



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
December 17, 2020 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. October 15, 2020 regular meeting
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. Elevation reimbursement request.
 - B. 2021 Meeting Schedule.
6. OLD BUSINESS
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: January 21, 2021 at 8AM

Zoom meeting ID#: 847 5147 7557

Zoom meeting Password: 5151

Individuals with disabilities requiring auxiliary aids or services should contact:
Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conference application

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CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

DRAFT

October 15, 2020

Held via Zoom web conferencing application

517-853-4560, 8:00 A.M.

PRESENT: Township Manager Frank Walsh, Chair Jeff Theuer, Vice-Chair Ned Jackson, Dave Premoe, John Matuszak, Joyce Van Coevering, Jade Sims (left at 8:30 a.m.)
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Information Technology Director Stephen Gebes, Principal Planner Peter Menser
OTHER: Dave Van Haaren from Triterra, Pine Village Attorney Marc Cohn, Jeff Buck from Hudson Senior Living, Township Attorney Matt Kuschel

1. **Call meeting to order**

Chair Theuer called the regular meeting to order at 8:01 a.m.

2. **Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Director Premoe.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Van Coevering moved to approve the minutes from August 20, 2020 and September 24, 2020.

Supported by Manager Walsh.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Pine Village reimbursement agreement

Principal Planner Menser provided background information on the Pine Village project and an introduction of the reimbursement agreement, noting the format was based on previous agreements. Township Attorney Matt Kuschel provided a summary of the proposed reimbursement agreement and the provisions within it. Attorney Kuschel shared his concern over one of the provisions related to the applicant's ability to re-assign the agreement without BRA Board approval once the project is complete and has received a certificate of occupancy. Pine Village Attorney Marc Cohn stated his position that the BRA Board should not be able to limit re-assignment, identifying it as a policy overreach and potentially harmful to financing for the project. BRA Board discussion centered around whether or not the provision is necessary.

Director Van Coevering moved to approve the Pine Village reimbursement agreement that allowed re-assignment of the plan without BRA Board approval once the project is complete.

Supported by Director Jackson.

ROLL CALL VOTE: 5-1 to approve (Chair Theuer dissenting)

6. **Old Business - None**
7. **Project Updates - None**
8. **Public Remarks - None**
9. **Adjournment**

The meeting was adjourned at 9:11 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner



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

December 4, 2020
(19-2151)

Mr. Peter Menser
Principal Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

**SUBJECT: *Brownfield Reimbursement Request No. 1
Elevation at Okemos Pointe - Phase 1***

Dear Mr. Menser,

The Meridian Township Brownfield Redevelopment Authority (the "BRA") received a reimbursement request for Phase 1 of the Elevation at Okemos Pointe project (the "Project") pursuant to the Brownfield Reimbursement Agreement under Brownfield Plan Amendment No. 1 of the Project.

Triterra completed a review of the reimbursement request to ensure the costs presented in the request are: (1) related to activities included in the Project's approved Brownfield Plan, as amended; (2) allowed under Michigan's Brownfield statute (Public Act 381 of 1996, as amended); and (3) in accordance with the BRA's policy.

Advanced Redevelopment Solutions, on behalf of the Developer (Okemos Pointe, LLC, Okemos Pointe I, LLC, Okemos Pointe II, LLC, and Okemos Pointe III) formally submitted the request along with supporting documentation.

The total amount noted in the request was \$4,293,772.19 and included \$3,802,661.89 in eligible activity costs and \$491,110.30 in interest.

Based upon our review, Triterra presents the following findings and recommendations.

1. After additional correspondence and review of supplemental documentation to clarify eligibility of certain activities and costs, Triterra determined all activity expenses submitted are eligible for tax increment financing (TIF) reimbursement except for \$8,661.78.
 - a. The submittal included \$14,034.00 of General Requirement costs from TL Contracting. Triterra determined that 38.28% of TL Contracting's costs under General Requirements are eligible for reimbursement, therefore, \$5,372.22 of their costs are eligible for



reimbursement and \$8,661.78 of their costs were determined to be ineligible for reimbursement.

