



MEETING AGENDA
February 2, 2017 - 7:30 a.m.
County Tower Building~Commission Chambers, 5th Floor, 120 W. Michigan Avenue

Agenda Review

Call to Order

Public Comment

Consent Agenda – Items removed to be considered separately

- a) *Minutes from January 5, 2017 JCBRA Board meeting
- b) *Approval of December 31, 2016 Financial Statements
- c) *Approval of JCBRA Bills through December 31, 2016
- d) *Grant Budget Summary through December 31, 2016

Items removed from Consent Agenda

BRA Active Project Updates

- a) Jackson County Fairgrounds Project Update
- b) Old Irish Mill Project Update
- c) 504 S. West Avenue Project Update
- d) Other Updates

Old Business

None at this time.

New Business

- a) *Consider Staff Recommendation and approval of Work Order #71 for JANX Holding, Inc. property at 8500 E. Michigan Avenue in Parma to authorize Envirologic to assist in evaluating the environmental conditions of the property, not to exceed \$24,000.
- b) *Consider approval of Work Order #72 for Jackson Automatic Sprinkler, Ltd to authorize Envirologic to conduct a Phase I Environmental Site Assessment (ESA) and a Baseline Environmental Assessment (BEA) for 8500 E. Michigan Avenue in Parma.
 - 1. Authorize Chairman to sign Reimbursement Agreement.

Director's/Staff Comments

Board Member Comments

Task Force Comments/Updates

- a) City BRA Update
- b) Envirologic Update

Community/Public Comments

Next Meeting: March 2, 2017, County Tower Building, Commissioners' Chambers, at 7:30 a.m.

Adjourn

**indicates attachment*



Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

**JCBRA Board Meeting Minutes
January 5, 2017
Jackson County Tower Building – Commission Chambers**

Present: (8) Brad Brelinski, Jim Dunn, Dan Greer, Ted Hilleary, Brad Runkel, Mark Schopmeyer, Jim Seitz, and Steve Shotwell.

Absent: (1) Rod Melling.

Task Force Partners: Ray Govus, MDEQ; and Mike Overton, County Administrator.

EG Staff: Amy Torres and Debbie Kelly.

Others: None.

Agenda Review

Call to Order: 7:34 a.m. by Chairman Dunn.

Public Comment: Mr. Overton wished everyone a Happy New Year!

Consent Agenda: *Motion by Mr. Hilleary to approve consent agenda, as presented. Supported by Mr. Greer. Approved unanimously by roll call vote.*

BRA Active Project Updates:

- a. **Jackson County Fairgrounds:** Ms. Torres shared that Envirologic is still trying to schedule a day of drilling activities to complete the recommended assessment.
- b. **Jackson Elm Holding Co.:** Ms. Torres reported that all project activities are complete, and noted that this item would be removed from the agenda.
- c. **Old Irish Mill:** Ms. Torres shared that the development of an Act 381 Work Plan is underway. Envirologic met with MDEQ last month to discuss particular concerns.
- d. **Ultimate Auto:** Ms. Torres reported that all project activities are complete, and noted that this item would be removed from the agenda.
- e. **504 S. West Avenue:** Ms. Torres mentioned that two underground storage tanks were removed from the property, and there was evidence of a release at a waste oil tank location. The soil borings were completed in an area where previous underground storage tanks had once been located, and low levels of petroleum and lead were found as a result. There were no significant areas of contamination or potential impacts to indoor air quality that may impede use of the property. Envirologic expects that a closing could occur at any time. The Phase II Environmental Site Assessment (ESA) Report, the Baseline Environmental Assessment, and Due Care Documentation are being developed. Mr. Greer asked that Staff share this information with Jennifer Morris at the City BRA.
- f. **Smalley Construction Update:** Ms. Torres reported that all project activities are complete, and noted that this item would be removed from the agenda.
- g. **Jackson Gospel Hall Church:** Ms. Torres reported that all project activities are complete, and noted that this item would be removed from the agenda.
- h. **Other Updates:** Envirologic Staff will be working with JCBRA Staff to prepare for collection of tax increment revenues from winter 2016 taxes.

Old Business: None.

New Business: Ms. Torres reported that Work Order No. 71 was withdrawn from the agenda, as of late yesterday when the purchaser backed out from the deal due to the pending environmental issues with this site. The seller's real estate agent had referred the purchaser to the JCBRA.

Mr. Hilleary asked about OSHA Standards, and Mr. Govus replied that new, higher standards for indoor vapor intrusion are forthcoming, and could be based upon the number of hours spent in a particular building, as an example of some criteria. Mr. Runkel confirmed that Part 201 currently addresses the levels and limitations of vapor intrusion. Mr. Govus concluded that if there are concerns, MDEQ can do sampling to provide an owner with more information.

Chairman Dunn asked about Zimmer Marble, and Ms. Kelly noted that a payment along with a copy of his financial statements were received yesterday. Ms. Kelly asked the JCBRA Finance Committee to stay after the Board Meeting for a few minutes to review the financials.

Mr. Runkel commented that the Work Order in today's packet includes a lot of information, and asked if it would be ideal for the JCBRA to conduct a Phase I at a minimum. Ms. Torres will have to ask Dave on the next steps for this project.

Director's/Staff Comments: None.

Board Member Comments: Mr. Shotwell mentioned he saw a for sale sign at the old Jensen site, also known as the Farewell Healing Center Project. Chairman Dunn shared that the owners appear to be moving on with no development on this site even after they had acquired additional property. Mr. Brelinski asked for the most recent date when there was activity on the site. Ms. Torres will research the JCBRA Project timeline and share it with the entire Board. Ms. Kelly reported that minimal tax increment is being collected on the site, and has been since 2012. Ms. Torres confirmed that they did purchase the property. Mr. Shotwell is concerned with sustainability of the JCBRA, and Chairman Dunn suggested that we may want to amend future reimbursement agreements to read completion of a project; not just when the developer purchases the property.

Task Force Comments/Updates:

- a. **City BRA Update:** Mr. Greer reported that a special City BRA Board Meeting was held on December 14, 2016 to approve their U.S. EPA Assessment Grant application, which was submitted. Mr. Greer added that Congressman Walberg has been made aware of its submittal, and the City hopes to hear in May 2017, if they are awarded funding.
- b. **Envirologic Update:** Mr. Stegink was not in attendance since Staff confirmed that the new project was removed from the agenda, and he had submitted Project Updates to share with the JCBRA Board.

Community / Public Comments: Ms. Torres commented that Dave's work order suggested there might be other funding sources for the 8500 E. Michigan Avenue Project. She will speak to Dave about next steps.

Next Meeting: The next JCBRA Board Meeting is scheduled for Thursday, February 2, 2017 at 7:30 a.m. and will be held on the 5th floor of the County Tower Building in the Commission Chambers.

Adjourned: 7:54 a.m.

Respectfully submitted by Amy L. Torres and Debbie Kelly, JCBRA Staff.

