OTTAWA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Agenda for Thursday, April 18, 2024 | 3:30pm | Conference Room E

12220 Fillmore Street, West Olive MI 49460

1. Call to order
2. Roll call
3. Approval of the agenda for the April 18, 2024 meeting
4. Approval of the minutes from the March 21, 2024 meeting
5. Correspondence and communications - none
6. Budget report
7. Old business – none
8. New business
    A. Proposed Brownfield Plan Amendment – Terra Station, City of Hudsonville

       Motion: To recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Terra Station in the City of Hudsonville, contingent on approval by City Commission.
9. Discussion Items
    A. Proposed Brownfield Plan Amendment– Winsor Place, Village of Spring Lake
    B. Housing TIF guidance
        I. OC Housing Commission
    C. Brownfield Plan Application Form update
10. Other business updates - none
11. Adjournment

OTTAWA COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY UNAPPROVED MINUTES

The Ottawa County Brownfield Redevelopment Authority met Thursday, March 21, 2024, at 3:30 p.m. in Conference Room G at the Fillmore Administrative Complex and was called to order at 3:31 p.m. by Mr. Brugger.

Present at roll call: Rebecca Hopp, Ken Brune, Josh Brugger, Garry Post, Roger Belknap (5)

Absent at roll call: James Bleicher, Kirk Perschbacher, Cheryl Clark (3)

Staff & Guests: Becky Huttenga and Paul Sachs, Strategic Impact; Rachel Sanchez, Clerk/Register of Deeds; Roman Wilson, Fishbeck; Jared Belka, Warner, Norcross, & Judd, Jami Buth (Virtual) and Dan Strikwerda, City of Hudsonville (Virtual).

BRA 24-006 Mr. Post moved to approve the agenda for the March 21, 2024 meeting. The motion passed.

BRA 24-007 Mr. Belknap moved to approve the minutes from the January 18, 2024 meeting. The motion passed.

Discussion Item –

A. Potential Housing TIF Project Proposal(s)

1. Terra Station

Ms. Clark joined the meeting at 3:36 p.m.

Correspondence and Communication - None

Committee Reports – None

Budget Report – Becky Huttenga gave an update on the budget.

Old Business – None

New Business –

A. Brownfield Incentive Program – 18 & 20 North Fifth Street, City of Grand Haven

BRA 24-008 Motion:

1. Ms. Hopp to ratify the Board Chair's approval to fund a Phase I ESA at a not-to-exceed cost of $2,200. YEAS: Rebecca Hop, Ken Brune, Josh Brugger, Garry Post, Roger Belknap, Cheryl Clark. (6); NEAS: None; ABSENT: James Bleicher and Kirk Perschbacher. (2). The motion passed.

B. Brownfield Incentive Program – 13750 172nd Avenue – Grand Haven Township

BRA 24-009 Motion:

1. Mr. Belknap moved to approve funding a Phase II Environmental Site Assessment ($6,500 if in combination with BEA and DCCR, $8,000 if those are not required) and, if required, Baseline Environmental Assessment ($1,500) and a Due Care & Compliance Report ($1,800) at a total not-to-exceed cost of $9,800. YEAS: Roger Belknap, Cheryl Clark. (2); NEAS: Rebecca Hop, Ken Brune, Josh Brugger, Garry Post. (4); ABSENT: James Bleicher and Kirk Perschbacher. (2). The motion failed.

BRA 24-010 Motion:

2. Mr. Post moved to support funding a Phase II Environmental Site Assessment ($6,500 if in combination with BEA and DCCR, $8,000 if those are not required) and, if required, Baseline Environmental Assessment ($1,500) and a Due Care & Compliance Report ($1,800) at 50% of a total not-to-exceed cost of $9,800. YEAS: Rebecca Hop, Ken Brune, Josh Brugger, Garry Post, Roger Belknap, Cheryl Clark. (6); NEAS: None; ABSENT: James Bleicher and Kirk Perschbacher. (2). The motion passed.

Public Comment – None.

Other Business/Discussion/Updates – None.

Adjournment: The meeting was adjourned by Mr. Brugger at 4:43 p.m.