2. Interest was approved in the Brownfield Plan, as amended, and final interest payments will be based on the overall duration for Brownfield reimbursement. Therefore, the amount recommended for approval in the correspondence does not include interest.
3. Based on the findings presented herein, Triterra recommends reimbursement to the Developer in the amount of \$3,794,000.11 for the completion of Brownfield activities under Phase 1 of the Elevation at Okemos Pointe project.

See enclosed Recommended Determination of Eligible Activity Costs, TIF Reimbursement Request No. 1.

Should you have any questions, please feel free to contact me at 517-927-9227.

Sincerely,

The logo for TRITERRA, featuring the word "TRITERRA" in a bold, sans-serif font. The letter "I" is replaced by a stylized green and yellow square icon.A handwritten signature in blue ink, appearing to read "David A. Van Haaren".

David A. Van Haaren
Director | Economic Development

Enclosure

Triterra
Recommended Determination of Eligible Activity Costs
TIF Reimbursement Request No. 1

Brownfield Invoice Coding System			Projected Costs in Adopted Brownfield Plan Amendment No. 1			Actual Costs in Reimbursement Request #1 - August 31, 2020								TIF Reimbursement Request No. 1 December 4, 2020					
TRACKING CODE Brownfield Plan	TASK NO. Pay Apps-HMC	TASK NO. Pay Apps-TL	ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A (2))	GRAND TOTAL BROWNFIELD PLAN AMENDMENT NO. 1 (Phase 1 & 1A(2))	Brownfield Contractor HMC (Phase 1) - Actual (See Final Pay Application)	Environmental Consultant SME (see SME Detail)	Brownfield Project Manager ARS (See ARS Detail)	Central Excavating	Ingham County	Meridian Township	Site Contractor TL Contracting (Phase 1) Actual (See Final Pay Application)	Interest	GRAND TOTAL Reimbursement Request #1 - August 31, 2020	Recommended Approval	Pending or Determined Ineligible	Comments	Proof of Payment
			I. ENVIRONMENTAL ACTIVITIES: DEPT. OF ENVIRONMENTAL QUALITY (DEQ) ELIGIBLE ACTIVITIES																
			Baseline Environmental Assessment (BEA) Activities																
B1			Phase I Environmental Site Assessment (ESA)	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 1,196.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,196.67	\$ 1,196.67			SME Full Unconditional Waiver 9/1/2020
B2			Phase II Environmental Site Assessment (ESA)	\$ 30,500.00	\$ 30,500.00	\$ 30,500.00	\$ 17,851.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,851.04	\$ 17,851.04			SME Full Unconditional Waiver 9/1/2020
B3			BEA	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00	\$ 1,196.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,196.67	\$ 1,196.67			SME Full Unconditional Waiver 9/1/2020
B4			Soft Costs	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B5			Project Management	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
			Baseline Environmental Assessment (BEA) Activities Subtotal	\$ 59,600.00	\$ 10,000.00	\$ 69,600.00	\$ 20,244.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,244.37	\$ 20,244.37			
			Due Care Activities																
B6			Due Care Planning	\$ 16,830.49	\$ 16,830.49	\$ 16,830.49	\$ 16,830.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,830.49	\$ 16,830.49			SME Full Unconditional Waiver 9/1/2020
B7			Documentation of Due Care - Pre-Development & Construction	\$ 3,865.00	\$ 3,865.00	\$ 3,865.00	\$ 3,865.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,865.00	\$ 3,865.00			SME Full Unconditional Waiver 9/1/2020
B8			Due Care Planning Investigation	\$ 4,588.04	\$ 4,588.04	\$ 4,588.04	\$ 4,588.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,588.04	\$ 4,588.04			SME Full Unconditional Waiver 9/1/2020
B8-1			Due Care Planning Investigation	\$ -	\$ 33,538.00	\$ 33,538.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B9			Documentation of Due Care - Post-Development	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B9-1			Documentation of Due Care - Post-Development	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B20			Planning, Evaluation, Supervision and Project Management of Due Care	\$ 4,227.24	\$ -	\$ 4,227.24	\$ -	\$ -	\$ 4,227.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,227.24	\$ 4,227.24			ARS Full Unconditional Waiver 8/31/2020
B20-1			Planning, Evaluation, Supervision and Project Management of Due Care	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