BROWNFIELD REDEVELOPMENT AUTHORITY
STATEMENT OF FINANCIAL POSITION
December 31, 2016

ASSETS

CURRENT ASSETS

CHECKING ACCOUNT	\$ 10,092.37	
TIF ACCOUNT	48,794.49	
CHECKING ACCOUNT- ZM BCRLF	36,599.13	
A/R GENERAL	17,865.70	
SHORT TERM REC - ZM	<u>35,536.68</u>	
TOTAL CURRENT ASSETS		148,888.37

OTHER ASSETS

NOTE REC - ZM BCRLF	<u>556,741.92</u>	
TOTAL OTHER ASSETS		<u>556,741.92</u>
TOTAL ASSETS		<u>\$ 705,630.29</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

A/P GENERAL	<u>\$ 17,865.70</u>	
TOTAL CURRENT LIABILITIES		17,865.70

LONG TERM LIABILITIES

COUNTY OF JACKSON LOAN	<u>117,500.00</u>	
TOTAL LONG TERM LIABILITIES		<u>117,500.00</u>
TOTAL LIABILITIES		135,365.70

NET ASSETS

UNRESTRICTED FUND EQUITY	583,555.77	
EXCESS REVENUE OVER EXPENSE	<u>(13,291.18)</u>	
TOTAL NET ASSETS		<u>570,264.59</u>

TOTAL LIABILITIES & NET ASSETS		<u>\$ 705,630.29</u>
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BROWNFIELD REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITY
For the Twelve Months Ending December 31, 2016

	Current Month	Year to Date
REVENUES		
EPA ASSESSMENT GRANT	\$ 39,542.67	\$ 129,356.39
TIF INCOME	<u>0.00</u>	<u>31,186.36</u>
TOTAL REVENUES	<u>39,542.67</u>	<u>160,542.75</u>
EXPENSES		
STAFF TIME - BCRLF REPAYMENT	0.00	9,802.00
CONSULTING - BRA - BCRLF	17,865.70	131,412.64
LEGAL - BRA	369.55	369.55
TIF REIMBURSEMENT EXP - BRA	0.00	31,963.32
MISCELLANEOUS - BRA	<u>286.42</u>	<u>286.42</u>
TOTAL EXPENSES	<u>18,521.67</u>	<u>173,833.93</u>
EXCESS REVENUE OVER EXPENSE	<u><u>\$ 21,021.00</u></u>	<u><u>(\$ 13,291.18)</u></u>

BROWNFIELD REDEVELOPMENT AUTHORITY
General Ledger
For the Period From Dec 1, 2016 to Dec 31, 2016

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Account Description							
1010-BRA-000	12/1/16			Beginning Balance			10,748.34
CHECKING ACCOUNT	12/1/16	1361	CDJ	Envirologic Technologies Inc.		21,676.97	
	12/2/16	ASAP Grant	GENJ	ASAP Grant Payment deposit- Envirologic exp	21,676.97		
	12/29/16	1362	CDJ	The Enterprise Group of Jackson		286.42	
	12/29/16	1363	CDJ	MLive Media Group		369.55	
				Current Period Change	21,676.97	22,332.94	-655.97
	12/31/16			Ending Balance			10,092.37
1020-BRA-000	12/1/16			Beginning Balance			48,823.24
TIF ACCOUNT	12/1/16	1025	CDJ	Envirologic Technologies Inc.		28.75	
				Current Period Change		28.75	-28.75
	12/31/16			Ending Balance			48,794.49
1025-BRA-000	12/1/16			Beginning Balance			39,381.72
CHECKING ACCOUNT- ZM BCRLF	12/1/16	1061	CDJ	The Enterprise Group of Jackson		5,743.98	
	12/1/16	ZM- Nov15	GENJ	Zimmer Marble- Nov 2015 pmt	2,961.39		
				Current Period Change	2,961.39	5,743.98	-2,782.59
	12/31/16			Ending Balance			36,599.13
1105-BRA-000	12/1/16			Beginning Balance			
A/R GENERAL	12/31/16	YE JE01	GENJ	To accrue 2016 Grant Revenue received in 2016	17,865.70		
				Current Period Change	17,865.70		17,865.70
	12/31/16			Ending Balance			17,865.70
1150-BRA-000	12/1/16			Beginning Balance			35,536.68
SHORT TERM REC - ZM	12/31/16			Ending Balance			35,536.68
1205-BRA-000	12/1/16			Beginning Balance			559,703.31
NOTE REC - ZM BCRLF	12/1/16	ZM- Nov15	GENJ	Zimmer Marble- Nov 2015 pmt		2,961.39	

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
				Current Period Change		2,961.39	-2,961.39
	12/31/16			Ending Balance			556,741.92
2005-BRA-000	12/1/16			Beginning Balance			-27,449.70
A/P GENERAL	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2872	3,923.98		
	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2873	7,564.01		
	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2867	8,625.23		
	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2871	573.75		
	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2870	373.75		
	12/1/16	1361	CDJ	Envirologic Technologies Inc. - Invoice: 2868	616.25		
	12/1/16	1025	CDJ	Envirologic Technologies Inc. - Invoice: 2869	28.75		
	12/1/16	1061	CDJ	The Enterprise Group of Jackso - Invoice: 175	5,743.98		
	12/1/16	#20023640	PJ	MLive Media Group		369.55	
	12/9/16	2987	PJ	Envirologic Technologies Inc.		318.75	
	12/9/16	2986	PJ	Envirologic Technologies Inc.		143.75	
	12/9/16	2985	PJ	Envirologic Technologies Inc.		501.25	
	12/9/16	2984	PJ	Envirologic Technologies Inc.		2,977.77	
	12/9/16	2988	PJ	Envirologic Technologies Inc.		5,014.61	
	12/9/16	2979	PJ	Envirologic Technologies Inc.		2,456.44	
	12/9/16	2983	PJ	Envirologic Technologies Inc.		3,453.13	
	12/9/16	2982	PJ	Envirologic Technologies Inc.		3,000.00	
	12/19/16	Brnflid_101	PJ	The Enterprise Group of Jackso		286.42	
	12/29/16	1362	CDJ	The Enterprise Group of Jackso - Invoice: Brnflid_101	286.42		
	12/29/16	1363	CDJ	MLive Media Group - Invoice: #20023640	369.55		
				Current Period Change	28,105.67	18,521.67	9,584.00
	12/31/16			Ending Balance			-17,865.70
2025-BRA-000	12/1/16			Beginning Balance			-117,500.00
COUNTY OF JACKSON LOAN	12/31/16			Ending Balance			-117,500.00

