithers, they have an old school which was built on the river that they have torn down and created a space along the river to bring people in. The presentations for this session were very good and almost seamless they way they moved from one discussion to the next.

Allen said she found the expo portion very helpful. There was a lot of information in regards to alternative energy options and there were a lot of consultants there such as Fishbeck. She attended a mobile tour which took her to the old Studebaker manufacturing company where they have taken a portion of the plant and turned it into housing for homeless veterans. Allen said there are some interesting models out there, as they look at apartment style or low-income housing. She was impressed with how the community is so proud of the revitalization of Detroit. In conclusion, Allen said there were a lot of sessions on TIF and testimonials and overall, a very worthwhile conference.

Eftaxiadis commented that Detroit had certainly come around, at least the downtown. A lot of the sites he worked on 35-40 years ago have been redeveloped and there is an emphasis on incorporating renewable energy into new developments.

Allgaier mentioned requiring new projects in the county to incorporate renewable energy as much as possible. Eftaxiadis said those costs may not be TIF reimbursable so they would need to be careful. If all of the project is TIF reimbursable, then all of the components are also. As part of an agreement, they could incorporate that, but he would like to get a legal opinion. Foster mentioned having a best practices list. Eftaxiadis said yes, a list of desirables they would like to see in projects. He will provide a sample at the next meeting that he has run by legal counsel already.

## **FINANCIALS**

### **Claims & Accounts**

Galla noted the hotel costs were included in the new total, but the tax on one hotel was not removed. This should be approved, and the check will be adjusted if the tax gets removed. She is working with accounting on this step.

***Motion by Foster, seconded by Allen, to approve Claims & Accounts in the amount of \$8,608.49.  
Motion carried 7-0.***

**Post Audit, Budget Amendments, Transfers – None.**

## **CORRESPONDENCE/COMMUNICATION ITEMS**

Galla mentioned the revised Claims & Accounts that she emailed to members prior to the meeting that added in hotel costs for the conference. Also, the letter she handed out from Pat Johnson that was emailed to her this morning is an update on the West Shore site which the LCBRA is trying to determine whether or not to terminate the brownfield plan. Mr. Johnson's permits will be expiring and Galla doesn't know if the township will renew them again because they have already given extensions. She has driven by and is not seeing any progress there. Galla said she can check to see when those permits expire and maybe at that time, if they are not reissued, the BRA should discuss what to do.

## **PUBLIC COMMENT**

Mawby said he liked the idea of having the BRA encourage energy efficiency. It's admirable and in the long run it is the best way to keep things affordable.

## **DIRECTOR COMMENTS**

Galla informed members that she and Searles attended the Leland Township Board meeting the prior night and did a short presentation on the brownfield project at the Bluebird Restaurant. They wanted to introduce this plan and the timeline for when they would be back in front of them with a brownfield plan.

Searles said the purpose was just to be informational because this is a relatively new board that has not gone through this process of approving a brownfield plan. It seemed like the information was well received. Heinz commented that there are a lot of moving parts that need to come together in a very short amount of time. Searles said this will probably be a 15-year brownfield plan. Heinz said sales tax can be captured under the right circumstances. The Telgards are in the restaurant business and every bill will have a sales tax which could be huge. Searles said there are certain requirements and a sizeable investment involved with that and a longer approval process, but they could certainly look into the feasibility of this. Eftaxiadis said transformational brownfield plans have a lot of requirements. The concept has been around for a while, but only three or four have been approved because they are suitable for larger more complex projects such as mixed-use developments.

Galla mentioned EPA funds that were supposed to go into the Sheriff's budget but instead were deposited to the BRA account. This is the 2<sup>nd</sup> time it has happened but it will be corrected.

Heinz asked about the Centerville dump and a brownfield plan. Searles said she would need to see what the redevelopment plan is and how to safely use the site. A public park was mentioned, but that will not create TIF. They discovered in Phase 1 that a lot of the dumping was done offsite. A phase 2 will help them better understand if a brownfield plan is needed.

**MEMBER / CHAIRPERSON COMMENTS** – None.

## **ADJOURN**

Meeting adjourned by consensus at 10:50 a.m.

## Memo

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

**FROM:** Therese Searles and Jeff Hawkins

**DATE:** September 19, 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. **Activities included in this month's invoice for consideration involved discussions with Trudy Galla on proposed projects, including one in Elmwood Township.**

#### Project Invoices for Consideration:

Invoice #427537 (\$646.00)

### 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 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 review of TIF received, preparing the 2023 Summer Statement of Accounts, and preparing the MEDC Annual Reports.**

#### Project Invoices for Consideration:

Invoice #427526 (\$1,573.40)

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

9/12/2023

Number		Activity	Budget Estimates	Actual			Project Budget Remaining		
Project	W.O.		Site/Phase	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		
					424163	6/8/2023	\$ 126.00		
					425212	7/6/2023	\$ 892.00		
					426200	8/2/2023	\$ 605.00		
					<b>427526*</b>	<b>9/7/2023</b>	<b>\$ 1,573.40</b>		
				<b>Project Subtotal</b>			<b>\$ 3,877.40</b>	<b>Project Subtotal Remaining</b>	<b>\$ 1,022.60</b>
				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		
					424163	6/8/2023	\$ 126.00		
					425212	7/6/2023	\$ 892.00		
					426200	8/2/2023	\$ 563.00		
					427526	9/7/2023	\$ 1,022.40		
				Phase Subtotal			\$ 3,147.90	Phase Subtotal Remaining	\$ 552.10
		Annual Reporting	\$ 1,200.00		423195	5/8/2023	\$ 136.50		
					426200	8/2/2023	\$ 42.00		
					427526	9/7/2023	\$ 551.00		
				Phase Subtotal			\$ 729.50	Phase Subtotal Remaining	\$ 470.50
230894	2-GS	General Consulting	\$ 6,000.00	Invoice Total	423194	5/4/2023	\$ 59.00		
					425213	7/6/2023	\$ 59.00		
					426199	8/2/2023	\$ 88.50		
					<b>427537*</b>	<b>9/7/2023</b>	<b>\$ 646.00</b>		
				Project Subtotal			\$ 852.50	Project Subtotal	\$ 5,147.50
		Approved Project Budgets Subtotal	\$ 10,900.00	<b>Total Expended</b>			<b>\$ 4,729.90</b>	<b>Budgets Remaining</b>	<b>\$ 6,170.10</b>
		<b>Estimated Budget Remaining</b>	<b>\$ -</b>					Check	\$ 10,900.00
		<b>Project Budgets Returned</b>							
		<b>Available Budget Remaining</b>	<b>\$ 6,170.10</b>						
		<b>Notes:</b>							

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## Memo

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

**FROM:** Therese Searles and Jeff Hawkins

**DATE:** September 19, 2023

**RE:** FY22 EPA Grant Updates and Invoices

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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:

Preparation of the QAPP is complete and has been submitted to and approved by the USEPA. QAPP self-certification was found to be complete and satisfactory on May 8, 2023. This activity is complete. There are no further invoices for consideration.

Project Invoices for Consideration:

N/A

### 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.

*Activities included in this month's invoice for consideration include preparing meeting materials and inputting updated project information into ACRES.*

Project Invoices for Consideration:

Invoice #427527 (\$472.00).

### 3. Bluebird Redevelopment Project - 102 & 103 E. River St. and 101 E. Main St., Leland, MI

Project No: 230504 – W.O. # 3, Amendment #1

Update:



Skip (Daryl) and Lynn Telgard submitted a project application to the LCBRA for their Bluebird Redevelopment Project in Leland. The Bluebird restaurant, designated as “functionally obsolete” by the Township Assessor, will be rebuilt as a smaller restaurant with a rentable commercial space, occupying less land and located closer to the river. The adjacent former Early Bird restaurant will be redeveloped as well. Leelanau Coffee Roasting Co. currently leases this space and that may continue after redevelopment. This phase of redevelopment anticipates the demolition of the existing structure in two to three years. The redevelopment anticipates a new two-story mixed-use building will be constructed with retail on the first floor and up to three residential units on the second floor.

Private investment is anticipated at \$6,200,000 for both phases of redevelopment, retaining 27-30 local jobs and creating another 8-14 part-time positions. The developers have requested support from the LCBRA through the preparation of a brownfield plan, completion of a Phase I ESA, Pre-Demolition Asbestos Surveys and a Phase II ESA. 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. EPA accepted the HASP and approved the SAP on May 18, 2023. The asbestos survey activities are complete and reports have been issued. The Phase I ESA is complete and identified one Recognized Environmental Condition (REC) pertaining to remaining tank(s) closed in place and the lack of assessment to determine whether impacts to the subject property exist as a result of these tank(s). ***The GPR Survey is complete and has been furnished to the LCBRA. UST Site Assessment sampling is recommended when the tanks are removed, anticipated to be concurrent with demolition of the Early Bird structure in a few years. Preparation of the Brownfield Plan is complete and is on the agenda for the LCBRA’s consideration at the September regular meeting. Also, a brownfield redevelopment 101 presentation was provided to Leland Township during their August 14<sup>th</sup> Township Board meeting. Some Phase II ESA budget remains for any additional sampling needs but it has determined that this project overall will be under budget and \$5,300 is being reallocated to remaining grant funds.***

**Project Invoices for Consideration:**

Invoice #427528 (\$3,763.00).

