

DRAFT AGENDA

The Leelanau County Brownfield Redevelopment Authority (LCBRA) will hold a meeting on **TUESDAY, August 18, 2020 at 10:00 am**

CALL TO ORDER & PLEDGE OF ALLEGIANCE

A live streaming of this meeting will be available for viewing via the following link –

https://www.youtube.com/channel/UCNQTgIgcTedF2qB8floC1GQ?view_as=subscriber

If you would like to provide comment during the meeting, please watch the livestreamed video, and call in during one of the two public comment portions on the agenda, to **231-256-8109**. There will be no queue, and calls will be taken in the order they are received. Emailed comments are also welcomed prior to the meeting, and can be addressed to planning@co.leelanau.mi.us

- ROLL CALL & PLEDGE OF ALLEGIANCE**
- CONSIDERATION OF AGENDA**
- CONFLICT OF INTEREST**
- CONSIDERATION OF MAY 19, 2020 Minutes** pgs 2-7
- PUBLIC COMMENT**
- DIRECTOR COMMENTS**
Presentation at the MAP Conference (October 7-9)
EPA Grant application
Construction on Former Government Site

Members
Kathy Egan, Chair
W. Dennis Bushey, Vice-Chair
Rick Foster, Secretary/Treasurer
John Arens
T. Eftaxiadis
Chet Janik
Patricia Soutas-Little

Director
Trudy Galla

- 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. Envirologic Technologies, Inc. – General Services Monthly Report pgs 8-9
- OLD BUSINESS**
- NEW BUSINESS**
 1. EGLE – modification of Loan RE: former Government Center, Leland Township pgs 10-15
 2. TIF Tracking – update (*Hawkins*)
 3. Review - TIF Reimbursement Policy pg 16

- FINANCIALS**
- Claims & Accounts pgs 17-20
- 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 was held on Tuesday, May 19, 2020.

Proceedings of the meeting are being recorded (audio and video) and are not the official record of the meeting. The formally approved/accepted written copy of the minutes will be the official record of the meeting.

CALL TO ORDER

Meeting was called to order by Chairman Egan at 10:05 am. The meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay MI and via ZOOM.

Roll Call

Members Present: Kathy Egan, Patricia Soutas-Little, T. Eftaxiadis, Dennis Bushey
(via ZOOM)

Members Present: Chet Janik
(At Government Center)

Members Absent: John Arens
(Prior Notice)

Members Absent: Rick Foster

Staff Present: T. Galla, Director, L. Evans, Executive Assistant
(At Government Center)

Public (via ZOOM): Jeff Hawkins

CONSIDERATION OF AGENDA

It was moved by Janik, seconded by Bushey, to approve the agenda as presented. Motion Carried 5-0.

CONFLICT OF INTEREST – None

CONSIDERATION OF April 21, 2020 MINUTES

It was moved by Eftaxiadis, seconded by Bushey to approve the minutes as presented. Motion Carried 5-0.

PUBLIC COMMENT – None

DIRECTOR COMMENTS – None

CONSENT AGENDA

It was moved by Janik, seconded by Eftaxiadis, to approve the consent agenda as presented. Motion Carried 5-0.

OLD BUSINESS - Update on Sugar Loaf application process

Galla gave a quick update since the last meeting and the acceptance of the 1st part of the application from the owner of Sugar Loaf. We have not gotten any notification of permits pulled from Building Safety or Conservation District.

Janik confirmed neither of those departments have had contact with the owner. Janik personally called the developer twice in the last week and phone calls have not been returned so there is no new update. Janik has

kept Tim Stein, Supervisor at the township, apprised of the situation. The township has the next steps on any legal enforcement. We have not had any contact with the developers.

Egan said we did not expect anything at the brownfield meeting this month, anyway. It's not outside of what we expected but it is good that we have a report and keeping track of things.

NEW BUSINESS

1. Work Order – continued work on TIF tracking - Envirollogic

Egan introduced the amendment to the Work Order, amendment #6, to our ongoing work order with Envirollogic for general help and support to the LCBRA. Currently Hawkins is working on the TIF tracking system. Egan said this is the first time we are seeing this so we could discuss it and think about it, or act on it today.

Eftaxiadis said he reviewed it and it seems reasonable to him. Hawkins added that Envirollogic does have a contract through December of 2021 for services. They will do what is needed or asked of them from the Authority, as we move forward.

