



GRETCHEN WHITMER
GOVERNOR

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



LIESL EICHLER CLARK
DIRECTOR

May 14, 2020

Ms. Anne Jamieson, Director
Grand Traverse County Brownfield Redevelopment Authority
400 Boardman Avenue
Traverse City, Michigan 49684

Dear Ms. Jamieson and the Grand Traverse County Brownfield Redevelopment Authority:

SUBJECT: Revised Approval
Act 381 Work Plan Review for West End Riverfront Project, 305 West Front Street,
Traverse City, Michigan, Grand Traverse County
Tracking code: 2020-2431

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division, approved the above referenced Work Plan on March 25, 2020, pursuant to the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (Act 381).

The approval letter referenced the requirement of Section 13b(14) of Act 381, which states that for every year of school tax capture, fifty percent of the state education tax (SET) collected shall be remitted to the State Brownfield Redevelopment Fund. However, as the adoption of the brownfield plan for this project predated the requirement in Act 381 to capture fifty percent of the SET, that requirement is not applicable to this project. Therefore, you are not required to submit fifty percent of the SET to the State Brownfield Redevelopment Fund for this project.

Please update your records accordingly. The activities, costs, and other aspects of EGLE's approval remains unchanged.

If you have any questions regarding these changes, please reach out to the following:

- Dave Maynard at 231-876-4451 or MaynardD@Michigan.gov.
- Julie Lowe at 989-619-0617 or LoweJ2@Michigan.gov.

Sincerely,

Carrie Geyer
Manager
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Mr. Rob Garza, Michigan Economic Development Corporation
Mr. Eric Helzer, ARS Consulting
Mr. Steve Kitler, EGLE
Mr. Ryan Londrigan, EGLE
Ms. Julie Lowe, EGLE
Mr. Dave Maynard, EGLE
Tracking code #2020-2431

**Table 1. Act 381 Predevelopment and EGLE-Approved Activities
for the
1140 Broadway Project
APPROVAL DATE: January 16, 2020**

Proposed Eligible Activity		Approved Costs (02.05.2018 submittal)	Approved Costs (11.09.2018 submittal)	Revised Total Approved Costs (01.16.2020)
EGLE Approved Activities				
Due Care Compliance Activities INCLUDING:				
	Investigation, Documentation + Plans, Fence Repair, Install Vapor Mitigation Controls, Prevention of Exacerbation and Human Exposure - Utilities, Abandon existing monitoring wells, Track out and dust control, Project field monitoring and management	\$1,145,025		\$1,145,025
	Management and disposal of Contaminated soils	\$2,534,000		\$2,534,000
	Dewatering - Redesign of Utilities and Foundations to avoid cost-prohibitive dewatering of Contaminated Groundwater classified as a Listed Hazardous Waste		\$410,054	\$410,054
	Response Activities (Installation of PRB 1 and PRB 2)		\$813,000	\$813,000
	<i>TOTAL EGLE Approved Eligible Activities</i>	\$3,679,025	\$1,223,054	\$4,902,079
Predevelopment/Preapproved Activities				
	BEA, Site Investigation Activities, Brownfield Plan / Work Plan Preparation, Due Care Documentation & Plans	\$119,000		\$84,000
	<i>TOTAL Predevelopment/Preapproved Activities</i>	\$119,000	\$0	\$84,000
TOTAL EGLE & Predevelopment Activities		\$3,798,025	\$1,223,054	\$4,986,079
	<i>School Tax Capture Amount</i>	40.4592%	\$1,536,651	\$2,017,328
	<i>Local Tax Capture Amount</i>	59.5408%	\$2,261,374	\$2,968,751