**4. Centerville Township Dump – Centerville Township, MI  
Project No: 231190 – W.O. # 4**

**Update:**

Centerville Township owns a 14-acre parcel of land that is a closed Township dump site located on Gatzke Road in Centerville Township. There is little information known regarding operation of the dump with respect to years in operation, geographic boundaries, specific materials dumped on the site, etc. Based on local knowledge, the dump is believed to have closed in the mid-1970s or earlier. Centerville Township is evaluating future plans for the site including the potential to redevelop the site for reuse as a public park or selling the property to fund other Township needs. Centerville Township is seeking funding support through the Leelanau County Brownfield Redevelopment Authority (LCBRA) to conduct assessment of the property to determine appropriate reuse options for the property and identify what activities may be needed to safely reuse the site. The LCBRA approved funding a Phase I ESA at the June LCBRA meeting to assist with understanding the historical context and geographic boundaries of the former dump site. Completion of the Phase I ESA will also inform the scope of subsequent assessment needed based on any Recognized Environmental Conditions (RECs) that may be identified in the Phase I ESA. An Eligibility Demonstration was prepared and submitted to the USEPA on June 29, 2023. Eligibility was confirmed on July 12, 2023. ***The Phase I ESA is complete and identified one Recognized Environmental Condition (REC) associated with the known historic unregulated landfill in the vicinity of the Subject Property from at least the 1930s to late 1970s. Historical resources indicate a majority of the landfilling activities occurred south***

*of the Subject Property ; however, a small area (approximately 6,000 square feet) of potential landfilling activities may have been located in the northwestern portion of the Subject Property. Fishbeck will be reaching out to the Township to determine if they will be seeking additional support from the LCBRA for additional assessment.*

**Project Invoices for Consideration:**

This project was invoiced in full last month. There are no invoices for consideration based on approved work orders to date.

**5. Peninsula Housing – 980 Herman Road, Suttons Bay, MI  
Project No: 231191 – W.O. # 5**

**Update:**

Peninsula Housing, a Michigan non-profit Corporation, is redeveloping an over 10-acre old farmstead with a house, barn, and other outbuildings located in Suttons Bay, Michigan. The existing buildings are unusable and need to be demolished for redevelopment plans. There is known lead-based paint in the house. The house and other structures have the potential to contain asbestos, which needs to be determined prior to demolition.

Peninsula Housing proposes to develop up to 80 housing units on the site in a mix of rental and owner-occupied apartments, duplexes, etc. beginning in 2024/2025. Current zoning allows two-story, multi-family development at a density of 8 units/acres as special land use. Redevelopment is anticipated to be completed by 2028.

Peninsula Housing is seeking funding support from the Leelanau County Brownfield Redevelopment Authority (LCBRA) for the completion of a Pre-Demolition Hazardous Materials Inspection, inclusive of an asbestos survey and universal waste inventory which the LCBRA approved at the June LCBRA meeting. Some assessment work has already been completed on the property. Since there is already knowledge of lead-based paint, no further scope of work related to a lead assessment is proposed. There is also knowledge of lead and arsenic in soil, and a Baseline Environmental Assessment (BEA) has already been completed.

There is potential for Peninsula Housing to request grant funding assistance for cleanup planning and/or the preparation of a Brownfield Plan to reimburse certain eligible brownfield costs. Based on the anticipated redevelopment, there are expected brownfield eligible activities that may include lead and asbestos abatement, building and site demolition, and potentially soil management activities. Other funding sources are being sought to leverage different portions of the project. The outcome of any other fundings source requests used to support the project and results of the Pre-Demolition Hazardous Materials Inspection will inform the decision to consider preparation of a Brownfield Plan.

An Eligibility Demonstration was prepared and submitted to the USEPA on June 29, 2023. Eligibility was confirmed on July 11, 2023. Fishbeck prepared the Health and Safety Plan (HASP), which was accepted, and Sampling and Analysis Plan (SAP), which was approved by the EPA on August 2, 2023. ***The field work for the Pre-Demolition HMI was completed on August 23-25, 2023. Analytical results have been received and the report is being prepared.***

**Project Invoices for Consideration:**

**Invoice #427529 (\$8,738.12).**



# Bluebird Redevelopment Brownfield Plan

## Project Fact Sheet

**102 E. River Street and 101 S. Main Street, Leland, MI 49654**

### Project Overview

*Parcels Included: 009-750-120-00 and 009-750-111-50*

Daryl (Skip) and Lynn Telgard are the third generation of Telgards to own and operate the Bluebird restaurant, which has been a staple in the Leland Township community since it was founded in 1927. The restaurant has expanded over the years to meet the community's needs; however, the current building is inefficient to operate and does not meet the current trend toward fast, casual, and increased outdoor eating spaces. The redevelopment involves demolishing the "functionally obsolete" existing Bluebird restaurant and rebuilding a smaller restaurant closer to the serene Leland River. The new building will include a large patio with 100 outdoor spaces and indoor seating to accommodate another 100 patrons. As the Bluebird restaurant is the main livelihood of the Telgards, the goal is to have the redevelopment finished as soon as feasible and the new restaurant is anticipated to be in operation late 2024.

The adjacent former Early Bird restaurant will be redeveloped as well. Leelanau Coffee Roasting Co. currently leases this space and that may continue after redevelopment. This phase of redevelopment anticipates the demolition of the existing structure in two to three years. The redevelopment anticipates a new two-story mixed-use building will be constructed with retail on the first floor and up to three residential units on the second floor.

This Plan helps to offset the cost gap associated with rising construction costs and the loss of restaurant income during redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. Overall, this project is set to serve a public purpose to the Township of Leland by revitalizing a popular local amenity, expanding the tax base, retaining and adding local jobs, and investing significant capital into the community. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of "functionally obsolete" as established by the Township Assessor.

### Eligible Costs for Reimbursement

- A **total of \$246,775** in eligible activities is allowed by the Brownfield Plan. This includes asbestos abatement, building demolition, site demolition (inclusive of UST removal), and UST Site Assessment sampling for an anticipated total of 216,775 to be incurred by the Developer (the Telgards). Assessment activities including Phase I Environmental Site Assessment (ESA), Asbestos Survey, Phase II ESA (including a GPR Survey) and Preparation of the Brownfield Plan have been or will be incurred by the LCBRA for an estimated cost of \$30,000. Reasonable administration costs to implement the Brownfield Plan are also included as an Authority eligible expense, estimated at 43,529, and calculated as 10% of eligible tax increment revenue.

## Brownfield Plan Process

- **Brownfield Plan Adoption Process:** The Brownfield Plan for the project will be managed by the Leelanau County Brownfield Redevelopment Authority (LCBRA). During the Plan, the LCBRA will be responsible for reviewing and approving submitted reimbursement requests and managing the tax capture and payments.

The Brownfield Plan must be recommended for approval by the LCBRA, approval supported by Leland Township, and ultimately adopted by the Leelanau County Board of Commissioners. The adoption process will include a motion of support by the LCBRA, a resolution approving the Plan by the governing body of the local jurisdiction (Leland Township), a Public Hearing notification, a notification to all affected taxing jurisdictions, a Public Hearing at the County Board of Commissioners, and a resolution adopting the Plan by the County Board of Commissioners.

- **Tax Increment Financing Process:** After the adoption of the Brownfield Plan, the capture of tax increment can be delayed for up to 5 years or begin as soon as eligible costs are submitted and approved. Once the Plan begins capture, the Plan is limited to a total of 30 years. This Plan anticipates that capture will begin as soon as 2025, the Developer and the LCBRA will be reimbursed for eligible costs in 14 years, and then the LCBRA will be capturing 5 full years of tax increment for the Local Brownfield Revolving Fund (LBRF).

Summer and Winter taxes should be collected yearly; a portion of taxes (10% of tax increment revenues) will be reserved for the LCBRA's administration fees to implement the Plan, and the remaining tax capture will be reimbursed to the LCBRA for the eligible costs it has funded and then the developer for approved reimbursable costs.

## Estimated Outcomes

- **\$6,200,000** total investment (\$3.4M Bluebird, \$2.8M Early Bird)
- **8- 14** jobs created; **27-30** jobs retained
  - Bluebird Redevelopment: 5-10 part-time created; 15 FTE and 10 part-time retained
  - Early Bird Redevelopment: 3-4 part-time created; 12-15 part-time retained
- **\$815, 328** initial taxable value (2023)
- **\$1,372,034** future taxable value (Year 1, anticipated 2025)
- **19** years of anticipated Brownfield Plan capture
- **\$43,529** LCBRA implementation/administration fees
- **\$30,000** amount of eligible activities to be reimbursed to the LCBRA
- **\$216,775** maximum amount of developer eligible activities (inclusive of 15% contingency)
- **\$144,985** amount to be deposited in Local Brownfield Revolving Fund
- **\$51,149** amount to be deposited into the State Brownfield Redevelopment Fund
- **\$469,182** amount to be dispersed to the taxing jurisdictions during the anticipated 19-year term of the Plan

**The Brownfield Plan estimates the maximum reimbursement of eligible costs. Actual reimbursements to the Developer and the LCBRA will be made based on actual costs and may be lower than projected.**

# Act 381 Brownfield Plan

Bluebird Redevelopment Project  
102 E. River Street and 101 S. Main Street  
Leland, MI 49654