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
3005-BRA-000 UNRESTRICTED FUND EQUITY	12/1/16			Beginning Balance			-583,555.77
	12/31/16			Ending Balance			-583,555.77
4815-BRA-000 EPA ASSESSMENT GRANT	12/1/16			Beginning Balance			-89,813.72
	12/2/16	ASAP Grant	GENJ	ASAP Grant Payment deposit- Envirologic exp		21,676.97	
	12/31/16	YE JE01	GENJ	To accrue 2016 Grant Revenue received in 2016		17,865.70	
	12/31/16			Current Period Change Ending Balance		39,542.67	-39,542.67 -129,356.39
4825-BRA-000 TIF INCOME	12/1/16			Beginning Balance			-31,186.36
	12/31/16			Ending Balance			-31,186.36
5100-BRA-000 STAFF TIME - BCRLF REPAYMENT	12/1/16			Beginning Balance			9,802.00
	12/31/16			Ending Balance			9,802.00
5710-BRA-000 CONSULTING - BRA - BCRLF	12/1/16			Beginning Balance			113,546.94
	12/9/16	2987	PJ	Envirologic Technologies Inc. - Programmatic Activities, thru 11/30/16; Haz portion	159.38		
	12/9/16	2987	PJ	Envirologic Technologies Inc. - Programmatic Activities, thru 11/30/16; Pet. portion	159.37		
	12/9/16	2986	PJ	Envirologic Technologies Inc. - OIM Project, w/o#60, thru 11/30/16; Pet. exp	143.75		
	12/9/16	2985	PJ	Envirologic Technologies Inc. - RTD Bldg, w/o#61, services thru 11/30/16; Pet. exp.	501.25		
	12/9/16	2984	PJ	Envirologic Technologies Inc. - Ultimate Auto project, w/o#66, services thru 11/30/16; Haz.exp	1,488.89		

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	12/9/16	2984	PJ	Envirologic Technologies Inc. - Ultimate Auto project, w/o#66, services thru 11/30/16; Pet.exp	1,488.88		
	12/9/16	2988	PJ	Envirologic Technologies Inc. - MIHI Project, w/o#67, services thru 11/30/16; Haz.exp	5,014.61		
	12/9/16	2979	PJ	Envirologic Technologies Inc. - Fairgrounds, w/o#68, services thru 11/30/16; Pet.exp	2,456.44		
	12/9/16	2983	PJ	Envirologic Technologies Inc. - KD's Tire, w/o#65&69, services thru 11/30/16; Pet.exp.	3,453.13		
	12/9/16	2982	PJ	Envirologic Technologies Inc. - Jxn Gospel Hall Church, w/o#70, services thru 11/30/16; Haz.exp	3,000.00		
				Current Period Change	17,865.70		17,865.70
	12/31/16			Ending Balance			131,412.64
5715-BRA-000	12/1/16			Beginning Balance			
LEGAL - BRA	12/1/16	#20023640	PJ	MLive Media Group - Public hearing notice for amended Brnflid Plan for 221 Mill St; Pet exp	369.55		
				Current Period Change	369.55		369.55
	12/31/16			Ending Balance			369.55
6005-BRA-000	12/1/16			Beginning Balance			31,963.32
TIF REIMBURSEMENT EXP - BRA	12/31/16			Ending Balance			31,963.32
9010-BRA-000	12/1/16			Beginning Balance			
MISCELLANEOUS - BRA	12/19/16	Brnflid_101	PJ	The Enterprise Group of Jackso - Reimburse expenses for Brownfield 101 Training, refreshments 7/28 & 11/4 session; Pet exp	143.21		
	12/19/16	Brnflid_101	PJ	The Enterprise Group of Jackso - Reimburse expenses for Brownfield 101 Training, refreshments 7/28 & 11/4 session; Haz exp	143.21		
				Current Period Change	286.42		286.42

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Account Description	12/31/16			Ending Balance			286.42



February 2, 2017 Invoice and Grant Activity Report

EPA Assessment - Hazardous Grant ACTIVITIES:

FUND CATEGORY	AMOUNT
Revenue	
US EPA Assessment Grant – Hazardous Portion	\$200,000.00
Expenses: <i>Envirologic: Work Order #67 for MIHI through December 31, 2016:</i>	\$7,916.92
Total: <i>Spent thru December 31, 2016</i>	\$7,916.92 \$41,041.37
Available Grant Total:	\$158,958.63

EPA Assessment - Petroleum Grant ACTIVITIES:

FUND CATEGORY	AMOUNT
Revenue	
US EPA Assessment Grant – Petroleum Portion	\$200,000.00
Expenses: <i>Envirologic: Work Order #65 and #69 for KD Tire through December 31, 2016:</i>	\$12,497.90
<i>Envirologic: Work Order #60 for Old Irish Mill Brownfield Plan/Act 381 Work Plan through December 31, 2016</i>	\$ 732.50
Total: <i>Spent thru December 31, 2016</i>	\$13,230.40 \$118,254.30
Available Grant Total:	\$81,745.70

ZM BCRLF LOAN STATUS/ACTIVITIES:

FUND CATEGORY	AMOUNT
Revenue	
Original Zimmer Marble BCRLF Loan <i>Balance as of 01/04/17: \$589,317.21</i>	\$800,000.00 (<i>Current through 01/01/2016</i>)
Expenses: <i>The Enterprise Group of Jackson, Inc. for JCBRA Staff Time Spent November 1, 2016 through December 31, 2016</i>	\$1,530.68 (<i>2016 Total = \$11,332.68</i>)
Total:	\$1,530.68

TIF Account Expenses:

Envirologic: TIF Capture related expenses through October 30, 2016 (missed this invoice): \$157.50

Total amount to be approved by the JCBRA Board of Directors on 2/02/17: \$22,835.50

Jackson County Brownfield Redevelopment Authority
 U.S. EPA Brownfield Hazardous Substances Assessment Grant
 Budget Summary through 12/31/16

Project	WO #	Task #	Site/Phase	Hazardous Substances Budget Estimates	Total HS Budget Expended	Petroleum Budget Estimates	Total Petro Budget Expended	Total Budget Remaining	Task Completed
			Initial Grant Award	\$ 200,000.00	\$ -	\$ 200,000.00	\$ -	\$ -	
County		4	Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	
County		4	Travel	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00	
County		4	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	
County		4	Other (printing & postage)	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	
County Subtotal				\$ 2,500.00	\$ -	\$ -	\$ -	\$ 3,500.00	
Contractual - Envirologic Technologies, Inc				\$ 197,500.00	\$ -	\$ 197,500.00	\$ -	\$ -	
150345		4	General Programmatic Expenses	\$ 2,000.00	\$ 738.13	\$ 2,000.00	\$ 738.13	\$ 2,523.75	
150319	53	2	QAPP	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	
150273	52	4	MDEQ Meeting	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	
	57	2	VI Sampling and DDCC	\$ 18,600.00	\$ -	\$ -	\$ -	\$ -	
150338	54	2	VI Sampling and DDCC	\$ -	\$ -	\$ 8,500.00	\$ 8,458.24	\$ -	
150380	58	2	Apollo Express	\$ -	\$ -	\$ 21,250.00	\$ 16,536.51	\$ 4,713.49	
150339	55	1	Kelsey Hayes Site	\$ 2,500.00	\$ 2,492.11	\$ -	\$ -	\$ 7.89	
150320	56	4	Community Engagement	\$ 4,750.00	\$ 2,841.88	\$ 4,750.00	\$ 2,841.88	\$ 3,816.25	
150421	59	1	Book Exchange Phase I ESA	\$ -	\$ -	\$ 6,000.00	\$ 2,730.50	\$ 539.00	
		2	Book Exchange BEA	\$ -	\$ -	\$ -	\$ 1,365.25	\$ -	
		3	Book Exchange DDCC	\$ -	\$ -	\$ -	\$ 1,365.25	\$ -	
160101	60	3	BF Plan for OIM	\$ -	\$ -	\$ 13,000.00	\$ 8,865.00	\$ 4,135.00	
160171	62	1	Fairgrounds Phase I ESA	\$ -	\$ -	\$ 7,000.00	\$ 7,017.18	\$ -	
	68	2	Phase II ESA	\$ -	\$ -	\$ 16,000.00	\$ 9,820.45	\$ (17.18)	
160204	61	1	RTD Phase I ESA	\$ -	\$ -	\$ 3,000.00	\$ 2,993.01	\$ 6.99	
		2	RTD Phase II ESA, BEA DDCC	\$ -	\$ -	\$ 17,000.00	\$ 15,473.13	\$ 1,526.87	
160251	64	2	Ultimate Auto Phase II ESA, BEA, DDCC	\$ 11,500.00	\$ 11,499.95	\$ 11,500.00	\$ 11,499.95	\$ 0.11	
	66	3	Cleanup Planning - Septic System	\$ 1,500.00	\$ 1,488.94	\$ 1,500.00	\$ 1,488.94	\$ 22.12	
160314	65	1	KD's Tire and Automotive - Phase I ESA	\$ -	\$ -	\$ 3,000.00	\$ 2,996.58	\$ 3.42	
	65 and 69	2	Phase II ESA and UST Removals	\$ -	\$ -	\$ 34,800.00	\$ 21,579.68	\$ 13,220.32	
	65	3	BEA and DDCC	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	
160341	67	1	MIHI - Phase I ESA	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	
		2	Phase II ESA, BEA, DDCC	\$ 13,850.00	\$ 13,855.51	\$ -	\$ -	\$ -	
160383	70	1	Jackson Gospel Hall Church	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	
Envirologic Totals				\$ 63,700.00	\$ 40,416.51	\$ 153,800.00	\$ 117,269.67	\$ 17,274.29	
Envirologic Contract Budget Remaining				\$ 157,083.50	\$ 80,230.34	\$ -	\$ -	\$ -	
Notes:									