It was moved by Eftaxiadis, seconded by Janik, to approve amendment #6 in the amount of \$4,000 to Envirollogic's current contract.

Janik commented that we have a great partnership with Envirollogic. They have followed through with all their commitments with us and he felt very comfortable going forward.

Motion carried 5-0.

2. Discussion RE: Submittal of EPA grant application

Galla gave a review on the next round of grants. This has been discussed a few times over the last 6 months or so. We are currently out of EPA grant funds and in talking with Hawkins it looks like EPA has moved up deadlines for grant applications to August instead of November. She wanted to give the Authority time to discuss this and see if we want to put in an application and what that process might look like.

Hawkins reviewed some of the history and said the county has been very successful in receiving EPA grants. In 2007 you received the 1st grant for petroleum assessment for \$200,000, in 2008 you received \$200,000 for hazardous substances, in 2014 you got \$200,000 for hazardous and \$200,000 for petroleum and then in 2010 you were awarded \$1 million for a Revolving Loan Fund (RLF) which you used a portion of. You have been pretty successful in the past in getting these awards. Hawkins sat in on a webinar, and one of the directors of EPA was speaking about future anticipated funding. Even with the Covid situation, they are still moving forward with the understanding they are going to continue to get funding. If anything, some of the stimulus money being spent may include some opportunities to increase or enhance brownfield funding which might be in infrastructure or some other vehicle. EPA will continue with assessment grants with a maximum of \$400,000 and you can get a combination of hazardous or petroleum funds. You can also go in as part of a coalition with up to \$600,000 and a minimum of 3 partners with one being the lead partner. Cleanup grants for a site could be up to \$500,000 and a match is required. This is for properties owned by the applicant so it is not really beneficial to a private entity. Over the years the EPA has typically only awarded about a dozen RLF grants in a round. They are opening up a multi-purpose grant for up to \$800,000 funding that could include opportunities for assessment, cleanup and planning on a site with emphasis on planning for projects. You cannot do cleanup with assessment grants so this multi-purpose grant would allow you to proceed further with planning and then cleanup. There are only about 10

of these grants awarded nationwide. All of these grants are extremely competitive. Michigan did well this year with grants and Envirologic was successful in helping St. Joseph County and Jackson County receive awards in this round of grants. Hawkins noted it will be August or September for the application process which is earlier than usual. You have about 60 days to put the application together and then EPA reviews it so awards would not be done until next spring or summer and you don't get to spend funds till around October 1 of the year in which it is awarded. So, there is a lag time from the award until you can spend funds. Awards are typically for 3 years. Hawkins said he and Eftaxiadis had talked briefly about this and in the past, some of the funds were used toward an inventory to identify where potential sites are located. These grants are so competitive that they want you to have plans in place and know what redevelopment is for sites. You might not know what site x or y will ultimately become but there may be an area or corridor where you know what your community wants to have on site x or y such as commercial development or greenspace. You really have to know what your plans are going to be. It's no longer just assessment dollars to do assessments in the county. You need to be more focused. You could do a multi-purpose grant throughout the county but it should be driven by plans. Hawkins said he was tossing out some ideas for consideration. He was toying with the possibility of the agricultural angle and transition of some of your orchard properties to redevelopment identified as a need. Some areas had concentrated wash or processing areas. You ran into that issue on Carter Rd. with respect to the Traverse City Housing Commission (TCHC) site. That might be a theme or emphasis that could be considered. If you are going to apply, you need to start thinking about it sooner rather than later.

Galla stated that the County Board is the one to apply for these types of grants and the Brownfield administered past grants.

Egan said she spoke with Galla last week and perhaps we should go to the County Board first to see if they are supportive of this before anyone puts hours into preparing an application. Janik felt that made sense. Galla asked if the Board would consider this without an actual application before them. Janik said that as Egan has pointed out, we would hate to have someone do a lot of work and then the board does not support it. We could ask the Board for an informal endorsement to proceed. Once the application is completed, the Board would be asked for approval to submit.

Egan commented we could tell the Board we want to submit a grant for X number of dollars and a focus on agricultural land and tell them what we are looking at without doing the work of putting it all together. She asked for members to discuss it now and see if we have a focus, based on options Hawkins has provided.

Eftaxiadis asked if all previous budgets (RLF) were expended. Hawkins replied there was a 5-year term on the RLF and it was sitting idle for several years. Toward the end of the grant the Authority used a portion of the funds on the former government site in Leland. It was a grant to the county to set up a revolving loan fund for future projects. The award was \$1 million and funds are requested as you go along. Those grant dollars are now gone.