Leelanau County Brownfield  
Redevelopment Authority

Project No. 230504  
September 11, 2023

## **Act 381 Brownfield Plan**

### **Bluebird Redevelopment Project 102 E. River Street and 101 S. Main Street Leland, MI 49654**

**Prepared For:  
Leelanau County Brownfield Redevelopment Authority**

**September 11, 2023  
Project No. 230504**

**Recommended for Adoption by the Brownfield Redevelopment Authority on: \_\_\_\_\_**  
**Supported by the Governing Body of the Local Jurisdiction on: \_\_\_\_\_**  
**Adopted by the County Board of Commissioners on: \_\_\_\_\_**

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**List of Abbreviations/Acronyms**

- ACM asbestos-containing material
- LBRF Local Brownfield Revolving Fund
- LCBRA Leelanau County Brownfield Redevelopment Authority
- GPR Ground-Penetrating Radar
- USEPA U.S. Environmental Protection Agency
- UST underground storage tank



## 1.0 Introduction

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed project will facilitate the redevelopment of a 0.5-acre developed piece of land. Daryl (Skip) and Lynn Telgard are the third generation of Telgards to own and operate the Bluebird restaurant, which has been a staple in the Leland Township community since it was founded in 1927. The restaurant has expanded over the years to meet the community's needs; however, the current building is inefficient to operate and does not meet the current trend toward fast, casual, and increased outdoor eating spaces. The redevelopment involves demolishing the "functionally obsolete" existing Bluebird restaurant and rebuilding a smaller restaurant closer to the serene Leland River. The new building will include a large patio with 100+ outdoor spaces and indoor seating to accommodate another 100 patrons. As the Bluebird restaurant is the main livelihood of the Telgards, the goal is to have the redevelopment finished as soon as feasible and is anticipated to have the new restaurant in operation late 2024.

The adjacent former Early Bird restaurant will be redeveloped as well. This phase of redevelopment anticipated the demolition of the existing structure in two to three years. The redevelopment anticipates a new two-story mixed-use building with retail anticipated on the first floor and up to three residential units on the second floor.

This Plan helps to offset the cost gap associated with rising construction costs and the loss of restaurant income during redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to retain approximately 15 full-time equivalent (FTE) and 10 part-time jobs at the Bluebird restaurant. At the Early Bird property, the project is anticipated to retain 12–15 part-time jobs and create approximately 3–4 new part-time positions. The anticipated private investment is estimated to be \$3.4 million for the Bluebird phase of redevelopment and estimated to be \$2.8 million for the Early Bird phase of redevelopment. Therefore, the total capital investment for the project is expected to be \$6.2 million.

Overall, this project is set to serve a public purpose to the Township of Leland by revitalizing a popular local amenity, expanding the tax base, retaining and adding local jobs, and investing significant capital into the community. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of "functionally obsolete" (Appendix 5).

### 1.2 Eligible Property Information

#### Basis of Eligibility

The property is located in the Township of Leland (the "Township"). The Leland Township Assessor, a Level 3 assessor, has inspected the restaurant building located at 102 E. River Street—including the roof, mechanical, plumbing, water systems, cooler and freezers, and restrooms—and found the structure to be at the end of its economic life. Therefore, the property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of "functional obsolescence" (Appendix 5). The parcel located at 101 S. Main Street is adjacent and contiguous to 102 E. River Street and therefore also meets the definition of "eligible property" under Act 381.

Parcel ID: 009-750-120-00

102 E. River Street, Leland, MI 49654

Approximately 0.33 acres

Parcel ID: 009-750-111-50

101 S. Main Street, Leland, MI 49654

Approximately 0.17 acres

## **2.0 Information Required by Section 13(2) of the Statute**

### **2.1 Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by Daryl (Skip) Telgard and Lynn Telgard (The Telgards, aka “the Developer”) and the Leelanau County Brownfield Redevelopment Authority (LCBRA). Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be a maximum of \$246,775. Authority implementation costs to cover the reasonable cost of administering and implementing the Brownfield Plan are calculated at 10% of available tax increment revenues and are anticipated to be \$43,529. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$144,985. The estimated cost of all eligible activities under this Plan is summarized in Table 1.

#### **2.1.1 Site Assessment and Baseline Environmental Assessment Activities**

Eligible costs for reimbursement include Pre-Approved Activities, including a Phase I Environmental Site Assessment, \$3,000; an Asbestos Survey, \$12,000; and a Phase II Environmental Site Assessment, estimated at \$8,000 and to date to include a Ground-Penetrating Radar (GPR) Survey, incurred by the LCBRA. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

#### **2.1.2 Due Care**

Two underground storage tanks (USTs), believed to be closed in place, were discovered on the property located at 101 S. Main Street, which includes the structure known as the former Early Bird restaurant. The former Early Bird building is anticipated to be demolished in two to three plus years. One of the tanks is located partially under the building. It is anticipated that the tanks will be removed concurrently with the demolition of the Early Bird structure. A Due Care budget of \$5,000 is anticipated and included in this Plan as an eligible cost to cover UST Site Assessment Sampling concurrent with tank removal.

#### **2.1.3 Asbestos Abatement**

An Asbestos Survey has been completed on both structures which identified asbestos-containing materials (ACMs). ACMs identified within the Early Bird structures may be maintained in good condition until the time of demolition.

ACMs should be abated prior to demolition, and asbestos abatement is included in this Brownfield Plan as an eligible expense, estimated at \$12,500 for the Bluebird and \$6,000 for the Early Bird structures, totaling \$18,500 for both structures. Asbestos abatement is anticipated to be reimbursed with both school and local tax increment revenues, as allowable by statute.

#### **2.1.4 Building Demolition**

The Bluebird building is anticipated for demolition immediately following asbestos abatement this Fall. The Early Bird building is anticipated to be demolished in two to three plus years from now. Building demolition is built into this Brownfield Plan as an eligible expense and is estimated at \$60,000 for the Bluebird building and \$45,000 for the Early Bird building, totaling an estimate of \$105,000 for both structures. The building demolition is anticipated to be reimbursed with both school and local tax increment revenues, as allowable by statute.

#### **2.1.5 Site Demolition**

Site demolition is anticipated on the eligible property. Much of the current parking lot will need to be removed during redevelopment activities to access water and sewer utilities. Some sidewalks are also anticipated to need

to be removed during demolition activities. Site demolition is included as an eligible expense and is anticipated as \$25,000 associated with the Bluebird (102 E. River Street) property and \$10,000 associated with the Early Bird property (101 S. Main Street). In addition, UST removal is anticipated on the 101 S. Main Street property and is included in this Brownfield Plan as an eligible expense, estimated at \$25,000. The total cost of site demolition activities is anticipated to be \$60,000. Site demolition is anticipated to be reimbursed with both school and local tax increment revenues, as allowable by statute.

### **2.1.6 Brownfield Plan/Work Plan Preparation**

The preparation of the Brownfield Plan is estimated to cost \$7,000, which will be incurred by the LCBRA, and is estimated to be reimbursed with state and local tax increment revenues.

### **2.1.7 Contingency**

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is anticipated at \$28,275.

### **2.1.8 Interest**

Interest expenses, while allowable, are not included as an eligible expense and are therefore not applicable to this Brownfield Plan.

### **2.1.9 Authority Implementation/Administration Cost**

Actual eligible costs incurred by the LCBRA to implement the Brownfield Plan are included in this Plan as an eligible expense, calculated at 10% of eligible state and local tax increment revenues and are estimated to total \$43,529.

### **2.1.10 Local Brownfield Revolving Fund**

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. The LBRF is established under statute to maintain the sustainability of the LCBRA's work within the county to conduct other eligible activities on other eligible properties. This capture is estimated to be \$144,985 and will be collected from both school and local tax increment revenues, as allowable by statute.

## **2.2 Summary of Eligible Activities**

### **Environmental Activities**

Pre-approved environmental costs, funded by the LCBRA, are anticipated to be reimbursed through this Brownfield Plan using both school and non-school tax increment revenues and include a Phase I Environmental Assessment, Asbestos Survey, and Phase II Environmental Site Assessment, including a GPR Survey. UST Site Assessment sampling, anticipated to be a future Developer expense, is also included as an eligible, statutorily approved due care expense.

### **Non-Environmental Activities**

This Plan will provide for the reimbursement of eligible asbestos abatement, building demolition, and site demolition, inclusive of UST removal. These expenses will be incurred by the Developer.

### **Authority Expenses**

The Authority has incurred or will incur expenses related to assessment activities and preparation of the Brownfield Plan, estimated at \$30,000, funded through the county's U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant. These costs are included for reimbursement so that funds can be

leveraged to support further eligible activities. Actual eligible costs incurred by the LCBRA for the administration of implementing the Brownfield Plan are also included as an eligible expense.

### **Contingencies**

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs.

## **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

The initial taxable value will be the 2023 combined taxable value of both parcels, \$815,328. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Plan captures all available tax increment revenues, including real and personal property tax increment revenues.

The county has already invested costs into the project, including Phase I Environmental Site Assessment, Asbestos Survey, and Phase II Environmental Site Assessment, inclusive of a GPR Survey, initiated in 2023. The Developer intends to begin asbestos abatement of the Bluebird building, followed by building demolition, as soon as feasible. Tax increment revenue collection will start within five years of the adoption of this Plan and is anticipated to begin as early as 2025.