TASK 1 Phase I ESAs
 TASK 2 Phase II ESAs, QAPP, BEAs
 TASK 3 BF Plans and Cleanup Planning (DDCC, RAPs, etc.)
 TASK 4 Community Outreach, Programmatic and Travel



Date: January 25, 2017

To: Jackson County Brownfield Redevelopment Authority (JCBRA) Members

From: Amy L. Torres, JCBRA Executive Director

CC: David Stegink, Envirologic Technologies
Tim Rogers, EG President & CEO
John Carr, JANX
Amy Gilpin, Production Realty

Re: Consideration for Grant Funding – 8500 E. Michigan Avenue, Parma, MI – Work Order (WO) #71 – Applicant: JANX-Ray Services, Inc.

An application was withdrawn by a potential purchaser of this property at the Jackson County Brownfield Redevelopment Authority's January 5, 2017 meeting. Subsequent to the meeting, at their request, the Seller's realtor was provided with the Work Order which had been drawn up for the previous application. There is continued interest from a couple parties in the property, and the Seller has now submitted an application to take the necessary steps to make the property more marketable for reuse by a purchaser. The Seller's March 25, 2008 BEA was shared with JCBRA staff and Envirologic as part of the application.

Work Order #71 has been revised from the first draft to include additional information and an opportunity for phasing of some of the work. It also provides for eligible cleanup planning to address potential indoor air inhalation concerns by proposing two phases of indoor air quality sampling. Results of the separate samplings could result in either a determination that the current building slab and HVAC characteristics inhibit vapor intrusion; or that an engineered system may be necessary. If an engineered system is required, the sampling, testing, data compilation and cleanup planning resulting from this Work Order #71 will contribute to the design and engineering of an effective ventilation system to allow building use, the cost of which would not be an eligible cost with the JCBRA's EPA Grant.

This application is somewhat unique, in that we routinely deal with a prospective buyer as the applicant with an anticipated "project" attached to the application to include job growth and retention numbers, as well as investment. We normally have the applicant sign a reimbursement agreement, which requires repayment of the JCBRA grant funds, should the applicant decide not to purchase the property, providing for fund sustainability.

In this case, and because there is potential for challenges on the site, the typical Reimbursement Agreement (RA) requiring repayment if the applicant decides not to go through with a purchase of property does not apply. We have had discussions regarding revision of the RA language to speak to “completion of a project” rather than “purchase the property”. Again, there is no project involved. An alternative could be to require repayment if the property is not sold within a defined timeframe, however, timing and the market has a great influence on commercial property sales. Development Agreements (DA) can be very challenging and expensive to enforce, particularly for an Authority without legal staff. A lot of cities enlist DAs for development projects, but they also have legal staff to rely on when it comes to enforcement and/or litigation.

Rather than an Agreement, staff would recommend consideration of the following alternatives as you deliberate this application:

1. Use of the EPA Grant funds to pay the entire cost of WO #71 at \$24,000 from the Hazardous Substances Grant (if deemed eligible). This project does not envision taxable development, therefore, a Brownfield Plan is not feasible to use tax increment to refund JCBRA funds expended, therefore, this alternative is probably not the first choice of the JCBRA to ensure funding sustainability.
2. Phasing of WO #71, so that only funding for the Eligibility Submission and Review of Existing Data (\$2,000), and the Assessment to Support Cleanup Planning including indoor air sampling, single event, reporting, etc. (\$8,000) be approved at this time. That effort will take 30 days from authorization and eligibility, so additional funding could be considered at the next or a future JCBRA meeting. Still remaining would be the second indoor air sampling/reporting (\$6,000) and Soil transmissivity, if needed (\$8,000).
3. Authorize the entire WO with cost sharing so that the JCBRA would fund 50% of the entire WO (\$12,000 – half of \$24,000), to include the activities described in #2 above (\$10,000) plus \$2,000 toward the remaining activities. The applicant would fund the remaining activities by paying up-front to the JCBRA (\$12,000), which staff would then use to pay the invoices for completion of the project. Any unused funds if the project comes in less than budget would be returned to the applicant.
4. Other alternatives?

We should also consider that if a system is required, the applicant will have design and engineering costs for the system, plus purchase and installation costs, which Dave has previously estimated at not less than \$50,000, which cannot be funded through the EPA grant funds.

Considering the project application, and the attached evaluation criteria, staff recommends that the **Jackson County Brownfield Redevelopment Authority choose their preferred grant funding alternative to approve Work Order #71 (or a portion thereof) to authorize Envirologic Technologies to complete activities as described in its Scope of Work on behalf of the applicant(s).**

/alt

- Strength of Business Plan, financial commitments, architectural plans and/or market analysis
Seller lost an opportunity to sell the building due to environmental issues. Seller is now the applicant and wishes to market the building with the environmental concerns addressed.

- Amount of property tax to be generated
This is a transactional project to facilitate a sale to an unknown party at this time, although we have been made aware there is interest in the property. Therefore, until the property is sold, there is no project identified, nor an estimate of property tax to be generated, if any.

- Amount of investment
This is a transactional project to facilitate a sale to an unknown party at this time, although we have been made aware there is interest in the property. Therefore, until the property is sold, there is no project identified, nor an estimate of investment, if any.