			Due Care Activities Subtotal	\$ 33,810.77	\$ 48,538.00	\$ 82,348.77	\$ 25,283.53	\$ -	\$ 4,227.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,510.77	\$ 29,510.77			
			Additional Response Activities																
			Materials Management - Urban Fill Contaminated Area (Environmentally Impacted "Petroleum and 20% fill contaminated" Urban or Historic Fill/Debris) NOTE: Material Handling and Repurposing is allowable but part of excavation, transportation, disposal, imported & compacted CL II Sand to lower cost out to landfill																
B21	15, 16, 17, 18, 19, 6	7, 15, 15B, C09	Excavation - Environmentally Impacted "contaminated" Urban Fill																
B22			Transportation - Environmentally Impacted "contaminated" Urban Fill	\$ 1,123,937.39	\$ 1,123,937.39	\$ 1,123,937.39	\$ 614,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,957.39	\$ -	\$ 1,123,937.39	\$ 1,123,937.39			HMC, LLC Full Unconditional Waiver 8/28/2020 TL Contracting Full Unconditional Waiver 8/25/2020
B23			Disposal - Environmentally Impacted "contaminated" Urban Fill																
B21-1	34		Removal/Excavation of Debris/Fill Materials within building footprints and utility corridors (M5/M6)	\$ 23,255.00	\$ 23,255.00	\$ 23,255.00	\$ 23,255.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,255.00	\$ 23,255.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B21-2	36		Removal/Excavation of Organic Materials within building footprints and Stage for Drying (M5/M6) (Contaminated)	\$ 10,976.00	\$ 10,976.00	\$ 10,976.00	\$ 10,976.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,976.00	\$ 10,976.00			
B22-1	35		Debris/Fill Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 212,288.00	\$ 212,288.00	\$ 212,288.00	\$ 212,288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,288.00	\$ 212,288.00			
B22-2	37		Organic Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 53,550.00	\$ 53,550.00	\$ 53,550.00	\$ 53,550.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,550.00	\$ 53,550.00			
B22-3	40		Excavate Contaminated Non-Hazardous Materials, Provide 30 CY Roll-off Boxes and Properly Truck & Disposed Off-site (per 30 CY Roll-off Box)	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,000.00	\$ 27,000.00			
B22-4	41		Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Spa Area	\$ -	\$ 4,862.00	\$ 4,862.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B22-5	42		Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Pool Area	\$ -	\$ 34,034.00	\$ 34,034.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B22-6	43		Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Non-Repurposed Materials	\$ -	\$ 109,395.00	\$ 109,395.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B22-7	44		Replaced Non-Repurposed (Debris/Fill Areas) w/ Imported Engineered (Sand) Backfill & Compaction - Required to Balance Site	\$ -	\$ 37,123.00	\$ 37,123.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B24			Soil Management/Oversight-Trucking & Disposal	\$ 41,700.00	\$ 41,700.00	\$ 41,700.00	\$ 41,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,700.00	\$ 41,700.00			SME Full Unconditional Waiver 9/1/2020
B25			Soil Sampling, Analysis & Reporting	\$ 60,234.21	\$ 60,234.21	\$ 60,234.21	\$ 60,234.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,234.21	\$ 60,234.21			SME Full Unconditional Waiver 9/1/2020
B26	25, 26, 33		Dewatering - Remove and Transport Water (Petroleum Contaminated)	\$ 136,252.00	\$ 136,252.00	\$ 136,252.00	\$ 136,252.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,252.00	\$ 136,252.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B27			Dewatering - Disposal Water (Petroleum Contaminated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
B28	23, 24		Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B28-1	38		Replaced building footprints (Debris/Fill areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 59,708.00	\$ 59,708.00	\$ 59,708.00	\$ 59,708.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,708.00	\$ 59,708.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B28-2	39		Replaced building footprints (Organic areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 20,020.00	\$ 20,020.00	\$ 20,020.00	\$ 20,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,020.00	\$ 20,020.00			HMC, LLC Full Unconditional Waiver 8/28/2020