Eftaxiadis asked if they were sub-grants or loans and will there be repayment. Hawkins replied the government center site used about \$300,000 from the RLF and it is set up to be paid back to the Authority for future use. He reminded the members that the brownfield plan, as written, anticipated some significant investment that hasn't really occurred yet on that property and there is other debt with the EGLE state loan that is being repaid. Although the intent is to recapture the RLF funds, after a period of time, it can be forgiven. There is a post grant lookback which is 3 years after closing of the RLF.

Eftaxiadis agreed with Hawkins earlier comment that these grants are no longer as easy to get as they used to be even 5-10 years ago. Given the level of effort that it takes and because we have to be so competitive and differentiate ourselves and our proposed use from others around the country, we really need to have a good solid

project and reasons. Even then, the probability of being awarded a grant will not be too high. He has thought about what the county has received in the past and what the needs really are and tends to agree that the only avenue and only approach he sees worth the time to put together an application would be to tie it with some agricultural aspects within the county. Even that is going to be challenging. He asked who would incur the cost of putting the application together. In the past when grants were awarded was the work assigned or did we go out for public procurement to do the work? Hawkins said all the grants were publicly procured. Eftaxiadis asked who is going to do the application, specifically.

Egan questioned if we have a compelling project or story or ability to be competitive in this field. Is it worth the time? Who is going to spend the time? Are we competitive enough to get the funding? We can't just get money and scatter it around sites anymore, we have to have destinations and a plan where we want to do the work and why.

Hawkins said Egan was correct. If you pursue a community wide assessment grant, you could still use it anywhere in the county. For purposes of application and developing a work plan, you obviously need to show need and have a focus. You need a strategy that is compelling to the reviewers from a 'need' perspective. Your demographics don't work well on these grants. You've had great success, but you are the 2nd highest in the state for property values and those are the kinds of demographics you are dealing with.

Eftaxiadis added that demographics have to be included in the application.

Egan noted that whatever we do it is not going to create a lot of jobs. Hawkins replied that EPA does take a look at population and the rural perspective. You will want to focus on the haves/have nots such as the issue of workforce housing. You have wealth but you also have a segment of the population that is not wealthy. Returning property to a use when it is potentially environmentally impacted or a brownfield site is very important, as well as including the number of acres impacted and the amount of dollars the grant can leverage from investment in properties and in the community. It doesn't have to be brick and mortar investment. It could be greenspace and recreation.

Janik said the answer to who is going to do this work is Galla. This will take a great deal of work and we need her opinion. Galla responded that she felt it was worth it to apply again for these grants as we have been very successful. We have grants we submitted which were successful, as well as EPA comments we received on applications that were not successful so we know what we did wrong. We also have successful applications from other communities. Galla felt there was enough background information and it's about telling the story and she liked doing that – telling EPA why they should award money to small counties like Leelanau because we do need it and there are a lot of areas where our demographics show that there are a lot of 'have nots' in the area – not just those that have high property values and high SEV. Galla was willing to do the work and there is enough background information. We just need to know what we are applying for to weave that story in. She added that all members of the Authority would also be reviewing and giving input.

Soutas-Little agreed with Galla that we should go forward. She really liked the ag approach, and felt a lot of grants we are seeing have a focus on agriculture and areas to invest. She asked Hawkins to provide a few more examples.

Hawkins said there are some areas where fruit processing/washing has occurred and they have concentrated some of the effluent from cleaning cherries. They wash chemicals off and it goes to holding ponds or discharged on the ground. That creates interesting dynamics in ground water and saturated zone about groundwater. He knows of one in particular where they are doing an amendment to groundwater because there is a chemical

oxygen demand that creates an environment that causes naturally occurring metals to leach from soils and creates elevated levels in groundwater. That would be one example. Another is the Carter Rd site, an area that is no longer going to be farmed but maybe has elevated metals due to arsenic application over the years. You need to look at what communities have in their plans. Are any of these potential properties included in the community plan? They need funds to support the outcome of those plans. To just clean up properties here and there does not really work anymore for applications.

Egan announced there seemed to be consensus to go down this path for a grant application. The next step would be to go to the County Board and ask for their support. There would be no commitment at this point on anyone's part. We would just explain what we were thinking of, what we want to apply for, and ask for approval to move forward. Then, we are tasking Galla with trying to weave a narrative for a potential focus. Galla has the most insight on community plans and community visions for the future.