Future taxable value estimates have been derived through communication with the local Assessor, using redevelopment information provided by the Developer. After the reconstruction of the Bluebird, the projected taxable value is estimated at \$1,372,034, as estimated by the Assessor. A conservative 1% annual increase is built into the project tax increment financing (TIF) tables. Year 5 of the Plan depicts a larger jump in estimated taxable value to account for the redevelopment of the Early Bird property. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). The Authority intends to capture up to five full years of tax increment and deposit the revenues into an LBRF in an amount to not exceed the total cost of eligible activities. The Plan also includes a fee for the LCBRA to implement the Brownfield Plan, estimated at 10% of available tax increment revenues. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

## **2.4 Method of Financing and Description of Advances Made by the Municipality**

The eligible activities contemplated under this Plan will be financed by the Developer and the LCBRA, as outlined in this Plan and the accompanying development agreement. No advances from the city or county are anticipated at this time.

## **2.5 Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

## **2.6 Duration of Brownfield Plan**

The Authority intends to begin the capture of tax increment as early as 2025. This Plan will then remain in place for up to 30 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities), whichever occurs sooner. Current estimates used to prepare this Plan anticipate a 19-year Plan term, with 14 years estimated to reimburse the Developer and the LCBRA for eligible costs, and the final five years for collection into the LBRF. An analysis showing the anticipated reimbursement schedule is attached in Table 3.

## 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

## 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The property area subject to this Plan consists of two parcels, totaling approximately 0.5 acres in size and located at 102 E. River Street and 101 S. Main Street in the Township of Leland, Michigan. The parcel IDs for the subject property are 009-750-120-00 and 009-750-111-50. Eligible property dimensions are depicted in the attached Figure 1 (Location Map) and Figure 2 (Site Plan).

The legal descriptions for the parcels are as follows:

Parcel ID No.: 009-750-120-00

LOTS 2 & 4 PLUS ELY 15 FT OF LOTS 1 & 3 BLK 12 VILLAGE OF LELAND PLUS ADJ WLY 10 FT OF VACATED FIRST ST MORE FULLY DESCRIBED AS: COM NW COR SD LOT 3 TH S 68 DEG 32'40" E 85 FT TO POB TH CONT S 68 DEG 32'40" E 125 FT TH S 21 DEG 06'23"W 112.59 FT TO SHR LELAND RIVER (A/K/A CARP RIVER) TH ALG SD SHR N 68 DEG 58'54" W 10 FT TH CONT ALG SD SHR N 73 DEG 10'30" W 115.32 FT TH N 21 DEG 06'21" E 121.98 FT TO POB INLCUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF LELAND RIVER WITH FULL REPARIAN RIGHTS SEC 9 T30N R12W 0.33 A M/L

Parcel ID No.: 009-750-111-50

WLY 85 FT OF LOTS 1 & 3 BLK 12 VILLAGE OF LELAND INLCUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF LELAND RIVER (A/K/A CARP RIVER) SEC 9 T30N R12W 0.17 A M/L

The property is located in the Township of Leland (the "Township"). The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of "functional obsolescence" (Appendix 5). This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

## 2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

## 2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

## 2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

## 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

## 2.13 Other Material that the Authority or Governing Body Considers Pertinent

As the Bluebird restaurant is the main source of income for the Telgards, they are highly motivated to see this redevelopment plan to fruition and get the new restaurant up and running as soon as feasible. The Early Bird redevelopment is anticipated to be a few years down the road, but still a priority. The reimbursement to the

Telgards from the Brownfield Plan is a small piece of the project funding compared to the total capital investment for the project, expected to be \$6.2 million. However, this Plan helps to offset the cost gap associated with rising construction costs and the loss of restaurant income during redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. Overall, this project is set to serve a public purpose to the Township of Leland by revitalizing a popular local amenity, expanding the tax base, retaining and adding local jobs, and investing significant capital into the community.

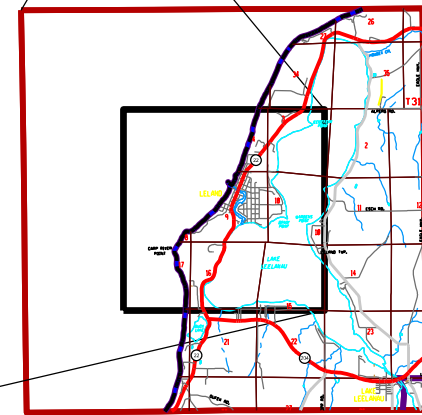
# Figures

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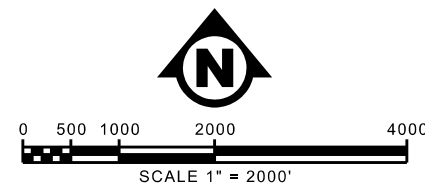


SOURCE: LAURIUM, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH© U.S. TERRAIN SERIES™ ©MAPTECH©, INC. 606-433-8500



T 30 N. R. 12 W.  
 LEELANAU TOWNSHIP  
 LELAND, MICHIGAN

000000\AAAAAA - Files\AA.dgn Model Location Map



**BLUEBIRD REDEVELOPMENT PROJECT**  
 102 EAST RIVER ST &  
 101 SOUTH MAIN ST  
 LELAND, MI 49654  
**LOCATION MAP**

PROJECT No.  
230504

FIGURE No.

**1**

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SCALE 1" = 40'  
0 10 20 40 80

NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

# BLUEBIRD REDEVELOPMENT PROJECT

102 EAST RIVER ST &  
101 SOUTH MAIN ST  
LELAND, MI 49654

## SITE PLAN



PROJECT NO.  
230504

FIGURE No.

**2**

# Tables

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**Table 1 – Summary of Eligible Activities**

**EGLE Eligible Activities Costs and Schedule**

EGLE Eligible Activities	Est. Cost	Est. Completion Season/Year
<b>Department Specific Activities</b>	<b>\$28,000</b>	<b>2023–2026</b>
Phase I Environmental Site Assessment (LCBRA)	\$3,000	2023
Asbestos Survey (LCBRA)	\$12,000	2023
Phase II Environmental Site Assessment/GPR Survey (LCBRA)	\$8,000	2023
UST Site Assessment Sampling (anticipated Developer expense)	\$5,000	2025–2026
<b>EGLE Eligible Activities Subtotal</b>	<b>\$28,000</b>	
<b>Contingency (15% of future costs)</b>	<b>\$750</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>EGLE Eligible Activities Total Costs</b>	<b>\$28,750</b>	

**MSF Eligible Activities Costs and Schedule**

MSF Eligible Activities	Est. Cost	Est. Completion Season/Year
<b>Asbestos Abatement (Developer)</b>	<b>\$18,500</b>	<b>2023–2026</b>
Bluebird Asbestos Abatement	\$12,500	2023
Early Bird Asbestos Abatement	\$6,000	2025–2026
<b>Building Demolition (Developer)</b>	<b>\$105,000</b>	<b>2023–2026</b>
Bluebird	\$60,000	2023–2024
Early Bird	\$45,000	2025–2026
<b>Site Demolition (Developer)</b>	<b>\$60,000</b>	<b>2023–2026</b>
Bluebird – Staking, Grading, Demolition, Temporary Site Control, and Other Activities as Described by the Statue	\$25,000	2023–2024
Early Bird – Staking, Grading, Demolition, Temporary Site Control, and Other Activities as Described by the Statue	\$10,000	2025–2026
UST Removal	\$25,000	2025–2026
<b>Brownfield Plan (LCBRA)</b>	<b>\$7,000</b>	<b>2023</b>
Brownfield Plan Preparation	\$7,000	
<b>MSF Eligible Activities Subtotal</b>	<b>\$190,500</b>	
<b>Contingency (15% of future costs)</b>	<b>\$27,525</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>MSF Eligible Activities Total Costs</b>	<b>\$218,025</b>	



Summary of Estimated Eligible Costs/Capture

Eligible Activities	Estimated Cost
Total to LCBRA Implementation Costs (10%)	\$43,529
Total to LCBRA EGLE Costs	\$23,000
Total to LCBRA MSF Costs	\$7,000
Total to Developer MSF Costs (inclusive of contingency)	\$216,775
Total to Local Brownfield Revolving Fund (LBRF)	\$144,985
Total to State Brownfield Revolving Fund (SBRF)	\$51,149
Total Estimated Costs	\$486,438