TRACKING CODE Brownfield Plan	TASK NO. Pay Apps-HMC	TASK NO. Pay Apps-TL	ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A (2))	GRAND TOTAL BROWNFIELD PLAN AMENDMENT NO. 1 (Phase 1 & 1A(2))	Brownfield Contractor HMC (Phase 1) - Actual (See Final Pay Application)	Environmental Consultant SME (see SME Detail)	Brownfield Project Manager ARS (See ARS Detail)	Central Excavating	Ingham County	Meridian Township	Site Contractor TL Contracting (Phase 1) Actual (See Final Pay Application)	Interest	GRAND TOTAL Reimbursement Request #1 - August 31, 2020	Recommended Approval	Pending or Determined Ineligible	Comments	Proof of Payment
B29			Dewatering (Environmental - Treatment System) During Materials Management - Urban or Historic Fill/Debris Areas																
B30			Dewatering Treatment System-Design & Engineering (Environmental)																
B31			Dewatering Treatment System-Permitting (Environmental)																
B32			Dewatering Treatment System Installation/Removal																
B33		14	Dewatering Treatment System O&M																
B34			Dewatering Treatment System-Sampling & Analysis																
B35			Dewatering Rental for Treatment System																
B36			Dewatering Treatment System Incidentals																
B37			Dewatering Oversight																
B38			Dewatering-Reporting & Management																
			Dewatering-Closeout Reporting																
B39	4, 5		Unanticipated Activities Due to Brownfield Conditions (Temp Access Road and Tire Wash Facility)	\$ 12,700.00		\$ 12,700.00	\$ 12,700.00	\$ -	\$ -						\$ 12,700.00	\$ 12,700.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B39-1	27	4	Extension of Temporary Access and/or Road	\$ 17,080.00		\$ 17,080.00	\$ 14,500.00	\$ -	\$ -				\$ 2,580.00		\$ 17,080.00	\$ 17,080.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B39-2	29		Trench Drain Cleaning and Disposal	\$ 4,390.00		\$ 4,390.00	\$ 4,390.00	\$ -	\$ -						\$ 4,390.00	\$ 4,390.00			TL Contracting Full Unconditional Waiver 8/25/2020
B40			On-Site Environmental Construction Management	\$ 39,327.11	\$ 25,000.00	\$ 64,327.11	\$ -	\$ -	\$ 39,327.11	\$ -	\$ -	\$ -	\$ -		\$ 39,327.11	\$ 39,327.11			HMC, LLC Full Unconditional Waiver 8/28/2020
B41	2	2	Health and Safety Plan(s)	\$ 7,000.00		\$ 7,000.00	\$ 4,500.00	\$ -	\$ -				\$ 2,500.00		\$ 7,000.00	\$ 7,000.00			TL Contracting Full Unconditional Waiver 8/25/2020
B42			Bid Specifications and Coordination for Additional Response Activities	\$ 15,000.00		\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -				\$ 15,000.00	\$ 15,000.00			ARS Full Unconditional Waiver 8/31/2020
B43	7		Soft Costs - General Requirements	\$ 21,500.00	\$ 13,500.00	\$ 35,000.00	\$ 21,500.00	\$ -	\$ -						\$ 21,500.00	\$ 21,500.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B44			Planning, Evaluation, Supervision and Project Management of Additional Response Activities	\$ 162,107.96		\$ 162,107.96	\$ -	\$ -	\$ 162,107.96	\$ -	\$ -				\$ 162,107.96	\$ 162,107.96			ARS Full Unconditional Waiver 8/31/2020
B44-2			Additional PES and PM	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	\$ -			
			Additional Response Activities Subtotal	\$ 2,248,532.67	\$ 233,914.00	\$ 2,482,446.67	\$ 1,335,619.00	\$ 101,934.21	\$ 216,435.07	\$ -	\$ -	\$ -	\$ 594,544.39	\$ -	\$ 2,248,532.67	\$ 2,248,532.67	\$ -	\$ -	
			Environmental Eligible Activities Subtotal	\$ 2,341,943.44	\$ 292,452.00	\$ 2,634,395.44	\$ 1,335,619.00	\$ 147,462.11	\$ 220,662.31	\$ -	\$ -	\$ -	\$ 594,544.39	\$ -	\$ 2,298,287.81	\$ 2,298,287.81	\$ -	\$ -	
			Contingency	\$ 43,868.00	\$ -	\$ 43,868.00	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	\$ -			
			Environmental Eligible Activities Total	\$ 2,341,943.44	\$ 336,320.00	\$ 2,678,263.44	\$ 1,335,619.00	\$ 147,462.11	\$ 220,662.31	\$ -	\$ -	\$ -	\$ 594,544.39	\$ -	\$ 2,298,287.81	\$ 2,298,287.81	\$ -	\$ -	
			Interest (Simple Interest: Capped per Township)	\$ 354,962.19	\$ -	\$ 354,962.19	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 304,602.33	\$ -	\$ 304,602.33	\$ 304,602.33			
			ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 2,696,905.63	\$ 336,320.00	\$ 3,033,225.63	\$ 1,335,619.00	\$ 147,462.11	\$ 220,662.31	\$ -	\$ -	\$ -	\$ 594,544.39	\$ 304,602.33	\$ 2,602,890.14	\$ 2,602,890.14	\$ -	\$ -	