Hawkins noted they are willing to help Galla with this effort as they have done in the past. In the past, they have not charged. He saw 3 steps: 1) revisit and meet with EGLE representative for part 213 and 201 lists and see how that has changed and what sites we have addressed. EGLE may have sites they are concerned about that we can add to the list and add to our narrative. 2) sit down with Horticultural Research Station and talk with them about their initiatives and what a grant like this could support. 3) work with Galla to identify what communities are active with respect to their planning work to try and figure out changes in their communities and how that could fit in with the narrative.

Janik stated Galla could come to the Executive meeting on June 9 and get their feedback and then report back to the Authority on June 16 and we can come up with a plan. That gives Galla and Hawkins and the rest of us a month to come up with ideas to discuss on June 16. We will know if the Board wants us to proceed or not proceed.

Egan liked that approach as it gives us time to think about it and we have no commitment. Along the lines of a story to pursue, Egan would like to hear back on Galla's ability to do the application or work in combination with Envirollogic or Gabriel Zawadzki from MAC or someone as to what this entails. This is on top of everything Galla already has going.

Eftaxiadis asked if a decision is made in June, that really leaves 2.5 months to pull something together. He asked Galla if that was enough time and Galla replied, yes. Eftaxiadis asked Hawkins on EGLE (DEQ) past position that they would not support brownfield TIF for sites that are primarily arsenic in soil or groundwater which they felt was attributed to normal agricultural practices. Is that still the case and would that impact EGLEs support for this? Also, is there a policy, written or unwritten, at EPA concerning this? Hawkins said from the EPA perspective there is no agricultural exemption associated with use of assessment dollars to assess impacts from agricultural application of chemicals. You are correct that under Part 201 of PA 451, in Michigan, there is an exemption related to what would be considered a 'release' related to the normal agricultural application rate that would prevent a site from being considered a facility. A facility qualifies a site for a brownfield plan. That can be problematic, unless we can demonstrate that a wash station or other concentrated area or some other reason indicates that these chemicals were not applied at normal agricultural rates and it was truly a release. If we can only attribute it to spray on trees, that may be problematic. But we have found that EGLE has become a little less stringent on that, because it basically stops projects.

Galla will put this request before the county board and report back to the LCBRA.

FINANCIALS

Claims & Accounts

Motion by Bushey, seconded by Eftaxiadis to approve Claims & Accounts in the amount of \$783.75. Motion carried 5-0.

CORRESPONDENCE/COMMUNICATION ITEMS - None

PUBLIC COMMENT

Hawkins said one of the things he learned through the webinar on the 13th is there is a fair amount of money put into the EDA, CDBG grant funds, rural development, etc. He thought there was outreach to the county for these opportunities and there may be other funding, as well. If there is a need for a particular property, now might be a good time to look into it. MEDC funding has been compromised because of availability on projects, related to Community Revitalization program (CRP). A lot is being steered toward CDBG.

DIRECTOR COMMENTS

Galla noted there are plenty of properties in the county that could use assistance from an assessment grant.

Also, she has talked to a property owner that has stated a brownfield application for assistance will submitted soon. They need to line up their details and will then submit a request.

MEMBER/CHAIRPERSON COMMENTS

None

ADJOURN

It was moved by Janik, seconded by Bushey to adjourn. Meeting adjourned at 11:00 am.

MEMORANDUM

TO: **TRUDY J. GALLA, AICP, DIRECTOR, LEELANAU COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

FROM: **JEFF HAWKINS**

SUBJECT: **GENERAL CONSULTING MONTHLY UPDATES AND INVOICES**

DATE: **AUGUST 18, 2020**

This memorandum serves to provide information regarding invoices and updates that are being presented to the 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. #22)

Update:

This is an update for both June and July since the June and July meetings were cancelled. Envirologic prepped materials for the May meeting; discussed the Madison Street, Suttons Bay Land Bank site and brownfield involvement. Envirologic reviewed the Former Government Center Brownfield Plan with respect to the EGLE Loan repayment and potential negotiation for new terms. Envirologic had several discussions with Director Galla regarding Sugarloaf, blight funding availability and demolition.

Envirologic attended the May BRA meeting via Zoom (no charge). Envirologic also attended the Land Bank meetings (no charge).