Object	Budget	Actuals	Description/Narrative
Revenue			
402010	82,521	21,868.28	**Current Property Taxes**

	Budget	*Actuals*
Borculo/ZFS	14,129	6,049.09
Best	18,812	1,970.99
Epicurean Village	42,609	8,812.11
Gull Lake Marine	6,971	5,036.09
Total	82,521	21,868.28

501000	0	0.00	**Federal Grants** None Currently
541000	0	0.00	**State Grant: Program** None Currently
580000	4,100	0.00	**Local Contributions**

	Budget	*Actuals*
BIP	4,100	0.00
Total	4,100	0.00

626000	5,844	1,150.96	**Services Rendered**

	Budget	*Actuals*
Borculo/ZFS	744	318.37
Best	990	103.74
Epicurean Village	2,243	463.79
Gull Lake Marine	367	265.06
Application Fee (Future Project)	1,500	0.00
Total	5,844	1,150.96

665000	189	0.00	**Interest on Investments**

	Budget	*Actuals*
Interest Allocation	189	0.00
Total	189	0.00

Brownfield Redevelopment Authority

Object	Budget	Actuals	Description/Narrative	
Expense				
702000	0	0.00	**Regular Wages Benefitted**	None Currently
710000	0	0.00	**Fringes**	None Currently
808000	86,622.00	36,339.75	**Service Contracts**	

	Budget	***Actuals***
Consultants/Contracted Services	0.00	0.00
Borculo/ZFS	13,010	6,049.09
SET (Borculo/ZFS)	1,120	0.00
GLM North (Gull)	6,971	5,036.09
Epicurean Village	42,609	8,812.11
SET (Best)	1,213	0.00
EGLE Repayment (Best)	17,599	16442.46
BIP (Admin Transfer to BIP)	4,100	0.00
Total	86,622.00	36,339.75

860000	50	0.00	**Travel Mileage**

	Budget	***Actuals***
Mileage	50	0.00
Total	50	0.00

967010	25,500	12,900.00	**Project Costs**

	Budget	***Actuals***
Bob Jeff Hudsonville	6,800	0.00
CL Real Estate	6,500	0.00
Rosendall Land Holdings	8,500	8500.00
Airpark	3,700	0.00
106 Buchanan	0	2200.00
Old Fire Barn	0	2200.00
HRS Land	0	0.00
Total	25,500	12900.00

Revenue	92,654	23,019.24
Expense	112,172	49,239.75
Fund Balance*	19,518	26,220.51
Net Gain/Loss	0	0.00

BROWNFIELD PLAN FOR THE TERRA STATION VENTURES, LLC PROJECT AT 3302 PROSPECT STREET, HUDSONVILLE, MICHIGAN

Prepared for:

Ottawa County Brownfield Redevelopment Authority
12220 Fillmore Street, Room 260
West Olive, Michigan 49460

Prepared with the assistance of:

Warner Norcross + Judd LLP
150 Ottawa Ave NW, Suite 1500
Grand Rapids, MI 49503-2487

April 10, 2024

Recommended for approval by the Ottawa County Brownfield Redevelopment Authority on _____, 2024

Resolution of Concurrence/Support by the Hudsonville City Council on _____, 2024

Resolution of Support by the Ottawa County Commission on _____, 2024

TABLE OF CONTENTS

EXHIBITS

1. Summary of Project

Pursuant to this Redevelopment Project Brownfield Plan ("**Brownfield Plan**"), Terra Station Ventures, LLC ("**Developer**") is proposing to redevelop the approximately 4.461-acre property located off Chicago Drive near the corner of Prospect Street and School Avenue in downtown Hudsonville (the "**Property**") into a new mixed-use multifamily and retail development (the "**Project**"). The Project consists of a total of twelve (12) new three-story buildings and includes one (1) mixed-use building with approximately 4,600 square feet of first floor retail space with seventeen (17) residential units (1-2 beds) above located along School Avenue. The remaining eleven (11) multifamily residential buildings will each include a range of 10-12 units with a mix of studio, one bedroom, and two bedroom units. In total, the Project will include a total of 141 new residential units, consisting of twenty-four (24) studios, seventy-one (71) one-bedroom, and forty-six (46) two bedroom units. The Developer is seeking to utilize the new Housing TIF program and intends to designate twenty-five percent (25%) of the units (35 units) for tenants earning 80-100% area median income or less. The Project will facilitate the development of housing projected to be rented to households earning between 80% and 100% of the area median income, of which there is a demand for 545 units by 2027 as identified by the Ottawa County Housing Needs Assessment, linked below:
https://www.housingnext.org/_files/ugd/8dbec7_ac4d908414d247cfbb970393682c7c5e.pdf