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II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES																				
Demolition Activities																				
Site Demolition: Materials Management - Urban or Historic Fill/Debris Areas																				
B45	10, 10A, 16, 16B		Excavation, Trucking, Screening, Stockpiling for Repurposing - Urban or Historic Fill/Debris Areas	\$ 182,532.24	\$ 182,532.24	\$ 182,532.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,532.24	\$ -	\$ 182,532.24	\$ 182,532.24			TL Contracting Full Unconditional Waiver 8/25/2020	
B45-2	17, 17B		Repurpose as Backfill from Material Management Areas the Staged/Stockpiled Material & Compaction to Existing Grade (Non-Impacted and Impacted Material)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,563.75	\$ -	\$ 82,563.75	\$ 82,563.75			TL Contracting Full Unconditional Waiver 8/25/2020	
B45-3	4-1		South Material Management Zone Backhaul	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,250.00	\$ -	\$ 16,250.00	\$ 16,250.00			TL Contracting Full Unconditional Waiver 8/25/2020	
B46			Soil Management/Oversight-Site Demolition	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ -	\$ 1,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350.00	\$ 1,350.00			SME Full Unconditional Waiver 9/1/2020	
B47			Dewatering - Remove and Discharge Points up to Carbon Treatment System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B48	11, 11A		Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 293,153.30	\$ 293,153.30	\$ 293,153.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293,153.30	\$ -	\$ 293,153.30	\$ 293,153.30			TL Contracting Full Unconditional Waiver 8/25/2020	
B48-2	11C		Imported and Compacted 1.5" Crushed Stone (Mod Crushed Limestone) - Urban Fill Contaminated Area	\$ 13,013.00	\$ 13,013.00	\$ 13,013.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,013.00	\$ -	\$ 13,013.00	\$ 13,013.00			TL Contracting Full Unconditional Waiver 8/25/2020	
B49	1	1	General Requirements	\$ 48,809.00	\$ 48,809.00	\$ 48,809.00	\$ 34,775.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,034.00	\$ -	\$ 48,809.00	\$ 40,147.22	\$ 8,661.78	Approval based on 38% of TL Contracting's cost for General Conditions is associated with Brownfield eligible activities	HMC, LLC Full Unconditional Waiver 8/28/2020 TL Contracting Full Unconditional Waiver 8/25/2020	
B50			Geotechnical Engineering	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B51			Geotechnical Survey	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 22,682.50	\$ -	\$ 820.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,502.75	\$ 23,502.75		SME Full Unconditional Waiver 9/1/2020	
B51-1			Geotechnical Survey	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B52			Material Testing - Geotechnical Testing and Oversight	\$ 73,150.00	\$ 73,150.00	\$ 73,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B52-1			Material Testing - Geotechnical Testing and Oversight	\$ -	\$ 38,670.00	\$ 38,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B72	10, 11	8, 9	Stockpiled Materials, Trees/Stumps, Site Features/Improvements, Asphalt and Concrete Areas Removal, Trucking & Disposal	\$ 371,253.25	\$ 371,253.25	\$ 371,253.25	\$ 343,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,613.25	\$ -	\$ 371,253.25	\$ 371,253.25			HMC, LLC Full Unconditional Waiver 8/28/2020 TL Contracting Full Unconditional Waiver 8/25/2020	