**Table 2: Tax Increment Revenue Capture Estimates**  
 Bluebird Redevelopment  
 102 E. River Street and 101 S. Main Street  
 Leland, Michigan  
 September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043		
*Base Taxable Value	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	\$ 815,328	
Estimated New TV	\$ 1,372,034	\$ 1,385,754	\$ 1,399,611	\$ 1,413,607	\$ 1,675,475	\$ 1,692,229	\$ 1,709,152	\$ 1,726,243	\$ 1,743,506	\$ 1,760,941	\$ 1,778,550	\$ 1,796,336	\$ 1,814,299	\$ 1,832,442	\$ 1,850,766	\$ 1,869,274	\$ 1,887,967	\$ 1,906,846	\$ 1,925,915		
Incremental Difference (New TV - Base TV)	\$ 556,706	\$ 570,426	\$ 584,283	\$ 598,279	\$ 860,147	\$ 876,901	\$ 893,824	\$ 910,915	\$ 928,178	\$ 945,613	\$ 963,222	\$ 981,008	\$ 998,971	\$ 1,017,114	\$ 1,035,438	\$ 1,053,946	\$ 1,072,639	\$ 1,091,518	\$ 1,110,587		
<b>School Capture</b>																					
Millage Rate																					
State Education Tax (SET)	6.0000	\$ 3,340	\$ 3,423	\$ 3,506	\$ 3,590	\$ 5,161	\$ 5,261	\$ 5,363	\$ 5,465	\$ 5,569	\$ 5,674	\$ 5,779	\$ 5,886	\$ 5,994	\$ 6,103	\$ 6,213	\$ 6,324	\$ 6,436	\$ 6,549	\$ 6,664	\$ 102,298
School Operating Tax	10.9013	\$ 6,069	\$ 6,218	\$ 6,369	\$ 6,522	\$ 9,377	\$ 9,559	\$ 9,744	\$ 9,930	\$ 10,118	\$ 10,308	\$ 10,500	\$ 10,694	\$ 10,890	\$ 11,088	\$ 11,288	\$ 11,489	\$ 11,693	\$ 11,899	\$ 12,107	\$ 185,864
<b>School Total</b>	<b>16.9013</b>	<b>\$ 9,409</b>	<b>\$ 9,641</b>	<b>\$ 9,875</b>	<b>\$ 10,112</b>	<b>\$ 14,538</b>	<b>\$ 14,821</b>	<b>\$ 15,107</b>	<b>\$ 15,396</b>	<b>\$ 15,687</b>	<b>\$ 15,982</b>	<b>\$ 16,280</b>	<b>\$ 16,580</b>	<b>\$ 16,884</b>	<b>\$ 17,191</b>	<b>\$ 17,500</b>	<b>\$ 17,813</b>	<b>\$ 18,129</b>	<b>\$ 18,448</b>	<b>\$ 18,770</b>	<b>\$ 288,162</b>
<b>Local Capture</b>																					
Millage Rate																					
Sinking Fund	0.5000	\$ 278	\$ 285	\$ 292	\$ 299	\$ 430	\$ 438	\$ 447	\$ 455	\$ 464	\$ 473	\$ 482	\$ 491	\$ 499	\$ 509	\$ 518	\$ 527	\$ 536	\$ 546	\$ 555	\$ 8,525
County Alloc	3.3580	\$ 1,869	\$ 1,915	\$ 1,962	\$ 2,009	\$ 2,888	\$ 2,945	\$ 3,001	\$ 3,059	\$ 3,117	\$ 3,175	\$ 3,234	\$ 3,294	\$ 3,355	\$ 3,415	\$ 3,477	\$ 3,539	\$ 3,602	\$ 3,665	\$ 3,729	\$ 57,253
North ED(TBAISD)	2.8871	\$ 1,607	\$ 1,647	\$ 1,687	\$ 1,727	\$ 2,483	\$ 2,532	\$ 2,581	\$ 2,630	\$ 2,680	\$ 2,730	\$ 2,781	\$ 2,832	\$ 2,884	\$ 2,937	\$ 2,989	\$ 3,043	\$ 3,097	\$ 3,151	\$ 3,206	\$ 49,224
County Road	0.5000	\$ 278	\$ 285	\$ 292	\$ 299	\$ 430	\$ 438	\$ 447	\$ 455	\$ 464	\$ 473	\$ 482	\$ 491	\$ 499	\$ 509	\$ 518	\$ 527	\$ 536	\$ 546	\$ 555	\$ 8,525
County Seniors	0.3134	\$ 174	\$ 179	\$ 183	\$ 188	\$ 270	\$ 275	\$ 280	\$ 285	\$ 291	\$ 296	\$ 302	\$ 307	\$ 313	\$ 319	\$ 325	\$ 330	\$ 336	\$ 342	\$ 348	\$ 5,343
Early Childhood	0.2111	\$ 118	\$ 120	\$ 123	\$ 126	\$ 182	\$ 185	\$ 189	\$ 192	\$ 196	\$ 200	\$ 203	\$ 207	\$ 211	\$ 215	\$ 219	\$ 222	\$ 226	\$ 230	\$ 234	\$ 3,599
TWP Alloc	0.3994	\$ 222	\$ 228	\$ 233	\$ 239	\$ 344	\$ 350	\$ 357	\$ 364	\$ 371	\$ 378	\$ 385	\$ 392	\$ 399	\$ 406	\$ 414	\$ 421	\$ 428	\$ 436	\$ 444	\$ 6,810
TWP Fire/Res Op	2.1000	\$ 1,169	\$ 1,198	\$ 1,227	\$ 1,256	\$ 1,806	\$ 1,841	\$ 1,877	\$ 1,913	\$ 1,949	\$ 1,986	\$ 2,023	\$ 2,060	\$ 2,098	\$ 2,136	\$ 2,174	\$ 2,213	\$ 2,253	\$ 2,292	\$ 2,332	\$ 35,804
TWP Fire/Res Eqp	0.5000	\$ 278	\$ 285	\$ 292	\$ 299	\$ 430	\$ 438	\$ 447	\$ 455	\$ 464	\$ 473	\$ 482	\$ 491	\$ 499	\$ 509	\$ 518	\$ 527	\$ 536	\$ 546	\$ 555	\$ 8,525
Library	0.3815	\$ 212	\$ 218	\$ 223	\$ 228	\$ 328	\$ 335	\$ 341	\$ 348	\$ 354	\$ 361	\$ 367	\$ 374	\$ 381	\$ 388	\$ 395	\$ 402	\$ 409	\$ 416	\$ 424	\$ 6,504
BATA	0.4788	\$ 267	\$ 273	\$ 280	\$ 286	\$ 412	\$ 420	\$ 428	\$ 436	\$ 444	\$ 453	\$ 461	\$ 470	\$ 478	\$ 487	\$ 496	\$ 505	\$ 514	\$ 523	\$ 532	\$ 8,163
<b>Local Total</b>	<b>11.6293</b>	<b>\$ 6,474</b>	<b>\$ 6,634</b>	<b>\$ 6,795</b>	<b>\$ 6,958</b>	<b>\$ 10,003</b>	<b>\$ 10,198</b>	<b>\$ 10,395</b>	<b>\$ 10,593</b>	<b>\$ 10,794</b>	<b>\$ 10,997</b>	<b>\$ 11,202</b>	<b>\$ 11,408</b>	<b>\$ 11,617</b>	<b>\$ 11,828</b>	<b>\$ 12,041</b>	<b>\$ 12,257</b>	<b>\$ 12,474</b>	<b>\$ 12,694</b>	<b>\$ 12,915</b>	<b>\$ 198,276</b>
<b>Non-Capturable Millages</b>																					
Millage Rate																					
Construction Debt	2.2000	\$ 1,225	\$ 1,255	\$ 1,285	\$ 1,316	\$ 1,892	\$ 1,929	\$ 1,966	\$ 2,004	\$ 2,042	\$ 2,080	\$ 2,119	\$ 2,158	\$ 2,198	\$ 2,238	\$ 2,278	\$ 2,319	\$ 2,360	\$ 2,401	\$ 2,443	\$ 37,509
2019 Debt	0.3000	\$ 167	\$ 171	\$ 175	\$ 179	\$ 258	\$ 263	\$ 268	\$ 273	\$ 278	\$ 284	\$ 289	\$ 294	\$ 300	\$ 305	\$ 311	\$ 316	\$ 322	\$ 327	\$ 333	\$ 5,115
TWP Fire Bond	0.4296	\$ 239	\$ 245	\$ 251	\$ 257	\$ 370	\$ 377	\$ 384	\$ 391	\$ 399	\$ 406	\$ 414	\$ 421	\$ 429	\$ 437	\$ 445	\$ 453	\$ 461	\$ 469	\$ 477	\$ 7,325
<b>Total Non-Capturable Taxes</b>	<b>2.5006</b>	<b>\$ 1,392</b>	<b>\$ 1,426</b>	<b>\$ 1,461</b>	<b>\$ 1,496</b>	<b>\$ 2,150</b>	<b>\$ 2,192</b>	<b>\$ 2,235</b>	<b>\$ 2,277</b>	<b>\$ 2,320</b>	<b>\$ 2,364</b>	<b>\$ 2,408</b>	<b>\$ 2,453</b>	<b>\$ 2,497</b>	<b>\$ 2,543</b>	<b>\$ 2,589</b>	<b>\$ 2,635</b>	<b>\$ 2,682</b>	<b>\$ 2,729</b>	<b>\$ 2,776</b>	<b>\$ 42,624</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ 15,883</b>	<b>\$ 16,275</b>	<b>\$ 16,670</b>	<b>\$ 17,069</b>	<b>\$ 24,540</b>	<b>\$ 25,019</b>	<b>\$ 25,501</b>	<b>\$ 25,989</b>	<b>\$ 26,481</b>	<b>\$ 26,979</b>	<b>\$ 27,481</b>	<b>\$ 27,989</b>	<b>\$ 28,501</b>	<b>\$ 29,019</b>	<b>\$ 29,542</b>	<b>\$ 30,070</b>	<b>\$ 30,603</b>	<b>\$ 31,142</b>	<b>\$ 31,686</b>	<b>\$ 486,439</b>	

Footnotes:  
 2023 Summer and 2022 Winter Millage Rates

**Table 3: Tax Incremental Revenue Reimbursement Allocation**  
 Bluebird Redevelopment  
 102 E. River Street and 101 S. Main Street  
 Leland, Michigan  
 September 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	59.2%	\$ 218,025	\$ -	\$ 218,025
Local	40.8%	\$ -	\$ 28,750	\$ 28,750
<b>TOTAL</b>				
MSF	0.0%	\$ -	\$ -	\$ -
EGLE	100.0%	\$ 218,025	\$ 28,750	\$ 246,775

Estimated Total Years of Plan: 19

Estimated Capture

BF Plan Implementation/Administrative Fees	\$ 43,529
State Brownfield Redevelopment Fund	\$ 51,149
Local Brownfield Revolving Fund	\$ 144,985