The Project is expected to include construction of a new road (Harvey Street Woonerf) that will support the housing, utilities, and associated site improvements, including covered and surface parking. The Project will include an additional 222 parking spaces and other infrastructure improvements for the benefit of tenants, their guests, and the public. The Project is expected to commence in July 2024 and be completed over a 24-month construction period. Total capital investment is estimated at approximately $32.3 million.

2. Basis of Eligibility

The Property, which is listed and legally described in Attachment A, is considered a "facility" as defined under Section 20101(s) of 1994 Public Act 451, as amended, due to the presence of phenanthrene in the groundwater at concentrations that exceed EGLE's generic residential clean-up criteria. The Property is also considered "Housing Property" under the Act. Therefore, the Property is considered "Eligible Property" under Act 381 of 1996, as amended. Attachment B includes a summary of the identified environmental conditions.

See Figure 1 for a map of the Property.

3. Required Elements of Brownfield Plan

A. A description of costs intended to be paid for with tax increment revenues. (MCLA 125.2663(2)(a))

Developer will seek tax increment financing ("**TIF**") from available local taxes and state school taxes, as applicable, for eligible activities conducted on the Property, including department specific activities, housing development activities, including infrastructure improvements to support housing property, a 15% contingency, and brownfield plan preparation, development, and implementation. The table below presents estimated costs of the eligible activities for the Project that qualify for TIF reimbursement.

ELIGIBLE ACTIVITIES	
TASK	**COST ESTIMATE**
1. Department Specific Activities (excludes Ph. I covered by grant funds)	$18,000
2. Housing Development Activities – Financing Gap	$4,000,000
3. Infrastructure Improvements to support Housing Activities and Property	$194,000
Eligible Activity Subtotal	*$4,212,000*
4. Contingency (15%) – excludes Financing Gap	$31,800
5. Brownfield Plan/Work Plan Preparation, and Development	$30,000
6. Brownfield Plan /Work Plan Implementation	$50,000
TOTAL	**$4,323,800**

B. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))

"Eligible Activities" are defined in Act 381 of 1996, as amended (the "Act") as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in non-qualified local governmental units such as the City of Hudsonville and a project includes housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of "eligible activities": (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. The cost of eligible activities is estimated in the table above and includes the following:

i. Department Specific Activities. Costs associated with due diligence for acquisition of the Property, including Baseline Environmental Assessment and Due Care Plan preparation costs.

ii. Housing Development Activities. Housing development activities include financing gap support, infrastructure improvements available for public use and necessary for a housing project, including road, water, sewer, power and other utilities. Costs will include associated engineering fees.

iii. Infrastructure Improvements to support Housing Development Activities. Infrastructure improvements will include construction of an immediately adjacent publicly owned parking lot on City property that will support the Project. Costs will include associated engineering fees.

iv. Contingencies. A 15% contingency is included to cover unexpected cost overruns on the Project encountered during construction.

v. Brownfield Plan/Work Plan Preparation, and Development. Costs incurred to prepare and develop this Brownfield Plan, as required under the Act.

vi. Brownfield Plan/Work Plan Implementation. Costs incurred to administer and implement this Brownfield Plan, as required under the Act.

C. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))

An estimate of real property tax capture for tax increment financing is attached as Table 1.

D. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))

The Developer (and City of the public parking) will initially pay for the cost of the Eligible Activities included in this Brownfield Plan and they will seek reimbursement through available tax increment revenue during the term of the Plan Amendment.

E. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))

Bonds will not be issued for the Project.

F. The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(2)(f) and MCLA 125.2663b(16))

The duration of the Plan for the Project is estimated to be 18 years. It is estimated that redevelopment of the Property will be completed over the next twenty-four (24) months and that it will take up to thirteen (13) years to recapture the Eligible Activities through tax increment revenues, plus up to 5 years of capture for the Local Brownfield Revolving Fund (the “LBRF”), if available. The attainable housing units will be maintained for a 14yr term based on the calculated PRL under the Plan. Therefore, the first year of tax increment capture will be 2025 and the Brownfield Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds for the LBRF with tax increment revenue capture, if available.

G. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan. (MCLA 125.2663(2)(g))

An estimate of real property tax capture is attached as Table 1.

H. A legal description of each parcel of eligible property to which the Plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(2)(h))

i. See legal description and site map of the Properties in Figure 1.

ii. Eligible Property Status. The Property is a "facility". See the confirmation of facility status shown in Attachment B. The Property also qualifies as "Housing Property" under the Act.

iii. Characteristics of the Property: The Property has been used by the cooperative since at least the 1950's for the storage and distribution of agricultural supplies, including fertilizers, pesticides and herbicides.

iv. Personal Property. New personal property added to the Property is included as part of the Eligible Property, to the extent that it is taxable.

I. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))

The Property does not currently have anyone residing on it. Therefore, the Project will not result in any displacement of individuals. This Section is inapplicable as the Plan will not displace anyone.

J. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))

This Section is inapplicable as the Plan will not displace anyone.

K. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(2)(k))

This Section is inapplicable as the Plan will not displace anyone.

L. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(2)(l))

This Section is inapplicable as the Plan will not displace anyone.

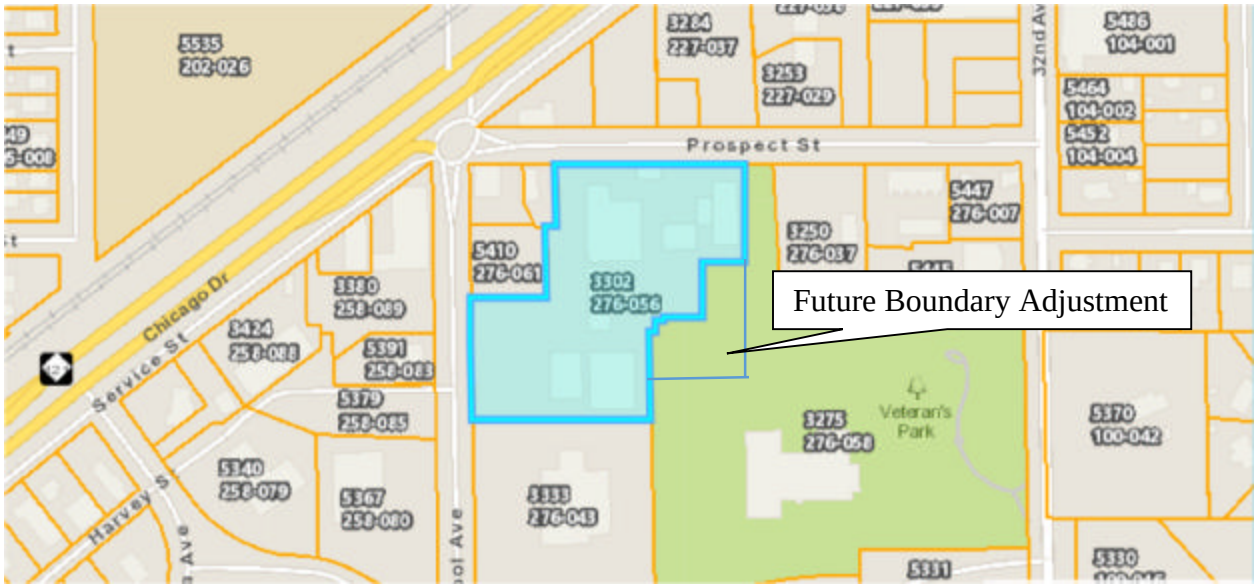
M. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))

The Project will provide new much-needed attainable and market rate housing, as well as providing long-term increased property tax base to the City of Hudsonville and Ottawa County. Given the available retail space and assuming similar performance in comparison to other projects the development team has completed, the Developer anticipates estimated job creation of at least six (6) commercial/retail FTEs with average wages of $17/hr.