B72-1	31		Site Demolition - Unknown Piping/Structures, Excavate Materials and Properly Truck & Disposed Off-site	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00			HMC, LLC Full Unconditional Waiver 8/28/2020	
B72-2	28		Site Demolition - Stage/Stockpile Asphalt Millings Material elsewhere On-site for Repurposing due to Unknown Contamination	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00			HMC, LLC Full Unconditional Waiver 8/28/2020	
B73	3	3	Temporary Erosion Control	\$ 35,800.00	\$ 14,714.00	\$ 50,514.00	\$ 8,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,300.00	\$ -	\$ 35,800.00	\$ 35,800.00			HMC, LLC Full Unconditional Waiver 8/28/2020 TL Contracting Full Unconditional Waiver 8/25/2020	
B74	32		Site Demolition - Excavate and Stage/Stockpile Material from stockpile elsewhere on-site containing asphalt millings to Non-Impacted Material Management Area on-site	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00			HMC, LLC Full Unconditional Waiver 8/28/2020	
B75	30		Site Security Fencing	\$ 9,026.60	\$ 9,026.60	\$ 9,026.60	\$ 9,026.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,026.60	\$ 9,026.60			HMC, LLC Full Unconditional Waiver 8/28/2020	
Site Demolition: Materials Management - Asphalt and Concretes Area																				
B55-1			Site Demolition - Around Former Warehouse/Development Team Office	\$ 23,450.00	\$ 23,450.00	\$ 23,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B55-2			Site Demolition - Balance of Asphalt, Curb/Gutter/Approaches	\$ 110,500.00	\$ 110,500.00	\$ 110,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Building Demolition																				
B56	12, 13, 14		Pre-Demolition Preparation: Hazardous Material Packaging, Removal and Disposal	\$ -	\$ -	\$ -	\$ 142,310.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,310.00	\$ 142,310.00			HMC, LLC Full Unconditional Waiver 8/28/2020
B57			Entire Building - Three (3) Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B58			Interior Building Demolition - One (1) Building	\$ 142,310.00	\$ 142,310.00	\$ 142,310.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B57-1			Entire Building - One Building (Warehouse)	\$ -	\$ 136,252.00	\$ 136,252.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B59			On-Site Construction Management	\$ 19,500.00	\$ 25,000.00	\$ 44,500.00	\$ -	\$ 1,209.00	\$ 18,291.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,500.00	\$ 19,500.00			SME Full Unconditional Waiver 9/1/2020 ARS Full Unconditional Waiver 8/31/2020	
B60			Health and Safety Plan(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B61			Bid Specifications and Coordination for Demolition	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00			ARS Full Unconditional Waiver 8/31/2020	
B62			Soft Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B63			Planning, Evaluation, Supervision and Project Management of Demolition Activities	\$ 98,196.09	\$ 98,196.09	\$ 98,196.09	\$ -	\$ -	\$ 98,196.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,196.19	\$ 98,196.19			ARS Full Unconditional Waiver 8/31/2020	
B63-2			Additional PES and PM	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Demolition Activities Subtotal				\$ 1,353,693.48	\$ 398,586.00	\$ 1,752,279.48	\$ 561,851.60	\$ 25,241.50	\$ 125,487.19	\$ 820.25	\$ -	\$ -	\$ 656,459.54	\$ -	\$ 1,369,860.08	\$ 1,361,198.30	\$ 8,661.78			