Year of Plan	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Total State Incremental Revenue	\$ 9,409	\$ 9,641	\$ 9,875	\$ 10,112	\$ 14,538	\$ 14,821	\$ 15,107	\$ 15,396	\$ 15,687	\$ 15,982	\$ 16,280	\$ 16,580	\$ 16,884	\$ 17,191	\$ 17,500	\$ 17,813	\$ 18,129	\$ 18,448	\$ 18,770	\$ 288,162
State Brownfield Redevelopment Fund (50% of SET)	\$ (1,670)	\$ (1,711)	\$ (1,753)	\$ (1,795)	\$ (2,580)	\$ (2,631)	\$ (2,681)	\$ (2,733)	\$ (2,785)	\$ (2,837)	\$ (2,890)	\$ (2,943)	\$ (2,997)	\$ (3,051)	\$ (3,106)	\$ (3,162)	\$ (3,218)	\$ (3,275)	\$ (3,332)	\$ (51,149)
BF Plan Implementation Costs	\$ (774)	\$ (793)	\$ (812)	\$ (832)	\$ (1,196)	\$ (1,219)	\$ (1,243)	\$ (1,266)	\$ (1,290)	\$ (1,315)	\$ (1,339)	\$ (1,364)	\$ (1,389)	\$ (1,414)	\$ (1,439)	\$ (1,465)	\$ (1,491)	\$ (1,517)	\$ (1,544)	\$ (23,701)
State TIR Available for Reimbursement	\$ 6,965	\$ 7,137	\$ 7,310	\$ 7,485	\$ 10,761	\$ 10,971	\$ 11,183	\$ 11,397	\$ 11,613	\$ 11,831	\$ 12,051	\$ 12,274	\$ 12,498	\$ 12,725	\$ 12,955	\$ 13,186	\$ 13,420	\$ 13,656	\$ 13,895	\$ 213,312
Total Local Incremental Revenue	\$ 6,474	\$ 6,634	\$ 6,795	\$ 6,958	\$ 10,003	\$ 10,198	\$ 10,395	\$ 10,593	\$ 10,794	\$ 10,997	\$ 11,202	\$ 11,408	\$ 11,617	\$ 11,828	\$ 12,041	\$ 12,257	\$ 12,474	\$ 12,694	\$ 12,915	\$ 198,276
BF Plan Implementation Costs	\$ (647)	\$ (663)	\$ (679)	\$ (696)	\$ (1,000)	\$ (1,020)	\$ (1,039)	\$ (1,059)	\$ (1,079)	\$ (1,100)	\$ (1,120)	\$ (1,141)	\$ (1,162)	\$ (1,183)	\$ (1,204)	\$ (1,226)	\$ (1,247)	\$ (1,269)	\$ (1,292)	\$ (19,828)
Local TIR Available for Reimbursement	\$ 5,827	\$ 5,970	\$ 6,115	\$ 6,262	\$ 9,003	\$ 9,178	\$ 9,355	\$ 9,534	\$ 9,715	\$ 9,897	\$ 10,081	\$ 10,268	\$ 10,456	\$ 10,645	\$ 10,837	\$ 11,031	\$ 11,227	\$ 11,424	\$ 11,624	\$ 178,449
Total State & Local TIR Available	\$ 12,792	\$ 13,107	\$ 13,425	\$ 13,747	\$ 19,764	\$ 20,149	\$ 20,538	\$ 20,931	\$ 21,327	\$ 21,728	\$ 22,132	\$ 22,541	\$ 22,954	\$ 23,371	\$ 23,792	\$ 24,217	\$ 24,647	\$ 25,080	\$ 25,519	\$ 391,760
LCBRA	Beginning Balance																			
LCBRA Reimbursement Balance	\$ 30,000	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 30,000	\$ 30,000	\$ 17,208	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 17,772	\$ 6,965	\$ 7,137	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,203
Local Tax Reimbursement	\$ 12,228	\$ 5,827	\$ 5,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,797
Total EGLE Reimbursement Balance	\$ 17,208	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Total Annual LCBRA Reimbursement	\$ 12,792	\$ 13,107	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
DEVELOPER	Beginning Balance																			
DEVELOPER Reimbursement Balance	\$ 216,775	\$ 216,775	\$ 207,451	\$ 193,704	\$ 173,940	\$ 153,791	\$ 133,253	\$ 112,322	\$ 90,995	\$ 69,267	\$ 47,135	\$ 24,594	\$ 5,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 188,025	\$ 188,025	\$ 188,025	\$ 188,025	\$ 180,369	\$ 168,330	\$ 151,022	\$ 133,377	\$ 115,391	\$ 97,061	\$ 78,384	\$ 59,356	\$ 39,974	\$ 20,234	\$ 4,019	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 111,385	\$ -	\$ -	\$ 3,209	\$ 7,485	\$ 10,761	\$ 10,971	\$ 11,183	\$ 11,397	\$ 11,613	\$ 11,831	\$ 12,051	\$ 12,274	\$ 8,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 76,640	\$ -	\$ -	\$ 4,447	\$ 4,354	\$ 6,547	\$ 6,674	\$ 6,803	\$ 6,933	\$ 7,065	\$ 7,197	\$ 7,331	\$ 7,467	\$ 7,603	\$ 4,019	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ 188,025	\$ 188,025	\$ 180,369	\$ 168,330	\$ 151,022	\$ 133,377	\$ 115,391	\$ 97,061	\$ 78,384	\$ 59,356	\$ 39,974	\$ 20,234	\$ 4,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,025
Local Only Costs	\$ 28,750	\$ 28,750	\$ 28,750	\$ 28,750	\$ 27,082	\$ 25,374	\$ 22,918	\$ 20,414	\$ 17,862	\$ 15,261	\$ 12,611	\$ 9,911	\$ 7,161	\$ 4,360	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 28,750	\$ -	\$ -	\$ 1,668	\$ 1,708	\$ 2,456	\$ 2,504	\$ 2,552	\$ 2,601	\$ 2,650	\$ 2,700	\$ 2,750	\$ 2,801	\$ 2,852	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 28,750	\$ 28,750	\$ 27,082	\$ 25,374	\$ 22,918	\$ 20,414	\$ 17,862	\$ 15,261	\$ 12,611	\$ 9,911	\$ 7,161	\$ 4,360	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,750
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 9,324	\$ 13,747	\$ 19,764	\$ 20,149	\$ 20,538	\$ 20,931	\$ 21,327	\$ 21,728	\$ 22,132	\$ 22,541	\$ 19,066	\$ 5,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,775
LOCAL BROWNFIELD REVOLVING FUN	Beginning Balance																			
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ 129,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,888	\$ 12,725	\$ 12,955	\$ 13,186	\$ 13,420	\$ 13,656	\$ 13,895
Local Tax Capture	\$ 117,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,118	\$ 10,837	\$ 11,031	\$ 11,227	\$ 11,424	\$ 11,624
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,888	\$ 17,843	\$ 23,792	\$ 24,217	\$ 24,647	\$ 25,080	\$ 25,519

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:  
 BF Plan implementation costs calculated as 10% of eligible TIR. May be taken from State and Local TIR.

# Appendix 1

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Brownfield Plan Resolution(s)

# Appendix 2

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## Development/Reimbursement Agreement



# Appendix 3

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## Notice to Taxing Jurisdictions

# Appendix 4

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Notice of Public Hearing

# Appendix 5

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## Functional Obsolescence Designation

**Claims & Accounts**  
**September 19 2023**  
**Leelanau County Brownfield Redevelopment Authority**

1.	Fishbeck – Invoice #427526 – Tax Increment Tracking (Gen Svc) 101.000000.801-000 Contractual	\$ 1,573.40
2.	Fishbeck – Invoice #427527 – Grant - Communtiy Outreach 101.000000.801-200 Contractual	\$ 472.00
3.	Fishbeck - Invoice #427528 - Grant - Bluebird Project 101.000000.801.200 Contractual	\$ 3,763.00
4.	Fishbeck – Invoice #427529 – Grant – Peninsula Housing Project 101.000000.801.200 Contractual	\$ 8,738.12
5.	Fishbeck – Invoice #427537 – Gen Consulting Svc 101.000000.801.000 Contractual	\$ 646.00
	Leelanau Enterprise - Invoice #38712 - Ad for EPA grant 101.000000.900.000	\$ 133.70
	T. Eftaxiadis - Mileage for Brownfield Conference in Detroit 101.000000.860.000	\$ 388.46
	Deb Allen - Mileage/reimbursement for Brownfield conference 101.000000.860.000	\$ 437.05
	<b>Total Claims &amp; Accounts:</b>	<b>\$ 16,151.73</b>

**PREPARED &  
PROOFED BY**  
  
**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 : 427526  
 Invoice Date : 9/7/2023  
 Project : 230507  
 Project Name : LCBRA/Tax Increment Tracking and  
 Annual Reporting  
 Bill Term : BT1

**For Professional Services Rendered Through 8/31/2023**

WO1 -GS

	Fee	Available	Billings		
			To Date	Previous	Current
SOA/RA - Statement of Account/Reimbursement Analysis	3,700.00	1,574.30	3,148.10	2,125.70	1,022.40
<i>Rate Labor</i>		1,012.50			
<i>Expenses</i>		9.90			
RPT - Annual Reporting (1 Event)	1,200.00	1,021.50	729.50	178.50	551.00
<i>Rate Labor</i>		551.00			
			<b>Current Billings</b>		1,573.40
			<b>Amount Due This Bill</b>		<u>1,573.40</u>

