

ALPENA CITY COUNCIL MEETING

February 15, 2021 – 6:00 p.m.

AGENDA

This meeting will be held virtually. The login Information for virtual access is:

<https://www.gotomeet.me/CityofAlpena> or the Dial-In Number is

1 (646)749-3112. Access Code: 667-050-061.

1. Call to Order.
2. Pledge of Allegiance.
3. Approval and Modification of the Agenda.
4. Approve Minutes –Regular and Closed Sessions of February 01, 2021.
5. Citizens Appearing Before Council on Agenda and Non-Agenda Items (Citizens Shall be Allowed a Maximum of Five (5) Minutes Each to Address Their Concerns. This is the Only Time During a Council Meeting that Citizens are Allowed to Address the Council).
6. Public Hearing.

600 Walnut Redevelopment Brownfield Plan Amendment

1. Open Public Hearing.
 2. Report by Andrea Kares, Director of Planning, Development and Zoning.
 3. Open Public Comment.
 4. Request Written Comments Received by the Clerk.
 5. Close Public Hearing.
 6. Council Discussion.
 7. Approval of Resolution 2021-02.
7. Consent Agenda.
 - A. Bills to be Allowed, in the Amount of \$264,975.98.
 - B. Approve a Budget Amendment Request of \$6,743 from Fund Balance to Install a Washer and Dryer in the Police Department as Negotiated in Their Contract.
 - C. Council Reappointment of Bill Pfeifer to the Building Authority for a Three-Year Term Expiring on March 1, 2024.
 - D. Council Reappointment of Tom Orth to the Wildlife Sanctuary Board for a Three-Year Term Expiring on March 1, 2024.
 - E. Mayoral Reappointment of Jim Klarich to the Authority for Brownfield Redevelopment for a Three-Year Term Expiring March 1, 2024.
 - F. Approval of the Thunder Bay River Center Board's Application for the Bowfishing Tournament to be Held on May 15, 2021.
8. Presentations.
9. Announcements.
10. Mayoral Proclamation.
11. Report of Officers.

Social Media Council Policy Statement #58 - Rachel Smolinski, City Manager.

12. Communications and Petitions.
 - A. Target Alpena Semi-Annual Report – Michael Mahler, Economic Development Director.
 - B. Wildlife Sanctuary Board Annual Report – Terry Gougeon, Board Chair.
13. Unfinished Business.

North Second Avenue and Miller Street Intersection – Stephen Shultz, Assistant City Engineer.
14. New Business.
 - A. Water Production Plant Elevator Maintenance Agreement – Rich Sullenger, City Engineer.
 - B. Water Treatment Plant Pneumatic and Instrumentation Drawings Bid Recommendation – Rich Sullenger, City Engineer.
 - C. Water Treatment and Recycling Plant Asbestos Abatement Bid Recommendation – Rich Sullenger, City Engineer.
15. Adjourn to Closed Session to Discuss an Update Regarding Proposed Litigation with the Alpena Prototype Biorefinery, LLC, American Process, Inc., and GranBio LLC.
16. Return to Open Session.
17. Possible Action on Litigation with Alpena Prototype Biorefinery, LLC, American Process, Inc., and GranBio LLC.
18. Adjourn.

A handwritten signature in blue ink that reads "Rachel R. Smolinski". The signature is written in a cursive, flowing style.

Rachel R. Smolinski
City Manager

COUNCIL PROCEEDINGS

February 01, 2021

The Municipal Council of the City of Alpena met in regular session via teleconference on the above date and was called to order at 6:02 p.m. by the Mayor.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak, Hess, and Mitchell.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to approve the agenda.

Motion carried 5-0.

MODIFICATION TO THE AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to add Recycling as a topic to the agenda under Presentations as 8B.

Motion carried 5-0.

MINUTES

The minutes of the regular and closed sessions of January 19, 2021 were approved as printed.

CONSENT AGENDA

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, that the following Consent Agenda item be approved:

- A. Bills Allowed – in the Amount of \$486,756.07 be Allowed and the Mayor and City Clerk Authorized to Sign Warrant in Payment of Same.
- B. Budget amendment to decrease fund balance by \$126,432 to pay internal loans for the Fire/EMS Department.
- C. Mayoral reappointment of Mike Mahler and Mike Glowinski to the Authority for Brownfield Redevelopment for a three-year term expiring on February 1, 2024.
- D. Council reappointment of AlDean Moe and Wayne Lewis to the Harbor Advisory Committee for a three-year term expiring on February 1, 2024.
- E. Council reappointment of Terry Gougeon, Roger Witherbee and Judy Kalmanek to the Wildlife Sanctuary Board for a three-year term expiring on February 1, 2024.

Motion carried 5-0.

RECOGNITION OF RETIREES

Rachel Smolinski, City Manager, recognized the retirement of Donald Gilmet, Building Official, for over 20 years of service. Building Division Head, Mike Kieliszewski, recognized Paddi LaCross, Office Clerk, for over 46 years of service.

RECYCLING

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to appoint Andrea Kares to the Recycling Board, and Rachel Smolinski as the alternate.

Motion carried 5-0.

QUARTERLY FINANCIAL REPORT

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to receive and file the December 31, 2020 quarterly report as presented by Anna Soik, Finance Director.

Motion carried 5-0.

TOWNSHIP NORTHSIDE PROJECT

Bill Forbush, Fire Chief, presented an update of the Township Northside Project to the Municipal Council.

RECESS

The Municipal Council recessed at 6:58 p.m.

RECONVENE IN CLOSED SESSION

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to reconvene in closed session at 7:00 p.m. to discuss an update regarding proposed litigation with the Alpena Prototype Biorefinery.

Motion carried 5-0.

RECONVENE IN OPEN SESSION

On motion of Councilmember Nowak, seconded by Mayor Pro Tem Johnson, the Municipal Council reconvened in open session at 7:33 p.m.

ADJOURN

On motion of Councilman Nowak, seconded by Mayor Pro Tem Johnson, the Municipal Council adjourned at 7:34 p.m.

Matthew Waligora
Mayor

ATTEST:

Anna Soik
City Clerk

Memorandum



Date: February 15, 2021

To: Mayor, and City Council

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk

From: Andrea Kares, Director of Planning, Development, and Zoning

Subject: 600 Walnut Redevelopment Brownfield Plan Amendment

Attached is a resolution for consideration by the Alpena City Council to approve a Brownfield Plan Amendment for 600 Walnut Redevelopment. Also attached is the Brownfield Plan Amendment in both a MARKUP text version to show the amendments and a clean full version, approved by the Brownfield Authority at their January 21, 2021 meeting and recommended approval by the City Council.

The original Brownfield Plan was approved in September 2020 and included both State and Local Tax Capture for Environmental and Non-Environmental Eligible Activities. An Act 381 Work Plan for Non-Environmental Eligible Activities was prepared and submitted to the Michigan Economic Development Corporation for consideration of State tax capture. Despite significant discussion and advocacy by City staff and Brownfield Authority represents, the MEDC has denied State tax approval for Non-Environmental Eligible Activities (lead/asbestos abatement, demolition, and site preparation).

Over the years, MEDC has added a number of criteria for evaluating project for State tax capture of Non-Environmental Eligible Activities over and above the statutory criteria included in Act 381. Each and every amendment to Act 381 has expanded the availability of Brownfield TIF, including added qualification for Eligible Property (blighted, functionally obsolete, and historically designated in addition to contaminated), added Eligible Activities (lead/asbestos abatement, demolition, site preparation, and infrastructure in addition to environmental assessment and response activities), land bank authority capabilities, Targeted Brownfield Areas, and Transformational Brownfield Plans.

However, the MEDC has continually ratcheted down availability for Brownfield TIF State tax capture by additional criteria, including requiring downtown location, mixed use, located in Redevelopment Ready or Michigan Main Street Communities, and consistency with the MEDC Strategic Fund, which was developed with little outside input and with little consideration of rural communities. In addition, the information requirements over and above the statutory Act 381 Work Plan criteria are extensive and cumbersome, creating a significant burden on small projects.

These additional criteria are based on two lines in the 33 pages of Act 381:

(12) In its review of a work plan under section 13b(4) or 13c(6), the Michigan strategic fund shall consider the following criteria to the extent reasonably applicable to the type of activities proposed as part of that work plan when approving or denying a work plan:

- (a) Whether the individual activities included in the work plan are sufficient to complete the eligible activity.
- (b) Whether each individual activity included in the work plan is required to complete the eligible activity. (c) Whether the cost for each individual activity is reasonable.
- (d) The overall benefit to the public.
- (e) The extent of reuse of vacant buildings and redevelopment of blighted property. (f) Creation of jobs.
- (g) Whether the eligible property is in an area of high unemployment.
- (h) The level and extent of contamination alleviated by or in connection with the eligible activities. (i) The level of private sector contribution.
- (j) If the developer or projected occupant of the new development is moving from another location in this state, whether the move will create a brownfield.
- (k) Whether the project of the developer, landowner, or corporate entity that is included in the work plan is financially and economically sound.
- (l) Other state and local incentives available to the developer, landowner, or corporate entity for the project of the developer, landowner, or corporate entity that is included in the work plan.
- (m) Any other criteria that the Michigan strategic fund considers appropriate for the determination of eligibility or for approval of the work plan.

MEDC is undergoing a process to prepare and submit Brownfield TIF Non-Environmental Program Guidelines to the Michigan Strategic Fund and has asked for input from municipalities, developers, and Brownfield consultants and attorneys. All the participants were consistent in their input to remove many of the arbitrary criteria and make the process easier for small projects, emerging developers, and disadvantaged communities. Stakeholders are working on preparing an alternative policy that reflects the input.

All that said, State tax capture for Environmental Eligible Activities has not been approved for the 600 Walnut Brownfield Plan.

State taxes represents 44.06% of total property taxes with local taxes representing 55.94%. The Brownfield Plan proposed to up make one-half of the State tax capture (22.03%) to add to local tax capture. The net effect is to reduce the Eligible Activity budget at 77.97% of the original budget.

The estimated period of time for reimbursement is 19 years, based on the full Eligible Activity budget and estimated taxable value. However, the Authority is recommending the tax capture period be limited to 15 years. The Brownfield Plan establishes a limit of 15 years, with an additional five years for the Local Brownfield Revolving Fund, for Brownfield TIF capture.

A public hearing has been noticed for the February 15, 2021 City Council meeting.

The City Council is requested to consider the resolution approving the Brownfield Plan Amendment.

Recommendation

Adopt the resolution approving the Brownfield Plan Amendment for the 600 Walnut Redevelopment.



RESOLUTION
Brownfield Plan Amendment – 600 Walnut Redevelopment

At a meeting of the Alpena Authority for Brownfield Redevelopment of Alpena, Michigan, held at Alpena City Hall, 208 N. First Avenue, Alpena, Michigan on January 21, 2021 at 4:00 p.m., the following resolution was offered by

Authority Member Mike Glowinski and supported by

Authority Member Matt Waligora.

Whereas, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historic property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas, the Alpena City Council (the "Council") established the Alpena Authority for Brownfield Redevelopment (the "Authority") under the procedures under Act 381 and filed with the Secretary of State on March 21, 1997 to facilitate the redevelopment of Brownfields within the City of Alpena; and,

Whereas, a Brownfield Plan was approved for the redevelopment of 600 Walnut Street, a portion of the former Alpena Community College in September 2020 that outlines the qualifications, costs, impacts, and incentives for the project developed by Bruce and Julie Dietz for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

Whereas, the original Brownfield Plan included State tax capture for Non-Environmental Eligible Activities and based on significant limitations imposed by the Michigan Economic Development Corporation (MEDC), MEDC did not support State tax capture for Non-Environmental Eligible Activities; and

Whereas, the denial by MEDC for State tax capture significantly impacts the economic viability and an a the Brownfield Plan Amendment proposed to reallocated 50% of the State tax share to local taxing jurisdictions;

Whereas, the Alpena Authority for Brownfield Redevelopment has reviewed the Brownfield Plan Amendment and finds that it meets the requirements of Act 381 and constitutes a public purpose of removing an underutilized building, increased private investment and property tax value, and providing employment; and

Whereas, a public hearing on the Brownfield Plan Amendment is anticipated to be held on the regular meeting of the Alpena City Council on February 15, 2021 and notice of the public hearing and notice to taxing jurisdictions will provided in compliance with the requirements of Act 381;

Now, Therefore, be it Resolved that the Authority hereby approves the Brownfield Plan Amendment for the 600 Walnut Redevelopment, and recommends approval by the Alpena City Council; and

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Yes: Glowinski, Mahler, Waligora

No: none

Resolution duly adopted



Michael Mahler, Chair, Alpena Authority for
Brownfield Redevelopment

4 FEB '21

Date

RESOLUTION No. 2021-02
A RESOLUTION APPROVING THE BROWNFIELD PLAN AMENDMENT
FOR THE 600 WALNUT REDEVELOPMENT

Whereas, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of eligible activities approved in a Brownfield Plan; and

Whereas, the Alpena City Council (the “Council”) established the Alpena Authority for Brownfield Redevelopment (the “Authority”) under the procedures under Act 381 and filed with the Secretary of State on March 21, 1997 to facilitate the redevelopment of Brownfields within the City of Alpena; and,

Whereas, a Brownfield Plan was approved for the redevelopment of 600 Walnut Street, a portion of the former Alpena Community College in September 2020 that outlines the qualifications, costs, impacts, and incentives for the project developed by Bruce and Julie Dietz for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

Whereas, the original Brownfield Plan included State tax capture for Non-Environmental Eligible Activities and based on significant limitations imposed by the Michigan Economic Development Corporation (MEDC), MEDC did not support State tax capture for Non-Environmental Eligible Activities; and

Whereas, the denial by MEDC for State tax capture significantly impacts the economic viability and an a Brownfield Plan Amendment proposed to reallocated 50% of the State tax share to local taxing jurisdictions;

Whereas, the Authority reviewed the Brownfield Plan Amendment at a meeting on January 21, 2021 and found that the Brownfield Plan Amendment meets the requirements of Act 381 and constitutes a public purpose removing a underutilized building, increased private investment and property tax value, and providing employment; and

Whereas, the Authority approved the Brownfield Plan Amendment and recommends approval by the Alpena City Council;

Whereas, a public hearing on the Brownfield Plan Amendment was held on February 15 ,2021, and notice of the public hearing and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

Now, Therefore, be it Resolved, Whereas, The Council has reviewed the Brownfield Plan Amendment and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan Amendment constitutes a public purpose of environmental protection, job creation, increased private investment and economic development, redevelopment of a functionally obsolete and blighted property and increased property tax value;
- (b) The Brownfield Plan Amendment meets the requirements of Sections 13 and 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan Amendment, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing

- jurisdictions, legal description of Eligible Property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable;
- (c) The proposed method of financing the costs of Eligible Activities, private financing arranged by the Developer is feasible and that the Authority will not arrange financing, as described in Section 2.4 of the Brownfield Plan Amendment;
 - (d) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, including meeting regulatory requirements for environmental due diligence and due care, lead and asbestos abatement prior to demolition, demolition is necessary to provide for new construction, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.1 of the Brownfield Plan Amendment; and
 - (e) The amount of captured taxable value estimated from the adoption of the Brownfield Plan Amendment is reasonable, as calculated in Table 2 of the Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan Amendment and expenses reviewed and approved by the Authority; and

Be it Further Resolved that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Alpena City Council hereby approves the Brownfield Plan Amendment for the 600 Walnut Redevelopment.

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolutions, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Councilmember _____ moved to adopt the above resolution, seconded by Councilmember _____

Ayes:

Nays:

Absent:

Resolution declared _____.

I, Anna Soik, City Clerk of the City of Alpena, DO HEREBY CERTIFY that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting on February 15, 2021.

Anna Soik
City Clerk

ACT 381 BROWNFIELD PLAN AMENDMENT

**600 WALNUT REDEVELOPMENT
600 WALNUT STREET
ALPENA, MICHIGAN 49707**

Alpena Authority for Brownfield Redevelopment

January 2021

Prepared by:

**Mac McClelland
Manager – Brownfield Redevelopment
Otwell Mawby, P.C.
309 E. Front Street
Traverse City, Michigan
231.633.6303
mac@otwellmawby.com**

**Original Brownfield Approval
Alpena Authority for Brownfield Redevelopment: August 25, 2020
Alpena City Commission: September 21, 2020**

**Brownfield Plan Amendment – February 2021
Approved by Alpena Authority
for Brownfield Redevelopment: January 21, 2021**

Public Hearing: February 15, 2021

**Approved by Alpena
City Council: February 15, 2021**

**Brownfield Plan Amendment
600 Walnut Redevelopment
City of Alpena, Alpena County, Michigan**

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Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

- Attachment A – Brownfield Plan Resolutions

Project Summary

Bruce and Julie Dietz are in the process of acquiring the property at 600 Walnut Street that was formerly part of Alpena Community College in Alpena and is redeveloping the site into an office building for lease to the State of Michigan. The redevelopment of the 2.14-acre site includes the removal of the existing building and construction of a 15,800 square foot one-story office building.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, demolition, and site preparation. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

The purpose of this Amendment is to reduce the Eligible Activity budget increase the share of local tax capture, and recalculate the impact to taxing jurisdictions due to the denial of State tax capture by the Michigan Economic Development Corporation and the Michigan Strategic Fund.

Project Name:	600 Walnut Redevelopment
Project Location:	The Eligible Property is comprised of one parcel in the City of Alpena, 600 Walnut Street, Parcel Identification Number 091-022-000-018-03
Type of Eligible Property:	Part 201 Facility
Eligible Activities:	Environmental Due Diligence and Due Care, Asbestos Abatement, Demolition, Site Preparation

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$59,800	\$363,147	\$422,847
Interest	\$9,500	\$107,131	\$116,631
ELIGIBLE ACTIVITY SUBTOTAL	\$69,300	\$470,279	\$470,279
Brownfield Plan Development and Approval	\$4,000	\$8,000	\$12,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$78,300	\$488,279	\$566,579
Administrative and Operating Cost (Local Only)	\$8,000	\$18,000	\$26,000

Estimated Years to Complete Eligible Activities Payback:	<i>15 Year Limit for Local Capture</i>	Estimated Investment:	\$1,900,000
Initial Taxable Value	\$22,010	Tax Revenues Before Development	\$1,239
		Estimated Annual Tax Revenue in First Year After Brownfield Obligation:	\$75,416

BROWNFIELD PLAN AMENDMENT
600 WALNUT REDEVELOPMENT
ALPENA, ALPENA COUNTY, MICHIGAN

ALPENA AUTHORITY FOR BROWNFIELD REDEVELOPMENT

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment, and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality to take effect. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The City of Alpena established the Alpena Authority for Brownfield Redevelopment under the procedures required under Act 381 and filed with the Secretary of State on March 21, 1997.

The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an eligible property, the eligible activities and estimated costs, the impacts of tax increment financing, and other project factors.

The purpose of this Brownfield Plan Amendment is to reduce the Eligible Activity budget increase the share of local tax capture and recalculate the impact to taxing jurisdictions due to the denial of State tax capture by the Michigan Economic Development Corporation and the Michigan Strategic Fund.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will remove the existing building that was part of the former Alpena Community College and construct a 15,800 square foot one-story office building for lease to the State of Michigan. The property is zoned Office Service OS-1.

The estimated private investment is anticipated at \$1,900,000. The development will provide new office space for existing State employees and will create 2.5 jobs for on-site staff with an anticipated average wage of \$14.50 per hour. Demolition is anticipated to begin in early Fall 2020 with the completion in early Fall 2021. The project is located in the City of Alpena, a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
091-022-000-018-03	600 Walnut	600 WALNUT ST. PART OF THE NE 1/4 OF SEC 22 T31N R8E DESC AS: COM AT THE NE COR OF SEC 22 T31N R8E; TH S 00 DEG 19'25" W 1,307.52 FT ALONG THE E LINE OF SD SEC & THE CTRLINE OF LONG LAKE AVE; TH N 88 DEG 10'47" W 425.65 FT ALONG THE N ROW LINE OF WALNUT ST; TH S 51 DEG 01'13" W 98.90 FT ALONG THE NWLY ROW LINE OF WALNUT ST TO THE POB; TH CONT S 51 DEG 01'13" W 362.70 FT ALONG THE NWLY ROW LINE OF WALNUT ST; TH N 39 DEG 01'16" W 245.71 FT ALONG THE NELY ROW OF MILLER ST TO A PT OF INTER WITH THE EXTENSION OF AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 46'28" E 149.54 FT ALONG THE EXTENSION OF AN EXISTING WALL LINE TO THE PT OF INTERSECTION OF SD WALL LINE & AN EXTERIOR WALL LINE; TH CONT N 50 DEG 46'28" E 37.32 FT ALONG AN EXISTING WALL LINE & THE EXTENSION OF SD WALL LINE TO A PT OF INTERSECTION WITH AN EXISTING INTERIOR WALL LINE; TH N 39 DEG 04'03" W 20.71 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 57'01" E 23.47 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING EXTERIOR WALL LINE; TH CONT N 50 DEG 57'01" E 152.51 FT ALONG THE EXTENSION OF SD INTERIOR WALL LINE TO A PT OF INTER WITH THE NELY LINE OF A PARC FROM A PREVIOUS SURVEY; TH S 39 DEG E 267.42 FT ALONG SD NELY LINE TO THE POB (SPLIT FROM 091-022-000-018-00)	0.167905	Part 201 Facility

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former Alpena Community College property will remove an aging underutilized building and significantly increase property value, increasing property taxes, and providing employment. When completed, property taxes are estimated at **\$75,416** per year (following the retirement of Brownfield obligations).

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

The redevelopment of the former Alpena Community College property into a commercial development will provide an important investment that will transform the property and spur spin-off investment. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Planning and Documentation
 - Due Care Response Activities
 - Soil Loading, Transportation and Disposal

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition
- Site Preparation
- Public Infrastructure

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the AABR with local tax capture only.
- Interest (Estimated at 5.0% for 15 years)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$59,800	\$363,147	\$422,947
Interest	\$9,500	\$107,131	\$116,631
ELIGIBLE ACTIVITY SUBTOTAL	\$69,300	\$470,279	\$539,579
Brownfield Plan Development and Approval	\$4,000	\$8,000	\$12,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$78,300	\$488,279	\$566,579
Administrative and Operating Cost (Local Only)	\$8,000	\$18,000	\$26,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the AABR, subject to any limitation and conditions described in this Brownfield Plan, Act 381 Work Plan and the terms of a Development and Reimbursement Agreement between the Developer and the AABR. State tax capture requires approval of an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment (BEA) and Due Care Investigation and Planning Activities. The Michigan Economic Development Corporation and the Michigan Strategic Fund have denied State tax capture for Non-Environmental Eligible Activities.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and an Act 381 Work Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Development and Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Development and Reimbursement Agreement establish the maximum Eligible Activity cost. Line item Eligible Activity costs may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.1 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Activities.