TRACKING CODE Brownfield Plan	TASK NO. Pay Apps-HMC	TASK NO. Pay Apps-TL	ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A (2))	GRAND TOTAL BROWNFIELD PLAN AMENDMENT NO. 1 (Phase 1 & 1A(2))	Brownfield Contractor HMC (Phase 1) - Actual (See Final Pay Application)	Environmental Consultant SME (see SME Detail)	Brownfield Project Manager ARS (See ARS Detail)	Central Excavating	Ingham County	Meridian Township	Site Contractor TL Contracting (Phase 1) Actual (See Final Pay Application)	Interest	GRAND TOTAL Reimbursement Request #1 - August 31, 2020	Recommended Approval	Pending or Determined Ineligible	Comments	Proof of Payment
			Lead and Asbestos Abatement Activities																
B64			Lead and Asbestos Survey	\$ 2,601.50		\$ 2,601.50		\$ 3,189.00	\$ -						\$ 3,189.00	\$ 3,189.00			SME Full Unconditional Waiver 9/1/2020
B65	9		Lead and Asbestos Abatement	\$ 15,333.75		\$ 15,333.75	\$ 14,780.00	\$ 553.75	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 15,333.75	\$ 15,333.75			HMC, LLC Full Unconditional Waiver 8/28/2020
B66			Lead and Asbestos Abatement 3rd Party Oversight	\$ 3,266.25		\$ 3,266.25		\$ 3,266.25	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 3,266.25	\$ 3,266.25			SME Full Unconditional Waiver 9/1/2020
B69			Bid Specifications and Coordination for Lead and Asbestos Abatement	\$ 6,242.50		\$ 6,242.50		\$ 1,242.50	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -		\$ 6,242.50	\$ 6,242.50			SME Full Unconditional Waiver 9/1/2020
B71			Planning, Evaluation, Supervision and Project Management of Lead & Asbestos Abatement Activities	\$ 9,350.00		\$ 9,350.00		\$ -	\$ 9,350.00	\$ -	\$ -	\$ -	\$ -		\$ 9,350.00	\$ 9,350.00			ARS Full Unconditional Waiver 8/31/2020
			Lead and Asbestos Abatement Activities Subtotal	\$ 36,794.00	\$ -	\$ 36,794.00	\$ 14,780.00	\$ 8,251.50	\$ 14,350.00	\$ -	\$ -	\$ -	\$ -		\$ 37,381.50	\$ 37,381.50	\$ -		
			Non-Environmental Eligible Activities Subtotal	\$ 1,390,487.48	\$ 398,586.00	\$ 1,789,073.48	\$ 576,631.60	\$ 33,493.00	\$ 139,837.19	\$ 820.25	\$ -	\$ -	\$ 656,459.54		\$ 1,407,241.58				
			Contingency (4%)	\$ 59,788.00		\$ 59,788.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -				
			Non-Environmental Eligible Activities Total	\$ 1,390,487.48	\$ 458,374.00	\$ 1,848,861.48	\$ 576,631.60	\$ 33,493.00	\$ 139,837.19	\$ 820.25	\$ -	\$ -	\$ 656,459.54		\$ 1,407,241.58				
			Interest (Simple Interest: Capped per Township)	\$ 245,037.81	\$ -	\$ 245,037.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,507.97	\$ 186,507.97				
			NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 1,635,525.29	\$ 458,374.00	\$ 2,093,899.29	\$ 576,631.60	\$ 33,493.00	\$ 139,837.19	\$ 820.25	\$ -	\$ -	\$ 656,459.54	\$ 186,507.97	\$ 1,593,749.55				
			III. ADMINISTRATIVE ACTIVITIES																
BBP			Brownfield Plan Preparation (including Plan Transfer and Amendment)	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50	\$ -	\$ -	\$ 91,632.50	\$ -	\$ -	\$ -	\$ -		\$ 91,632.50	\$ 91,632.50			ARS Full Unconditional Waiver 8/31/2020
			Total: Brownfield Plan Preparation	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50	\$ -	\$ -	\$ 91,632.50	\$ -	\$ -	\$ -	\$ -		\$ 91,632.50				
LAF			Local Application Fees	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 4,000.00	\$ -	\$ -		\$ 5,500.00	\$ 5,500.00			Ing. Co. Treasurer-cancelled check no. 6715 10/3/2016 Meridian Twp. - Fifth Third Bank Acct. Sum. 5/24/2019
BPI			Brownfield Plan Implementation to Developer (including Tracking, Recording and Compliance)	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -				
			Administrative Activities Total	\$ 91,632.50	\$ 81,000.00	\$ 172,632.50	\$ -	\$ -	\$ 91,632.50	\$ -	\$ 1,500.00	\$ 4,000.00	\$ -	\$ -	\$ 97,132.50	\$ 97,132.50	\$ -		
			ENVIRONMENTAL & NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL (includes Administration Activities)	\$ 4,424,063.42	\$ 875,694.00	\$ 5,299,757.42	\$ 1,912,250.60	\$ 180,955.11	\$ 452,132.00	\$ 820.25	\$ 1,500.00	\$ 4,000.00	\$ 1,251,003.93	\$ 491,110.30	\$ 4,293,772.19	\$ 3,794,000.11	\$ 8,661.78		