FIGURE 1

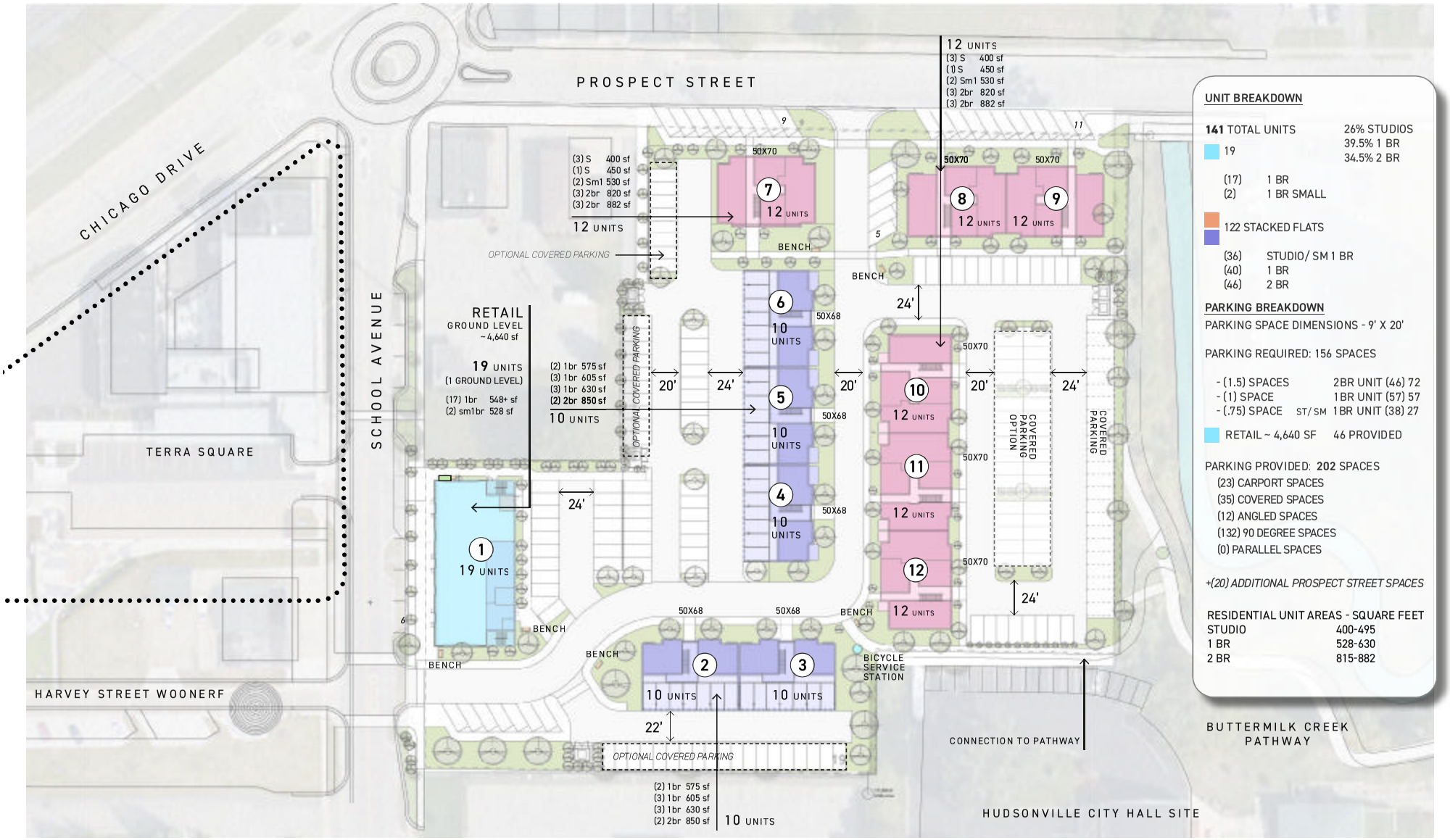
Location of the Eligible Property

Figure 1


Future Boundary Adjustment
Prospect St
Chicago Dr
Service St
Harvey St
32nd Ave
Veteran's Park
5535
202-026
3264
227-037
3253
227-029
5486
104-001
5464
104-002
5452
104-004
5447
276-007
3250
276-037
5410
276-061
3302
276-056
3380
258-089
3424
258-088
5391
258-083
5379
258-085
5340
258-079
5367
258-080
3333
276-043
3275
276-058
5370
100-042
5331
5330