EGLE Eligible Activities

1. **Baseline Environmental Assessment (BEA) Activities:** BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Baseline Environmental Assessments to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes

provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.

A. Phase I ESA: A Phase I ESA has been conducted for the subject parcel, consistent with ASTM Standard E1527-13. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following REC:

1. The historic use of the subject property as a foundry between 1914 and 1941 and the potential for a release of hazardous substances
2. The historic use of adjacent property as the former Alpena Hide and Leather Company with documented evidence of a groundwater plume that is encroaching on the subject property.

B. Phase II ESA: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2020 to investigate the RECs as part of the environmental due diligence process for property acquisition. The investigation identified the presence of selenium and mercury in soils and aluminum and per- and polyfluoroalkyl substances (PFAS) in groundwater above EGLE Generic Cleanup Criteria. As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) has been prepared on behalf of Bruce and Julie Dietz to provide an exemption from environmental liability for pre-existing contamination.

2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:

- A. Phase II ESA Investigation: Due to the presence of contaminated soils on the Eligible Property additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Planning and Documentation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Response Activity Plan/Due Care Plan. The Response Activity Plan/Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
- C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the EGLE for State tax capture.

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Alpena Brownfield Redevelopment Authority (AABR) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 15 years for Eligible Activity costs for the purposes of this Brownfield Plan.

The following tables estimate the costs for Eligible Activities to be funded by tax increment revenues.

EGLE Environmental Eligible Activity Cost	
<u>Eligible Activities</u>	Estimated Cost
Baseline Environmental Assessment	<i>\$24,000</i>
Due Care Activities	<i>\$27,500</i>
Contingency (15%)	<i>\$7,800</i>
EGLE Eligible Activities Subtotal	<i>\$59,800</i>
Interest	<i>\$9,500</i>
EGLE Environmental Eligible Activities Total	<i>\$69,300</i>
Brownfield Plan/Work Plan Development and Approval Cost	<i>\$4,000</i>
Brownfield Plan/Work Plan Implementation Cost	<i>\$5,000</i>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$78,300</i>
AABR Administrative and Operation Costs	<i>\$8,000</i>

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement, demolition, site preparation and infrastructure.

1. Lead and Asbestos Abatement: NESHAP regulations require a lead and asbestos survey prior to demolition of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. A pre-demolition survey identified the presence of lead/cadmium paint in 17 of the 21 samples taken, asbestos in plaster in a number of rooms, in black mastic in six rooms, and in window glazing and caulk in two locations. Asbestos Containing Materials will require abatement with appropriation monitoring and clearances prior to demolition.

2. Demolition: In preparation for site redevelopment, the existing building and associated infrastructure will be demolished and removed from the Eligible Property. The scope of work includes engineering specifications, contractor procurement and demolition of buildings, foundations and unusable asphalt and infrastructure.
3. Site Preparation: Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

MSF Non-Environmental Eligible Activity Cost

<u>Eligible Activities</u>	Estimated Cost
Lead and Asbestos Abatement	<i>\$119,685</i>
Demolition	<i>\$123,193</i>
Site Preparation	<i>\$72,902</i>
Contingency (15%)	<i>\$47,367</i>
EGLE Eligible Activities Subtotal	<i>\$363,147</i>
Interest	<i>\$107,131</i>
EGLE Environmental Eligible Activities Total	<i>\$470,279</i>
Brownfield Plan/Work Plan Development and Approval Cost	<u><i>\$8,000</i></u>
Brownfield Plan/Work Plan Implementation Cost	<u><i>\$10,000</i></u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$488,279</i>
AABR Administrative and Operation Costs	<u><i>\$18,000</i></u>

Other Activities

Brownfield Plan and Work Plan Preparation: The costs for preparation and approval of the Brownfield Plan and Act 381 Work Plans have been covered by the EPA Brownfield Assessment Grant under Redevelopment Planning.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Alpena Authority for Brownfield Redevelopment (AABR) is included as Eligible Activities for Local Only

capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 15 years for Eligible Activity costs for the purposes of this Brownfield Plan.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c):*

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the brownfield plan is adopted.

The taxable value as of December 31, 2019 is \$22,010. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the next assessment roll for the approval of the Brownfield Plan, anticipated in September 2020 and as of December 31, 2020.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$422,947 plus an estimated \$116,631 in interest and \$27,000 in Brownfield Plan/Work Plan Development, Approval, and Implementation, for a total of \$566,579. The Brownfield Plan also includes \$22,000 in AABR Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$11,659 for this Brownfield Plan. The Brownfield Plan also provides deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities, estimated at \$34,498 and Local tax capture, estimated at \$184,110 for a total of \$218,608. The overall investment for the Project is estimated at over \$1,900,000.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of captured local taxes (55.94%) to captured State taxes (44.06%).

The cash flow analysis for the project indicates payoff of the obligation in *three (3) years* for State Capture for Environmental Eligible Activities and *nineteen (19) years* from 2021 for Local Capture, with an additional *five (5) years* for the Local Brownfield Revolving Fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended. **However, the capture period is limited to fifteen (15) years from January 1, 2021, plus five years for the Local Brownfield Revolving Fund.**

Redevelopment of the property is anticipated to be initiated in Spring 2021, with site and building demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes		Year	Total Tax Revenues	Captured Taxes	
2021	\$1,239	\$0		2036	\$67,086	\$35,658	
2022	\$54,697	\$51,749		2037	\$68,074	\$36,192	
2023	\$55,499	\$52,525		2038	\$69,077	\$36,735	
2024	\$56,313	\$53,313	(1)	2039	\$70,094	\$31,514	(2)
2025	\$57,139	\$41,495		2040	\$71,127	\$37,846	
2026	\$57,978	\$30,725		2041	\$72,175	\$38,413	
2027	\$58,829	\$31,186		2042	\$73,240	\$38,990	
2028	\$59,692	\$31,654		2043	\$74,320	\$39,574	(3)
2029	\$60,569	\$32,128		2044	\$75,416	\$0	
2030	\$61,459	\$32,610		2045	\$76,528	\$0	
2031	\$62,363	\$33,100		2046	\$77,658	\$0	
2032	\$63,279	\$33,596		2047	\$78,804	\$0	
2033	\$64,210	\$34,100		2048	\$79,968	\$0	
2034	\$65,155	\$34,611		2049	\$81,148	\$0	
2035	\$66,113	\$35,131	(1)	2050	\$82,347	\$0	

(1) State Tax Capture Ends

(2) Local Tax Capture Ends

(3) LBRF Capture Ends

Total	\$1,961,596	\$822,845
State Brownfield Fund		(\$11,659)
Local Brownfield Fund		(\$218,608)
Admin		(\$26,000)
Balance		\$566,578

2.4 Method of Financing and Description of Advances Made by the Municipality ***MCL 125.2663(2)(d):***

Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the Developer, with reimbursement from Brownfield TIF.

2.5 Maximum Amount of Note or Bond Indebtedness ***MCL 125.2663(2)(e):***

The maximum amount of Eligible Activities is anticipated to be will be \$422,947. No bond issue or bond indebtedness is anticipated.

2.6 Beginning Date and Duration of Capture ***MCL 125.2663(2)(f):***

The anticipated beginning date of capture is 2022, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs, ***or limited to fifteen (15) years from January 1, 2021, plus five years for the Local Brownfield Revolving Fund***, whichever is first. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing within 15 years for Local and State Capture, with an additional tax capture for the Local Brownfield Revolving Fund during the time of capture and five years, not to exceed the total cost of all Eligible Activities approved in the Brownfield plan and for EGLE Environmental Eligible Activities for State tax capture.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions ***MCL 125.2663(2)(g):***

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. Table 3 presents the allocation of tax capture and the total tax increment for the 30-year duration of the Brownfield Plan. Taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$422,947 for Eligible Activities, plus an estimated \$116,631 in interest, \$27,000 in Brownfield Plan development, approval and implementation, \$26,000 in AABR Administrative and Operating costs, an estimated \$11,659 for the State Brownfield Fund and an estimated \$218,608 for the Local Brownfield Fund for a total capture of \$822,845. After the Brownfield obligation is met, tax revenues in an

amount estimated at \$74,320 per year on into the future, totaling an additional estimated \$1,138,751 will accrue to the taxing jurisdictions over the 30-year period of the Brownfield Plan and continuing beyond.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the eligible property follows:

Parcel Number	Address	Description	Acreage	Qualifying Status
091-022-000-018-03	600 Walnut	600 WALNUT ST. PART OF THE NE 1/4 OF SEC 22 T31N R8E DESC AS: COM AT THE NE COR OF SEC 22 T31N R8E; TH S 00 DEG 19'25" W 1,307.52 FT ALONG THE E LINE OF SD SEC & THE CTRLINE OF LONG LAKE AVE; TH N 88 DEG 10'47" W 425.65 FT ALONG THE N ROW LINE OF WALNUT ST; TH S 51 DEG 01'13" W 98.90 FT ALONG THE NWLY ROW LINE OF WALNUT ST TO THE POB; TH CONT S 51 DEG 01'13" W 362.70 FT ALONG THE NWLY ROW LINE OF WALNUT ST; TH N 39 DEG 01'16" W 245.71 FT ALONG THE NELY ROW OF MILLER ST TO A PT OF INTER WITH THE EXTENSION OF AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 46'28" E 149.54 FT ALONG THE EXTENSION OF AN EXISTING WALL LINE TO THE PT OF INTERSECTION OF SD WALL LINE & AN EXTERIOR WALL LINE; TH CONT N 50 DEG 46'28" E 37.32 FT ALONG AN EXISTING WALL LINE & THE EXTENSION OF SD WALL LINE TO A PT OF INTERSECTION WITH AN EXISTING INTERIOR WALL LINE; TH N 39 DEG 04'03" W 20.71 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 57'01" E 23.47 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING EXTERIOR WALL LINE; TH CONT N 50 DEG 57'01" E 152.51 FT ALONG THE EXTENSION OF SD INTERIOR WALL LINE TO A PT OF INTER WITH THE NELY LINE OF A PARC FROM A PREVIOUS SURVEY; TH S 39 DEG E 267.42 FT ALONG SD NELY LINE TO THE POB (SPLIT FROM 091-022-000-018-00)	0.167905	Part 201 Facility

Location: The Eligible Property is located at 600 Walnut Street in Alpena, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2020 to investigate the RECs as part of the environmental due diligence process for property acquisition.

Soil Investigation Analytical Results: Four discrete soil samples were collected from the locations of the identified RECs on the subject property and submitted for laboratory analysis. Analysis of the four samples that were submitted, two of the soil samples exhibited concentrations above the EGLE Part 201 Generic Cleanup Criteria (GCC) - Residential, for Groundwater Surface Water Interface Protection Criteria and the EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Residential and Non-residential Recommended Interim Action Screening Levels (RIASLs) as provided in Table 1. Concentrations detected above the EGLE GCC are summarized below. All other parameters were not detected above laboratory method detection limits (MDLs) or below the GCC.

Summary of Soil Concentrations Above EGLE GCC and RIASLs

Sample Number	Sample Depth (In./Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/Kg, ppb)	GCC and RIASLs Exceeded (ug/Kg, ppb)
GP-1	4.0'	Selenium CAS#: 7782492	730	GSIP – 400
	4.0'	Mercury CAS#: Varies	58 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-2	4.0'	Selenium CAS#: 7782492	650	GSIP – 400
	4.0'	Mercury CAS#: Varies	110 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-3	4.0'	Mercury CAS#: Varies	110 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-4	4.0'	Mercury CAS#: Varies	58 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130

DWP – EGLE Part 201 Drinking Water Protection

GSIP - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria

DCC – EGLE Part 201 Direct Contact Criteria - Residential

SVIIC – Soil Volatilization to Indoor Air Inhalation Criteria

GSIP – EGLE Part 201 Groundwater Surface Water Interface Protection Criteria

SDBL – EGLE Part 201 Statewide Default Background Levels

GCC – Generic Cleanup Criteria

Res-RIASL – EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Residential Recommended Interim Action Screening Levels

Sample Number	Sample Depth (In./Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/Kg, ppb)	GCC and RIASLs Exceeded (ug/Kg, ppb)
Nonres-RIASL – EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Nonresidential Recommended Interim Action Screening Levels				
ppb – Parts per billion				
ug/Kg – Micrograms per kilogram or ppb				

Soil Investigation Analytical Results: EGLE is currently conducting a groundwater investigation on the adjacent property that was formerly the Alpena Hide and Leather Company for the presence of a PFAS groundwater plume. As part of the investigation, EGLE installed four groundwater monitoring wells (MW-19, MW-19, 23.5-29.5, MW-24 and MW-35) located along the northern property boundary and to the south of the building located on the subject property. EGLE provided the analytical laboratory results for the most recent sampling event.

Of the four discrete groundwater samples collected from the groundwater monitoring well locations located on the subject property which were installed by EGLE, two (MW-19 and MW-35) exhibited PFAS concentrations above the EGLE Part 201 GCC - Residential, for Drinking Water Criteria, Groundwater Surface Water Interface Criteria, as provided in Table 2. Concentrations detected above EGLE Part 201 GCC, are presented in the table below.

Summary of Groundwater Concentrations Above EGLE GCC

Sample ID	Screen Depth (Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/L, ppb or ng/L, ppt)	GCC Exceeded
MW-19	1.0 to 6.0'	Aluminum CAS#: 7429905	390 (ug/L, ppb)	DWC – 50 (V) (ug/L, ppb)
		Perfluorooctanoic acid (PFOA) - Total CAS#: 335671	736 – (ng/L, ppt)*	DWC – 70 (ng/L, ppt)*
		Perfluorooctane sulfonic acid (PFOS) - Total CAS#: 1763231	31.8 – (ng/L, ppt)*	GSIC – 12 (ng/L, ppt)*
		Perfluorooctanoic acid (PFOA) and Perfluorooctane sulfonic acid (PFOS) – Combined Results	767.8 (ng/L, ppt)*	DWC – 70 (ng/L, ppt)*
MW-35		Perfluorooctane sulfonic	14.5 – (ng/L, ppt)*	GSIC – 12 (ng/L, ppt)*

Sample ID	Screen Depth (Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/L, ppb or ng/L, ppt)	GCC Exceeded
		acid (PFOS) - Total CAS#: 1763231		

DWC – EGLE Part 201 Drinking Water Criteria
GSIC – EGLE Part 201 Groundwater Surface Water Interface Criteria
V - Criterion is the aesthetic drinking water value as required by Section 20120(a)(5) of the NREPA.
Concentrations up to 200 ug/L may be acceptable, and still allow for drinking water use, as part of a site-specific cleanup under Section 20120a(2) and 20120b of the NREPA.
* - Laboratory results for PFOA and PFOS contaminants and GCC criteria are presented in parts per trillion (ng/L).
ug/L – Micrograms per Liter (i.e., parts per billion)
ng/L – Nanograms per Liter (i.e., parts per trillion)

Additional constituents were identified in the groundwater samples collected from the groundwater monitoring wells located on the subject property, although these constituents were identified above the laboratory method detection limits, they were below the GCC or there are no established EGLE Part 201 GCC for comparison. The identification of the constituents detected is likely the result of the migration of impacted groundwater onto the subject property from the offsite source, the adjoining property to the north.

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i):*

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j):*

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation *MCL 125.2663(2)(k):*

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 *MCL 125.2663(2)(l):*

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body *MCL 125.2663(2)(m):*

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundaries

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

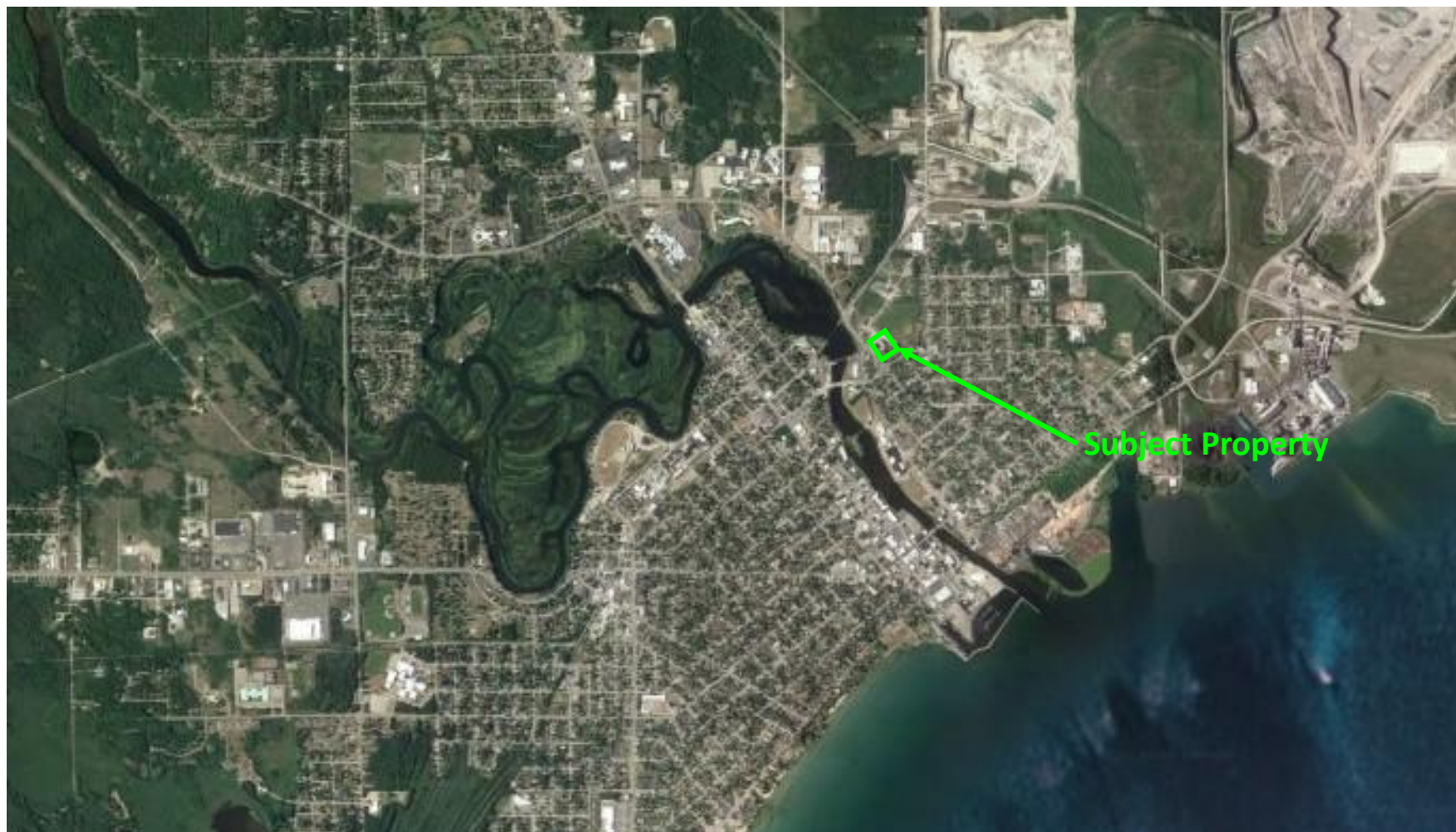
Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions



Brownfield Plan Amendment 600 Walnut Redevelopment	Figure 1: Eligible Property Location
Alpena Authority for Brownfield Redevelopment Alpena, Michigan	Date: January 15, 2021



**Brownfield Plan Amendment
600 Walnut Redevelopment**

**Alpena Authority for Brownfield Redevelopment
Alpena, Michigan**

**Figure 2: Eligible Property
Boundary**

Date: January 15, 2021

Table 1.1 EGLE Eligible Activities Costs and Schedule 600 Walnut Redevelopment Alpena Authority for Brownfield Redevelopment		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		
BEA Activities		
Phase I ESA	\$2,000	Spring 2020
Phase II ESA	\$20,000	Summer 2020
Baseline Environmental Assessment	\$2,500	Fall 2020
<i>Subtotal</i>	\$24,500	
Due Care Activities		
Due Care Investigation	\$10,000	Winter 2021
Section 7A Compliance Analysis	\$2,500	Winter 2021
Due Care Measures		
Soil Removal, Transport and Disposal	\$15,000	Spring 2021
<i>Subtotal</i>	\$27,500	
EGLE Eligible Activities Subtotal	\$52,000	
Contingency (15%)	\$7,800	
EGLE Eligible Activities Subtotal	\$59,800	
Interest (5% for 10 Years)	\$9,500	
EGLE Eligible Activities Total Costs	\$69,300	
Brownfield Plan/Act 381 Work Plan Preparation	\$4,000	Fall 2020
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000	on-going
EGLE Eligible Activities Total Costs	\$78,300	
AABR Administrative and Operating Costs	\$8,000	

Table 1.2 MSF Eligible Activities Costs and Schedule
600 Walnut Redevelopment
Alpena Authority for Brownfield Redevelopment

MSF Eligible Activities		Completion Season/Year
Lead, Asbestos, Mold Abatement		
Survey	\$2,729	Spring 2020
Monitoring	\$2,339	Winter 2021
Abatement	\$114,617	Winter 2021
<i>Subtotal</i>	\$119,685	
Demolition		
Site Demolition	\$7,797	Winter 2021
Building Demolition	\$109,159	Winter 2021
Engineering/Inspections	\$6,238	Winter 2021
<i>Subtotal</i>	\$123,193	
Site Preparation		
Geotechnical Engineering	\$7,797	Fall 2020
Grading and Land Balancing	\$15,594	Spring 2021
Relocation of Active Utilities	\$23,391	Spring 2021
Staking	\$3,899	Spring 2021
Temporary Facilities, Site Control, Protection	\$15,594	Spring 2021
Soft Costs	\$6,627	Spring 2021
<i>Subtotal</i>	\$72,902	
Private MSF Eligible Activities Sub-Total	\$315,780	
Contingency (15%)	\$47,367	
Private MSF Eligible Activities SubTotal	\$363,147	
Interest (5% for 10 years)	\$107,131	
Private MSF Eligible Activities Total	\$470,279	
Brownfield Plan/Act 381 Work Plan Preparation	\$8,000	Fall 2020
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000	on-going
City MSF Eligible Activities Total	\$18,000	
MSF Eligible Activities Total Costs	\$488,279	