To: Brownfield Redevelopment Authority
From: Peter Menser, Principal Planner
Date: December 10, 2020
Re: 2021 Meeting Schedule

Following is the list of proposed Brownfield Redevelopment Authority meeting dates for 2021. One regular meeting is scheduled on the third Thursday of each month. If it is determined that a meeting scheduled for any particular month is unnecessary the BRA can simply cancel the meeting.

PROPOSED 2021 MEETING CALENDAR

January 21
February 18
March 18
April 15
May 20
June 17
July 15
August 19
September 16
October 21
November 18
December 16

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2021 MTBRA Meeting Schedule.**

Attachment

1. Resolution to approve 2021 MTBRA Meeting Schedule.

G:\Community Planning & Development\Planning\BRA\Meeting schedule\2021\2021 calendar memo.docx

**Brownfield Redevelopment Authority
2021 Meeting Schedule**

RESOLUTION

At a regular meeting of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application in said Township on the 17th day of December, 2020 at 8:00 a.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Brownfield Redevelopment Authority desires to announce the time, date, and place of all 2021 regular meetings of the Authority, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Brownfield Redevelopment Authority will meet for regular meetings on certain Thursdays, January through December in 2021 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560 or online using the Zoom web conferencing application or similar generally available product.

2. The specific dates for meetings are as follows:

**January 21
February 18
March 18
April 15
May 20
June 17
July 15
August 19
September 16
October 21
November 18
December 16**

3. Meetings will begin at approximately 8:00 a.m.

4. Special meetings of the Authority may be called pursuant to the applicable statute.

5. Regular meetings may be canceled, recessed, or postponed by members of the BRA pursuant to the applicable statute.

2021 Meeting Schedule
MTBRA (December 17, 2020)
Page 2

6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Authority held on the 17th day of December 2020.

Jeff Theuer
BRA Chairperson