- Business expansion, job retention, job creation
This is a transactional project to facilitate a sale to an unknown party at this time, although we have been made aware there is interest in the property. Therefore, until the property is sold, there is no project identified.

- Location, proximity to other Brownfield projects, proximity to Target Area(s), other factors
This property has an extensive history of environmental concerns, documented in a 2008 BEA furnished by the applicant. It is not located within an identified Target Area.

- Extent to which project meets zoning requirements, consistency with Comprehensive Plan/Master Land Use Plan, supported by Local Unit of Government
It is assumed that future purchasers will comply with existing zoning, or seek rezoning if necessary. It is currently assumed to be zoned Industrial use. From an economic development perspective, the applicant's willingness to improve the conditions of the building is an advantage, since there is a limited building inventory and environmental remedies will provide an available building for expansions or relocations, rather than remaining an undesirable purchase due to unknown conditions.

- For residential projects, the extent to which the project is consistent with community housing strategies, creates mixed use redevelopment, creates downtown housing opportunities
n/a

- Extent to which environmental conditions are alleviated
Through the exercise of selling the building, the applicant is pursuing grant funds to assist in evaluating and preparing for necessary remedies, should the indoor air inhalation be a factor for future use of the building.

- Liability status of the applicant, eligibility of the property and proposed activities
Application indicates the applicant(s) is not a liable party, and they provided staff and Envirologic with their 2008 BEA.

- Adoption of Sustainability features, creation of greenspace, preservation of valuable greenspace, energy conservation measures, alternative energy techniques, other unique environmental factors.
n/a – building sale only.



Brownfield Redevelopment Authority
Of Jackson County

Served By The Enterprise Group

JACKSON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PROPOSED PROJECT APPLICATION

The Jackson County Brownfield Redevelopment Authority administers several Brownfield Redevelopment programs in Jackson County. Funding may be available for certain eligible activities including: Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Due Care Plans, Clean-up Planning, and Cleanup activities. This application is also used for those projects where a Brownfield Tax Credit is being sought and enrollment in the County's Brownfield Plan is necessary.

This application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Jackson County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration are listed on page 4 of this application. Based on a review of your completed application, we will contact you within ten (10) business days to discuss the next steps in the process or if we need additional information.

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1. Date of Application: Jan 18, 2017

Business Information:

2. Name of Applicant: JAN X-ray Services, Inc

3. Business Address: 8500 E. Michigan Parma MI 49269

4. Business Telephone Number: 517-531-8210

5. Contact Person(s): John Carr Title: VP

6. Contact Person(s) Telephone Number: 517-395-9797

7. Contact Person(s) Fax Number: 517-531-3911

8. Contact Person(s) Email Address: john.carr@applusrtd.com

9. Entity Type: Proprietorship Partnership Corporation
 Other (specify): _____

10. Describe nature and history of business: Jan X-Ray Services, Inc. has been in the industrial testing and inspection business since 1981.
11. List similar projects developed over the last five years (if any): n/a

12. Key Project Contacts: For assistance with all matters contact Daniella Pacitti <Daniella.Pacitti@ApplusRTD.com>
 Bank/Financing: _____

Attorney: _____

Accountant: _____

Others: _____

Proposed Project Site Information:

1. Address(es): 8500 E. Michigan Parma, MI 49269
2. Tax I.D.(s) (If known): 38-2350307
3. Present Owner(s): Jan X-Ray Services, Inc. is an Applus+ Company.
4. Date Present Owner(s) Acquired Property (If known): _____
5. Does applicant have land control:
 No
 Yes
 If yes, please describe (owner, lessee, option or purchase agreement, etc.):
owner

6. Does the project comply with local zoning and other land use requirements? No Yes

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

7. Any currently known environmental issues? Property owner has been advised that historical contamination on site may affect indoor air quality. Owner wishes to assess indoor air quality to determine remedies that will be required.
8. Is applicant a liable party for environmental issues at site? No Yes
9. Is access to site permitted? No Yes

10. Project type: New Relocation Expansion Rehabilitation Other

11. Project Size: Parcel size (acres): 3.99 acres

Existing building area (square feet): 20,418

New building area (square feet): n/a

12. Is project in one of the following (please check those that apply)

- | | |
|---|---|
| <input type="checkbox"/> Downtown Development District | <input type="checkbox"/> Renaissance Zone |
| <input type="checkbox"/> Local Development Finance Authority District | <input type="checkbox"/> Smart Zone |
| <input type="checkbox"/> Other Special Assessment Taxing Jurisdiction | |

13. Project timeline (Proposed or Actual):

Start date: ASAP Completion Date: ASAP

14. Additional materials (Please check those items that are available and attach to your application, if possible)

- | | | |
|--|---|---|
| <input type="checkbox"/> Business Plan | <input type="checkbox"/> Financial Commitments | <input type="checkbox"/> Architectural/Site Plans |
| <input type="checkbox"/> Market Analysis | <input checked="" type="checkbox"/> Environmental Information/Reports | |

Tax Base Information:

15. Total Investment Anticipated: \$ UNKNOWN

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

16. Activities for which potential support is sought:

- | | | | | |
|---|---|---|--|---|
| <input checked="" type="checkbox"/> Phase I ESA | <input checked="" type="checkbox"/> Phase II ESA | <input checked="" type="checkbox"/> BEA | <input checked="" type="checkbox"/> Due Care | <input checked="" type="checkbox"/> Clean-up Planning |
| <input type="checkbox"/> Brownfield Tax Credit | <input checked="" type="checkbox"/> Clean-up (describe) | <input type="checkbox"/> Other (describe) | | |

(previous BEA's were completed) Depending on results, clean up systems to protect air quality may be needed.

17. Current Taxable Value: \$ 157,658

18. Estimated Taxable Value after Project Completion: \$ 215,672 (2016 Assessed value)

Employment Information:

19. Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 478 FTE Jobs Created: n/a until it sells

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party. Further, I certify that the proposed project will be completed in a manner consistent and compliant with all applicable regulatory requirements:


Signature

1/20/2017
Date

President, Jan X-ray services, Inc.
Title

If you have questions regarding the application, please contact:

*Jackson County Brownfield Redevelopment Authority
Amy Torres, Executive Director
One Jackson Square, Suite 1100
Jackson, Michigan 49201
<Office Phone> (517) 788-4455 x107
<Office Fax> (517) 782-0061
<email> atorres@enterprisegroup.org*

Scope of Services

Contract for Professional Services
Jackson County Brownfield Redevelopment Authority
Applicable to Agreement December 4, 2014
Work Order No. 71 Dated December 28, 2016

Between

JACKSON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
ONE JACKSON SQUARE
JACKSON, MICHIGAN 49201

And

ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject: JANX Holding Inc. Property, 8500 E. Michigan, Sandstone Twp.
Funding: U.S. EPA Assessment Grant (Hazardous Substances)

CLIENT requests that ENVIROLOGIC perform the following in accordance with the terms of the above-referenced Agreement and as described in this "Scope of Services."