AABR Administrative and Operating Costs **\$18,000**

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
600 Walnut Redevelopment Brownfield Plan
Alpena Authority for Brownfield Redevelopment

Estimated Taxable Value (TV) Increase Rate:		1.50%															
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value		\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010
Annual Value Additions		\$	\$	\$ 1,900,000	\$												
Cumulative Value Additions		\$	\$	\$ 1,900,000	\$ 1,928,500	\$ 1,957,428	\$ 1,986,789	\$ 2,016,591	\$ 2,046,840	\$ 2,077,542	\$ 2,108,705	\$ 2,140,336	\$ 2,172,441	\$ 2,205,028	\$ 2,238,103	\$ 2,271,675	\$ 2,305,750
Estimated New TV		\$ 22,010	\$ 22,010	\$ 972,010	\$ 986,260	\$ 1,000,724	\$ 1,015,404	\$ 1,030,305	\$ 1,045,430	\$ 1,060,781	\$ 1,076,363	\$ 1,092,178	\$ 1,108,230	\$ 1,124,524	\$ 1,141,061	\$ 1,157,847	\$ 1,174,885
Incremental Difference (New TV - Base TV)		\$	\$	\$ 950,000	\$ 964,250	\$ 978,714	\$ 993,394	\$ 1,008,295	\$ 1,023,420	\$ 1,038,771	\$ 1,054,353	\$ 1,070,168	\$ 1,086,220	\$ 1,102,514	\$ 1,119,051	\$ 1,135,837	\$ 1,152,875
Total School Revenue		Millage Rate															
		42.65% 24.0000	\$ 528	\$ 528	\$ 23,328	\$ 23,670	\$ 24,017	\$ 24,370	\$ 24,727	\$ 25,090	\$ 25,459	\$ 25,833	\$ 26,212	\$ 26,598	\$ 26,989	\$ 27,385	\$ 27,788
Total Local Revenue		Millage Rate															
		57.35% 32.2722	\$ 710	\$ 710	\$ 31,369	\$ 31,829	\$ 32,296	\$ 32,769	\$ 33,250	\$ 33,738	\$ 34,234	\$ 34,737	\$ 35,247	\$ 35,765	\$ 36,291	\$ 36,825	\$ 37,366
Total Revenue		Millage Rate															
		56.2722	\$ 1,239	\$ 1,239	\$ 54,697	\$ 55,499	\$ 56,313	\$ 57,139	\$ 57,978	\$ 58,829	\$ 59,692	\$ 60,569	\$ 61,459	\$ 62,363	\$ 63,279	\$ 64,210	\$ 65,155
State Revenue		Millage Rate	44.06%														
State Education Tax (SET)		6.0000	\$	\$	\$ 5,700	\$ 5,786	\$ 5,872	\$ 5,960	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Operating Tax		18.0000	\$	\$	\$ 17,100	\$ 17,357	\$ 17,617	\$ 17,881	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Total		24.0000	\$	\$	\$ 22,800	\$ 23,142	\$ 23,489	\$ 23,841	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Revenue		Millage Rate	55.94%														
City Operating		16.1066	\$	\$	\$ 15,301	\$ 15,531	\$ 15,764	\$ 16,000	\$ 16,240	\$ 16,484	\$ 16,731	\$ 16,982	\$ 17,237	\$ 17,495	\$ 17,758	\$ 18,024	\$ 18,294
Senior		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
County Allocated		4.8004	\$	\$	\$ 4,560	\$ 4,629	\$ 4,698	\$ 4,769	\$ 4,840	\$ 4,913	\$ 4,987	\$ 5,061	\$ 5,137	\$ 5,214	\$ 5,293	\$ 5,372	\$ 5,452
Ambulance		0.9720	\$	\$	\$ 923	\$ 937	\$ 951	\$ 966	\$ 980	\$ 995	\$ 1,010	\$ 1,025	\$ 1,040	\$ 1,056	\$ 1,072	\$ 1,088	\$ 1,104
Recreation		0.5000	\$	\$	\$ 475	\$ 482	\$ 489	\$ 497	\$ 504	\$ 512	\$ 519	\$ 527	\$ 535	\$ 543	\$ 551	\$ 560	\$ 568
Senior Citizens		0.5500	\$	\$	\$ 523	\$ 530	\$ 538	\$ 546	\$ 555	\$ 563	\$ 571	\$ 580	\$ 589	\$ 597	\$ 606	\$ 615	\$ 625
Veterans		0.2100	\$	\$	\$ 200	\$ 202	\$ 206	\$ 209	\$ 212	\$ 215	\$ 218	\$ 221	\$ 225	\$ 228	\$ 232	\$ 235	\$ 239
County Jail		1.0000	\$	\$	\$ 950	\$ 964	\$ 979	\$ 993	\$ 1,008	\$ 1,023	\$ 1,039	\$ 1,054	\$ 1,070	\$ 1,086	\$ 1,103	\$ 1,119	\$ 1,136
Dial-A-Ride		0.6450	\$	\$	\$ 613	\$ 622	\$ 631	\$ 641	\$ 650	\$ 660	\$ 670	\$ 680	\$ 690	\$ 701	\$ 711	\$ 722	\$ 733
Community College		2.5000	\$	\$	\$ 2,375	\$ 2,411	\$ 2,447	\$ 2,483	\$ 2,521	\$ 2,559	\$ 2,597	\$ 2,636	\$ 2,675	\$ 2,716	\$ 2,756	\$ 2,798	\$ 2,840
Library		1.0000	\$	\$	\$ 950	\$ 964	\$ 979	\$ 993	\$ 1,008	\$ 1,023	\$ 1,039	\$ 1,054	\$ 1,070	\$ 1,086	\$ 1,103	\$ 1,119	\$ 1,136
ESD		2.1882	\$	\$	\$ 2,079	\$ 2,110	\$ 2,142	\$ 2,174	\$ 2,206	\$ 2,239	\$ 2,273	\$ 2,307	\$ 2,342	\$ 2,377	\$ 2,413	\$ 2,449	\$ 2,485
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Total		30.4722	\$	\$	\$ 28,949	\$ 29,383	\$ 29,824	\$ 30,271	\$ 30,725	\$ 31,186	\$ 31,654	\$ 32,128	\$ 32,610	\$ 33,100	\$ 33,596	\$ 34,100	\$ 34,611
State and Local Capture		Millage Rate															
TOTAL		54.4722	\$	\$	\$ 51,749	\$ 52,525	\$ 53,313	\$ 54,112	\$ 54,937	\$ 55,773	\$ 56,621	\$ 57,481	\$ 58,353	\$ 59,237	\$ 60,133	\$ 61,041	\$ 61,961
Non-Capturable Millages		Millage Rate															
			\$ 24,345														
School Debt		1.8000	\$	\$	\$ 1,710	\$ 1,736	\$ 1,762	\$ 1,788	\$ 1,815	\$ 1,842	\$ 1,870	\$ 1,898	\$ 1,926	\$ 1,955	\$ 1,985	\$ 2,014	\$ 2,045
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		\$	\$	\$ 1,710	\$ 1,736	\$ 1,762	\$ 1,788	\$ 1,815	\$ 1,842	\$ 1,870	\$ 1,898	\$ 1,926	\$ 1,955	\$ 1,985	\$ 2,014	\$ 2,045	\$ 2,075
Estimated Taxable Value (TV) Increase Rate:		2.50%															
Plan Year			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Revenue Year		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
*Base Taxable Value		\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010
Annual Value Additions		\$	\$ 2,340,336	\$ 2,375,441	\$ 2,411,073	\$ 2,447,239	\$ 2,483,947	\$ 2,521,206	\$ 2,559,025	\$ 2,597,410	\$ 2,636,371	\$ 2,675,917	\$ 2,716,055	\$ 2,756,796	\$ 2,798,148	\$ 2,840,120	\$ 2,882,722
Cumulative Value Additions		\$	\$ 1,192,178	\$ 1,209,730	\$ 1,227,546	\$ 1,245,629	\$ 1,263,984	\$ 1,282,613	\$ 1,301,522	\$ 1,320,715	\$ 1,340,196	\$ 1,359,968	\$ 1,380,038	\$ 1,400,408	\$ 1,421,084	\$ 1,442,070	\$ 1,463,371
Estimated New TV		\$	\$ 1,170,168	\$ 1,187,720	\$ 1,205,536	\$ 1,223,619	\$ 1,241,974	\$ 1,260,603	\$ 1,279,512	\$ 1,298,705	\$ 1,318,186	\$ 1,337,958	\$ 1,358,028	\$ 1,378,398	\$ 1,399,074	\$ 1,420,060	\$ 1,441,361
Incremental Difference (New TV - Base TV)		\$	\$ 1,170,168	\$ 1,187,720	\$ 1,205,536	\$ 1,223,619	\$ 1,241,974	\$ 1,260,603	\$ 1,279,512	\$ 1,298,705	\$ 1,318,186	\$ 1,337,958	\$ 1,358,028	\$ 1,378,398	\$ 1,399,074	\$ 1,420,060	\$ 1,441,361
Total School Revenue		Millage Rate															
		42.65% 24.0000	\$ 28,612	\$ 29,034	\$ 29,461	\$ 29,895	\$ 30,336	\$ 30,783	\$ 31,237	\$ 31,697	\$ 32,165	\$ 32,639	\$ 33,121	\$ 33,610	\$ 34,106	\$ 34,610	\$ 35,121
Total Local Revenue		Millage Rate															
		57.35% 32.2722	\$ 38,474	\$ 39,041	\$ 39,616	\$ 40,199	\$ 40,792	\$ 41,393	\$ 42,003	\$ 42,622	\$ 43,251	\$ 43,889	\$ 44,537	\$ 45,194	\$ 45,862	\$ 46,539	\$ 47,226
Total Revenue		Millage Rate															
		56.2722	\$ 67,086	\$ 68,074	\$ 69,077	\$ 70,094	\$ 71,127	\$ 72,175	\$ 73,240	\$ 74,320	\$ 75,416	\$ 76,528	\$ 77,658	\$ 78,804	\$ 79,968	\$ 81,148	\$ 82,347
School Capture		Millage Rate															
State Education Tax (SET)		6.0000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Operating Tax		18.0000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Total		24.0000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Capture		Millage Rate															
City Operating		16.1066	\$	\$ 18,847	\$ 19,130	\$ 19,417	\$ 19,708	\$ 20,004	\$ 20,304	\$ 20,609	\$ 20,918	\$ 21,231	\$	\$	\$	\$	\$
Senior		0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
County Allocated		4.8004	\$	\$ 5,617	\$ 5,702	\$ 5,787	\$ 5,874	\$ 5,962	\$ 6,051	\$ 6,142	\$ 6,234	\$ 6,328	\$	\$	\$	\$	\$
Ambulance		0.972	\$	\$ 1,137	\$ 1,154	\$ 1,172	\$ 1,189	\$ 1,207	\$ 1,225	\$ 1,244	\$ 1,262	\$ 1,281	\$	\$	\$	\$	\$
Recreation		0.5	\$	\$ 585	\$ 594	\$ 603	\$ 612	\$ 621	\$ 630	\$ 640	\$ 649	\$ 659	\$	\$	\$	\$	\$
Senior Citizens		0.55	\$	\$ 644	\$ 653	\$ 663	\$ 673	\$ 683	\$ 693	\$ 704	\$ 714	\$ 725	\$	\$	\$	\$	\$
Veterans		0.21	\$	\$ 246	\$ 249	\$ 253	\$ 257	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$	\$	\$	\$	\$
County Jail		1	\$	\$ 1,170	\$ 1,188	\$ 1,206	\$ 1,224	\$ 1,242	\$ 1,261	\$ 1,280	\$ 1,299	\$ 1,318	\$	\$	\$	\$	\$
Dial-A-Ride		0.645	\$	\$ 755	\$ 766	\$ 778	\$ 789	\$ 801	\$ 813	\$ 825	\$ 838	\$ 850	\$	\$	\$	\$	\$
Community College		2.5	\$	\$ 2,925	\$ 2,969	\$ 3,014	\$ 3,059	\$ 3,105	\$ 3,152	\$ 3,199	\$ 3,247	\$ 3,295	\$	\$	\$	\$	\$
Library		1	\$	\$ 1,170	\$ 1,188	\$ 1,206	\$ 1,224	\$ 1,242	\$ 1,261	\$ 1,280	\$ 1,299	\$ 1,318	\$	\$	\$	\$	\$
ESD		2.1882	\$	\$ 2,561	\$ 2,599	\$ 2,638	\$ 2,678	\$ 2,718	\$ 2,758	\$ 2,800	\$ 2,842	\$ 2,884	\$	\$	\$	\$	\$
0		0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Total		30.4722	\$	\$ 35,658	\$ 36,192	\$ 36,735	\$ 37,286	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ 40,168	\$	\$	\$	\$	\$
Local Capture		Millage Rate															
TOTAL		54.4722	\$	\$ 35,658	\$ 36,192	\$ 36,735	\$ 37,286	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ 40,168	\$	\$	\$	\$	\$
Non-Capturable Millages		Millage Rate															
School Debt		1.8000	\$	\$	\$ 1,710	\$ 1,736	\$ 1,762	\$ 1,788	\$ 1,815	\$ 1,842	\$ 1,870	\$ 1,898	\$ 1,926	\$ 1,955	\$ 1,985	\$ 2,014	\$ 2,045
0		0.0000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		\$	\$	\$ 1,710	\$ 1,736	\$ 1,762	\$ 1,788	\$ 1,815	\$ 1,842	\$ 1,870	\$ 1,898	\$ 1,926	\$ 1,955	\$ 1,985	\$ 2,014	\$ 2,045	\$ 2,075

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
600 Walnut Redevelopment Brownfield Plan
Alpena Authority for Brownfield Redevelopment

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	44.06%	\$ 34,498	\$ 11,659	\$ 34,498		\$ 80,656
Local	55.94%	\$ 532,080		\$ 184,110	\$ 26,000	\$ 742,190
TOTAL	100.0%	\$ 566,579	\$ 11,659	\$ 218,608		\$ 822,846
EGLE		\$ 78,300				
MSF		\$ 488,279				
TOTAL		\$ 566,579				

Estimated Total Years of Capture:	
Local Eligible Activities	19
State Eligible Activities	3
LBRF	24

Estimated Capture	\$ 566,579
Administrative Fees	\$ 26,000
State Revolving Fund	\$ 11,659
LSRRF	\$ 218,608
TOTAL	\$ 822,846

Estimated Taxable Value (TV) Increase Rate:		1.50%																														
Plan Year	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15			
Revenue Year	2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
*Base Taxable Value	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010	\$	22,010
Annual Value Additions	\$	-	\$	-	\$	1,900,000																										
Cumulative Value Additions		\$		-	\$	1,900,000	\$	1,928,500	\$	1,957,428	\$	1,986,789	\$	2,016,591	\$	2,046,840	\$	2,077,542	\$	2,108,705	\$	2,140,336	\$	2,172,441	\$	2,205,028	\$	2,238,103	\$	2,271,675	\$	2,305,750
Estimated New TV	\$	22,010	\$	22,010	\$	972,010	\$	986,260	\$	1,000,724	\$	1,015,404	\$	1,030,305	\$	1,045,430	\$	1,060,781	\$	1,076,363	\$	1,092,178	\$	1,108,230	\$	1,124,524	\$	1,141,061	\$	1,157,847	\$	1,174,885
Incremental Difference (New TV - Base TV)		\$		-	\$	950,000	\$	964,250	\$	978,714	\$	993,394	\$	1,008,295	\$	1,023,420	\$	1,038,771	\$	1,054,353	\$	1,070,168	\$	1,086,220	\$	1,102,514	\$	1,119,051	\$	1,135,837	\$	1,152,875

Total School Revenue	Millage Rate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Plan Year			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year	notes	Capture Rate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue		44.06%	\$ -	\$ -	\$ 22,800	\$ 23,142	\$ 23,489	\$ 23,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Revolving Fund (50% of SET)			\$ -	\$ -	\$ 2,850	\$ 2,893	\$ 2,936	\$ 2,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement			\$ -	\$ -	\$ 19,950	\$ 20,249	\$ 20,553	\$ 20,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue		55.94%	\$ -	\$ -	\$ 28,949	\$ 29,383	\$ 29,824	\$ 30,271	\$ 30,725	\$ 31,186	\$ 31,654	\$ 32,128	\$ 32,610	\$ 33,100	\$ 33,596	\$ 34,100	\$ 34,611	\$ 35,131
BRA Administrative Fee	5%	\$26,000	\$ 26,000	\$ -	\$ 1,447	\$ 1,469	\$ 1,491	\$ 1,514	\$ 1,536	\$ 1,559	\$ 1,583	\$ 1,606	\$ 1,631	\$ 1,655	\$ 1,680	\$ 1,705	\$ 1,731	\$ 1,757
Local TIR Available for Reimbursement			\$ -	\$ -	\$ 27,501	\$ 27,914	\$ 28,332	\$ 28,757	\$ 29,189	\$ 29,627	\$ 30,071	\$ 30,522	\$ 30,980	\$ 31,445	\$ 31,916	\$ 32,395	\$ 32,881	\$ 33,374

Total State & Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 47,451	\$ 48,163	\$ 48,885	\$ 49,619	\$ 29,189	\$ 29,627	\$ 30,071	\$ 30,522	\$ 30,980	\$ 31,445	\$ 31,916	\$ 32,395	\$ 32,881	\$ 33,374
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DEVELOPER	Beginning Balance	97.43%	% Allocation	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
Developer Reimbursement	\$548,579	\$681,450	\$ -	\$ 46,230	\$ 46,923	\$ 47,627	\$ 48,342	\$ 28,438	\$ 28,864	\$ 29,297	\$ 29,737	\$ 30,183	\$ 30,635	\$ 31,095	\$ 31,561	\$ 32,035	\$ 32,521	
Developer Reimbursement Balance		\$681,450	\$ 681,450	\$ 681,450	\$ 635,220	\$ 588,296	\$ 540,669	\$ 492,327	\$ 463,890	\$ 435,026	\$ 405,729	\$ 375,992	\$ 345,809	\$ 315,174	\$ 284,079	\$ 252,518	\$ 220,483	\$ 187,962
CITY	Beginning Balance	2.57%	% Allocation	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
City Reimbursement		\$18,000	\$ -	\$ 1,221	\$ 1,239	\$ 1,258	\$ 1,277	\$ 751	\$ 762	\$ 774	\$ 785	\$ 797	\$ 809	\$ 821	\$ 834	\$ 846	\$ 834	
City Reimbursement Balance		\$18,000	\$ 18,000	\$ 16,779	\$ 15,539	\$ 14,281	\$ 13,004	\$ 12,253	\$ 11,491	\$ 10,717	\$ 9,932	\$ 9,134	\$ 8,325	\$ 7,504	\$ 6,670	\$ 5,824	\$ 4,990	

\$699,450

MSF Non-Environmental Costs			\$ 488,279	\$ -	\$ -	\$ 25,237	\$ 25,616	\$ 26,000	\$ 26,390	\$ 26,786	\$ 27,188	\$ 27,595	\$ 28,009	\$ 28,430	\$ 28,856	\$ 29,289	\$ 29,728	\$ 30,174	\$ 30,627
State Tax Reimbursement	86.18%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	91.77%		\$ 488,279	\$ -	\$ -	\$ 25,237	\$ 25,616	\$ 26,000	\$ 26,390	\$ 26,786	\$ 27,188	\$ 27,595	\$ 28,009	\$ 28,430	\$ 28,856	\$ 29,289	\$ 29,728	\$ 30,174	\$ 30,627
Total MSF Reimbursement Balance			\$ 488,279	\$ 488,279	\$ 463,041	\$ 437,426	\$ 411,426	\$ 385,036	\$ 358,250	\$ 331,062	\$ 303,467	\$ 275,457	\$ 247,028	\$ 218,172	\$ 188,883	\$ 159,155	\$ 128,981	\$ 98,354	
State MSF Balance to Be Reimbursed			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local MSF Balance to Be Reimbursed			\$ 488,279	\$ 488,279	\$ 463,041	\$ 437,426	\$ 411,426	\$ 385,036	\$ 358,250	\$ 331,062	\$ 303,467	\$ 275,457	\$ 247,028	\$ 218,172	\$ 188,883	\$ 159,155	\$ 128,981	\$ 98,354	
EGLE Environmental Costs			\$ 78,300	\$ -	\$ -	\$ 22,214	\$ 16,846	\$ 2,332	\$ 2,367	\$ 2,403	\$ 2,439	\$ 2,475	\$ 2,513	\$ 2,550	\$ 2,589	\$ 2,627	\$ 2,667	\$ 2,707	\$ 2,747
State Tax Reimbursement	100.00%		\$ 34,498	\$ -	\$ -	\$ 19,950	\$ 14,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	8.23%		\$ 43,802	\$ -	\$ -	\$ 2,264	\$ 2,298	\$ 2,332	\$ 2,367	\$ 2,403	\$ 2,439	\$ 2,475	\$ 2,513	\$ 2,550	\$ 2,589	\$ 2,627	\$ 2,667	\$ 2,707	\$ 2,747
Total MDEQ Reimbursement Balance			\$ 78,300	\$ 78,300	\$ 56,086	\$ 39,240	\$ 36,908	\$ 34,540	\$ 32,137	\$ 29,698	\$ 27,223	\$ 24,710	\$ 22,160	\$ 19,571	\$ 16,944	\$ 14,277	\$ 11,570	\$ 8,823	
State MDEQ Balance to Be Reimbursed			\$ 34,498	\$ 34,498	\$ 14,548	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Local MDEQ Balance to Be Reimbursed			\$ 43,802	\$ 43,802	\$ 41,538	\$ 39,240	\$ 36,907	\$ 34,540	\$ 32,137	\$ 29,698	\$ 27,223	\$ 24,710	\$ 22,160	\$ 19,571	\$ 16,944	\$ 14,277	\$ 11,570	\$ 8,823	
Total Annual Eligible Activity Reimbursement			\$ 566,579	\$ -	\$ -	\$ 47,451	\$ 42,462	\$ 28,332	\$ 28,757	\$ 29,189	\$ 29,627	\$ 30,071	\$ 30,522	\$ 30,980	\$ 31,445	\$ 31,916	\$ 32,395	\$ 32,881	\$ 33,374