Muffler Man
Prospect St
H I S Auto Sales
Car dealer
Terra Square
Profectus Business Group
Service St
Peoplelink Staffing Solutions
Fit Body Boot Camp
Hudsonville City Hall
United States Postal Service
Pizza Ranch
Buffet · $$
Veterinary Clinic
Expressions Salon
Hudsonville Dental
Hudsonville Vision
J&J Beautiful Homes
Turn Coins Into Cash
School Ave
32nd Ave
Kelly St
Kelly St
Kelly St
Kelly St
121

Preliminary Site Plan



UNIT BREAKDOWN

141 TOTAL UNITS — 26% STUDIOS, 39.5% 1 BR, 34.5% 2 BR

19

- (17) 1 BR
- (2) 1 BR SMALL

122 STACKED FLATS

- (36) STUDIO/ SM 1 BR
- (40) 1 BR
- (46) 2 BR

PARKING BREAKDOWN

PARKING SPACE DIMENSIONS - 9' X 20'

PARKING REQUIRED: 156 SPACES

- (1.5) SPACES — 2BR UNIT (46) 72
- (1) SPACE — 1BR UNIT (57) 57
- (.75) SPACE ST/SM — 1BR UNIT (38) 27

RETAIL ~ 4,640 SF — 46 PROVIDED

PARKING PROVIDED: **202** SPACES

- (23) CARPORT SPACES
- (35) COVERED SPACES
- (12) ANGLED SPACES
- (132) 90 DEGREE SPACES
- (0) PARALLEL SPACES

+(20) ADDITIONAL PROSPECT STREET SPACES

RESIDENTIAL UNIT AREAS - SQUARE FEET

STUDIO	400-495
1 BR	528-630
2 BR	815-882

INTEGRATED ARCHITECTURE
VENEKLASEN CONSTRUCTION

SITE PLAN DIAGRAM

0' 30' 60' 120' N

TERRA STATION
3302 Prospect Street
Hudsonville, Michigan

2 5 2024
20211201

LOOKING NE FROM SCHOOL AVENUE

LOOKING EAST FROM SCHOOL AVENUE

LOOKING EAST ALONG SCHOOL AVENUE ENTRY DRIVE

LOOKING NW FROM WALKING PATH

TABLE 1

TIF Table

Tax Increment Revenue Capture Estimates
3302 Prospect Street
Hudsonville, Michigan
April 10, 2024

Estimated Taxable Value (TV) Increase Rate:	2.00%	Commercial Rehabilitation Act Abatement									
Plan Year	1	2	3	4	5	6	7	8	9	10	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Base Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Estimated New TV	$ -	$ 750,000	$ 12,198,694	$ 12,442,668	$ 12,691,521	$ 12,945,352	$ 13,204,259	$ 13,468,344	$ 13,737,711	$ 14,012,465	
Incremental Difference (New TV - Base TV)	$ -	$ 750,000	$ 12,198,694	$ 12,442,668	$ 12,691,521	$ 12,945,352	$ 13,204,259	$ 13,468,344	$ 13,737,711	$ 14,012,465	
School Capture	**Millage Rate**										
State Education Tax	6.0000	$ -	$ 4,500	$ 73,192	$ 74,656	$ 76,149	$ 77,672	$ 79,226	$ 80,810	$ 82,426	$ 84,075
School Operating	18.0000	$ -	$ 13,500	$ 219,576	$ 223,968	$ 228,447	$ 233,016	$ 237,677	$ 242,430	$ 247,279	$ 252,224
School Total	24.0000	$ -	$ 18,000	$ 292,769	$ 298,624	$ 304,597	$ 310,688	$ 316,902	$ 323,240	$ 329,705	$ 336,299
Local Capture	**Millage Rate**										
City Operating	11.2303	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ottawa County Oper	3.9000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Building	1.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ottawa County ISD	6.1546	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ottawa County E-911	0.4195	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ottawa County Parks	0.3163	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ottawa County Roads	0.4767	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
OC Mental Health	0.2859	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Total	23.7833	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Capturable Millages	**Millage Rate**										
Hudsonville DDA	1.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Debt	7.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	8.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ 18,000	$ 292,769	$ 298,624	$ 304,597	$ 310,688	$ 316,902	$ 323,240	$ 329,705	$ 336,299

Footnotes:
Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 10yr Commercial Rehab Act abatement

Tax Increment Revenue Capture Estimates
3302 Prospect Street
Hudsonville, Michigan
April 10, 2024