ENVIROLOGIC will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

ENVIROLOGIC and CLIENT have designated the following representatives for this "Scope of Services:"

Jeffrey C. Hawkins / David A. Stegink
Name (ENVIROLOGIC)

(269) 342-1100
Phone

Amy L. Torres, Executive Director
Name (CLIENT)

(517) 788-4455

If CLIENT accepts this Scope of Services, please sign this Work Order on behalf of CLIENT and return to the ENVIROLOGIC Representative above.

ACCEPTED AND AGREED TO:

JACKSON COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By: Amy L. Torres
Title: Executive Director

By: David A. Stegink
Title: Associate Vice President

Signature: _____

Signature: _____

Date: _____

Date: _____

I. SCOPE OF WORK

Background

The property at 8500 E. Michigan Avenue in Sandstone Township has been used for industrial purposes since 1961. Occupants have included Universal Vise & Tool, Parma Manufacturing, JanX, and Hendrickson Machine. Environmental assessment activities in 1994 identified chlorinated solvents in soil. From 2000 to 2004, the State of Michigan funded additional assessment work. A septic tank and leach field on the east side of the building was identified as a source of the contamination. In 2002, a small volume of contaminated soil was removed from the area which at that time, removed contaminants to levels that were acceptable to protect direct contact and indoor air inhalation exposure pathways. In 2006, the State of Michigan conducted an extensive groundwater investigation of the site identifying various solvents in groundwater at the property. The site utilizes a private water well to supply water and previous consultants have recommended sampling the drinking water well. No water well sampling data has been provided to Envirologic at this time.

The purpose of the work activities in this Work Order is to assist the current property owner in evaluating the environmental conditions of the property so that it is a marketable property for re-use by others. Specifically, this work order intends to address the concerns that residual volatile organic compounds remaining at the site in soil and groundwater may impact the quality of indoor air. Since the previous assessment and cleanup was completed, the State of Michigan has significantly changed the regulatory process for evaluating indoor air risks presented by chlorinated solvents in soil or groundwater. The levels of contamination remaining after the limited cleanup in 2002 far exceed today's evaluation criteria.

Scope of Work

Envirologic will secure eligibility for the project site.

Envirologic will review existing environmental investigation reports and assemble a site plan showing all of the previous data regarding volatile organic compound contamination.

We propose to sample the interior air quality. Envirologic will inspect the building to evaluate building additions, air flows, HVAC system components, and other factors that impact indoor air sampling. We will deploy Summa Canisters equipped with a flow regulator calibrated to collect air samples over a specific period of time. At this time we believe a minimum of six samples and as many as nine samples would be appropriate. This data will help determine if an engineering system to control vapor intrusion is needed. Typically, multiple sampling events are needed to evaluate air quality under different conditions that affect indoor air quality (i.e., heating season versus cooling season, different atmospheric pressures, temperatures, etc.). Envirologic has provided costs for a second sampling event which would be conducted at a later date. If more than one sampling event shows that indoor air is not affected by contaminant conditions, the data provides a strong indication that the building slab and HVAC characteristics of the building are inhibiting vapor intrusion and would mean that an engineered system may not be necessary.

If the data suggests that indoor air quality is impacted, additional assessment work could include testing soil conditions to help with the design of a sub-slab soil gas ventilation system. A *conceptual scope of work and cost is provided below*. To design a sub-slab ventilation system, it is necessary to understand how easy air flows through sub-slab soil. Envirologic would conduct transmissivity testing of sub-slab soil to determine the influence of various vacuum strengths on air flow under the building slab. The assessment would likely require placement of three temporary sumps in the building to draw air from beneath the slab and testing air pressures at different locations beneath the slab to determine a radius of influence at different air flow rates. This data would then be available to design and engineer an effective ventilation system. The cost of design and engineering is likely not an eligible activity with the U.S. EPA Assessment Grant and alternate funding sources would be needed for such work.

Upon completion of the project, the ACRES database will be updated.

II. COMPENSATION

Compensation for services provided under this Work Order will be invoiced at the rates shown in the Master Services Agreement between ENVIROLOGIC and CLIENT and completed on a time and materials basis. At this time, the soil transmissivity testing is very conceptual based on two days of on site work and limited testing.

Eligibility, Review Existing Data

Professional Services and Expenses.....	<u>\$ 2,000</u>
Subtotal.....	<u>\$ 2,000</u>

Assessment to Support Cleanup Planning

Indoor air sampling, single event, reporting, etc.....	<u>\$ 8,000</u>
Subtotal.....	<u>\$ 8,000</u>

Indoor air sampling, second event, reporting, etc.....	<u>\$ 6,000</u>
Subtotal.....	<u>\$ 6,000</u>

Soil transmissivity, two days, includes equipment, sampling, etc.....	<u>\$ 8,000</u>
Subtotal (conceptual)	<u>\$ 8,000</u>

TOTAL	<u>\$24,000</u>
--------------------	------------------------



III. SCHEDULE

Envirologic will submit an eligibility determination to the U.S. EPA for the use of Hazardous Substances grant funds immediately upon authorization to proceed. Indoor air sampling would be scheduled within two weeks and completed within 30 days of eligibility. The second sampling event would intentionally be scheduled for a time later in the year (i.e., within the next 90 days). The transmissivity testing would be completed after the second sampling event and require 30 days to complete.

H:\Projects\Projects_J\Jackson County BRA\Work Orders\Work Order #71 - Janx Parma Site.docx





Date: January 27, 2017

To: Jackson County Brownfield Redevelopment Authority (JCBRA) Members

From: Amy L. Torres, JCBRA Executive Director

CC: David Stegink, Envirollogic Technologies
Tim Rogers, EG President & CEO
Bruce Ulrich, Jackson Automatic Sprinkler

Re: Consideration for Grant Funding – 8500 E. Michigan Avenue, Parma, MI – Work Order (WO) #72 – Applicant: Revised Application from Jackson Automatic Sprinkler Ltd.

Jackson Automatic Sprinkler’s (JAS) application was withdrawn in January after they withdrew their offer to purchase 8500 E. Michigan due to environmental concerns. They have since been informed by the Seller that they are seeking funding to address those concerns, which is addressed in Work Order #71.

JAS has requested funding once again (revised application) for a Phase I and BEA, in hopes of being able to purchase the building to relocate their business. They are in the process of negotiating another purchase agreement. Because the proposal for indoor air inhalation sampling spans a few months, there is a possibility they may negotiate leasing the building prior to acquisition. Occupation of the building requires a BEA, whether through lease or purchase. Further, since the “project” is the successful relocation of the business due to their need to expand, the Reimbursement Agreement has been modified to release them from repayment once occupancy of the building, either through lease or purchase, is achieved.