Local Brownfield Revolving Fund																		
State Tax Capture	\$ 34,498	\$ -	\$ -	\$ -	\$ -	\$ 5,701	\$ 20,553	\$ 8,244	\$ -	\$ -								
Local Tax Capture	\$ 184,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ 218,608	\$ -	\$ -	\$ -	\$ -	\$ 5,701	\$ 20,553	\$ 8,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Brownfield Capture Reimbursement		\$ -	\$ -	\$ 51,749	\$ 52,525	\$ 53,313	\$ 41,495	\$ 30,725	\$ 31,186	\$ 31,654	\$ 32,128	\$ 32,610	\$ 33,100	\$ 33,596	\$ 34,100	\$ 34,611	\$ 35,131
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Footnotes:

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
600 Walnut Redevelopment Brownfield Plan
Alpena Authority for Brownfield Redevelopment

Estimated Taxable Val	Local State Eligible Activity Capture Ends				LBRF Capture Ends											
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
* \$	22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	\$ 22,010	
Anr								\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	
Cumulai	\$ 2,340,336	\$ 2,375,441	\$ 2,411,073	\$ 2,447,239	\$ 2,483,947	\$ 2,521,206	\$ 2,559,025	\$ 2,597,410	\$ 2,636,371	\$ 2,675,917	\$ 2,716,055	\$ 2,756,796	\$ 2,798,148	\$ 2,840,120	\$ 2,882,722	
\$	1,192,178	\$ 1,209,730	\$ 1,227,546	\$ 1,245,629	\$ 1,263,984	\$ 1,282,613	\$ 1,301,522	\$ 1,320,715	\$ 1,340,196	\$ 1,359,968	\$ 1,380,038	\$ 1,400,408	\$ 1,421,084	\$ 1,442,070	\$ 1,463,371	
Incremental Difference	\$ 1,170,168	\$ 1,187,720	\$ 1,205,536	\$ 1,223,619	\$ 1,241,974	\$ 1,260,603	\$ 1,279,512	\$ 1,298,705	\$ 1,318,186	\$ 1,337,958	\$ 1,358,028	\$ 1,378,398	\$ 1,399,074	\$ 1,420,060	\$ 1,441,361	
Total School Revenue																
\$	28,612	\$ 29,034	\$ 29,461	\$ 29,895	\$ 30,336	\$ 30,783	\$ 31,237	\$ 31,697	\$ 32,165	\$ 32,639	\$ 33,121	\$ 33,610	\$ 34,106	\$ 34,610	\$ 35,121	
Total Local Revenue																
\$	38,474	\$ 39,041	\$ 39,616	\$ 40,199	\$ 40,792	\$ 41,393	\$ 42,003	\$ 42,622	\$ 43,251	\$ 43,889	\$ 44,537	\$ 45,194	\$ 45,862	\$ 46,539	\$ 47,226	
Total Revenue																
\$	67,086	\$ 68,074	\$ 69,077	\$ 70,094	\$ 71,127	\$ 72,175	\$ 73,240	\$ 74,320	\$ 75,416	\$ 76,528	\$ 77,658	\$ 78,804	\$ 79,968	\$ 81,148	\$ 82,347	
Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Revenue Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Incremental Revenue	\$ 35,658	\$ 36,192	\$ 36,735	\$ 37,286	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BRA Administrative Fee	\$ 1,783	\$ 1,810	\$ 44		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement	\$ 33,875	\$ 34,383	\$ 36,692	\$ 37,286	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total State & Local TIR Available for Reimbursement	\$ 33,875	\$ 34,383	\$ 36,692	\$ 37,286	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEVELOPER	97%	97%	97%	97%	97%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Developer Reimbursement	\$ 33,003	\$ 33,498	\$ 35,747	\$ 36,327	\$ 36,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Developer Reimbursement Balance	\$ 154,959	\$ 121,461	\$ 85,714	\$ 49,387	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	\$ 12,515	
CITY	3%	3%	3%	3%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
City Reimbursement	\$ 872	\$ 885	\$ 944	\$ 960	\$ 974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Reimbursement Balance	\$ 4,118	\$ 3,233	\$ 2,289	\$ 1,330	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	\$ 356	
MSF Non-Environmental Costs	\$ 31,086	\$ 31,552	\$ 33,671	\$ 2,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ 31,086	\$ 31,552	\$ 33,671	\$ 2,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total MSF Reimbursement Balance	\$ 67,268	\$ 35,715	\$ 2,044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
State MSF Balance to Be Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local MSF Balance to Be Reimbursed	\$ 67,268	\$ 35,715	\$ 2,044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
EGLE Environmental Costs	\$ 2,789	\$ 2,830	\$ 3,021	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ 2,789	\$ 2,830	\$ 3,021	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total MDEQ Reimbursement Balance	\$ 6,034	\$ 3,204	\$ 183	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	
State MDEQ Balance to Be Reimbursed	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Local MDEQ Balance to Be Reimbursed	\$ 6,034	\$ 3,204	\$ 183	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	
Total Annual Eligible Activity Reimbursement	\$ 33,875	\$ 34,383	\$ 36,692	\$ 2,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Brownfield Revolving Fund																
State Tax Capture					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Capture				\$ 29,287	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total LBRF Capture	\$ -	\$ -	\$ -	\$ 29,287	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Brownfield Capture Reimbursement	\$ 35,658	\$ 36,192	\$ 36,735	\$ 31,514	\$ 37,846	\$ 38,413	\$ 38,990	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Footnotes:

TABLE 3 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
600 WALNUT REDEVELOPMENT
ALPENA AUTHORITY FOR BROWNFIELD REDEVELOPMENT

	Millages	Captured Millage	Percent Allocation	Total Capture \$822,846	Total Revenues \$1,138,751
City of Alpena		16.1066	52.86%	\$392,297	\$202,330
Allocated	16.1066				
Senior	0.0000				
Alpena County		8.0324	26.36%	\$195,639	\$100,902
County Allocated	4.8004				
Ambulance	0.9720				
Recreation	0.5000				
Senior Citizens	0.5500				
Veterans	0.2100				
County Jail	1.0000				
Alpena Community College	2.5000	2.5000	8.20%	\$60,891	\$31,405
Dial A Ride	0.6450	0.6450	2.12%	\$15,710	\$8,102
Library	1.0000	1.0000	3.28%	\$24,356	\$12,562
Alpena Public Schools		0.0000	0.00%		\$0
School Debt*	1.8000				\$61,558
ISD	2.1882	2.1882	7.18%	\$53,296	\$27,488
Local Taxes Total	55.94%	32.2722	30.4722	\$742,190	\$382,789
State Taxes	44.06%	24.0000		\$68,997	\$755,962
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$11,659	
Total	56.2722	54.4722		\$822,846	\$1,138,751

* Debt Millage not captured as part of brownfield plan

RESOLUTION
Brownfield Plan Amendment – 600 Walnut Redevelopment

At a meeting of the Alpena Authority for Brownfield Redevelopment of Alpena, Michigan, held at Alpena City Hall, 208 N. First Avenue, Alpena, Michigan on January 21, 2021 at 4:00 p.m., the following resolution was offered by

Authority Member _____ and supported by

Authority Member _____.

Whereas, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historic property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas, the Alpena City Council (the "Council") established the Alpena Authority for Brownfield Redevelopment (the "Authority") under the procedures under Act 381 and filed with the Secretary of State on March 21, 1997 to facilitate the redevelopment of Brownfields within the City of Alpena; and,

Whereas, a Brownfield Plan was approved for the redevelopment of 600 Walnut Street, a portion of the former Alpena Community College in September 2020 that outlines the qualifications, costs, impacts, and incentives for the project developed by Bruce and Julie Dietz for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

Whereas, the original Brownfield Plan included State tax capture for Non-Environmental Eligible Activities and based on significant limitations imposed by the Michigan Economic Development Corporation (MEDC), MEDC did not support State tax capture for Non-Environmental Eligible Activities; and

Whereas, the denial by MEDC for State tax capture significantly impacts the economic viability and an a Brownfield Plan Amendment proposed to reallocated 50% of the State tax share to local taxing jurisdictions;

Whereas, the Alpena Authority for Brownfield Redevelopment has reviewed the Brownfield Plan Amendment and finds that it meets the requirements of Act 381 and constitutes a public purpose of removing an underutilized building, increased private investment and property tax value, and providing employment; and

Whereas, a public hearing on the Brownfield Plan Amendment is anticipated to be held on the regular meeting of the Alpena City Council on February 15, 2021 and notice of the public hearing and notice to taxing jurisdictions will provided in compliance with the requirements of Act 381;

Now, Therefore, be it Resolved that the Authority hereby approves the Brownfield Plan Amendment for the 600 Walnut Redevelopment, and recommends approval by the Alpena City Council; and

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Yes: _____

No: _____

Resolution duly adopted

Michael Mahler, Chair, Alpena Authority for
Brownfield Redevelopment

Date

RESOLUTION No. 2021-0
A RESOLUTION APPROVING THE BROWNFIELD PLAN AMENDMENT
FOR THE 600 WALNUT REDEVELOPMENT

Whereas, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of eligible activities approved in a Brownfield Plan; and

Whereas, the Alpena City Council (the “Council”) established the Alpena Authority for Brownfield Redevelopment (the “Authority”) under the procedures under Act 381 and filed with the Secretary of State on March 21, 1997 to facilitate the redevelopment of Brownfields within the City of Alpena; and,

Whereas, a Brownfield Plan was approved for the redevelopment of 600 Walnut Street, a portion of the former Alpena Community College in September 2020 that outlines the qualifications, costs, impacts, and incentives for the project developed by Bruce and Julie Dietz for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

Whereas, the original Brownfield Plan included State tax capture for Non-Environmental Eligible Activities and based on significant limitations imposed by the Michigan Economic Development Corporation (MEDC), MEDC did not support State tax capture for Non-Environmental Eligible Activities; and

Whereas, the denial by MEDC for State tax capture significantly impacts the economic viability and an a Brownfield Plan Amendment proposed to reallocated 50% of the State tax share to local taxing jurisdictions;

Whereas, the Authority reviewed the Brownfield Plan Amendment at a meeting on January 21, 2021 and found that the Brownfield Plan Amendment meets the requirements of Act 381 and constitutes a public purpose removing a underutilized building, increased private investment and property tax value, and providing employment; and

Whereas, the Authority approved the Brownfield Plan Amendment and recommends approval by the Alpena City Council;

Whereas, a public hearing on the Brownfield Plan Amendment was held on February 15 ,2021, and notice of the public hearing and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

Now, Therefore, be it Resolved, Whereas, The Council has reviewed the Brownfield Plan Amendment and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan Amendment constitutes a public purpose of environmental protection, job creation, increased private investment and economic development, redevelopment of a functionally obsolete and blighted property and increased property tax value;
- (b) The Brownfield Plan Amendment meets the requirements of Sections 13 and 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan Amendment, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing

- jurisdictions, legal description of Eligible Property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable;
- (c) The proposed method of financing the costs of Eligible Activities, private financing arranged by the Developer is feasible and that the Authority will not arrange financing, as described in Section 2.4 of the Brownfield Plan Amendment;
 - (d) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, including meeting regulatory requirements for environmental due diligence and due care, lead and asbestos abatement prior to demolition, demolition is necessary to provide for new construction, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.1 of the Brownfield Plan Amendment; and
 - (e) The amount of captured taxable value estimated from the adoption of the Brownfield Plan Amendment is reasonable, as calculated in Table 2 of the Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan Amendment and expenses reviewed and approved by the Authority; and

Be it Further Resolved that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Alpena City Council hereby approves the Brownfield Plan Amendment for the 600 Walnut Redevelopment.

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolutions, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Councilmember _____ moved to adopt the above resolution, seconded by Councilmember _____

Ayes:

Nays:

Absent:

Resolution declared _____.

I, Anna Soik, City Clerk of the City of Alpena, DO HEREBY CERTIFY that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting on February 15, 2021.

Anna Soik
City Clerk

ACT 381 BROWNFIELD PLAN AMENDMENT

**600 WALNUT REDEVELOPMENT
600 WALNUT STREET
ALPENA, MICHIGAN 49707**

Alpena Authority for Brownfield Redevelopment

August 2020 January 2021

Prepared by:

**Mac McClelland
Manager – Brownfield Redevelopment
Otwell Mawby, P.C.
309 E. Front Street
Traverse City, Michigan
231.633.6303
mac@otwellmawby.com**

Original Brownfield Approval

Alpena Authority for Brownfield Redevelopment: August 25, 2020

Alpena City Commission: September 21, 2020

Brownfield Plan Amendment – February 2021

**Approved by Alpena Authority
for Brownfield Redevelopment: January 21, 2021**

Public Hearing: February 15, 2021

**Approved by Alpena
City Commission: February 15, 2021**

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**Brownfield Plan Amendment
600 Walnut Redevelopment
City of Alpena, Alpena County, Michigan**

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ATTACHMENTS

- Attachment A – Brownfield Plan Resolutions

Project Summary

Bruce and Julie Dietz are in the process of acquiring the property at 600 Walnut Street that was formerly part of Alpena Community College in Alpena and is redeveloping the site into an office building for lease to the State of Michigan. The redevelopment of the 2.14-acre site includes the removal of the existing building and construction of a 15,800 square foot one-story office building.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, demolition, and site preparation. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

The purpose of this Amendment is to reduce the Eligible Activity budget, increase the share of local tax capture, and recalculate the impact to taxing jurisdictions due to the denial of State tax capture by the Michigan Economic Development Corporation and the Michigan Strategic Fund.

Project Name: 600 Walnut Redevelopment

Project Location: The Eligible Property is comprised of one parcel in the City of Alpena, 600 Walnut Street, Parcel Identification Number 091-022-000-018-03

Type of Eligible Property: Part 201 Facility

Eligible Activities: Environmental Due Diligence and Due Care, Asbestos Abatement, Demolition, Site Preparation

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$59,800	\$465,750 <u>\$363,147</u>	\$525,550 <u>\$422,847</u>
Interest	\$9,500	\$137,400 <u>\$107,131</u>	\$146,900 <u>\$116,631</u>
ELIGIBLE ACTIVITY SUBTOTAL	\$69,300	\$603,150 <u>\$470,279</u>	\$672,450 <u>\$470,279</u>
Brownfield Plan Development and Approval	\$4,000	\$8,000	\$12,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$78,300	\$621,150<u>\$488,279</u>	\$699,450<u>\$566,579</u>
Administrative and Operating Cost (Local Only)	\$8,000	\$18,000	\$26,000
Estimated Years to Complete	15 years limit for	Estimated	
Eligible Activities Payback:	Local and State	Investment:	\$1,900,000
	Capture		
Initial Taxable Value	\$22,010	Tax Revenues Before Development	\$1,239
		Estimated Annual Tax	
		Revenue in First Year	
		After Brownfield Obligation:	\$71,230 <u>\$75,416</u>

BROWNFIELD PLAN AMENDMENT

**600 WALNUT REDEVELOPMENT
ALPENA, ALPENA COUNTY, MICHIGAN**

ALPENA AUTHORITY FOR BROWNFIELD REDEVELOPMENT

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment, and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality to take effect. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The City of Alpena established the Alpena Authority for Brownfield Redevelopment under the procedures required under Act 381 and filed with the Secretary of State on March 21, 1997.

The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an eligible property, the eligible activities and estimated costs, the impacts of tax increment financing, and other project factors.

The purpose of this Brownfield Plan Amendment is to reduce the Eligible Activity budget, increase the share of local tax capture, and recalculate the impact to taxing jurisdictions due to the denial of State tax capture by the Michigan Economic Development Corporation and the Michigan Strategic Fund.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will remove the existing building that was part of the former Alpena Community College and construct a 15,800 square foot one-story office building for lease to the State of Michigan. The property is zoned Office Service OS-1.

The estimated private investment is anticipated at \$1,900,000. The development will provide new office space for existing State employees and will create 2.5 jobs for on-site staff with an anticipated average wage of \$14.50 per hour. Demolition is anticipated to begin in early Fall 2020 with the completion in early Fall 2021. The project is located in the City of Alpena, a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
091-022-000-018-03	600 Walnut	600 WALNUT ST. PART OF THE NE 1/4 OF SEC 22 T31N R8E DESC AS: COM AT THE NE COR OF SEC 22 T31N R8E; TH S 00 DEG 19'25" W 1,307.52 FT ALONG THE E LINE OF SD SEC & THE CTRLINE OF LONG LAKE AVE; TH N 88 DEG 10'47" W 425.65 FT ALONG THE N ROW LINE OF WALNUT ST; TH S 51 DEG 01'13" W 98.90 FT ALONG THE NWLY ROW LINE OF WALNUT ST TO THE POB; TH CONT S 51 DEG 01'13" W 362.70 FT ALONG THE NWLY ROW LINE OF WALNUT ST; TH N 39 DEG 01'16" W 245.71 FT ALONG THE NELY ROW OF MILLER ST TO A PT OF INTER WITH THE EXTENSION OF AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 46'28" E 149.54 FT ALONG THE EXTENSION OF AN EXISTING WALL LINE TO THE PT OF INTERSECTION OF SD WALL LINE & AN EXTERIOR WALL LINE; TH CONT N 50 DEG 46'28" E 37.32 FT ALONG AN EXISTING WALL LINE & THE EXTENSION OF SD WALL LINE TO A PT OF INTERSECTION WITH AN EXISTING INTERIOR WALL LINE; TH N 39 DEG 04'03" W 20.71 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 57'01" E 23.47 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING EXTERIOR WALL LINE; TH CONT N 50 DEG 57'01" E 152.51 FT ALONG THE EXTENSION OF SD INTERIOR WALL LINE TO A PT OF INTER WITH THE NELY LINE OF A PARC FROM A PREVIOUS SURVEY; TH S 39 DEG E 267.42 FT ALONG SD NELY LINE TO THE POB (SPLIT FROM 091-022-000-018-00)	0.167905	Part 201 Facility

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former Alpena Community College property will remove an aging underutilized building and significantly increase property value, increasing property taxes, and providing employment.

When completed, property taxes are estimated at ~~\$75,41671,230~~ per year (following the retirement of Brownfield obligations).

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2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

The redevelopment of the former Alpena Community College property into a commercial development will provide an important investment that will transform the property and spur spin-off investment. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Planning and Documentation
 - Due Care Response Activities
 - Soil Loading, Transportation and Disposal

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition
- Site Preparation
- Public Infrastructure

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the AABR with local tax capture only.
- Interest (Estimated at 5.0% for 40-15 years)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$59,800	\$465,750 <u>\$363,147</u>	\$525,550 <u>\$422,947</u>
Interest	\$9,500	\$137,400 <u>\$107,131</u>	\$146,900 <u>\$116,631</u>
ELIGIBLE ACTIVITY SUBTOTAL	\$69,300	\$603,150 <u>\$470,279</u>	\$672,450 <u>\$539,579</u>
Brownfield Plan Development and Approval	\$4,000	\$8,000	\$12,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$78,300	\$621,150 <u>\$488,279</u>	\$699,450 <u>\$566,579</u>
Administrative and Operating Cost (Local Only)	\$8,000	\$18,000	\$26,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the AABR, subject to any limitation and conditions described in this Brownfield Plan, Act 381 Work Plan and the terms of a Development and Reimbursement Agreement between the Developer and the AABR. State tax capture requires approval of an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment (BEA) and Due Care Investigation and Planning Activities. The Michigan Economic Development Corporation and the Michigan Strategic Fund have denied State tax capture for Non-Environmental Eligible Activities.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and an Act 381 Work Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Development and Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Development and Reimbursement Agreement establish the maximum Eligible Activity cost. Line item Eligible Activity costs may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.1 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Activities.

EGLE Eligible Activities

1. Baseline Environmental Assessment (BEA) Activities: BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Baseline Environmental Assessments to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes

provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.

A. Phase I ESA: A Phase I ESA has been conducted for the subject parcel, consistent with ASTM Standard E1527-13. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following REC:

1. The historic use of the subject property as a foundry between 1914 and 1941 and the potential for a release of hazardous substances
2. The historic use of adjacent property as the former Alpena Hide and Leather Company with documented evidence of a groundwater plume that is encroaching on the subject property.

B. Phase II ESA: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2020 to investigate the RECs as part of the environmental due diligence process for property acquisition. The investigation identified the presence of selenium and mercury in soils and aluminum and per- and polyfluoroalkyl substances (PFAS) in groundwater above EGLE Generic Cleanup Criteria. As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) ~~will be~~ has been prepared on behalf of Bruce and Julie Dietz to provide an exemption from environmental liability for pre-existing contamination.

2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:

- A. Phase II ESA Investigation: Due to the presence of contaminated soils on the Eligible Property additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Planning and Documentation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Response Activity Plan/Due Care Plan. The Response Activity Plan/Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
- C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the EGLE for State tax capture.

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Alpena Brownfield Redevelopment Authority (AABR) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for ~~40-15~~ years for Eligible Activity costs for the purposes of this Brownfield Plan.

The following tables estimate the costs for Eligible Activities to be funded by tax increment revenues.

EGLE Environmental Eligible Activity Cost

<u>Eligible Activities</u>	<u>Estimated Cost</u>
Baseline Environmental Assessment	<i>\$24,000</i>
Due Care Activities	<i>\$27,500</i>
Contingency (15%)	<i>\$7,800</i>
EGLE Eligible Activities Subtotal	<i>\$59,800</i>
Interest	<i>\$9,500</i>
EGLE Environmental Eligible Activities Total	<i>\$69,300</i>
Brownfield Plan/Work Plan Development and Approval Cost	<i>\$4,000</i>
Brownfield Plan/Work Plan Implementation Cost	<i>\$5,000</i>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$78,300</i>
AABR Administrative and Operation Costs	<i>\$8,000</i>

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement, demolition, site preparation and infrastructure.