Estimated Taxable Value (TV) Increase Rate:										
Plan Year		11	12	13	14	15	16	17	18	TOTAL
Calendar Year		2034	2035	2036	2037	2038	2039	2040	2041	
Base Taxable Value		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated New TV		$ 14,292,714	$ 14,578,569	$ 14,870,140	$ 15,167,543	$ 15,470,894	$ 15,780,311	$ 16,095,918	$ 16,417,836	$ 16,417,836
Incremental Difference (New TV - Base TV)		$ 14,292,714	$ 14,578,569	$ 14,870,140	$ 15,167,543	$ 15,470,894	$ 15,780,311	$ 16,095,918	$ 16,417,836	$ 16,417,836
School Capture	Millage Rate									
State Education Tax	6.0000	$ 85,756	$ 87,471	$ 89,221	$ 91,005	$ 92,825	$ 94,682	$ 96,576	$ 98,507	$ 1,368,750
School Operating	18.0000	$ 257,269	$ 262,414	$ 267,663	$ 273,016	$ 278,476	$ 284,046	$ 289,727	$ 295,521	$ 4,106,249
School Total	24.0000	$ 343,025	$ 349,886	$ 356,883	$ 364,021	$ 371,301	$ 378,727	$ 386,302	$ 394,028	$ 5,474,998
Local Capture	Millage Rate									
City Operating	11.2303	$ -	$ 163,722	$ 166,996	$ 170,336	$ 173,743	$ 177,218	$ 180,762	$ 184,377	$ 1,217,154
Ottawa County Oper	3.9000	$ -	$ 56,856	$ 57,994	$ 59,153	$ 60,336	$ 61,543	$ 62,774	$ 64,030	$ 422,687
School Building	1.0000	$ -	$ 14,579	$ 14,870	$ 15,168	$ 15,471	$ 15,780	$ 16,096	$ 16,418	$ 108,381
Ottawa County ISD	6.1546	$ -	$ 89,725	$ 91,520	$ 93,350	$ 95,217	$ 97,122	$ 99,064	$ 101,045	$ 667,043
Ottawa County E-911	0.4195	$ -	$ 6,116	$ 6,238	$ 6,363	$ 6,490	$ 6,620	$ 6,752	$ 6,887	$ 45,466
Ottawa County Parks	0.3163	$ -	$ 4,611	$ 4,703	$ 4,797	$ 4,893	$ 4,991	$ 5,091	$ 5,193	$ 34,281
Ottawa County Roads	0.4767	$ -	$ 6,950	$ 7,089	$ 7,230	$ 7,375	$ 7,522	$ 7,673	$ 7,826	$ 51,665
OC Mental Health	0.2859	$ -	$ 4,168	$ 4,251	$ 4,336	$ 4,423	$ 4,512	$ 4,602	$ 4,694	$ 30,986
Local Total	23.7833	$ -	$ 346,726	$ 353,661	$ 360,734	$ 367,949	$ 375,308	$ 382,814	$ 390,470	$ 2,577,663
Non-Capturable Millages	Millage Rate									
Hudsonville DDA	1.0000	$ -	$ 14,579	$ 14,870	$ 15,168	$ 15,471	$ 15,780	$ 16,096	$ 16,418	$ 108,381
School Debt	7.0000	$ -	$ 102,050	$ 104,091	$ 106,173	$ 108,296	$ 110,462	$ 112,671	$ 114,925	$ 758,668
Total Non-Capturable Taxes	8.0000	$ -	$ 116,629	$ 118,961	$ 121,340	$ 123,767	$ 126,242	$ 128,767	$ 131,343	$ 867,050
Total Tax Increment Revenue (TIR) Available for Capture		$ 343,025	$ 696,612	$ 710,544	$ 724,755	$ 739,250	$ 754,035	$ 769,116	$ 784,498	$ 8,052,661

Footnotes:
Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 10yr Commercial Rehab Act abatement

Tax Increment Financing Reimbursement Table
3302 Prospect Streetl
Hudsonville, Michigan
April 10, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	78.9%	$ 3,410,799		$ 3,410,799
Local	21.1%	$ 913,001	$ -	$ 913,001
TOTAL				$ 4,323,800
EGLE		$ 20,700	$ -	$ 20,700
MSF		$ 4,303,100	$ -	$ 4,303,100