Considering their project application, and the attached evaluation criteria, staff recommends that the **Jackson County Brownfield Redevelopment Authority approve Work Order #72 to authorize Envirollogic Technologies to complete a Phase I and Baseline Environmental Assessment (BEA), subject to staff receiving a copy of an executed Purchase Agreement and a signed Reimbursement Agreement; and authorize the Chairman to execute the Reimbursement Agreement.**

/alt

Evaluation Criteria – 8500 E. Michigan Avenue, Parma, MI (Jackson Automated Sprinkler)

- Strength of Business Plan, financial commitments, architectural plans and/or market analysis
JAS is in the process of negotiating another purchase agreement. Because the proposal for indoor air inhalation sampling spans a few months, there is a possibility they may negotiate leasing the building prior to acquisition. The “project” is the successful relocation of the business due to their need to expand, and staff is recommending approval of funding be dependant on receipt of a signed Purchase Agreement.
- Amount of property tax to be generated
The application reflects existing taxable value at \$157,187, going to \$200,000 after project completion.
- Amount of investment
Indicated as \$400,000 on the application.
- Business expansion, job retention, job creation
This is a business expansion from their current location, which is a shared building with another business. The relocation will allow the other business to increase employment by three people, and will retain 15 jobs for the applicant’s companies.
- Location, proximity to other Brownfield projects, proximity to Target Area(s), other factors
This property has an extensive history of environmental concerns, documented in a 2008 BEA furnished by the applicant. It is not located within an identified Target Area.
- Extent to which project meets zoning requirements, consistency with Comprehensive Plan/Master Land Use Plan, supported by Local Unit of Government
The application indicates the current zoning is appropriate for their use.
- For residential projects, the extent to which the project is consistent with community housing strategies, creates mixed use redevelopment, creates downtown housing opportunities
n/a
- Extent to which environmental conditions are alleviated
Through the exercise of selling the building, the Seller is pursuing grant funds to assist in evaluating and preparing for necessary remedies, should the indoor air inhalation be a factor for future use of the building.
- Liability status of the applicant, eligibility of the property and proposed activities
Applicant is not a liable party.
- Adoption of Sustainability features, creation of greenspace, preservation of valuable greenspace, energy conservation measures, alternative energy techniques, other unique environmental factors.
n/a – building sale only.



Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

JACKSON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PROPOSED PROJECT APPLICATION

The Jackson County Brownfield Redevelopment Authority administers several Brownfield Redevelopment programs in Jackson County. Funding may be available for certain eligible activities including: Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Due Care Plans, Clean-up Planning, and Cleanup activities. This application is also used for those projects where a Brownfield Tax Credit is being sought and enrollment in the County's Brownfield Plan is necessary.

This application has been developed for interested parties requesting potential Brownfield funding on a redevelopment project within Jackson County. Project funding will be considered by the Authority on a case-by-case basis considering the merits of the proposed project. Criteria for project consideration are listed on page 4 of this application. Based on a review of your completed application, we will contact you within ten (10) business days to discuss the next steps in the process or if we need additional information.

Please provide information in the areas listed below, if available. (Please attach additional pages if needed)

1. Date of Application: 12/14/2016 1-26-17 (Resubmission)
not per Bruce

Business Information:

2. Name of Applicant: Jackson Automatic Sprinkler Ltd

3. Business Address: 347 E. Main St. Spring Arbor MI 49283

4. Business Telephone Number: 517-750-3136

5. Contact Person(s): Bruce Ulrich Title: president

6. Contact Person(s) Telephone Number: 517-750-3136

7. Contact Person(s) Fax Number: 517-750-3191

8. Contact Person(s) Email Address: bruce@jacksonsprinkler.com

9. Entity Type: Proprietorship Partnership Corporation
 Other (specify): _____

10. Describe nature and history of business: construction install fire sprinklers. JAS has been in Jackson county since around 1945 it has been owned by the Ulrich family since 1982

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

12. Key Project Contacts:

Bank/Financing: Ann Arbor State Bank contact: Erin Nugent 517-917-0912

Attorney: Kurt Parker Abbott, Thomson, Mauldin, Parker & Beer, PLC

Accountant: Joe Boswell Dove, Hickey & Boswell, PLC

Others: _____

Proposed Project Site Information:

1. Address(es): 8500 Michigan Ave Parma MI

2. Tax I.D.(s) (If known): 000-07-33-301-003-00

3. Present Owner(s): Fulbright and Jaworski, LLP

4. Date Present Owner(s) Acquired Property (If known): 2008

5. Does applicant have land control:

No
 Yes

If yes, please describe (owner, lessee, option or purchase agreement, etc.):
purchase agreement

6. Does the project comply with local zoning and other land use requirements? No Yes

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

7. Any currently known environmental issues? yes see attached 2008 phase I ESA

8. Is applicant a liable party for environmental issues at site? No Yes

9. Is access to site permitted? No Yes

10. Project type: New Relocation Expansion Rehabilitation

11. Project Size: Parcel size (acres): 3.99 acres

Existing building area (square feet): 21,000 sq ft.

New building area (square feet): _____

12. Is project in one of the following (please check those that apply) *Note Sure*

- | | |
|---|---|
| <input type="checkbox"/> Downtown Development District | <input type="checkbox"/> Renaissance Zone |
| <input type="checkbox"/> Local Development Finance Authority District | <input type="checkbox"/> Smart Zone |
| <input type="checkbox"/> Other Special Assessment Taxing Jurisdiction | |

13. Project timeline (Proposed or Actual): *(ASAP per PA + Environmental Work)*
Start date: Jan 7 2017 Completion Date: Jan 31 2017
act

14. Additional materials (Please check those items that are available and attach to your application, if possible)

- | | | |
|--|---|---|
| <input type="checkbox"/> Business Plan | <input type="checkbox"/> Financial Commitments | <input type="checkbox"/> Architectural/Site Plans |
| <input type="checkbox"/> Market Analysis | <input checked="" type="checkbox"/> Environmental Information/Reports | |

Tax Base Information:

15. Total Investment Anticipated: \$ 400,000.00

If available, please attach a detailed projection of project costs and proposed funding sources. Categories of costs may include real estate, demolition, environmental, new construction, renovation, new equipment, and other as appropriate.

16. Activities for which potential support is sought:

- | | | | | |
|---|--|---|--|--|
| <input checked="" type="checkbox"/> Phase I ESA | <input checked="" type="checkbox"/> Phase II ESA | <input checked="" type="checkbox"/> BEA | <input checked="" type="checkbox"/> Due Care | <input type="checkbox"/> Clean-up Planning |
| <input checked="" type="checkbox"/> Brownfield Tax Credit | <input type="checkbox"/> Clean-up (describe) | <input type="checkbox"/> Other (describe) | | |

17. Current Taxable Value: \$ 157,187.00

18. Estimated Taxable Value after Project Completion: \$ 200,000.00

Employment Information:


19. Full Time Equivalent (FTE) Employees:

FTE Jobs Retained: 15 FTE Jobs Created: _____

I certify that the foregoing is true and accurate to the best of my knowledge and that I am hereby authorized to submit this application on behalf of the proposed project and requesting party. Further, I certify that the proposed project will be completed in a manner consistent and compliant with all applicable regulatory requirements:



Signature

~~12-14-2016~~ 1-28-17 (Resubmission)
Date 

preside

Title

If you have questions regarding the application, please contact:

***Jackson County Brownfield Redevelopment Authority
Amy Torres, Executive Director
One Jackson Square, Suite 1100
Jackson, Michigan 49201
<Office Phone> (517) 788-4455 x107
<Office Fax> (517) 782-0061
<email> atorres@enterprisegroup.org***

Jackson Sprinkler is currently at 347 E. main St. in Spring Arbor. We share a building with D&H Fire suppression, Cascade Sprinkler Inspection, and Fire Fabrication and Supply. Fire Fabrication and Supply is growing and needs more space so we are moving Jackson Sprinkler, D&H, and Cascade Inspection to a new facility. this move will create a couple of new jobs at Fire Fabrication and Supply. the new facility will house Jackson Sprinkler, D&H, and Cascade inspection. the new jobs to be filled are sprinkler system engineer, inside sales, shop labor.