1. Lead and Asbestos Abatement: NESHAP regulations require a lead and asbestos survey prior to demolition of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. A pre-demolition survey identified the presence of lead/cadmium paint in 17 of the 21 samples taken, asbestos in plaster in a number of rooms, in black mastic in six rooms, and in window glazing and caulk in two locations. Asbestos Containing Materials will require abatement with appropriation monitoring and clearances prior to demolition.

2. Demolition: In preparation for site redevelopment, the existing building and associated infrastructure will be demolished and removed from the Eligible Property. The scope of work includes engineering specifications, contractor procurement and demolition of buildings, foundations and unusable asphalt and infrastructure.
3. Site Preparation: Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

MSF Non-Environmental Eligible Activity Cost

<u>Eligible Activities</u>	<u>Estimated Cost</u>
Lead and Asbestos Abatement	\$153,500 <u>119,685</u>
Demolition	\$158,000 <u>123,193</u>
Site Preparation	\$93,500 <u>72,902</u>
Contingency (15%)	\$60,750 <u>47,367</u>
EGLE Eligible Activities Subtotal	\$465,750 <u>363,147</u>
Interest	\$137,400 <u>107,131</u>
EGLE Environmental Eligible Activities Total	\$603,150 <u>470,279</u>
Brownfield Plan/Work Plan Development and Approval Cost	<u>\$8,000</u>
Brownfield Plan/Work Plan Implementation Cost	<u>\$10,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$621,150 <u>488,279</u>
AABR Administrative and Operation Costs	<u>\$18,000</u>

Other Activities

Brownfield Plan and Work Plan Preparation: The costs for preparation and approval of the Brownfield Plan and Act 381 Work Plans have been covered by the EPA Brownfield Assessment Grant under Redevelopment Planning.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Alpena Authority for Brownfield Redevelopment (AABR) is included as Eligible Activities for Local Only

capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for ~~10-15~~ years for Eligible Activity costs for the purposes of this Brownfield Plan.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c):*

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the brownfield plan is adopted.

The taxable value as of December 31, 2019 is \$22,010. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the next assessment roll for the approval of the Brownfield Plan, anticipated in September 2020 and as of December 31, 2020.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is ~~\$525,550~~\$422,947 plus an estimated ~~\$146,900~~\$116,631 in interest and \$27,000 in Brownfield Plan/Work Plan Development, Approval, and Implementation, for a total of ~~\$699,450~~\$566,579. The Brownfield Plan also includes \$22,000 in AABR Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at ~~\$55,110~~\$11,659 for this Brownfield Plan. The Brownfield Plan also provides deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities, estimated at \$34,498 and Local tax capture, estimated at ~~\$179,844~~\$184,110 for a total of ~~\$214,342~~\$218,608. The overall investment for the Project is estimated at over \$1,900,000.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of captured local taxes (55.94%) to captured State taxes (44.06%).

The cash flow analysis for the project indicates payoff of the obligation in three (3) years for State Capture for Environmental Eligible Activities and nineteen fifteen (1519) years from 2021 for Local and State Capture, with an additional five (5) years for the Local Brownfield Revolving Fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended. However, the capture period is limited to fifteen (15) years from January 1, 2021, plus five years for the Local Brownfield Revolving Fund.

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Redevelopment of the property is anticipated to be initiated in ~~Fall 2020~~ Spring 2021, with site and building demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes
2021	\$1,239	\$0
2022	\$54,697	\$51,749
2023	\$55,499	\$52,525
2024	\$56,313	\$53,313
2025	\$57,139	\$41,495
2026	\$57,978	\$30,725
2027	\$58,829	\$31,186
2028	\$59,692	\$31,654
2029	\$60,569	\$32,128
2030	\$61,459	\$32,610
2031	\$62,363	\$33,100
2032	\$63,279	\$33,596
2033	\$64,210	\$34,100
2034	\$65,155	\$34,611
2035	\$66,113	\$35,131

(1)

Year	Total Tax Revenues	Captured Taxes
2036	\$67,086	\$35,658
2037	\$68,074	\$36,192
2038	\$69,077	\$36,735
2039	\$70,094	\$31,514
2040	\$71,127	\$37,846
2041	\$72,175	\$38,413
2042	\$73,240	\$38,990
2043	\$74,320	\$39,574
2044	\$75,416	\$0
2045	\$76,528	\$0
2046	\$77,658	\$0
2047	\$78,804	\$0
2048	\$79,968	\$0
2049	\$81,148	\$0
2050	\$82,347	\$0

(2)

(3)

(1) State Tax Capture Ends

(2) Local Tax Capture Ends

(3) LBRF Capture Ends

Total	\$1,961,596	\$822,845
State Brownfield Fund		(\$11,659)
Local Brownfield Fund		(\$218,608)
Admin		(\$26,000)
Balance		\$566,578

2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the Developer, with reimbursement from Brownfield TIF.

2.5 Maximum Amount of Note or Bond Indebtedness MCL 125.2663(2)(e):

The maximum amount of Eligible Activities is anticipated to be will be \$~~525,550~~422,947. No bond issue or bond indebtedness is anticipated.

2.6 Beginning Date and Duration of Capture MCL 125.2663(2)(f):

The anticipated beginning date of capture is 2022, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs, or limited to fifteen (15) years from January 1, 2021, plus five years for the Local Brownfield Revolving Fund, whichever is first. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is-are expected to be repaid through tax increment financing within 15-19 years for Local and State Capture, with an additional tax capture for the Local Brownfield Revolving Fund during the time of capture and five years, not to exceed the total cost of all Eligible Activities approved in the Brownfield plan and for EGLE Environmental Eligible Activities for State tax capture.

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2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions MCL 125.2663(2)(g):

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. Table 3 presents the allocation of tax capture and the total tax increment for the 30-year duration of the Brownfield Plan. Taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$~~525,550~~422,947 for Eligible Activities, plus an estimated \$~~146,900~~116,631 in interest, \$27,000 in Brownfield Plan development, approval and implementation, \$26,000 in AABR Administrative and Operating costs, an estimated \$~~55,100~~11,659 for the State Brownfield Fund and an estimated \$~~214,342~~218,608 for the Local Brownfield Fund for a total capture of \$~~994,903~~822,845. After the

Brownfield obligation is met, tax revenues in an amount estimated at ~~\$74,200~~\$74,320 per year on into the future, totaling an additional estimated ~~\$975,359~~\$1,138,751 will accrue to the taxing jurisdictions over the 30-year period of the Brownfield Plan and continuing beyond.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the eligible property follows:

Parcel Number	Address	Description	Acreage	Qualifying Status
091-022-000-018-03	600 Walnut	600 WALNUT ST. PART OF THE NE 1/4 OF SEC 22 T31N R8E DESC AS: COM AT THE NE COR OF SEC 22 T31N R8E; TH S 00 DEG 19'25" W 1,307.52 FT ALONG THE E LINE OF SD SEC & THE CTRLINE OF LONG LAKE AVE; TH N 88 DEG 10'47" W 425.65 FT ALONG THE N ROW LINE OF WALNUT ST; TH S 51 DEG 01'13" W 98.90 FT ALONG THE NWLY ROW LINE OF WALNUT ST TO THE POB; TH CONT S 51 DEG 01'13" W 362.70 FT ALONG THE NWLY ROW LINE OF WALNUT ST; TH N 39 DEG 01'16" W 245.71 FT ALONG THE NELY ROW OF MILLER ST TO A PT OF INTER WITH THE EXTENSION OF AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 46'28" E 149.54 FT ALONG THE EXTENSION OF AN EXISTING WALL LINE TO THE PT OF INTERSECTION OF SD WALL LINE & AN EXTERIOR WALL LINE; TH CONT N 50 DEG 46'28" E 37.32 FT ALONG AN EXISTING WALL LINE & THE EXTENSION OF SD WALL LINE TO A PT OF INTERSECTION WITH AN EXISTING INTERIOR WALL LINE; TH N 39 DEG 04'03" W 20.71 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING INTERIOR WALL LINE; TH N 50 DEG 57'01" E 23.47 FT ALONG AN EXISTING INTERIOR WALL LINE TO A PT OF INTER WITH AN EXISTING EXTERIOR WALL LINE; TH CONT N 50 DEG 57'01" E 152.51 FT ALONG THE EXTENSION OF SD INTERIOR WALL LINE TO A PT OF INTER WITH THE NELY LINE OF A PARC FROM A PREVIOUS SURVEY; TH S 39 DEG E 267.42 FT ALONG SD NELY LINE TO THE POB (SPLIT FROM 091-022-000-018-00)	0.167905	Part 201 Facility

Location: The Eligible Property is located at 600 Walnut Street in Alpena, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2020 to investigate the RECs as part of the environmental due diligence process for property acquisition.

Soil Investigation Analytical Results: Four discrete soil samples were collected from the locations of the identified RECs on the subject property and submitted for laboratory analysis. Analysis of the four samples that were submitted, two of the soil samples exhibited concentrations above the EGLE Part 201 Generic Cleanup Criteria (GCC) - Residential, for Groundwater Surface Water Interface Protection Criteria and the EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Residential and Non-residential Recommended Interim Action Screening Levels (RIASLs) as provided in Table 1. Concentrations detected above the EGLE GCC are summarized below. All other parameters were not detected above laboratory method detection limits (MDLs) or below the GCC.

Summary of Soil Concentrations Above EGLE GCC and RIASLs

Sample Number	Sample Depth (In./Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/Kg, ppb)	GCC and RIASLs Exceeded (ug/Kg, ppb)
GP-1	4.0'	Selenium CAS#: 7782492	730	GSIP – 400
	4.0'	Mercury CAS#: Varies	58 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-2	4.0'	Selenium CAS#: 7782492	650	GSIP – 400
	4.0'	Mercury CAS#: Varies	110 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-3	4.0'	Mercury CAS#: Varies	110 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130
GP-4	4.0'	Mercury CAS#: Varies	58 <i>Does Not Exceed – SDBL</i>	GSIP – 50 (M),1.2 Res-RIASL – 2.7E-02 Nonres-RIASL – 0.12 SDBL – 130

DWP – EGLE Part 201 Drinking Water Protection
 GSIP - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria
 DCC – EGLE Part 201 Direct Contact Criteria - Residential
 SVIIC – Soil Volatilization to Indoor Air Inhalation Criteria

Sample Number	Sample Depth (In./Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/Kg, ppb)	GCC and RIASLs Exceeded (ug/Kg, ppb)
GSIP – EGLE Part 201 Groundwater Surface Water Interface Protection Criteria				
SDBL – EGLE Part 201 Statewide Default Background Levels				
GCC – Generic Cleanup Criteria				
Res-RIASL – EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Residential Recommended Interim Action Screening Levels				
Nonres-RIASL – EGLE Media-Specific Volatilization to Indoor Air Interim Action Screening Levels for Nonresidential Recommended Interim Action Screening Levels				
ppb – Parts per billion				
ug/Kg – Micrograms per kilogram or ppb				

Soil Investigation Analytical Results: EGLE is currently conducting a groundwater investigation on the adjacent property that was formerly the Alpena Hide and Leather Company for the presence of a PFAS groundwater plume. As part of the investigation, EGLE installed four groundwater monitoring wells (MW-19, MW-19, 23.5-29.5, MW-24 and MW-35) located along the northern property boundary and to the south of the building located on the subject property. EGLE provided the analytical laboratory results for the most recent sampling event.

Of the four discrete groundwater samples collected from the groundwater monitoring well locations located on the subject property which were installed by EGLE, two (MW-19 and MW-35) exhibited PFAS concentrations above the EGLE Part 201 GCC - Residential, for Drinking Water Criteria, Groundwater Surface Water Interface Criteria, as provided in Table 2. Concentrations detected above EGLE Part 201 GCC, are presented in the table below.

Summary of Groundwater Concentrations Above EGLE GCC

Sample ID	Screen Depth (Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/L, ppb or ng/L, ppt)	GCC Exceeded
MW-19	1.0 to 6.0'	Aluminum CAS#: 7429905	390 (ug/L, ppb)	DWC – 50 (V) (ug/L, ppb)
		Perfluorooctanoic acid (PFOA) - Total CAS#: 335671	736 – (ng/L, ppt)*	DWC – 70 (ng/L, ppt)*
		Perfluorooctane sulfonic acid (PFOS) - Total CAS#: 1763231	31.8 – (ng/L, ppt)*	GSIC – 12 (ng/L, ppt)*
		Perfluorooctanoic acid	767.8 (ng/L, ppt)*	DWC – 70 (ng/L, ppt)*

Sample ID	Screen Depth (Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/L, ppb or ng/L, ppt)	GCC Exceeded
		(PFOA) and Perfluorooctane sulfonic acid (PFOS) – Combined Results		
MW-35		Perfluorooctane sulfonic acid (PFOS) - Total CAS#: 1763231	14.5 – (ng/L, ppt)*	GSIC – 12 (ng/L, ppt)*

DWC – EGLE Part 201 Drinking Water Criteria

GSIC – EGLE Part 201 Groundwater Surface Water Interface Criteria

V - Criterion is the aesthetic drinking water value as required by Section 20120(a)(5) of the NREPA.

Concentrations up to 200 ug/L may be acceptable, and still allow for drinking water use, as part of a site-specific cleanup under Section 20120a(2) and 20120b of the NREPA.

* - Laboratory results for PFOA and PFOS contaminants and GCC criteria are presented in parts per trillion (ng/L).

ug/L – Micrograms per Liter (i.e., parts per billion)

ng/L – Nanograms per Liter (i.e., parts per trillion)

Additional constituents were identified in the groundwater samples collected from the groundwater monitoring wells located on the subject property, although these constituents were identified above the laboratory method detection limits, they were below the GCC or there are no established EGLE Part 201 GCC for comparison. The identification of the constituents detected is likely the result of the migration of impacted groundwater onto the subject property from the offsite source, the adjoining property to the north.

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i)*:

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j)*:

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation MCL 125.2663(2)(k):

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 MCL 125.2663(2)(l):

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body MCL 125.2663(2)(m):

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundaries

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

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7.A.

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
AIRGAS USA LLC	9108710495	SUPPLIES - EMS DISP	38.42
AIRGAS USA LLC	9109280748	SUPPLIES - EMS DISP	25.84
AIRGAS USA LLC	997694656	VEH MAINT - DPW	68.20
AIRGAS USA LLC	9976984230	SUPPLIES - EMS DISP	18.60
ALPENA AREA CHAMBER OF COMM	20396	MEMBERSHIP INVESTMENT - DDA	1,500.00
ALPENA COUNTY TREASURER	750	GIS UPDATE FEE - ASSESSOR	100.00
ALPENA COUNTY TREASURER	020121	IT CONTRACTED SVCS 02/21	8,118.00
ALPENA DIESEL SERVICE	67817	VEH MAINT - DPW	110.40
ALPENA FURNITURE & FLOORING	39925	UNIFORMS - FIRE/EMS	183.75
ALPENA FURNITURE & FLOORING	39973	UNIFORMS - FIRE/EMS	105.00
ALPENA POWER COMPANY	021621	ELECTRIC	35,281.05
ALPENA SUPPLY CO	S100303862.001	CHEMICALS - SEWAGE	898.00
ALPENA SUPPLY CO	S100307377.001	MAINT - CITY HALL	3.60
AMAZON CAPITAL SERVICES INC	1VGH-X1RG-V3DW	SUPPLIES - PUBLIC WORKS	32.94
AMAZON CAPITAL SERVICES INC	1KFV-WF4Q-XJ7F	SUPPLIES - CLERK/TREAS	12.39
AMAZON CAPITAL SERVICES INC	14KL-HRPN-F9CG	SUPPLIES - PUBLIC WORKS	49.67
AMAZON CAPITAL SERVICES INC	1FFD-CP31-GHGL	SUPPLIES - IT	840.38
ANNE GENTRY	021021	REIMB CELL PHONE EXP - DDA	120.00
BALL TIRE & GAS INC	190035	VEH MAINT - FIRE/EMS	461.72
BALL TIRE & GAS INC	190132	VEH MAINT - DPW	339.51
BALL TIRE & GAS INC	190207	VEH MAINT - DPW	15.00
BALL TIRE & GAS INC	190556	VEH MAINT - FIRE/EMS	358.20
BOUND TREE MEDICAL LLC	83921372	SUPPLIES - EMS DISP	226.14
BOUND TREE MEDICAL LLC	83927157	SUPPLIES - EMS DISP	789.20
BOUND TREE MEDICAL LLC	83929078	SUPPLIES - EMS DISP	181.34
BOUND TREE MEDICAL LLC	83934161	SUPPLIES - EMS DISP	817.03
BP	59582106	GAS/FUEL - FIRE/EMS/EQ	7,156.35
BRUCE TILLINGER	020421	MECHANICAL INSP SVCS 01/21	3,343.00
BRUCE TILLINGER	020421A	PLUMBING INSP SVCS 01/21	357.00
CARQUEST AUTO PARTS	424645	VEH MAINT #66	17.28
CARQUEST AUTO PARTS	425052	VEH MAINT #39	6.47
CARQUEST AUTO PARTS	425769	VEH MAINT - FIRE/EMS	13.07
CARQUEST AUTO PARTS	425955	VEH MAINT #36	7.83
CARQUEST AUTO PARTS	425965	VEH MAINT #36	16.17
CARQUEST AUTO PARTS	426030	VEH MAINT - FIRE/EMS	195.12
CARQUEST AUTO PARTS	426076	VEH MAINT - DPW	23.88
CARQUEST AUTO PARTS	426342	VEH MAINT #21	152.00
CARQUEST AUTO PARTS	426377	VEH MAINT #21	268.92
CARQUEST AUTO PARTS	426385	SUPPLIES - FIRE/EMS	8.00
CARQUEST AUTO PARTS	426438	VEH MAINT - FIRE/EMS	24.43
CHARTER COMMUNICATIONS	0591 02/21	FAX LINE - CITY HALL	99.98
CHARTER COMMUNICATIONS	7316 02/21	FAX LINE - PUBLIC WORKS	99.98
CITY OF ALPENA	1271-001 0121	SEW/WATER - MICH-E-KE-WIS	456.66
CITY OF ALPENA	4397-001 0121	SEW/WATER - CEMETERY	36.66
CITY OF ALPENA	4398-001 0121	SEW/WATER - CEMETERY	49.80
CITY OF ALPENA	4528-001 0121	SEW/WATER - PUBLIC SAFETY	1,413.66
CITY OF ALPENA	6656-001 0121	SEW/WATER - PSF ANNEX	36.66
CITY OF ALPENA	8110-001 0121	SEW/WATER - STARLITE PROM	186.66
DE LAGE LANDEN FINANCIAL SERVICES	71230085	COPIER LEASE 03/21 - DDA	60.55
DEAN ARBOUR FORD LINCOLN MERCURY	31474	VEH MAINT - EMS	16.46
DONS TRACTOR & EQUIPMENT SALES	020121	SNOW PUSHER - EQUIP	6,450.00
EAGLE SUPPLY CO	117380	SUPPLIES - FIRE/EMS	126.40
EAGLE SUPPLY CO	117381	SUPPLIES - FIRE/EMS	519.74
FASTENAL COMPANY	MIALP180770	VEH MAINT - DPW	232.39
FASTENAL COMPANY	MIALP180796	VEH MAINT - DPW	462.49
FITZPATRICK'S HARDWARE	5296356	VEH MAINT - DPW	16.99
FITZPATRICK'S HARDWARE	5297674	VEH MAINT - DPW	48.20
FITZPATRICK'S HARDWARE	5297737	VEH MAINT - DPW	40.99
FRANCIS ROSINSKI	020421	ELECTRICAL INSP SVCS 01/21	1,443.00
FRANKS KEY & LOCK SHOP INC	41650	SUPPLIES - POLICE	10.00
FRANKS KEY & LOCK SHOP INC	41697	SUPPLIES - POLICE	5.00
FRANKS KEY & LOCK SHOP INC	41702	SUPPLIES - POLICE	79.90
FREDRICK WEBER	AP20-2056C	AMBULANCE REFUND	114.22
FREESE HYDRAULICS & EQUIP REPAIR	38602	VEH MAINT - DPW	489.90
FRONT LINE SERVICES INC	34840	VEH MAINT - FIRE EQ	372.50
FRONTIER	4175 02/21	TELEPHONE - FIRE/EMS	40.64
FRONTIER	5445 02/21	TELEPHONE - FIRE/EMS	79.14
FRONTIER	7204 02/21	ELEVATOR TELEPHONE - CITY HALL	58.26
FRONTIER	7430 02/21	ELEVATOR TELEPHONE - PUBLIC SAFETY	58.26
FRONTIER	9535 02/21	ALARM PHONE LINES - SEWER	612.16
GALLS LLC	017518956	UNIFORMS - FIRE/EMS	36.66
GALLS LLC	017536034	UNIFORMS - FIRE/EMS	136.57