Total Fee : 4,900.00  
 To Date Billings : 3,877.60  
 Total Remaining : 1,022.40

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**SOA/RA - Statement of Account/Reimbursement Analysis**

**Rate Labor**

<u>Class / Employee</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<b>Senior Geologist</b>			
Therese Searles	0.75	118.0000	88.50 ✓
<b>Staff Environmental Specialist</b>			
Logan Mulholland	11.00	84.0000	924.00 ✓
<b>Total Staff Environmental Specialist</b>	----- 11.00		----- 924.00
	<b>Total Rate Labor</b>		<b>1,012.50 ✓</b>

**Expenses**

<u>Account / Vendor</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
<b>Miscellaneous</b>			
Logan Mulholland	9.00	1.10	9.90 ✓
	<b>Total Expenses</b>		<b>9.90</b>

**Total Bill Task: SOA/RA - Statement of Account/Reimbursement Analysis** **1,022.40 ✓**

**RPT - Annual Reporting (1 Event)**

**Rate Labor**

<u>Class / Employee</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<b>Senior Geologist</b>			
Therese Searles	2.00	118.0000	236.00 ✓
<b>Staff Environmental Specialist</b>			
Logan Mulholland	3.75	84.0000	315.00 ✓
	<b>Total Rate Labor</b>		<b>551.00</b>

**Total Bill Task: RPT - Annual Reporting (1 Event)** **551.00 ✓**

**Total Project: 230507 - LCBRA/Tax Increment Tracking and Annual Reporting** **1,573.40 ✓**

**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 :** 427527  
**Invoice Date :** 9/7/2023  
**Project :** 230505  
**Project Name :** LCBRA/FY22 Grant Community Outreach/Programmatic Activities  
**Bill Term :** BT1

**For Professional Services Rendered Through 8/31/2023**

WO2

	Fee	Available	Billings		
			To Date	Previous	Current
BP - Outreach & Programmatic (Task 4)	6,000.00	1,609.25	4,862.75	4,390.75	472.00
Rate Labor		472.00			
			<b>Current Billings</b>		472.00
			<b>Amount Due This Bill</b>		472.00

**Total Fee :** 6,000.00  
**To Date Billings :** 4,862.75  
**Total Remaining :** 1,137.25

**PREPARED & PROOFED BY**  
*[Signature]*  
**VERIFIED BY**

BP - Outreach & Programmatic (Task 4)

Rate Labor

<u>Class / Employee</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Geologist			
Therese Searles	4.00	118.0000	472.00 ✓
<i>Total Rate Labor</i>			<b>472.00</b>

Total Project: 230505 - LCBRA/FY22 Grant Community Outreach/Programmatic Activities 472.00



**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 :** 427528  
**Invoice Date :** 9/7/2023  
**Project :** 230504  
**Project Name :** LCBRA/Bluebird Redevelopment Project/Leland, MI  
**Bill Term :** BT1

**For Professional Services Rendered Through 8/31/2023**

WO3

	Fee	Available	Billings		
			To Date	Previous	Current
BP - Brownfield Plan (Task 3)	5,000.00	1,985.05	4,675.45	3,014.95	1,660.50
<i>Rate Labor</i>		1,660.50			
PH1 - Phase I	3,000.00	0.00	3,000.00	3,000.00	0.00
ASB.SUR - Pre-Demolition Asbestos Survey	12,000.00	56.04	11,943.96	11,943.96	0.00
PH2 - Phase II ESA	15,300.00	13,650.00	3,752.50	1,650.00	2,102.50
<i>Rate Labor</i>		265.50			
<i>Expenses</i>		1,837.00			

**Current Billings**      3,763.00  
**Amount Due This Bill**      3,763.00

**Total Fee :** 35,300.00  
**To Date Billings :** 23,371.91  
**Total Remaining :** 11,928.09

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**VERIFIED BY**

**BP - Brownfield Plan (Task 3)**

**Rate Labor**

*Class / Employee*

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Senior Geologist</b>			
Therese Searles	9.25	118.0000	1,091.50 ✓
<b>Staff Environmental Specialist</b>			
Logan Mulholland	5.75	84.0000	483.00 ✓
<b>Technician</b>			
Michelle Bell	1.00	86.0000	86.00 ✓

**Total Rate Labor**

**1,660.50**

**Total Bill Task: BP - Brownfield Plan (Task 3)**

**1,660.50** ✓

**PH2 - Phase II ESA**

**Rate Labor**

*Class / Employee*

	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
<b>Hydrogeologist</b>			
Courtney Dunaj	1.75	118.0000	206.50 ✓
<b>Senior Geologist</b>			
Therese Searles	0.50	118.0000	59.00 ✓

**Total Rate Labor**

**265.50** ✓

**Expenses**

*Account / Vendor*

	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
<b>Subconsultant</b>			
Facility Management Consultants Intl	1,670.00	1.10	1,837.00 ✓

**Total Expenses**

**1,837.00**

**Total Bill Task: PH2 - Phase II ESA**

**2,102.50**

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

**3,763.00** ✓

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

Invoice : 427529  
 Invoice Date : 9/7/2023  
 Project : 231191  
 Project Name : LCBRA/Peninsula Housing -980  
 Herman Rd, Suttons Bay, MI  
 Bill Term : BT1

For Professional Services Rendered Through 8/31/2023

	Fee	Available	Billings		
			To Date	Previous	Current
<b>231191 - LCBRA/Peninsula Housing -980</b>					
<b>Herman Rd, Suttons Bay, MI</b>					
ELG & PREP - Eligibility and preparaton of HASP & SAP	1,000.00	448.50	699.00	551.50	147.50
Rate Labor		147.50			
Demo - Pre-Demolition Hazardous Material Inspection	12,100.00	12,100.00	8,590.62	0.00	8,590.62
Rate Labor		6,601.75			
Expenses		1,118.92			
Unit Rate Expense		869.95			
Total Expense		1,988.87			
<b>Current Billings</b>					8,738.12
<b>Amount Due This Bill</b>					<u>8,738.12</u>

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**ELG & PREP - Eligibility and preparaton of HASP & SAP**

**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist	1.25	118.0000	147.50 ✓
<b>Total Rate Labor</b>			<b>147.50</b>

**Demo - Pre-Demolition Hazardous Material Inspection**

**Rate Labor**

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Senior Geologist	26.25	109.0000	2,861.25 ✓
	1.00	118.0000	118.00 ✓
<b>Total Senior Geologist</b>	27.25		2,979.25
Staff Engineering Specialist	40.25	90.0000	3,622.50 ✓
<b>Total Rate Labor</b>			<b>6,601.75</b> ✓

**Expenses**

*Account / Vendor*

**Travel/Lodging**

<i>Account / Vendor</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Amount</i>
Bob Webster	1,017.20	1.10	1,118.92
<b>Total Expenses</b>			<b>1,118.92</b> ✓

**Unit Rate Expenses**

*Account / Unit*

**Company Vehicle Use**

<i>Account / Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Amount</i>
Mileage - Company Vehicle	521.00	0.9500	494.95 ✓

**Equipment Usage**

Field Supplies	2.00	35.0000	70.00 ✓
----------------	------	---------	---------

**Meals**

Per Diem - Full Day	2.00	70.0000	140.00 ✓
Per Diem - Partial Day	3.00	55.0000	165.00 ✓
<b>Total Meals</b>	5.00		305.00

**Total Unit Rate Expenses** **869.95** ✓

**Total Bill Task: Demo - Pre-Demolition Hazardous Material Inspection** **8,590.62**

**Total Project: 231191 - LCBRA/Peninsula Housing -980 Herman Rd, Suttons Bay, MI** **8,738.12** ✓

**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 : 427537  
 Invoice Date : 9/7/2023  
 Project : 230894  
 Project Name : LCBRA/ General Consulting  
 Services  
 Bill Term : BT1

**For Professional Services Rendered Through 8/31/2023**

W02-GS

	Fee	Available	Billings		
			To Date	Previous	Current
BP - General Consulting Services	6,000.00	5,793.50	852.50	206.50	646.00
Rate Labor		646.00			
			<b>Current Billings</b>		646.00
			<b>Amount Due This Bill</b>		646.00

Total Fee : 6,000.00  
 To Date Billings : 852.50  
 Total Remaining : 5,147.50

PREPARED &  
 PROOFED BY  
  
 VERIFIED BY

BP - General Consulting Services

Rate Labor

*Class / Employee* *Hours* *Rate* *Amount*

**Senior Geologist**

Therese Searles 3.25 118.0000 383.50 ✓

**Senior Hydrogeologist**

Jeffrey Hawkins 1.50 175.0000 262.50 ✓

**Total Rate Labor**

**646.00**

**Total Bill Task: BP - General Consulting Services**

**646.00**

Total Project: 230894 - LCBRA/ General Consulting Services

646.00 ✓



# Leelanau Enterprise

MICHIGAN NEWSPAPER OF THE YEAR

7200 E. Duck Lake Rd., Lake Leelanau, MI 49653 P: 231.256.9827 F:231.256.7705

Invoice Number      Invoice Date

38712      8/31/2023

Advertiser No.

Amount Due

Due Date

1229

\$133.70

9/25/2023

Planning Dept./ LC-BRA  
8527 E Government Center Dr Suite 108  
Suttons Bay MI 49682-9718

A fee of 1.5% will be imposed on all balances past due.