Scope of Services

Contract for Professional Services
Jackson County Brownfield Redevelopment Authority
Applicable to Agreement December 4, 2014
Work Order No. 72 Dated January 27, 2017

Between

JACKSON COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (CLIENT)
ONE JACKSON SQUARE
JACKSON, MICHIGAN 49201

And

ENVIROLOGIC TECHNOLOGIES, INC. (ENVIROLOGIC)
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048

Subject: JANX Holding Inc. Property, 8500 E. Michigan, Sandstone Twp.
Funding: U.S. EPA Assessment Grant (Hazardous Substances)

CLIENT requests that ENVIROLOGIC perform the following in accordance with the terms of the above-referenced Agreement and as described in this "Scope of Services."

ENVIROLOGIC will begin work on this Work Order and complete the services as described in the attached "Scope of Services."

ENVIROLOGIC and CLIENT have designated the following representatives for this "Scope of Services:"

Jeffrey C. Hawkins / David A. Stegink
Name (ENVIROLOGIC)

(269) 342-1100
Phone

Amy L. Torres, Executive Director
Name (CLIENT)

(517) 788-4455

If CLIENT accepts this Scope of Services, please sign this Work Order on behalf of CLIENT and return to the ENVIROLOGIC Representative above.

ACCEPTED AND AGREED TO:

JACKSON COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY (CLIENT)

ENVIROLOGIC TECHNOLOGIES, INC.

By: Amy L. Torres
Title: Executive Director

By: David A. Stegink
Title: Associate Vice President

Signature: _____

Signature: _____

Date: _____

Date: _____

I. SCOPE OF WORK

Background

The property at 8500 E. Michigan Avenue in Sandstone Township has been used for industrial purposes since 1961. Occupants have included Universal Vise & Tool, Parma Manufacturing, JanX, and Hendrickson Machine. Environmental assessment activities in 1994 identified chlorinated solvents in soil. From 2000 to 2004, the State of Michigan funded additional assessment work. A septic tank and leach field on the east side of the building was identified as a source of the contamination. In 2002, a small volume of contaminated soil was removed from the area which at that time, removed contaminants to levels that were acceptable to protect direct contact and indoor air inhalation exposure pathways. In 2006, the State of Michigan conducted an extensive groundwater investigation of the site identifying various solvents in groundwater at the property.

Scope of Work

The purpose of this work is intended to assist a prospective tenant/purchaser in liability protection efforts. The Seller intends to assist in understanding and evaluating acceptable means to control certain due care issues related to the potential for vapor intrusion (Work Order #71).

Envirologic proposes to complete a Phase I Environmental Site Assessment compliant with the ASTM E1527-13 standard and the U.S. EPA rules for All Appropriate Inquiry. In addition, Envirologic will prepare a Baseline Environmental Assessment to provide protection to the party both as a potential lessee (operator) and as a prospective purchaser of the property.

Upon completion of the project, the ACRES database will be updated.

II. COMPENSATION

Compensation for services provided under this Work Order will be invoiced at the rates shown in the Master Services Agreement between ENVIROLOGIC and CLIENT and completed on a time and materials basis Not To Exceed the following amount.

<i>Phase I Environmental Site Assessment and Baseline Environmental Assessment</i>	
Professional Services and Expenses.....	<u>\$ 5,000</u>
Total	<u>\$ 5,000</u>

III. SCHEDULE

Envirologic will submit an eligibility determination to the U.S. EPA for the use of Hazardous Substances grant funds immediately upon authorization to proceed. The Phase I ESA would be completed three weeks from receipt of an affirmative eligibility determination. A Baseline Environmental Assessment would be completed within a week of completing the Phase I ESA.





Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement is made as of February 2, 2017, by and between Jackson Automatic Sprinkler, Ltd. (Applicant") and The Jackson County Brownfield Redevelopment Authority (the "Authority").

The Applicant has applied to the Authority for funding under the Brownfield Assessment Grant received by the Authority from the United States Environmental Protection Agency (the "Funds"). The Applicant desires to use the Funds to pay for the costs of a Phase I Environmental Site Assessment and a Baseline Environmental Assessment (the "Costs") as outlined in Work Order #72 to be incurred in connection with the Applicant's proposed occupancy either through lease or acquisition of 8500 E. Michigan Avenue, Parma, Michigan 49269 (Parcel ID 000-07-33-301-003-00), currently owned by JANX Holding Inc. (the "Site"). If the Authority grants the application request of the Applicant, the Authority may incur Costs, or obligate itself to incur Costs, on behalf of the Applicant. To induce the Authority to act favorably on the Applicant's application and assure the Authority that the Applicant will reimburse the Authority for any Costs incurred by it if Applicant does not consummate occupancy of the Site, the Applicant and Authority are hereby entering into this Reimbursement Agreement.

Accordingly, the Applicant and the Authority, in consideration of the foregoing premises and for other good and valuable consideration, hereby agree as follows, intending to be legally bound:

1. Agreement to Reimburse Authority. If the Authority incurs Costs on behalf of the Applicant with respect to the Site, and if the Applicant elects not to consummate the occupancy of the Site through lease or purchase for any reason, the Applicant will reimburse the Authority for all such Costs incurred by the Authority related to Work Order #72.

2. Reimbursement Procedure. The Authority may request reimbursement of Costs at any time after the Authority determines in its reasonable judgment that the Applicant has elected not to consummate occupancy of the Site. Such request shall be in writing and shall be accompanied by receipts or other documentation reasonably sufficient to establish the veracity and amount of the Costs being requested for reimbursement. The Applicant shall reimburse the Authority within 30 days after receiving a valid written request for reimbursement.

3. Effective Time; Termination. This Agreement shall govern and become operative if and when the Applicant's application for Funds is approved and the Authority incurs Costs; the Agreement shall then continue in full force and effect until the earlier of (i) acquisition of the Site by Applicant or (ii) reimbursement of all Costs by Applicant. If Applicant's application is not approved or the Authority does not incur any Costs with respect thereto, this Agreement shall be null, void and of no further effect.

4. Miscellaneous. This Agreement: shall be governed by the internal laws of the State of Michigan; may be signed in one or more counterparts, each of which shall be enforceable as an original; may only be amended by further written agreement of the Authority and the Applicant; is intended to be legally binding on the parties and their successors and assigns; and constitutes the entire understanding of the parties with respect to its subject matter.

In witness of their agreement to be legally bound by the terms of this Reimbursement Agreement, the Authority and the Applicant have set forth their signatures below by their duly authorized representatives.

JACKSON COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

By: _____
James R. Dunn, Its Chairman,
pursuant to motion of the Authority dated 2/2/17

JACKSON AUTOMATIC SPRINKLER LTD

By: _____
Bruce Ulrich, Its President