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VENDOR	INVOICE #	DESCRIPTION	AMOUNT
GALLS LLC	017557762	UNIFORMS - FIRE/EMS	154.78
GLITZ & GLAMOUR BRIDAL & GIFTS	020821	UNIFORMS - FIRE/EMS	20.00
GREENWAY	013121	DUMPSTER CHARGES 01/21	705.50
HALLS SERV-ALL	013121	RENTAL FEE - PARKS	70.00
HAVILAND	383017	SODIUM HYPOCHLORITE - SEWER	4,224.48
HOME DEPOT CREDIT SERVICES	4061818	SUPPLIES - FIRE/EMS	132.45
HOME DEPOT CREDIT SERVICES	4111816	SUPPLIES - POLICE	67.94
HOME DEPOT CREDIT SERVICES	1620123	SUPPLIES - FIRE/EMS	14.93
HOME DEPOT CREDIT SERVICES	8025157	SUPPLIES - FIRE/EMS	112.81
HOME DEPOT CREDIT SERVICES	7013514	SUPPLIES - FIRE/EMS	74.36
INTERSTATE BATTERY SYSTEM INC	23423225	VEH MAINT - DPW	110.50
INTERSTATE BATTERY SYSTEM INC	23423224	VEH MAINT - POLICE	249.00
JAMES STACHLEWITZ	020921	MEAL REIMB - EMS	93.54
KENDALL ELECTRIC INC	S109656503.001	MAINT - LIGHTS	1,062.22
KENDALL ELECTRIC INC	S109930453.001	MAINT - LIGHTS	159.64
KENDALL ELECTRIC INC	S109931953.001	MAINT - LIGHTS	37.67
KENDALL ELECTRIC INC	S109959160.001	MAINT - LIGHTS	105.84
KENDALL ELECTRIC INC	S109965015.001	MAINT - LIGHTS	35.33
KENNETH PIPER	012721	MEAL REIMB - EMS	11.96
LARRY SANDERSON	960311	SNOW REMOVAL - DDA	295.00
MCDONALD AUTO SUPPLY INC	946058	SUPPLIES - FIRE/EMS	98.67
MICHAEL KIELISZEWSKI	013121	MILEAGE 01/21	123.20
MICHIGAN DOWNTOWN ASSOCIATION	E2144	CONFERENCE REGISTRATION - DDA	50.00
MICHIGAN POLICE EQUIP CO	176995	SUPPLIES - POLICE	290.00
MILLER OFFICE MACHINES	AR13914	COPIER MAINT 02/21 - CH/PSF	417.73
NEMCOG	12-738-210126	GIS SERVICES - IT	3,275.52
NEMCSA	122120A	WATER ASSISTANCE OVER PMT PROG REFL	376.10
NORTHERN CLEANING & MAINTENANCE	020121	MAINT - DDA	60.00
NORTHERN MI LAW ENFORCEMENT	012921	TRAINING MEMBERSHIP - POLICE	150.00
OFFICE DEPOT	17268537	SUPPLIES - CLERK/TREAS	61.98
OVERHEAD DOOR CO OF ALPENA INC	59793	BLDG MAINT - FIRE/EMS	95.00
PRESQUE ISLE ELECTRIC & GAS CO	81166373 0121	ELECTRIC - AIR BASE	29.03
RAPID RESULTS	11818	DRUG/ALCOHOL SCREEN - PKS/EQ	150.00
ROBERT DIAMOND	AP19-3356C-A	AMBULANCE REFUND	25.00
SAW SUPPLY	263194	SUPPLIES - PKS/FIRE/EMS	156.00
SEVAN K INC	313 12/20-A	VEH MAINT - POLICE	(24.75)
SEVAN K INC	303 01/21	VEH MAINT - FIRE/EMS	75.86
SEVAN K INC	313 01/21	VEH MAINT - POLICE	62.25
SHARON GARDEN	012921	SEW/WATER BILL REFUND	115.50
STANDARD ELECTRIC CO	4033670-00	MAINT - LIGHTS	49.89
STANDARD ELECTRIC CO	4033753-00	MAINT - LIGHTS	17.12
STANDARD ELECTRIC CO	4033839-00	SUPPLIES - FIRE/EMS	89.71
STANDARD ELECTRIC CO	4033977-00	MAINT - LIGHTS	17.12
STANDARD ELECTRIC CO	4034370-00	MAINT - BOAT HARBOR	11.80
STANDARD ELECTRIC CO	4034880-00	SUPPLIES - FIRE/EMS	9.21
STANDARD ELECTRIC CO	4034947-00	SUPPLIES - FIRE/EMS	12.56
SUEZ WATER ENVIRONMENTAL SERVICES	202142072	CONT OPERATIONS 01/21	127,550.44
SUEZ WATER ENVIRONMENTAL SERVICES	202142112	CONT OPERATIONS 01/21	27,058.01
SUPERIOR FABRICATING INC	15434	VEH MAINT - DPW	512.00
SUPERIOR IMAGE CLEANING	020121	CITY CUSTODIAL SERVICES	2,788.16
TELNET WORLDWIDE	214494	TELEPHONE	354.19
TERMINAL SUPPLY CO	11945-00	VEH MAINT - DPW	350.85
THE ALPENA NEWS	DC1107 01/21	PUBLISHING/ADVERTISING	814.69
THE ALPENA NEWS	LC1107 01/21	PUBLISHING/ADVERTISING	66.70
THOMPSONS LINEN SERVICE	70483 01/21	RUGS/UNIFORMS/SUPP-CH/CEM/PSF/PW/PK:	665.68
THUNDER BAY ELECTRIC INC	229456	TRAFF SIGNAL MAINT - MAJ ST	17.89
THUNDER BAY ELECTRIC INC	229457	MAINT - XMAS LIGHTS	143.58
THUNDER BAY ELECTRIC INC	229458	MAINT - LIGHTS	902.80
THUNDER BAY ELECTRIC INC	229505	MAINT - LIGHTS	70.38
THUNDER BAY ELECTRIC INC	229530	MAINT - LIGHTS	1,586.76
THUNDER BAY ELECTRIC INC	229531	MAINT - PW/BH	1,793.42
THUNDER BAY ELECTRIC INC	229581	TRAFF SIGNAL MAINT - MAJ ST	261.29
THUNDER BAY SHORES MARINE	020821	MARINA RES SYSTEM REV SHARE	1,680.29
WAL-MART	028798	SUPPLIES - FIRE/EMS	173.72
WAL-MART	030120	SUPPLIES - FIRE/EMS	439.86
WAL-MART	030686	SUPPLIES - FIRE/EMS	95.43
WAL-MART	008192	SUPPLIES - POLICE	30.26
WAL-MART	011782	SUPPLIES - PUBLIC WORKS	6.24
WAL-MART	013254	SUPPLIES - PUBLIC WORKS	36.60
WAL-MART	011521	SUPPLIES - PARKS	64.08
WAL-MART	019160	VEH MAINT - POLICE	18.00
WEINKAUF PLUMBING & HEATING INC	11912	BOILER REPR - CITY HALL	4,311.00

INVOICE REGISTER

Page: 3/3

EXP CHECK RUN DATES 02/16/2021 - 02/16/2021

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
WEINKAUF PLUMBING & HEATING INC	11963	MAINT - PUBLIC SAFETY BLDG	1,331.16
WEST END DISTRIBUTING	32028	VEH MAINT - DPW	265.00
WEX BANK	70056881	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	1,625.67
WITMER PUBLIC SAFETY GROUP	E2039112.002	SUPPLIES - FIRE/EMS	255.00
		Total:	264,975.98

BUDGET AMENDMENT REQUEST

FUND: 101 General

DEPARTMENT: 301 Police

PROJECT: _____

Account No.	Account Description	Current Budget	Proposed Increase or (Decrease)	Proposed Budget
101-301-931.200	Building Maintenance	\$16,000	\$6,743	\$22,743

Justification for Budget Amendment

To install a clothes washer and dryer as negotiated in the Police contract. This was not an originally budgeted project and will need to come from

fund balance.


Michigan Uniform Accounting and Budget Act:

** Requires budget amendments before any expenditures exceed the budget.

** The City Manager and City Clerk/Treasurer/Finance Director are authorized by the Municipal Council to make budgetary transfers within the departments established through this budget. All transfers between departments or funds or from fund balance may be made only by further action of the Municipal Council.

 24-21
Department Head Date

 2/4/2021
Clerk/Treasurer Date

 02/04/2021
City Manager Date

City Council Date

2/15/2021

	NAME	BOARD	TERM	New Ex. Date	APPT AUTH
Reappointment	Tom Orth	Wildlife Sanctuary Board	3	3/1/2024	City Council
Reappointment	Jim Klarich	Authority for Brownfield Redevelopment	3	3/1/2024	Mayor
Reappointment	Bill Pfeifer	Building Authority	3	3/1/2024	City Council



APPLICATION FOR PERMIT/RESERVATION

SMALL EVENT APPLICATION (Less than 100 People)

City of Alpena
208 N. First Avenue, Alpena, MI 49707
(989) 354-1720 – fax (989) 354-1709

Facility Needed: _____ Beginning Time _____ am/pm
Day _____ Date _____

Approximate Number of People in Party _____ Ending Time _____ am/pm

Event Description _____

Name of Organization: _____

Name of Applicant: _____ Phone Number: _____

Address _____

Applicant: _____ Email: _____

Applicant's Signature: _____ Date: _____

Reservation of a facility does not guarantee full use of other park facilities.

Mark ALL facilities you are requesting the use of

Parks Available for Reservation

Bay View Park		Mich-e-ke-wis Park	
	Four Tennis Courts - \$5/court/hr		Building - \$125 plus \$100 deposit (includes 8 tables & refuse receptacles)
	Three Basketball Courts - \$5/court/hr		
	Band Shell - \$200 deposit		
McRae Park		Starlite Beach	
	Building – Fees/Rentals through McRae Park Association		Pavilion - \$50 plus \$100 deposit (includes 20 picnic tables & 4 refuse receptacles)
	Two Tennis Courts - \$5/court/hr		
	Two Basketball Courts - \$5/court/hr		
		Culligan Plaza	
			Open gathering area - \$50 per max 4 hour event

Return completed form with fee (by check) to City of Alpena Clerk's Office, 208 N. First Avenue, Alpena, MI, 49707. All questions can be directed to the City Clerk at (989) 354-1720, Monday through Friday, from 8 a.m. to 5 p.m.

I. The purpose and character of the proposed Event is as follows:

II. The proposed Event is to be conducted at (address):

III. The dates and hours during which the proposed Event is to be conducted are as follows:

IV. Applicant estimates that the maximum number of persons expected at the Event for each day it is conducted is:

V. The applicant hereby agrees to observe and obey the minimum requirements contained in this policy and the laws of the City of Alpena, County of Alpena, and the State of Michigan. The applicant furthermore agrees to cooperate in all manners with law enforcement officials as the need may arise.

VI. HOLD HARMLESS CLAUSE: The Person shall defend, pay on behalf of, and hold harmless the City of Alpena, its employees, agents, public officials, and volunteers from and against any and all losses, damages, expenses, claims, suits, and demand of whatever nature resulting from damages or injuries, including death, to any persons or property, and including any claim for losses incurred by reason of project delay, impact (soft) costs, or other intangible losses that might result from Person late or defective performance, caused by or arising out of any action, omission, or operation performed in connection with work attributable to this contract; provided, however, the Person shall not be required to indemnify the City of Alpena, its employees, agents, public officials, and volunteers for any damages or injuries, including death, to any person or property caused solely and exclusively by the negligence of the City of Alpena, its employees, public officials, and volunteers.

Date: _____

Applicant's Signature

Received by City Clerk's Office:

By: _____

Date: _____

Approved

By: _____

Date: _____

Contact DPW at (989) 354-1780 to make arrangements to pick up the key (Bandshell and Mich-e-ke-wis rentals). Office hours for DPW are Monday – Friday, 7 a.m. to 3:30 p.m.

IF YOU DO NOT PICK UP THE KEY PRIOR TO YOUR RENTAL DATE, THERE WILL BE A CHARGE FOR A CITY EMPLOYEE TO BE CALLED OUT TO GET YOU A KEY. THE AMOUNT CHARGED WILL BE APPROXIMATELY \$70.00, AND IT WILL BE DEDUCTED FROM YOUR DEPOSIT.

SMALL EVENT MINIMUM REQUIREMENTS

Applications for events are subject to subsections A through E, and such additional requirements as may be imposed. This information must be submitted to the City Clerk's Office two (2) weeks prior to the event.

- ☐ **A. SOLID WASTE DISPOSAL:** The sponsor shall provide for solid waste storage on, and disposal from, the premises. Storage shall be in covered, fly tight, and rodent-proof containers, provided in sufficient quantity to accommodate the number of persons attending the event.
- ☐ **B. PARKING:** At each park either on-street or off-street parking is provided. Parking shall only be allowed in designated and maintained parking areas. The sponsor shall provide for and ensure orderly parking and shall maintain such parking and traffic patterns within the parking area as to assure that each vehicle shall have a clear route by which to leave the parking area at all times.
- ☐ **C. MISCELLANEOUS:** Prior to issuance of a permit, the City of Alpena may impose any other condition(s) reasonably calculated to protect the health, safety, welfare, and property of persons attending the event, persons visiting the park, or citizens of the City of Alpena. The sponsor shall insure that public sidewalks, streets, alleys, and rights-of-way are not blocked or obstructed by the participants at the event, their vehicles, or their activities. The City reserves the right to establish a capacity for the area requested to be utilized by an event.
- ☐ **D. HOLD HARMLESS AGREEMENT:** The applicant must provide a completed and signed indemnification and hold harmless agreement with the application.
- ☐ **E. COST RECOVERY:** The City reserves the right to recover costs from the applicant for any and all work incurred by the City resultant from the event and failure on the part of the applicant to comply with this policy.

CITY OF ALPENA EVENT RULES AND REGULATIONS

1. Reservations for use of the parks and facilities may be taken for the current calendar year or the following calendar year.
2. Reservations may be made by mail or in person at the City Clerk's Office, City Hall, 208 N. First Avenue, Alpena, MI 49707, (989) 354-1720.
3. Reservations are not confirmed nor considered until payment and deposit is received with reservation application or confirming letter is sent.
4. All applications will be considered on a first received basis, per the appropriate tier.
5. Persons must be 18 years old or older to reserve a facility.
6. Patrons are responsible for keeping the parks clean by leaving the surrounding grounds free of litter after the event. Further fees may be assessed and/or future access to park facilities through reservations may be prohibited. Any deposit collected is to be returned if patrons have cleaned their area and taken additional refuse with them and no damages are evident.
7. If picnic tables are relocated for the event, they must be returned to their original location.
8. All advertising shall be limited to identification and/or location of the event. All sales of merchandise or other material is prohibited unless allowed by permit.
9. Use of the parks or facilities for profit by any individual, entity, or organization shall be prohibited or allowed by permit only.
10. The permit holder further agrees to pay the City of Alpena for damages to the property caused by any person during the permitted event.
11. The City of Alpena Parks are open from 8 AM to 11 PM, unless otherwise posted at the main vehicle entrance to the park. Variance to this shall be authorized as outlined in the permit.

GENERAL PARK RULES

1. Alcohol is not permitted in City Parks unless the City Manager promulgates rules to the contrary.
2. Glass is prohibited in City Parks.
3. Owners must ensure that their pets are controlled per City of Alpena ordinances and the owners shall be responsible for cleaning up any droppings.
4. All motorized vehicles must remain in designated parking areas unless expressly approved in the application.
5. Park Hours are from 8:00 AM until 11:00 PM each day unless amended by the City Manager.



Memorandum

Date: February 9, 2021

To: Mayor and City Council Members

Copy: Anna Soik, City Clerk/Treasurer/Finance Director

From: Rachel Smolinski, City Manager

Subject: Social Media-Council Policy Statement #58

As you may know, social media platforms are used widely within the Alpena community by citizens to gather information. It is essential that the City use a multi-faceted approach to distribute accurate information that includes social media, print, radio, and our City website. The lack of a City social media presence leaves a gap in our ability to get information out to multiple audiences.

I have worked over the past few months to gather information on social media policies from other municipalities to evaluate best practices among communities. Draft City Council Policy Statement #58 is the culmination of these best practices, feedback from City Staff, initial feedback from City Council, and review from our City and labor attorney. The Policy sets guidelines including; but not limited to types of social media platforms, social media administrators (SMA), SMA posts and activities, employee personal social media activity, and expectations for community interaction on City social media platforms.

It is my recommendation as City Manager that City Council adopt Policy Statement #58. Thank you for your consideration.



City of Alpena
Social Media
Council Policy Statement 58

The purpose of this policy is to make everyone involved aware of the clear and defined expectations for their social media activity as it is related to the City of Alpena. This policy is also intended to protect the City of Alpena and its residents from liability, inflammatory and disparaging remarks, falsehoods and misrepresentations within the social media community.

Social media is an ever-expanding term used to describe interactions on current and future forms of media networking on sites across the internet. It is intended that this policy will be flexible to encompass future modes in this category of communication for new versions and platforms of social media. This does not include multimedia messages that are intended to be private.

This includes but is not limited to:

- Multimedia and social networking sites such as, but not limited to: Facebook, Twitter, Flickr, Tumblr, Reddit, Instagram, Snapchat and YouTube;
- Social networking sites with an emphasis on professional exchange of information and development of business, such as LinkedIn;
- Blogs, microblogs, wikis, message boards, comment sections, social bookmarking web sites, and other community-based sites or collaboration tools;
- Social commerce postings, product and/or experience reviews such as Amazon, Facebook groups, and Craigslist; and
- Other sites where information (images, video, sound or other files) can be uploaded or posted; and
- Any new social media platforms that develop.

CITY SOCIAL MEDIA ACTIVITY

Social Media Administrators (SMA)

Considering it is difficult to know all the details on subjects that often cross multiple city departments, the City of Alpena will rely upon Social Media Administrators. SMAs are those that have been granted the authority to represent the City of Alpena or some subsequent department of the City on certain social media platforms. The City Manager will delegate social media administration roles to appropriate City employees as needed. Only authorized SMAs will post or represent the City of Alpena's information, views, or opinions on City social media platforms. Should an SMA receive a request for an interview with a member of the press, the City Manager will be notified in a timely manner.

City of Alpena
Social Media
Council Policy Statement 58

Guidelines for SMA Posts/Activity

As an SMA of the City, employees are held accountable for how they speak about city products, services and/or operations on any social media platforms. When an employee is given the responsibility of representing the City of Alpena on social media pages, they must consider many things including but not limited to:

- *Is this relevant for this audience?* It should be understood that an SMA will possess the background knowledge of what is typically expected to be found on the page or platform along with the ability to discern what is and what is not appropriate for the page or platform.
- *What are the pros and cons of posting this?* It is expected that an SMA knows both.
- *Is this post complete?* Make sure that all vital information is included.
- *Should I check with anybody before posting?* Quite often City departments work with different planned timelines. It is important to communicate any relevant information to assure that no City department is caught off guard by any social media activity before the posting.
- *Does this put the City of Alpena in the best light?* Anything posted should not communicate anything that could be perceived as disparaging towards any City departments, employees, or activities.
- *Is this politically neutral?* It is not appropriate to make comments that show a political opinion preference of one position over another in political questions. All City social media activity must be politics-free.
- *Is this confidential information?* If an SMA is unaware if information is confidential or not, they are expected to ask the City Manager before releasing any potentially confidential information.

**EMPLOYEE PERSONAL SOCIAL
MEDIA ACTIVITY**

City employees will be held accountable for how they speak about City products, services and operations, whether in person, on the phone, in print or online. Employees must appreciate the fact that the community automatically elevates their social media activity to a position of knowledge and privilege whether it is deserved or not when it relates to City activities. This often results in any comment or post made (no matter how innocent the intentions are), to be taken out of context. The community often receives it as the truth and the official response by the City of Alpena. It is expected and allowed that City of Alpena employees will engage in personal activity on social media platforms on their own. However, all employees possess a responsibility to the City to not state, imply or reference wrongdoing, poor service or mistakes made by the City (or City employees) on

City of Alpena
Social Media
Council Policy Statement 58

social media (whether true or not).¹

It is understood that City employees will always represent the City of Alpena in a positive manner. In addition, an employee who poses or includes pictures of themselves on personal social media pages with any item that represents the City of Alpena including, but not limited to: City logos, uniforms, vehicles, or equipment should do so with caution.

An employee is subject to all appropriate discipline if this policy is violated. When discipline is issued, the intent of the social media activity will be considered. An employee is not responsible for unexpected or inappropriate responses from others to social media activity. However, that possibility or likelihood should be considered when posting.

COMMUNITY GUIDELINES FOR SOCIAL MEDIA PAGES

The City appreciates comments and interaction from residents and visitors alike. The City will be courteous and professional in our postings and ask that the community do the same. Reasonable and responsible dialogue for opposing views is encouraged. The City is not responsible for settling disagreements between users, nor will a comment be removed solely at the request of a user. All posts and comments shall be subject to review by a City SMA prior to being posted on any City-managed social media page.

The City reserves the right to not post and/ or delete or hide content or comments that:

- Contain a personal attack, insult, racial slur or any other derogatory term or defames any person or organization.
- Is off-topic and unrelated to the original post.
- Uses foul language or is sexually explicit, including "masked" profanity or promotes hate or discrimination of any kind.
- Is spam, including any advertising of commercial services or products encourages or promotes illegal activity or violates any local, state or federal law Contains private or personal information.
- Endorses or opposes any candidates, political parties, or a particular stance on a ballot measure or specific legislation.
- Is reported as abuse.
- Contains random or unintelligible text.

¹Therefore, any comments made by an employee that relates to the City shall clearly include a statement that the comment is the employee's opinion and is not made on behalf of the City and does not represent the opinion of the City.

City of Alpena
Social Media
Council Policy Statement 58

- Compromises the safety or security of the public or public systems or violates a legal ownership interest of any other party.
- Contains images, videos or links to sites that do not conform to these guidelines or infringes or violates existing copyrights or trademarks.
- Contains viruses or computer code or contains an irrelevant, spam, or "dead" hyperlink.

Anyone commenting or joining the City's social media platform(s) must be an identified person or entity. Comments or joiners with hidden identities will be deleted.

Participants may be banned or blocked from the City's social media platform(s) after two (2) violations of the community guidelines.

Expectations

The City understands that social media is a 24/7 medium; however, our moderation capabilities are not. City staff may not see every inappropriate comment right away and must rely on the maturity of our community to ignore personal attacks and negative speech or respond politely. If a user posts a comment that requires a response, it will be answered within two business days between 8:30 a.m. and 4:30 p.m. A posted comment (which could be in the form of text, image, video or hyperlink) is the personal opinion of the original author, not of the City of Alpena, and publication of a comment does not imply endorsement or agreement by the City of Alpena.

Responsibilities

The City of Alpena is not responsible for any "related," "promoted" or "sponsored" ads that are accessible on any other social media platforms.

Additionally, in no way should it be construed that advertisements or community comments reflect the opinions or position of the City of Alpena government, its officials, officers, volunteers, or employees.

Privacy

The City of Alpena does not collect, maintain, or otherwise use personal information stored on any third-party site in any way other than to communicate with users on that site. Users may remove themselves at any time from the City's "friends" or "fan" lists. Users should be aware that third party websites have their own privacy policies and follow these policies accordingly.

To protect your own privacy and the privacy of others, please do not include personally-identifiable information, such as, but not limited to: Social Security numbers, utility account numbers, phone numbers or email addresses in the body of your comment or post. Please do not include personally identifiable information in your comment or post.

City of Alpena
Social Media
Council Policy Statement 58

This comment policy may be revised at any time to ensure its continued use is consistent with its intended purpose as a limited forum.

DRAFT



235 West Chisholm Street, Alpena, MI 49707 Fax: (989) 356-3999 Phone (989) 354-4181

February 15, 2021

Alpena City Council

2020/2021 Target Mid-Year Report

Dear Mayor Waligora,

Please accept the following update as our semi-annual report to the City.