Envirologic completed the TIF Management System which included template notification letters and forwarded it to Director Galla.

Envirologic communicated with Director Galla regarding the excess soil dump site for the former government center due to a request for soil generated from a new house constructed at the former government center site.

Project Invoices for Consideration (June and July time):

Invoice 06711 (\$1,298.75)

Invoice 06775 (\$356.25)

Total Invoices = \$1,655.00



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

Kathy Egan
Chair

W. Dennis Bushey
Vice-Chairman

Rick Foster
Treasurer

Trudy Galla, AICP
Director

June 10, 2020

Ms. Julie Lowe
Brownfield Coordinator
EGLE Brownfield Assessment & Redevelopment Section
2100 West M-32
Gaylord MI 49735

Dear Ms. Lowe;

This correspondence is in regard to the Brownfield Redevelopment Loan for the Leland Residential Development in Leland Township, Leelanau County. **(Project #431834-00)**.

On behalf of the Leelanau County Brownfield Redevelopment Authority (LCBRA), I would respectfully request consideration from EGLE to modify the terms of this loan for the following reasons:

- The Leland Residential Development project is a development in the unincorporated Village of Leland whereby the LCBRA (as owners of the public property) originally sold to developers (Varley-Kelly Properties II, LLC) under the terms of a land contract which the developers defaulted on in 2011. The land was forfeited back to the LCBRA and was off the tax rolls and tax-exempt. The property was then actively marketed by the LCBRA and an offer was accepted on the property. Closing on the property was anticipated in 2016, but closing did not occur until May of 2017. The parcels have all been sold for new residential development but only 2 townhouses have been constructed on the property. The developer has informed us that it has been difficult for property owners to get contractors for new construction, and the COVID-19 Pandemic has made this even more difficult.
- The amount of TIF currently captured is not enough to cover the annual payments and the LCBRA has had to use its own funds to make up the difference. In addition, the county is anticipating loss of revenue from unpaid property taxes due to the COVID-19 Pandemic.

Given the above reasons, we are requesting the following modifications to the loan:

1. Reduce interest from 2% to 0%
2. Reduce the annual payment from \$41,530.41 to \$25,000
3. Forgive the interest that is due this year (\$6,779.62)
4. Extend the loan to 2033 with a final payment of \$13,981.03

It is very important to the County that the terms and repayment of the loan be modified based on the reasons listed above, and the added difficulties that COVID-19 has created with regard to development of the site as well as TIP capture from paid taxes. The modifications to the loan would reduce the total liability the LCBRA has on the loan and put the payments in line with actual TIF capture, thereby relieving the LCBRA from using its own funds for

loan payments. Private investment is needed on this property in order to increase the tax base and the captured TIF. COVID-19 has impacted that private investment.

On behalf of the LCBRA, thank you for the opportunity to request a modification of the loan for this project. I would be happy to discuss this request in further detail, or any other changes that might be available to modify the terms and repayment of this loan.

Please contact me if you have questions or need more information. I hope your response to this request is favorable.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Egan', is positioned above the typed name.

Kathy Egan, Chair
Leelanau County Brownfield Redevelopment Authority

cc: Trudy Galla, Director of the LCBRA



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

July 20, 2020

Ms. Kathy Egan, Chair
Leelanau County Brownfield Redevelopment Authority
Networks Northwest
PO Box 506
Traverse City, Michigan 49685-0506

Dear Ms. Egan:

SUBJECT: Brownfield Redevelopment Loan Amendment #6
Leland Residential Development
Tracking Code: 2008-1083

The Department of Environment, Great Lakes, and Energy (EGLE) received your request to renegotiate the terms of the Brownfield Redevelopment Loan for the Leland Residential Development Project. We support your request for revised loan terms. Please find attached Amendment #6 containing the revised loan terms and the revised amortization schedule detailing the new repayment schedule. In order to fully execute the amendment, please follow the instructions below.

Return via email:

1. Print and sign the attached document
2. Scan the signed version
3. Email the scanned file to both myself and EGLE-Brownfields@michigan.gov

After the amendment has been signed by EGLE, a signed original will be returned to you for your records.

Thank you for keeping us informed of the project status. If you have any questions, please contact me.