**Amount Enclosed**

Please detach top portion and return with your payment.

## INVOICE

Leelanau Enterprise		Planning Dept./ LC-BRA		Invoice No. 38712		8/31/2023	
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount	
8/31/2023	13259 LE	Display: ROP: LC-BRA Ad	2 x 5.5				\$133.70
					Sub Total:		\$133.70
					Total Transactions: 1		Total: \$133.70

**SUMMARY**      Advertiser No.    1229      Invoice No.            38712      Invoice Amount    \$133.70

A fee of 1.5% will be imposed on all balances past due.

Please make checks payable to: Leelanau Enterprise  
A fee of 1.5% will be imposed on all balances past due.

Thank you for Advertising with our paper! We are glad you have entrusted us to assist you with marketing your business.

*Grant Fred Shael*

PREPARED &  
PROOFED BY  
*[Signature]*  
VERIFIED BY

# Leelanau County Brownfield Redevelopment Authority

NAME: T. EFFIA XIADIS Date Submitted: 8/14/23  
 ADDRESS: 1901 W. Burnley Lane  
 CITY, STATE ZIP: Hapele City, MI 49664 Period Covered from: 8/8/23 - 8/10/23

Day of Month	Description	Private Automobile		County Automobile		Per Diem Method	OR	Hotel/ Room (receipt required)	Meals (receipt required)	Parking, Bridge, Tolls, Taxi, Bus, Other (Explain, receipt required)	Daily Totals
		Total Miles	.655 cents per mile	Gas/Oil	Other (Explain)						
8/8/23	Mileage - Hapele City - Dept	266	174.23								174.23
8/9/23	Mileage - Dept - Hapele City	266	174.23							440.00	174.23
8/10/23	Parking										40.00
<b>Summary Totals:</b> Total Amount of Voucher:											<b>388.46</b>

I hereby certify that all items of expense included in this statement were incurred in the discharge of authorized official business; that the amounts are correct; and that they represent proper charges against the County.

Signature: 

Dated: 8/14/23

Approved:

**PREPARED & PROOFED BY**  
  
**VERIFIED BY**  


Note: One Method Per Trip





150 Michigan Ave. Garage  
 150 Michigan Ave.  
 Detroit, MI 48226  
 (313) 965-8153

Ticket # 1046176  
 Rate 1 - Standard Rate  
 Open Date 08/09/23 09:35  
 Close Date 08/10/23 11:46  
 Timespan 1 dy, 2 hrs, 11 mins

Cashier ID 2902  
 Date 08/10/23 11:47

PARKING CHARGES

Days	1	\$ 25.00
Hours	3	\$ 15.00
		\$ 40.00

Subtotal \$ 40.00  
 REVIEW AIRPORT TAX 0.000% \$ 0.00

Parking Total \$ 40.00

GRAND TOTAL \$ 40.00

PAYMENTS

AX_1001	08/10/23 11:47	\$ 40.00-
TTID:		9312368142
Auth:		848800
EMV NAME:		AMERICAN EXPRESS
EMV AID:		A000000025010801
EMV AC:		ARQC82499E44730457AB
Entry Method:		RFID Contactless

Balance Due \$ 0.00



35452

TONY'S  
BIRCH RUN, MI

Huntington Place  
Detroit Made Market  
Date: 08/10/2023 12:40:22PM  
Server: detroitmade2s1

8/08/23 18:50  
Check 50075  
Ref No. 182  
Type Sale  
Terminal 5  
Server Chloe

Swiped  
Acct XXXXXXXXXXXXX6084  
Card Typ Mastercard  
Auth 008088  
Trans ID 182

Sale 24.93

Tip \$.....

Total \$ 24.93

I AGREE TO PAY TOTAL AMOUNT  
ACCORDING TO CARD ISSUER AGMT  
3% Surcharge for DB/CRED SALE

Customer Copy

1-396

ITEM	PRICE
1 Pollo Asado Bowl	\$13.00
<b>Subtotal:</b>	\$13.00
Michigan State Tax (Included)	\$0.74
<b>Amount:</b>	\$13.00

Tip: \$1.95

✓ Total: \$14.95

PAYMENT

EMV AID: A0000000042203  
CVM: SIGNATURE VERIFIED  
App Label: US Debit  
Reference Number: 5J0Y0KVY620EM  
Auth #: 010388  
Name: DEBORAH E ALLEN

Thank you!

Jacoby's  
624 Brush St  
Detroit MI, 48226  
313-962-7067

08/10/2023 8:04 pm  
Order: 190657  
Name: Table 25  
Server: Kerri

Check: 5

Card Type: Master. ind  
Card Number: 6084  
Auth Code: 010993  
Ref No: 322300016666  
TranType: Sale  
Entry: Chip

Jacoby's  
624 Brush St  
Detroit MI, 48226  
313-962-7067

TC:  
TVR: 0000288000  
AID: A0000000041010  
TSI: E800  
ATC: 02FF  
APPLAB: Mastercard Debit  
APPN:

Opened: 08/10/2023 7:05 pm  
Order: 190657  
Order Type: Dine In  
Name: Table 25  
Server: Kerri

Check: 5

1 Rahm Schnitzel ~~20.00~~  
1 Paulaner Salvatore 7.00

Check Total 28.62

Subtotal 27.00  
MI Tax 1.62

Charge Amount 28.62

Total 28.62

Tip                     

Thank You!

Total 28.62

6% 20.00  
1.20  
21.20

X \_\_\_\_\_

B ALLEN/DEBORAH



APPLEBEE'S  
 NEIGHBORHOOD GRILL & BAR  
 8800 Main St  
 Birch Run, MI, 48415  
 989-624-4307

JULIE C TB#66  
 DATE: 08-11-23 TIME: 01:05 PM GUESTS: 2  
 Check #:9309-2058845

1 DIET PEPSI 2.99  
 1 WONTON TACO 4 8.99  
 1 HOUSE SALAD 3.99  
 1 BLEU CHZ 0.00  
 \*\*\*\*\* GUEST # 2 SUB-TOTAL: 16.93

Check TOTAL: 15.97  
 TAX: 0.96

Total Due: 16.93

PAY NOW: [Applebees.com/pay](https://applebees.com/pay)  
 9jojeq5



\*\*\*\*\*  
 THANK YOU FOR CHOOSING APPLEBEE'S  
 \*\*\*\*\*



APPLEBEE'S  
 NEIGHBORHOOD GRILL & BAR  
 8800 Main St  
 Birch Run, MI, 48415  
 989-624-4307

JULIE C TB#66  
 DATE: 08-11-23 TIME: 01:07 PM GUESTS: 1  
 Check #:9309-2058845

APPROVED  
 SOURCE: POS  
 CARD TYPE: MASTERCARD  
 CARD NUMBER: \*\*\*\*\*6084  
 APPROVAL CODE: 011554  
 Merchant ID:  
 Trans Type: AUTH

App Label: Mastercard Debit  
 Card Entry: Contactless  
 AID: A0000000041010  
 TVR: 0000008001  
 TSI:  
 AC: 7D0FB3A21296DE35  
 ARC: 00

Amount: 16.93  
 Tip: 3.07  
 Total: 20.00

Cardmember agrees to pay total in accordance with agreement governing use of such card.

\*\* Guest Copy \*\*

LEELANAU COUNTY BROWNFIELD AUTHORITY  
FUND TRANSFER RESOLUTION  
RESOLUTION AUTHORIZING FUND TRANSFER

FISCAL YEAR 2023 FUND TRANSFER NUMBER 23-001

WHEREAS, budgets were adopted by the Leelanau County Brownfield Authority on June 22, 2022 to govern the receipts and expenditures of the various County Funds for the next fiscal year of the County, and

WHEREAS, fiscal conditions and budgetary decisions subsequent to budget adoption, and Generally Accepted Accounting Principals, have indicated a necessity to enact certain fund transfers to assure proper County Financial operations.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the following Fund Transfer(s), pertaining to said budgets, be approved:

TRANSFER FROM	DESCRIPTION	TRANSFER TO	AMOUNT	
230.000.000.999.101	Transfer Out (EPA Revolving Loan Fund)	101.000.000.669.230 Transfer In (General Fund)	1,021.68	100%



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Sean R. Cowan  
Finance Director

09/01/2023

Prepared by: Finance Director, Sean Cowan

LEELANAU COUNTY BROWNFIELD AUTHORITY  
 BUDGET AMENDMENT RESOLUTION  
 RESOLUTION AMENDING VARIOUS FUNDS

**FISCAL YEAR 2023 AMENDMENT NUMBER 23-001**

WHEREAS, budgets were adopted by the Leelanau County Brownfield Authority on June 22, 2022 to govern the receipts and expenditures of the various County Funds for the next fiscal year of the County, and

WHEREAS, as a result of unanticipated changes in revenues and/or needed expenditures, it is necessary to modify the aforesaid budget; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the aforesaid budget be hereby modified as follows:

REVENUE/EXPENSE BUDGET ACCOUNT	DESCRIPTION	PREVIOUS BUDGET	AMENDED BUDGET	CHANGE +/-
<b>Revenue:</b>				
230.000.000.401.000	EPA Revolving Loan Fund Fund Balance Forward	0.00	1,022.00	1,022.00
<b>Expense:</b>				
230.000.000.999.101	EPA Revolving Loan Fund Transfer Out	0.00	1,022.00	1,022.00

Sean R. Cowan, Finance Director

9/7/2023

Prepared by: Finance Director Sean Cowan