Overview:

The Pandemic continues to impact much of what I do in terms of my activity and workflow. From early July through the time of this writing it is more of the same - MEDC work. While I am grateful the MEDC trusted us to act as a fiduciary to administer their grant programs, it was a big undertaking. There was benefit for Alpena City and County in that they had 2 representatives on the committee we formed to help process / grade and adjudicate the grant requests. The first 6 months of the year have centered on several issues many of which revolve around Covid 19 relief and the fallout therein. The goal for me is the avoidance of economic redevelopment so helping existing businesses remain viable through this difficult economic period remains my primary focus.

Grant Programs

Target has been involved in 3 MEDC grant programs (2 in this fiscal year – MEDC Restart Grant Program and Survival Grant) that have had direct benefits to area businesses. Target (as one of fifteen Economic Development Organizations – EDO's) was asked to lead the effort to allocate, promote, organize, grade, disburse, and report upon the results for this grant campaign funded under the CARES Act for Restart program and the other from the state of MI (Strategic Fund). I was involved in spreading the word regionally, organizing the activity, setting the schedule and priorities, forming the committee, and promoting the program to make sure funds are spread across each of the counties. Results are below for both programs.

MEDC Restart Grant Program Results (mid-summer)

For Alpena county, there was \$931,000 in grants awarded.

- 170 applications
- 150 approved
- Highest amount awarded \$15,000, lowest awards \$2,000.
- Average Grant \$6,206

MEDC Survival Grant Program Results (just completed)

For Alpena County there were \$575,500 in grants awarded.

- 107 applications
- 59 approved
- Highest amount awarded \$15,000 (several), lowest \$5,000 (few)
- Average Grant \$9,754

Developer Activity

Developer activity continues despite the pandemic. I am involved in several different projects both in the City and adjacent to the City. Among them is working on the Aldi project to determine if there is a path forward between APS, the developer and Aldi corporation. I am also working with the same developer on a potential retail project that has involved City staff as well.

I have also been involved in the redevelopment of 600 Walnut Ave (East Campus). There are plans to bulldoze the site and build a new office building to house a state agency. The work is expected to commence this spring. This project involved the City, Target and Brownfield authority and the developer.

I am aware of various other projects that are in the early exploration stages. I will continue to work with the various parties to help bring these projects to fruition if they make financial sense and all the issues can be addressed satisfactorily for all parties involved.

There are other development projects that are currently underway that Target played no role in. These were purely organic projects – Ace Hardware, the activity associated with the State Street Theatre, the former Royal Knight Cinema, and the former Antique mall. There are many other projects being considered within the city that I am involved with. There are hurdles that need to be cleared for many of these projects to get to an announcement stage.

With my involvement with the DDA and Brownfield, I have greater insights into projects being considered. The DDA created a new program with the change in ownership at the mall that may lead to some business relocations and or expansions into the City (DDA district).

Other Matters:

- Worked with City staff on various projects including:
 - DCIP Program follow up for 2021 proposal planning - City staff and I met with CRTC Base Commander
 - Developer interest in property north of the City
 - Helped city develop pricing for same
- I continue to work with City (engineering staff) to help connect with developers in getting issues raised or addressed. City staff have been excellent and responsive to my requests to meet with developers.



235 West Chisholm Street, Alpena, MI 49707 Fax: (989) 356-3999 Phone (989) 354-4181

In terms of known investment via SBDC counseling services:

SBDC info for Alpena County 7/1/2020 – 12/31/2020.

Clients: 43

Hours: 138

Business Starts: 4

Jobs Created: 8

Capital Formation: \$419,812

MEDC

We continue to promote MEDC retention visits that were disrupted by Covid for most of last year. I have identified several Alpena businesses for upcoming meetings set to resume in February virtually.

I have good relationships with various members of the MEDC team. Any investor inquiries are generally handed off to me to follow up with investors and connect them with appropriate MEDC staff based upon the investor need. Often, investors are seeking funding for projects (grants rather than loans). While the MEDC does have funding available, typically the scope is narrow for these direct support grants.

SBA / USDA – Target hosted a meeting with both organizations together and invited select participants to attend. Meeting was hosted at Austin Brothers. Invited a couple of local (City) businesses.

Loan Report Updates-

- Created a pandemic loan pool to provide Covid / Pandemic loans for local small businesses. No loans have been made under this program to date.
- No other loans (start-up) sought. Truth is I think many are uncomfortable borrowing money these days with the economic uncertainty that exists.
- Also won a grant from TCF to fund a small loan pool for local businesses that need a small loan quickly. These loans are 12 months or less.

County Unemployment: As of Dec 2020: 5.1%

Among the chief concerns shared with me from local businesses is the ability to attract talent. Many have expressed that they have open positions but continue to have a difficult time finding the skills needed to fill those slots. In many cases employers are having a hard time finding people simply willing to work where skills are less of a concern since the employer will train. Our low unemployment rate will continue to make this situation a challenge. There have been discussions among various local entities including Target to work to address this situation. This is a long-term initiative.

Emerging Regional Issues:

Business and PPP:

Reporting indicates that the impact of COVID-19 disruption on businesses remains varied and impacted significantly by a business's industry. Nationwide hospitality, restaurants and fitness businesses that rely on in person interactions continue to be some of the most adversely impacted. Meanwhile, consumer spending is up in many places and benefiting other industries and business models that rely on retail, virtual customer bases and interactions, etc.

Typically, the onset of fall usually means a decline in tourism and economic activity in Northern Michigan, but anecdotal reports seem to indicate that the local tourism industry is still benefiting from the restlessness that consumers are feeling after more than 9-months in some sort of shut down mode. We continue to hear that some individuals, particularly those with the option for virtual work and school, have taken up part – and in some cases, full – time residence in the region. How long this will last and the potential impact on the regional economy is yet to be determined. I think we have all seen the impact on local real estate prices and supply. Who would have ever thought in the year of Covid and business disruption would lead to the hottest real estate market in decades!

Meanwhile, most businesses are or will soon be nearing the end of the relief funding they received from the PPP program. Congress recently authorized another round of relief, so more help is available, and I know these programs are just starting to be advertised by local lenders. Some local regional businesses have successfully had their first-round loans forgiven.

Final Thoughts:

I have spent considerable time and energy looking to large retail chains, and the developers they work with, to consider Alpena / NE Michigan as part of their expansion plans. At times it is hard to get their attention. I am just trying to get them up here for a site visit. The point is this is not easy but takes persistence and a compelling business case to get them to come. I mention this only because if successful, this makes life better for the folks that live in the area. When we have had success in getting them to visit the area, access to city staff is critical to make the best use of their time during the visit. City staff have done a great job making themselves available as these opportunities have arisen.

The real estate market in NE lower Michigan is stronger today than any time I have seen since arriving here back in 1997. Hard to imagine in the year of Covid the market would strengthen and become a seller's market. I am not sure what to attribute this to except we have seen an influx of buyers from outside of the area along with historically low interest rates. I am not sure why the "out of the area" buyers are coming but I suspect there are many factors including the low population density, quality healthcare nearby, attractive RE prices, and the abundance of outdoor recreational activities. Rising values supported by comparable sales makes the prospect of attracting housing development in the region more viable. This needed to happen. The hope is that the interest in our markets is sustainable.

I wish to thank you for your support of our efforts.

Sincerely,

Michael W. Mahler
Economic Development Director

**ALPENA WILDLIFE SANCTUARY BOARD
ANNUAL REPORT TO CITY COUNCIL
MARCH 2020 TO MARCH 2021**

INTRODUCTION

This past year the Wildlife Sanctuary Board has continued to oversee and maintain Island Park and the approximately 443 acres comprising the Sanctuary. Island Park is the City's only natural park and according to the 1985 agreement with the Michigan Land Trust Fund is to be maintained for quiet recreation and environmental education. The Board also maintains a water trail within the sanctuary and continues to pursue development of The River Center, an interpretive center focusing on the Thunder Bay River Watershed.

MEMBERS

City Council appointed board members are: Vernie Nethercut, Elizabeth Littler, Roger Witherbee, Judy Kalmanek, Tom Orth, Susie Austin, Boris Gerber, Karen Enterline and Chairman Terry Gougeon. This is a full board of nine.

Resource: Catherine Stedman

Staff: Planning and Development Director: Andrea Kares

AWS BOARD ACCOMPLISHMENTS

With restrictions in place, due to the Covid19 virus, which limited group activity, those pursuits on the Island and Sanctuary waters were limited in 2020.

ISLAND PARK

The Board sets goals for the management and maintenance of Island Park in accordance with the management plan of 2015 (Revised).

Goals met in 2020:

- Refurbished the three remaining birdhouses.
Not until September 25th was any substantial work accomplished on the Island.
- Four large bags of invasive non-native Spotted Knapweed, Autumn Olive and Sweet Clover were removed from the habitat study plot on the Island and along the trails.
- The stairways were swept of accumulated debris.
- Board members picking up trash while visiting the Island noticed a decrease in overall volume and in particular a lack of cigarette butts. Perhaps due to the City's ban on smoking in parks.

RIVER WORK

There was no trash removal, or invasive frog-bit removal accomplished within the sanctuary waters this year.

EDUCATIONAL PROGRAMS

We continue to coordinate educational activities with The US Fish and Wildlife Service, Besser Museum, Northeast Michigan Great Lakes Stewardship Initiative, Huron Pines and ACC

River Rats 2020

This popular program for younger elementary age children was presented as four weekly self-guided packets available for pick up at Duck Park for interested families.

Magic in our Midst

This fun educational opportunity for families is in its second year. Taking place, after dark in mid-December, on the Island, participants can learn about the lives of animals as they encounter them along the trails in an interactive setting. The success of this event is due in large part to an enthusiastic group of High School students.

ARTIST IN RESIDENCE PROGRAM

The Alpena Wildlife Sanctuary Artist in Residence program is now in its tenth year. This is a minimal cost program with money requested to cover cost of framing and identification plaque for donated works. The aim of this program is to acquire a museum quality collection of fresh water themed art to be displayed in the Alpena Wildlife Sanctuary's proposed River Center.

Last years artist in residence was Autumn Bildson, a stone carver. Autumn set up shop at the entrance to the Island to work publicly on a stone turtle carving to be donated to the River Center. Hands on power carving was offered to visitors willing to try their hand at carving in stone. Each of the artists involved have exhibited nationally and/or internationally in museums and galleries and have participated in respected residence programs. Works which they have researched in the Alpena Wildlife Sanctuary have been exhibited in galleries and museums across the United States, thus giving recognition to Alpena, the Sanctuary and the residency program nationwide.

Thanks to Mark Beins for his research and diligence in the search for applicants for the residence program.

RIVER CENTER

The Thunder Bay River Center Board of Directors was formed to give guidance and support to the River Center.

Committee members are: Bill Haase, Meag Schwartz, Roger Witherbee, Beverly Bodem, Dan Mitchell, Karen Savage, Susan Szczukowski and Judy Kalmanek, Chair.

Resource: Nate Blury

Staff: Andrea Kares

Fund Raising: The Reel Fun Ice Fishing Tournament and the prior evening's Festivus Dinner, were both well attended and a great success. The tournament committee is a very dedicated group assisted by the Walleye club.

PROMOTIONAL

Island Park is listed on the City's website and in promotional pamphlets, available locally and at several welcome centers around the State.

We continue to work with area schools, the Museum, NOAA, the Fish and Wildlife Service, Huron Pines, North East Michigan Great Lakes Stewardship Initiative (NEMGLSI), and Michigan Dept. of Natural Resources on the development of educational materials for Park visits and classroom use.

The Island pamphlet rack with its self-guiding brochures is kept filled and updated as necessary. The pamphlets are also available online.

FUTURE PLANS

- Island Park continues to be the central focus in the Sanctuary as it receives most of public attention.
- Board emphasis for the Island will be educating the public about erosion concerns. Physically blocking places with greatest damage. Discouraging certain activities, like going off the trails and sledding, which erode soil by scattering forest litter and compacting soil preventing seedling growth. Trails will be clearly marked by bark or wood chip covering.
- Control of invasive species, such as Spotted Knapweed, Autumn Olive, Sweet Clover, Frog-bit, Narrowleaf Cattail, and Glossy Buckthorn will continue.
- It is anticipated that a major undertaking to remove and prohibit frog-bit growth at Duck Park will occur this summer. Shane Lishawa and crew with grant money to investigate methods of control for this invasive will be working in conjunction with Thunder Bay Power. By lowering the water level in the sanctuary to allow access to much of the cattail Mr. Lishawa intends to cut the cattails below water level and thereby remove the preferred habitat of the frog-bit, dramatically reducing its growth.

- Continue with successful programs like River Rats and Magic in our Midst.
- Support educational use of the sanctuary by the area public and parochial schools.
- Maintain associations with area agencies such as Besser Museum, National Marine Sanctuary, Huron Pines, NEMGLSI and U.S. Fish and Wildlife Service.
- Continue to work towards the realization of the River Center

Submitted by:

Terry Gougeon

Wildlife Sanctuary Board Chair

Wildlife Sanctuary Board
City of Alpena, Michigan

Proposed 2020 - 2021 Budget

<u>Project Description</u>	<u>Budget</u>
Island Park Maintenance: Bark, Lumber, Posts, Quikcrete: for trail and structure maintenance	\$350.00
Invasive plant removal, clean-up: Trash Bags	\$30.00
Educational materials: Park Pamphlets, River Rats	\$350.00
Signs: Not a Trail, Artist in Residence, WSB Work in Progress	\$100.00
Artist in Residence: Framing and ID plaque	\$150.00
Proposed Budget Total	\$980.00
<u>Capital Request</u>	<u>\$30,000.00</u>
To be set aside as a local match for a River Center construction grant	




Memorandum

Date: February 9, 2021

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Stephen J. Shultz, Assistant City Engineer 

Subject: North Second Avenue and Miller Street Intersection

Pursuant to Council direction regarding the Second Avenue and Miller Street intersection signal discussion, the Engineering Department has researched different signage options, as well as contacted a retired traffic & safety engineer. Further, Joel Jett, Chief of Police, reached out to the Alpena Sheriff as well as the Michigan State Police to determine their involvement in handling any previous crashes at this intersection.

This intersection, with the flashing light, stops traffic on Miller and allows through traffic on Second to proceed with caution. This, in effect, operates like most of the remainder of the intersections along Second, as all traffic stops on the side streets at Second Avenue with stop signs. Changing from the overhead traffic light to stop signs at Miller, would save the City money on electric and maintenance of the light itself, but would do nothing different with traffic flow. Further, the stop signs would be less noticeable than the overhead light.

We could not find much data directly related to our situation, where we would be removing a light to install signage; but research, as well as discussion with our traffic & safety contact, seems to indicate that a four-way stop is the safest solution for traffic as well as pedestrians when a traffic light is not used at an intersection of two major streets. A four-way stop is often implemented when an intersection is warranted for a traffic signal but can't be designed and installed in a timely fashion. Four-way stop intersections are also supported by many "walkable communities" as they have been demonstrated as safer for pedestrians.

Multi-season traffic counts, turning movements, and traffic volumes; are all elements that help determine what type of control an intersection needs. These are all things that a traffic & safety engineer would use to generate a traffic study to assist in making a recommendation for what an intersection might need. We do not currently have any of these things at our disposal, and a study is an expensive prospect.

Our contact gave us an opinion on the safety of a four-way stop based on years of experience, but without actual traffic data. Research seems to support the four-way stop from a safety standpoint, but only when compared to a two-way stop.

If a fully sequencing light or partially sequencing light, as proposed previously, is not preferred, then a four way stop seems to be the safest. As noted by research, as well as our traffic & safety contact; the traffic on Miller would not be required to “nose-out” to see around the buildings and other obstacles to see if it’s safe to enter the intersection as the traffic on Second would already be at a stop.

As a cost savings measure, we have also re-worked our previous estimate for the intersection work. We had originally programmed for a full concrete intersection to mimic Fletcher Street (and eventually Oldfield) to continue the “streetscape” look through to Second and Miller. We have now decided on a standard asphalt intersection; but the improvements still include the required sidewalk ramps, and curb and utility work to get ready for the future project on Second Avenue and maintain a through cross-street while the project is being built. The previous total price was \$276,382, we are now at \$234,082. This reflects \$140,350 in street improvements, \$17,500 in sewer, \$47,450 in water, and \$28,782 for the loop detection system for the traffic light.

Further, Joel Jett, Chief of Police, received comments back from both the Michigan State Police and Alpena County Sheriff. Both confirmed that while they may have assisted Alpena City Police in some instances, they did not independently handle any accidents at this intersection and have no additional records.






Memorandum

Date: February 2, 2021

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Rich Sullenger, City Engineer 

Subject: Water Production Plant Elevator Maintenance Agreement

In December 2020 the City, through its utility contractor Suez, solicited quotes for quarterly maintenance of the service elevator at the Water Production Plant. Due to the age of the existing elevator, all but McNally Elevator Company were unwilling to perform the quarterly service including annual and triannual testing required by the State of Michigan. A project to upgrade the elevator is currently in the CIP for 2026-27 fiscal year.

McNally Elevator Company currently provides the Water Treatment Plant with the elevator maintenance and inspection services with satisfactory results. Currently this work is done and billed on a per service call basis. However, the company offers several options for customers which are outlined on the attached documents. Pricing for each of the programs are also outlined on the attached spreadsheet.

After careful review by Suez staff, it is recommended that the City enter a five-year contract with McNally Elevator Company utilizing their type 3 service agreement. By doing this, the City will save approximately \$2,000 over the life of the contract.

It is therefore my recommendation, as City Engineer, that we execute a contract with McNally Elevator Company for quarterly maintenance and inspection services in the amount of \$261 per quarter through December 31, 2025.

Attachments



Alpena Water Filtration Plant
1300 State Street
Alpena, MI 49707
989-356-0757

Date: 12/18/2020

RE: WTP Elevator maintenance and testing McNally Elevator

The City of Alpena Water Plant currently contracts with McNally Elevator to conduct routine quarterly maintenance on the WTP Elevator. McNally has been providing services since March 2016 and Suez has experienced excellent customer service and the elevator (circa 1965).

The elevator is aging and in need of upgrading, including safety equipment to protect from cylinder failure which can result in the elevator free-falling to the ground. The cylinder is buried in the ground and as such is subject to environmental factors which can and eventually will corrode and compromise the safe operation resulting in total failure. In the past elevator contractors have ceased activities at the WTP due to this issue (Otis in 2003), and most of the Michigan based companies I have recently spoken to will not conduct services on the WTP elevator unless it involves addressing this issue. McNally Elevator agrees that the cylinder should be replaced, or alternative safety measures must be installed to protect from a free-fall event. However, McNally is willing to conduct maintenance and testing on the elevator until the City of Alpena does in fact conduct an upgrade to the elevator.

I believe it is in Suez's and the City's best interest to contract with McNally Elevator and conduct the elevator upgrade as soon as possible. **Note: Currently CIP WTP Elevator upgrade/rebuild is budgeted for \$110,000 for year 2026. This budget may need to be revised to adequately address the operational and safety concerns of the current elevator.**

Included:

- Current contract from 2016
- McNally Elevator Letter regarding Elevator Maintenance
- McNally Elevator Quarterly Service Contracts
- Excel spreadsheet showing the outlay for proposed service options from McNally Elevator.

Recommendations:

As you will see from the spreadsheet, choosing a 5-year Type 3 service contract will result in saving \$1955.00 over the next five years while securing a proven reliable and willing elevator contractor for the City of Alpena. Completing the CIP WTP Elevator upgrade as soon as possible per the CIP Program.

It is my understanding that Suez cannot enter into any contracts on behalf of the City and I await your decision on what action to take.

Please let me know if you have any questions.

Regards,

Mike Collins
Suez – City of Alpena
Water Treatment Plant
Operations Supervisor

McNally Elevator City of Alpena WTP Elevator Maintenance Contract Options

Option	Event	Year					
		2021	2022	2023	2024	2025	
Type 1	Q1 maintance						
	Q2 maintance	being	considered	at this	time		
	Q3 maintance	desired	by	City	of Alpena		
	Q4 maintance						
	Cat 1 test						
	Cat 3 test						
	Total outlay	NA	NA	NA	NA	NA	NA

Type 2	Q1 maintance	\$309.00	\$309.00	\$309.00	\$309.00	\$309.00	
	Q2 maintance	\$309.00	\$309.00	\$309.00	\$309.00	\$309.00	
	Q3 maintance	\$309.00	\$309.00	\$309.00	\$309.00	\$309.00	
	Q4 maintance	\$309.00	\$309.00	\$309.00	\$309.00	\$309.00	
	Cat 1 test	included	included	included	included	included	
	Cat 3 test	included	included	included	included	included	
	Total outlay	\$1,236.00	\$1,236.00	\$1,236.00	\$1,236.00	\$1,236.00	\$6,180.00

Type 3	Q1 maintance	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	
	Q2 maintance	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	
	Q3 maintance	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	
	Q4 maintance	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	
	Cat 1 test	included	included	included	included	included	
	Cat 3 test	included	included	included	included	included	
	Total outlay	\$1,044.00	\$1,044.00	\$1,044.00	\$1,044.00	\$1,044.00	\$5,220.00

Type 4	Q1 maintance	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	
	Q2 maintance	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	
	Q3 maintance	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	
	Q4 maintance	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	
	Cat 1 test	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	
	Cat 3 test	\$1,100.00	not due	not due	\$1,100.00	not due	
	Total outlay	\$2,255.00	\$1,155.00	\$1,155.00	\$2,255.00	\$1,155.00	\$7,975.00

Type 5	Q1 maintance	\$155.00	\$155.00	\$155.00	\$155.00	\$155.00	
	Q2 maintance	\$155.00	\$155.00	\$155.00	\$155.00	\$155.00	
	Q3 maintance	\$155.00	\$155.00	\$155.00	\$155.00	\$155.00	
	Q4 maintance	\$155.00	\$155.00	\$155.00	\$155.00	\$155.00	
	Cat 1 test	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	
	Cat 3 test	\$1,100.00	not due	not due	\$1,100.00	not due	
	Total outlay	\$2,095.00	\$995.00	\$995.00	\$2,095.00	\$995.00	\$7,175.00

Current Type 5 contract was for 1 year and ended in March 2017.