Sincerely,

Jeff Hukill, Brownfield Specialist
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
517-242-9276

Enclosure

cc: Ms. Trudy Gala, Leelanau County
Ms. Carrie Geyer, EGLE
Mr. Ryan Londrigan, EGLE
Ms. Anastasia Lundy, EGLE
Mr. Mark Kussro, EGLE
File #2008-1083



Tracking Code: 2008-1083
Location Code: 6830
Amendment #: 6

**LELAND RESIDENTIAL DEVELOPMENT PROJECT
AMENDMENT TO THE BROWNFIELD REDEVELOPMENT LOAN CONTRACT
BETWEEN THE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
AND THE
LEELANAU COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

This Amendment modifies the loan contract between the Michigan Department of Environment, Great Lakes, and Energy, formerly Michigan Department of Environmental Quality, (hereafter "State"), and the Leelanau County Brownfield Redevelopment Authority (hereafter "Borrower"), signed by the State on June 2, 2008, for the Leland Residential Development Project. This Amendment does not take effect until signed by both parties.

The revisions to the loan contract are limited to those specified below. All other provisions of the contract remain in effect.

BUDGET - LOAN TERMS

The State and the Borrower agree to the following changes in loan terms per the attached amortization schedule:

- Reduction of the interest rate from 2.0% to the current Federal Funds rate of 0.25%.
- Reduction of the payment amount, including interest, to \$25,000 a year.
- Extension of repayment period by 5 years, resulting in final repayment date of June 2, 2033.

AUTHORIZED SIGNATURES

The individuals below certify by their signatures that they are authorized to sign this Amendment on behalf of their agencies and agree to the changes included herein. This Amendment will go into effect upon signature of the State.

FOR THE BORROWER:

FOR THE STATE:

Authorized Signature

Signature

Kathy Egan

Name

Mike Neller

Name

Chair, Leelanau County Brownfield Redevelopment
Authority

Title

Director, Remediation and Redevelopment Division

Title

Date

Date

State Of Michigan
 Department of Environment, Great Lakes and Energy
 Remediation & Redevelopment Division Brownfield Grants and Loans **BRL**

2008-1083 Leelanau County - Leelanau Residential Development Project #431834

Compound period Annual Revised Interest Rate as of 6/20 payment
 Annual rate 2.0000% 0.25%
 Loan Award \$ 1,000,000
 Loan Execution 06/02/08

PMT #/ Descr.	Transaction Date	Interest	Principal	Unspent Loan Funds	Total Payment Amount	Principal Balance
Draw #1 W8208195	6/11/2008		6,900.00			6,900.00
Draw #2 W8209128	7/8/2008		77,717.00			84,617.00
Draw #3 W8210812	8/26/2008		15,500.00			100,117.00
Draw #4 W9200015	10/7/2008		256,392.50			356,509.50
Draw #5 W9204104	2/23/2009		26,075.00			382,584.50
Draw #6 W9208030	6/22/2009		9,062.00			391,646.50
Draw #7 W9209915	8/17/2009		41,500.00			433,146.50
Draw #8 W9210797	9/11/2009		146,245.00			579,391.50
Draw #9 W9211114	9/21/2009		10,000.00			589,391.50
Draw #10 W0200394	10/30/2009		46,845.00			636,236.50
Draw #11 W1303351	11/16/2010		183,168.00			819,404.50
Return of Unspent Funds	4/23/2013			293,624.01	293,624.01	525,780.49
Return of Unspent Funds	2/27/2019	224.35		13,457.95	13,682.30	512,322.54
	1 06/02/13	0.00	52,669.77	0.00	52,669.77	473,110.72
	2 06/02/14	9,731.37	42,938.40	0.00	52,669.77	430,172.32
	3 06/02/15	8,872.61	43,797.16	0.00	52,669.77	386,375.16
	0 06/02/16	0.00	0.00	0.00	0.00	386,375.16
	0 06/02/17	0.00	0.00	0.00	0.00	386,375.16
	0 06/02/18	0.00	0.00	0.00	0.00	372,917.21
	4 06/02/19	7,458.34	33,936.18	0.00	41,394.52	338,981.03
Next Payment Due: 5	06/02/20	847.45	24,152.55	0.00	25,000.00	314,828.49
	6 06/02/21	787.07	24,212.93	0.00	25,000.00	290,615.56
	7 06/02/22	726.54	24,273.46	0.00	25,000.00	266,342.10
	8 06/02/23	665.86	24,334.14	0.00	25,000.00	242,007.96
	9 06/02/24	605.02	24,394.98	0.00	25,000.00	217,612.98
	10 06/02/25	544.03	24,455.97	0.00	25,000.00	193,157.01
	11 06/02/26	482.89	24,517.11	0.00	25,000.00	168,639.90
	12 06/02/27	421.60	24,578.40	0.00	25,000.00	144,061.50
	13 06/02/28	360.15	24,639.85	0.00	25,000.00	119,421.65
	14 06/02/29	298.55	24,701.45	0.00	25,000.00	94,720.20
	15 06/02/30	236.80	24,763.20	0.00	25,000.00	69,957.00
	16 06/02/31	174.89	24,825.11	0.00	25,000.00	45,131.89
	17 06/02/32	112.83	24,887.17	0.00	25,000.00	20,244.71
	18 06/02/33	50.61	20,244.71	0.00	20,295.32	0.00
		32,376.61	512,322.54	0.00	544,699.15	

Paid

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

Payments paused 2016-2018

Current Loan Repayment Schedule

State Of Michigan
 Department of Environmental Quality
 Remediation & Redevelopment Division Brownfield Grants and Loans BRL
2008-1083 Leelanau County - Leelanau Residential Development Project #431834

Compound period Annual
 Annual rate 2.0000%
 Loan Award \$ 1,000,000

PMT #/ Descr.	Transaction Date	Interest	Principal	Unspent Loan Funds	Total Payment Amount	Principal Balance
Loan Execution	06/02/08					
Draw #1 W8208195	6/11/2008		6,900.00			6,900.00
Draw #2 W8209128	7/8/2008		77,717.00			84,617.00
Draw #3 W8210812	8/26/2008		15,500.00			100,117.00
Draw #4 W9200015	10/7/2008		256,392.50			356,509.50
Draw #5 W9204104	2/23/2009		26,075.00			382,584.50
Draw #6 W9208030	6/22/2009		9,062.00			391,646.50
Draw #7 W9209915	8/17/2009		41,500.00			433,146.50
Draw #8 W9210797	9/11/2009		146,245.00			579,391.50
Draw #9 W9211114	9/21/2009		10,000.00			589,391.50
Draw #10 W0200394	10/30/2009		46,845.00			636,236.50
Draw #11 W1303351	11/16/2010		183,168.00			819,404.50
Return of Unspent Funds	04/23/13			293,624.01	293,624.01	525,780.49

							Paid
1	06/02/13	0.00	52,669.77	0.00	52,669.77	473,110.72	✓
2	06/02/14	9,462.21	43,207.56	0.00	52,669.77	429,903.16	✓
3	06/02/15	8,598.06	44,071.71	0.00	52,669.77	385,831.46	✓
0	06/02/16	0.00	0.00	0.00	0.00	385,831.46	
0	06/02/17	0.00	0.00	0.00	0.00	385,831.46	
0	06/02/18	0.00	0.00	0.00	0.00	385,831.46	
4	06/02/19	7,716.63	35,236.65	0.00	42,953.28	350,594.81	
5	06/02/20	7,011.90	35,941.38	0.00	42,953.28	314,653.43	
6	06/02/21	6,293.07	36,660.21	0.00	42,953.28	277,993.22	
7	06/02/22	5,559.86	37,393.42	0.00	42,953.28	240,599.81	
8	06/02/23	4,812.00	38,141.28	0.00	42,953.28	202,458.52	
9	06/02/24	4,049.17	38,904.11	0.00	42,953.28	163,554.41	
10	06/02/25	3,271.09	39,682.19	0.00	42,953.28	123,872.22	
11	06/02/26	2,477.44	40,475.84	0.00	42,953.28	83,396.39	
12	06/02/27	1,667.93	41,285.35	0.00	42,953.28	42,111.03	
13	06/02/28	842.22	42,111.03	0.00	42,953.25	0.00	
		61,761.58	525,780.50	293,624.01	881,166.09		

LEELANAU COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (LCBRA)

Policy on TIF Collection and Disbursal:

The Owner and/or Developer of a brownfield site shall pay all real and personal property taxes levied on those portions of the Development that are subject to such taxes on or before the date said taxes become subject to interest or penalty.

Tax Increment Financing (TIF) shall be collected for a brownfield site as follows:

- a) After summer tax bills are released, and after winter tax bills are released, the local taxing jurisdiction will release TIF funds to the County Treasurer.
- b) The County Treasurer shall verify funds receipted and transfer said funds to the LCBRA account.
- c) The County Treasurer shall provide a brief summary to the LCBRA of collected, and non-collected funds.