We are currently utilizing Type 5 Option and paid \$995.00 for services in 2020.

If no new contract is signed prices will increase annually under this Option

Note: in 2016 the price was \$145.00 and in 2020 price was \$155.00.

QUARTERLY SERVICE CONTRACTS

ALPENA WATER FILTRATION PLANT
1300 STATE AVENUE
ALPENA, MICHIGAN 49707

EQUIPMENT: FREIGHT ELEVATOR
INSTALLED: 12/1/1963
STATE SERIAL NO: 010489

TYPE 1: COMPLETE MAINTENANCE

UNDER THIS TYPE OF CONTRACT, WE WILL TAKE COMPLETE RESPONSIBILITY TO THE EXTENT OF OUR CONTRACT FOR THE OPERATION AND SERVICING OF THE ELEVATOR. WE WILL REPLACE AND REPAIR ALL MECHANICAL EQUIPMENT AS NECESSARY, DUE TO ORDINARY WEAR AND TEAR. ALL WORK IS TO BE PERFORMED DURING THE REGULAR WORKING HOURS OF THE ELEVATOR TRADE. IF YOU HAVE OVERTIME EMERGENCY CALLS YOU WILL BE BILLED FOR THE OVERTIME BONUS HOURS ONLY. WE WILL ABSORB THE WORKED HOURS AT SINGLE TIME RATE. MANDATORY CODE REQUIRED TESTS ARE INCLUDED IN THIS CONTRACT.

PRICE PER MONTH: NOT AVAILABLE

TYPE 2: QUARTERLY INSPECTIONS WITH SMALL PARTS AND TESTING

UNDER THIS TYPE OF CONTRACT, WE WILL INSPECT, OIL, GREASE AND MAKE MINOR ADJUSTMENTS ON A QUARTERLY BASIS. WE WILL REPLACE SMALL PARTS SUCH AS CONTROL RELAYS, DOOR ROLLERS, DRIVE BELTS AND DOOR GIBBS AS REQUIRED DUE TO ORDINARY WEAR AND TEAR. YOU WOULD BE INVOICED FOR ANY ADDITIONAL MATERIAL AND LABOR REQUIRED TO KEEP THE ELEVATOR OPERATING IN A FIRST-CLASS MANNER. PARTS WITH VALUE OF \$75.00 INCLUDED. THIS TYPE OF CONTRACT WILL COVER ALL MANDATORY CODE REQUIRED TESTING ON THE DEVICE PER THE RULES AND REGULATIONS. THESE TESTS WILL INCLUDE, BUT ARE NOT LIMITED TO, PRESSURE TESTS, FULL LOAD RATED TESTS, PERIODIC TESTS, AND FIRE SERVICE TESTS.

PRICE PER MONTH: \$103.00

TYPE 3: QUARTERLY INSPECTIONS WITH OIL & GREASE AND TESTING

UNDER THIS TYPE OF CONTRACT, WE WILL INSPECT, OIL, GREASE AND MAKE MINOR ADJUSTMENTS, DURING THE COURSE OF OUR INSPECTION, ON A QUARTERLY BASIS TO THE ELEVATOR EQUIPMENT. YOU WOULD BE INVOICED FOR ANY MATERIALS AND LABOR REQUIRED TO KEEP THE ELEVATOR OPERATING IN A FIRST-CLASS MANNER. THIS TYPE OF CONTRACT WILL COVER ALL MANDATORY CODE REQUIRED TESTING ON THE DEVICE PER THE RULES AND REGULATIONS. THESE TESTS WILL INCLUDE, BUT ARE NOT LIMITED TO, PRESSURE TESTS, FULL LOAD RATED TESTS, PERIODIC TESTS, AND FIRE SERVICE TESTS.

PRICE PER MONTH: \$87.00

TYPE 4: QUARTERLY INSPECTIONS WITH SMALL PARTS NO TESTS

UNDER THIS TYPE OF CONTRACT, WE WILL INSPECT, OIL, GREASE AND MAKE MINOR ADJUSTMENTS ON A QUARTERLY BASIS. WE WILL REPLACE SMALL PARTS SUCH AS CONTROL RELAYS, DOOR ROLLERS, DRIVE BELTS AND DOOR GIBBS AS REQUIRED DUE TO ORDINARY WEAR AND TEAR. YOU WOULD BE INVOICED FOR ANY ADDITIONAL MATERIAL AND LABOR REQUIRED TO KEEP THE ELEVATOR OPERATING IN A FIRST-CLASS MANNER. MANDATORY CODE REQUIRED TESTS WOULD BE INVOICED AFTER WORK IS PERFORMED WITH THE CURRENT PERIODS INDEX FLUCTUATIONS BEING APPLIED. PARTS WITH VALUE OF \$75.00 INCLUDED. OWNER ACCEPTS LIABILITY EXPOSURE FOR TESTING.

PRICE PER MONTH: \$65.00

TYPE 5: QUARTERLY INSPECTIONS WITH OIL & GREASE NO TESTS

UNDER THIS TYPE OF CONTRACT, WE WILL INSPECT, OIL, GREASE AND MAKE MINOR ADJUSTMENTS, DURING THE COURSE OF OUR INSPECTION, ON A QUARTERLY BASIS TO THE ELEVATOR EQUIPMENT. YOU WOULD BE INVOICED FOR ANY MATERIALS AND LABOR REQUIRED TO KEEP THE ELEVATOR OPERATING IN A FIRST-CLASS MANNER. MANDATORY CODE REQUIRED TESTS WOULD BE INVOICED AFTER WORK IS PERFORMED WITH THE CURRENT PERIODS INDEX FLUCTUATIONS BEING APPLIED. OWNER ACCEPTS LIABILITY EXPOSURE FOR TESTING.

PRICE PER MONTH: \$51.65(Currently Paying)

MCNALLY

NOTE:

Prices based on a 5- year maintenance agreement.

3-year agreement: 8% increase to above quoted price

1-year agreement: 12% increase to above quoted price

Prices Remain Firm for 60-days

◆ McNALLY ELEVATOR COMPANY, INC. ◆

• PROPOSAL FOR ELEVATOR INSPECTION, OIL, GREASE AND TESTING •

To: ALPENA WATER FILTRATION PLANT
1300 STATE AVENUE
ALPENA, MICHIGAN 49707

Dated at: 223 WEST RANSOM STREET
KALAMAZOO, MICHIGAN 49007

We propose to furnish McNALLY SERVICE on the following described elevator in your building located at: the above address

ONE HYDRAULIC FREIGHT ELEVATOR

– COVERAGE –

Under this contract we will service the elevator equipment herein described on the following terms and conditions:

We will use trained technicians directly employed and supervised by us. They will be qualified to keep your equipment properly serviced.

This service is to consist of a QUARTERLY inspection of the elevator, including oiling and cleaning the machine, motor and controller; greasing or oiling bearings and guides, making necessary minor repairs during the inspection, and all mandatory code required testing on the device per the rules and regulations.

We will also inspect, lubricate and adjust the following accessory equipment:

Interlocks, Guide Shoes, Limit Switches

In addition, we will furnish the following supplies as and when necessary:

Oils	Lubricants
Contact Cleaner	Greases
Rope Preservatives	Cleaning Materials

Hydraulic Operating Fluid is not covered in this contract.

All work is to be performed during our regular working hours of the regular working day of the elevator trade. Inspections will be performed with other accounts in the area. Specific date and time requests will have travel time billed at our standard rate. If emergency adjustment call-back service is supplied during straight time or on overtime at your request you are to pay us for this labor at our regular straight-time or overtime billing rates, whichever applies.

– EXTENT OF LIABILITY –

It is expressly understood and is agreed between the parties that this is only a contract for service as herein defined and no other warranties, either express or implied, have been made and that nothing in this agreement shall be construed to mean that McNALLY ELEVATOR COMPANY assumes any liability on

account of accidents to persons or property except those directly due to negligent acts of McNALLY ELEVATOR COMPANY or its employees and that the client's own responsibility for accidents to persons or property while riding on or being on or about the aforesaid equipment referred to is in no way affected by this agreement. McNALLY ELEVATOR COMPANY shall not be held responsible or liable for any loss, damage, detention, or delay caused by accidents, labor troubles, strikes, lockouts, fire, flood, acts of civil or military authorities, or by insurrection, or riot, malicious mischief, Act of God, or by any other cause which is unavoidable or beyond our control, or in any event for consequential damages. No work, services or liability on the part of McNALLY ELEVATOR COMPANY, other than specifically mentioned herein, is included or intended.

- EFFECTIVE DATE - TERMS -

This service will commence on the 1st day of MARCH 2021, and shall continue for a period of five years. Either party may terminate this agreement at the end of the first five-year period or at the end of any subsequent five-year period by giving the other party sixty (60) days prior written notice.

Contract Price: EIGHTY-SEVEN DOLLARS AND 00/100 (\$87.00)

Net per MONTH, payable ANNUALLY receipt of invoice.

The price for this service is subject to annual reconsideration or adjustment either upward or downward, on the basis of the prevailing costs.

McNALLY ELEVATOR COMPANY reserves the right to discontinue this contract at any time by notification in writing should invoices rendered for the service or repair of the equipment described under the term of this agreement not be paid within thirty (30) days from date of invoices.

You agree to pay as an addition to the price herein quoted, the amount of any tax based upon the transfer, use, ownership, or possession of the equipment to which this proposal relates, imposed by any law enacted after the date of this proposal or imposed upon you by any existing law.

Client's acceptance of this agreement and its approval by McNALLY ELEVATOR COMPANY, will constitute exclusively and entirely the agreement for the services herein described. All prior representations or agreements, whether written or verbal, not included or incorporated herein are superseded, and no changes in or additions to this agreement will be recognized unless made in writing and signed by both parties. The proposal and contract is hereby accepted:

State Serial No. 010489

Project: NOT APPLICABLE

Acceptance in Duplicate:

_____, 2021

McNALLY ELEVATOR COMPANY, INC.

Client: Alpena Water Filtration Plant

By 

By _____

Print Name _____

APPROVED FOR McNALLY ELEVATOR COMPANY, INC.

Title _____

By _____




Memorandum

Date: February 10, 2021

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Rich Sullenger, City Engineer 

Subject: Water Treatment Plant P & I Drawings

On February 8, 2021, the City received and opened bids for the Pneumatic and Instrumentation Drawings for the Water Treatment Plant. These drawings will detail all piping, valves, wiring, and controls inside the WTP. During recent CIP projects at the water plant, companies requested P & I Drawings to aid in more accurate pricing and successfully completing projects within the plant.

Bid documents were sent to 8 (eight) consulting firms, plan rooms and posted on the City's Website with two proposal received as listed below:

Tempest Enterprises Gaylord, MI	\$19,200
Hubbell, Roth & Clark Grand Rapids, MI	\$31,390

Tempest Enterprises has worked on several projects in the Water Treatment Plant in the past. The Suez staff has a successful working relationship with this company and its employees and feel they are more than familiar with the plant and the scope of work we expect.

Adequate funding of \$25,000 was established in the Water Fund for Treatment Plant Improvements.

It is my recommendation, as City Engineer, that the Pneumatic and Instrumentation Drawings for the Water Treatment Plant be awarded in accordance with the attached proposal to Tempest Enterprises, LLC., in the amount of \$19,200.

Attachments

TEMPEST

ENTERPRISES, L.L.C.

CONTROLS ENGINEERING

3213 Forest Rd
Gaylord, MI 49735

Engineers: Brian Theriault / Dan Dowling
(989) 390-5008 / (989) 370-1454

Fax: (989) 732-5760

BrianT@TempestEnterprises.com / DanD@TempestEnterprises.com
www.TempestEnterprises.com

Date: 2/8/2021

Company: City Of Alpena

Project: Create Alpena Water Treatment Plant P & ID's

Scope Of Work:	Create new Pneumatic and Instrumentation Drawings for all related equipment at the Alpena Water Treatment Plant. These drawings shall be in correlation with the City Of Alpena's "2021 City of Alpena Water Treatment Plant Pneumatic and Instrumentation Inventory and Drawings" Request For Proposals, issued January 2021. Tempest Engineers have participated in a walk-through of the site and shall build drawings via a more extensive walk down of all piping. Tempest shall attempt to gather any support drawings or documentation available to assist in verifying correct sizing of piping, tank capacity's, and motor / pump capacity's. Tempest shall also provide the City of Alpena with an update of the drawings at the 50% completed mark to verify we are completing the work as envisioned.
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Labor Costs			
Item #	Labor Description	Type	Line Item Total
1.0	Onsite Research and Piping Walk Down	Per Project	\$ 9,600.00
2.0	Creating AutoCAD Drawings	Per Project	\$ 9,600.00
Labor Sub-Total:			\$ 19,200.00

Hardware Costs			
Item #	Hardware Description	Type	Line Item Total
1.0	N/A	Per Project	\$ -
Hardware Sub-Total:			\$ -

Project Total:			\$ 19,200.00
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City of Alpena

Bid Name: 2021 WTP P & I Drawings Bid Open Date: 02/08/2021 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
Hubble Roth & Clark & INC Grand Rapids MI	N/A	N/A	\$ 31,390	
Tempest Enterprises Gaylord, MI	N/A	N/A	\$ 19,200	
			\$	
			\$	
			\$	
			\$	

Unofficial – “As-Read” Results – Subject to Verification

Bids Due: February 8, 2021
Time: 2:00 p.m.

BID LIST
2021 City Of Alpena Water Treatment Plant
Pneumatic and Instrumentation Drawings

FDS Engineering & Electrical Services
617 N. Stephenson Avenue
Iron Mountain, MI 49801
Ph: 906-239-9221
carl@fds-engineering.com

Fishbeck, Thompson, Carr & Huber
1515 Arboretum Drive SE
Grand Rapids, MI 49546
Ph: 616-575-3824
bdphillips@ftch.com

GEI Consultants of Michigan, P.C.
4472 Mount Hope Road Suite A
Williamsburg, MI 49690
Ph: 231-933-4041
crichardson@geiconsultants.com

Tempest Enterprises
3213 Forest Road
Gaylord, MI 49735
Ph: 989-370-1454
DanD@TempestEnterprises.com

Utilities Instrumentation Service
2290 Bishop Circle East
Dexter, MI 48130
Ph: 734-255-6599
Gilbert.moot@uiscorp.com
John.pantry@uiscorp.com

Spicer Group
2464 Bryon Station Dr. SW Suite C
Bryon Center, MI 49315
Ph: 616-458-8580
brianh@spicergroup.com
ellie.lipon@spicergroup.com

Fleis & Vandenbrink
2960 Lucerne Drive SE Suite 100
Grand Rapids, MI 49546
Ph: 616-977-1000
marketing@fveng.com

Hubbel, Roth & Clark
1925 Breton Road Suite 100
Grand Rapids, MI 49506
Ph: 616-292-2666
rwilcox@hrcengr.com




Memorandum

Date: February 10, 2021

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Rich Sullenger, City Engineer 

Subject: Water Treatment and Recycling Plant Asbestos Abatement

On January 26, 2021, the City received and opened bids for asbestos abatement at both the Water Treatment and Water Recycling Plant. Both locations have several areas identified as containing asbestos materials which need to be removed from site and disposed of properly.

Bid documents were sent to (22) twenty two firms, plan rooms and posted on the City's Website with (7) seven proposals received as listed below:

	<u>Recycling Plant</u>	<u>Treatment Plant</u>
Great Lakes Environmental Sault Sainte Marie, MI	\$18,440	\$12,950
Quality Environmental Services Beaverton, MI	Total Project \$42,700	
Global Green Service Group Dearborn Heights, MI	\$28,707	\$14,792
Rightway Remediation Saginaw, MI	\$33,300	\$15,700
HBC Specialized Contracting Lansing, MI	\$34,676	\$16,976
Mid-State Asbestos Removal St Louis, MI	\$47,750	\$27,450
Bolle Contracting Claire, MI	\$48,145	\$21,324

Great Lakes Environmental has worked on projects in the Alpena area in the past. Suez staff indicated they were knowledgeable during the walkthrough. When contacting references, an air quality control company they frequently work with stated even though they were a newer company, they did good work and have several supervisors with years of experience working for them.

Due to ongoing needs, this proposal included a negotiable renewal option through June 30, 2024. Adequate funding of \$20,000 in the Water Fund and \$20,000 in the Sewage Fund was established for completion of the projects per the attached proposal.

It is my recommendation, as City Engineer, that the Asbestos Abatement for both locations be awarded to Great Lakes Environmental in accordance with their proposal in the amount of \$18,440, at the Water Recycling Plant and \$12,950, at the Water Treatment Plant.

Attachments





Quote

Date: January 25, 2021

1376 Harwood Rd. Sault Sainte Marie, MI. 49783

Kris Miller (906) 322-8255

2021 City of Alpena Water Production Plant & Water Recycling Plant Asbestos Abatement

Description	
<p>Water Recycling Plant:</p> <p>To abate asbestos identified on the site surveys provided by the City of Alpena. Great Lakes Environmental will provide all labor and proper disposal of waste in a Type 2 landfill. Associated costs \$18,440.</p>	\$18,440.00
<p>Water Production Plant:</p> <p>To abate asbestos identified on the site surveys provided by the City of Alpena. Great Lakes Environmental will provide all labor and proper disposal of waste in a Type 2 landfill. Associated costs \$12,950</p>	\$12,950.00
<p>This quote does not include the price of third party air monitoring. We can arrange for costs within 24 hours notice.</p>	
<p>Signature _____</p> <p>Date _____</p>	
Total	\$31,390.00



City of Alpena

Bid Name: 2021 City of Alpena Water Production Plant and Water Recycling Plant Asbestos Abatement

Bid Open Date: 01/26/2021 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
Rightway Remediation Saginaw, MI	N/A		WRP - 35,300 \$ WRP - 15,700	
Global Green Service Group Dearborn Heights, MI	N/A		WRP - 28,707.00 \$ WPP - 14,792.00	
Great Lakes Environmental Sault Sainte Marie, MI	N/A		WRP - 18,440.00 \$ WPP. 12,950	
HBC Specialized Contracting Lansing, MI	N/A		\$ WRP - 34,676.00 WPP. 16,976	
Quality Environmental Services Beaverton, MI	N/A		\$ 42,700	
Bolle Contracting Claire, MI	N/A	UNIT PRICING	WRP \$48,145 \$ WTP \$21,324	Per proposed quantities in the proposal

Unofficial – "As-Read" Results – Subject to Verification



Bid Name: 2021 City of Alpena Water Production Plant and Water Recycling Plant Asbestos Abatement

Bid Open Date: 01/26/2021 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
Mid-State Asbestos Removal St. Louis, MI	N/A		WLP-47,750 \$ WPP-27,450	

Unofficial – “As-Read” Results – Subject to Verification

Proposals Due: January 26, 2021
Time: 2:00 p.m.

BID LIST
2021 City of Alpena Water
Production Plant & Water
Recycling Plant
Asbestos
Abatement

Asbestos Abatement Inc.
2420 N. Grand River
Lansing, MI 48906
Phone: (517) 323-0052
Fax: (517) 323-7382
Eric Kuznicki, Senior Estimator/Sales:
ekuznicki@asbestosabatementinc.com

ALAM, Inc.
Jackson, MI
Phone: 1-800-730-8348
Email: alam@alaminc.com

Clean Cut Abatement
420 Eureka #166,
Wyandotte, Michigan, 48192
Phone: 800.975.1697
Email: admin@cleancutabatement.com

Professional Abatement Services, Inc.
19123 Allen Road
Melvindale, MI 48122
Phone: 313-381-9800
Fax: 313-381-6500
Email: DanBennett@pasi.us

Qualified Abatement Services
935 McGraw Ave,
Detroit, MI 48208
Phone: (313) 361-6003
Email: gabatement@sbcglobal.net

Trust Thermal
210 Jerome Ave,
Owosso, MI 48867
Phone: (989) 720-8834
Email: info@trustthermal.com

AAQ Advanced Air Quality
PO Box 57
Novi, MI 48376
Phone: (248) 374-2200
Email: larry@aaqservices.com

Martin & Associates Environmental, LLC
Portage, MI 49002
Phone: (269) 226-0707
Email: administration@martinenvironmental.biz

Certified Abatement Services Inc.
3715 Gorey Ave,
Flint, MI 48506
Phone: (810) 742-0600
Email: rick@casi1986.com

Asbestos Removal Technologies
21421 Hilltop St # 10
Southfield, MI 48033
Phone: (248) 358-5577
Email: office@healthyhomesinc.com

Environmental Maintenance Engineers, Inc.
25851 Trowbridge St.
Inkster, MI 48141
Office: 313.791.2600
Fax: 313.791.2600
Email: diane@teameme.com

Bincor Environmental Services
Southfield, Michigan 48076
Telephone: 248 552-6612
Fax: 248 552-6613
E-mail: inquiry@bincorenvironmental.com

EKS Services Incorporated
7451 Third Street
Detroit, MI 48202
Phone: 313-963-1433
Email: info@eksservices.com

Norkan Inc
25200 Easy St.
Warren, MI 48089
Phone: 586-771-6500
Fax: 586-771-6501
Email: sales@norkan.com

UDECON
4328 Kalamazoo Ave SE
Grand Rapids, MI 49508
Local: (616) 245-3711
Fax: (616) 458-9404
Email: info@udecon.com

Michigan Mechanical Abatement
38900 W 10 Mile Rd #2,
Farmington, MI 48335
Phone: (248) 478-7505
Email: tom@smartenergyinsulation.com

Global Green Service Group
27113 Powers Ave.
Dearborn Heights, MI 48125
Phone: (313) 291-2528
Email: info@ggsg1.com

Environmental & Asbestos Services, Inc.
3343 US-23 S.
Alpena, MI 49707
Phone: 989-356-8764
Email: easllc@live.com

Mid – State Asbestos Removal, Inc.
817 North Hubbard Street
St. Louis, MI 48880
Phone: 989-681-2413
Email: tony@marinc.net

Insulation Environmental Services
3156 Three Mile Road
Grand Rapids, MI 49544
Phone: 616-453-8030
Email: insulationserv@aol.com

Central Industrial Asbestos
10156 Aberdeen Drive
Grand Blanc, MI 48439
Phone: 810-336-9197
Email: jwilhelmi.enviro@gmail.com

Northern Analytical Services, LLC
14870 225th Ave.
Big Rapids, MI 49307
Ph: 231-679-0005
Email: john@northernas.com