To the extent captured revenues from Tax Increment Financing (TIF) are available in the LCBRA account, reimbursement for Eligible Activities for a brownfield site shall be prioritized as follows:

- a) First, to be applied to any amounts loaned to Owner and/or Developer under a Brownfield Redevelopment Loan Agreement between the Owner and/or Developer and the LCBRA, and/or, to any loan received from the Michigan Department of Environmental Quality (MDEQ), including a reasonable reserve for future payments to assure availability of funds.
- b) Second, LCBRA administrative/operating and accounting costs and other eligible activities as incurred by the LCBRA, as allowed by law.
- c) Third, to be applied to any amounts properly submitted by the Owner and/or Developer for Eligible Activity expenses, provided that the Owner and/or Developer is in compliance with the applicable agreements and instruments relating to the project.

The Owner and/or Developer shall keep all taxes and other accounts current, in order to be eligible for TIF reimbursement.

The LCBRA review and approval process for TIF Disbursement will be as follows:

April of each year – Review of requests.

May of each year – Consider TIF Disbursal

October of each year – Review of requests.

November of each year – Consider TIF Disbursal

The above review and disbursal meetings will be held at a Regular scheduled LCBRA meeting. In the event a meeting is cancelled or all materials for the request are not available, they will be reviewed at the next Regular scheduled meeting. Requests will NOT be considered for projects that have unpaid taxes.

Under no circumstances will TIF reimbursement be made from the Delinquent Tax Fund.

Approved June 20, 2017.

August 18, 2020 Claims & Accounts

Leelanau County Brownfield Redevelopment Authority

1. Envirologic – Invoice #06711
101.000000.801-300 Contractual – General Services \$ 1,298.75
Check #1742

2. Envirologic – Invoice #06775
101.000000.801-300 Contractual – General Services \$ 356.25
Check #1743

3. State of Michigan – Invoice for Project #431834 (Leland Residential Loan)
101.000000.990-000 Debt Payment \$25,000.00
Check #1744

Total Claims & Accounts: \$26,655.00

**PREPARED &
PROOFED BY**

VERIFIED BY

Leelanau County Brownfield Redevelopment Authority
Trudy Galla
8527 E. Government Center Drive
Suite 108
Suttons Bay, MI 49682-9718

Invoice number 06711
Date 07/09/2020

Project **160397 General Environmental Consulting FY2017 W.O. 22**

INVOICE: Through Jul 05, 2020

AMENDMENT #6
Professional Fees

	Hours	Rate	Billed Amount	
Principal				
Jeffrey C. Hawkins				
Professional Services	2.00	140.00	280.00	✓
Project Manager				
Therese M. Searles				
Professional Services	6.25	95.00	593.75	✓
Project Scientist				
Kayla M. Rooney				
Professional Services	5.00	85.00	425.00	✓
Phase subtotal			1,298.75	
Invoice total			1,298.75	✓

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

PREPARED & PROOFED BY
Jy
VERIFIED BY



Remit to:
 2960 Interstate Parkway, Kalamazoo, MI 49048
 P 269.342.1100 | F 269.342.4945 | W envirollogic.com

Leelanau County Brownfield Redevelopment Authority
 Trudy Galla
 8527 E. Government Center Drive
 Suite 108
 Suttons Bay, MI 49682-9718

Invoice number 06775
 Date 08/07/2020

Project **160397 General Environmental Consulting FY2017 W.O. 22**

INVOICE: Through Jul 31, 2020

TIF MANAGEMENT
 Professional Fees

	Hours	Rate	Billed Amount
Project Manager Therese M. Searles Professional Services	3.75	95.00	356.25 ✓
		Invoice total	<u><u>356.25</u></u> ✓

Terms: N30 - We accept Check, ETF, Visa, MC Discover & Amex as payment options

**PREPARED &
 PROOFED BY**

VERIFIED BY

Leelanau County Brownfield Redevelopment Authority (LCBRA)

INVOICE - Leland Residential Loan

August 18, 2020



Date:	Description	Leland Residential	Amount
8/18/2020	State of Michigan Annual payment to MDEQ on Loan	X	\$25,000.00
	2008-1083 Leelanau County - Leelanau Residential Development Project #431834		
			\$25,000.00

**PREPARED &
PROOFED BY**

VERIFIED BY