Estimated Total Years of Plan: 18

Estimated Capt	$ 6,893,604
Administrative	$ 200,988
SBRF	$ 539,493
LBRF	$ 1,480,003

Commercial Rehab Abatement Period

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
Total State Incremental Revenue		$ -	$ 18,000	$ 292,769	$ 298,624	$ 304,597	$ 310,688	$ 316,902	$ 323,240	$ 329,705	$ 336,299	$ 343,025	$ 349,886	$ 356,883	$ 364,021	$ 371,301	$ -	$ -	$ -	$ 4,315,941
State Brownfield Revolving Fund (50% of SET)		$ -	$ (2,250)	$ (36,596)	$ (37,328)	$ (38,075)	$ (38,836)	$ (39,613)	$ (40,405)	$ (41,213)	$ (42,037)	$ (42,878)	$ (43,736)	$ (44,610)	$ (45,503)	$ (46,413)	$ -	$ -	$ -	$ (539,493)
State TIR Available for Reimbursement		$ -	$ 15,750	$ 256,173	$ 261,296	$ 266,522	$ 271,852	$ 277,289	$ 282,835	$ 288,492	$ 294,262	$ 300,147	$ 306,150	$ 312,273	$ 318,518	$ 324,889	$ -	$ -	$ -	$ 3,776,448
Total Local Incremental Revenue		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 346,726	$ 353,661	$ 360,734	$ 367,949	$ 375,308	$ 382,814	$ 390,470	$ 2,577,663
BRA Administrative Fee - 5%		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (34,831)	$ (35,527)	$ (36,238)	$ (36,963)	$ (18,765)	$ (19,141)	$ (19,524)	$ (200,988)
Local TIR Available for Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 311,896	$ 318,134	$ 324,496	$ 330,986	$ 356,542	$ 363,673	$ 370,947	$ 2,376,675
Total State & Local TIR Available		$ -	$ 15,750	$ 256,173	$ 261,296	$ 266,522	$ 271,852	$ 277,289	$ 282,835	$ 288,492	$ 294,262	$ 300,147	$ 618,046	$ 630,407	$ 643,015	$ 655,875	$ 356,542	$ 363,673	$ 370,947	$ 6,153,123
DEVELOPER	Beginning Balance																			
DEVELOPER Reimbursement Balance	*$ 4,323,800*	*$ 4,323,800*	*$ 4,308,050*	*$ 4,051,877*	*$ 3,790,581*	*$ 3,524,059*	*$ 3,252,207*	*$ 2,974,918*	*$ 2,692,082*	*$ 2,403,590*	*$ 2,109,329*	*$ 1,809,182*	*$ 1,191,136*	*$ 560,729*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
MSHDA Housing Activities Costs	*$ 4,303,100*	*$ 4,303,100*	*$ 4,303,100*	*$ 4,287,425*	*$ 4,032,479*	*$ 3,772,434*	*$ 3,507,188*	*$ 3,236,637*	*$ 2,960,675*	*$ 2,679,194*	*$ 2,392,083*	*$ 2,099,230*	*$ 1,800,520*	*$ 1,185,433*	*$ 558,045*	*$ -*	*$ -*	*$ -*	*$ -*	
State Tax Reimbursement		$ -	$ 15,675	$ 254,946	$ 260,045	$ 265,246	$ 270,551	$ 275,962	$ 281,481	$ 287,111	$ 292,853	$ 298,710	$ 304,684	$ 310,778	$ 276,428	$ -	$ -	$ -	$ -	$ 3,394,470
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 310,403	$ 316,611	$ 281,616	$ -	$ -	$ -	$ -	$ 908,630
Total MSF Reimbursement Balance		*$ 4,303,100*	*$ 4,287,425*	*$ 4,032,479*	*$ 3,772,434*	*$ 3,507,188*	*$ 3,236,637*	*$ 2,960,675*	*$ 2,679,194*	*$ 2,392,083*	*$ 2,099,230*	*$ 1,800,520*	*$ 1,185,433*	*$ 558,045*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
EGLE Environmental Costs	*$ 20,700*	*$ 20,700*	*$ 20,700*	*$ 20,625*	*$ 19,398*	*$ 18,147*	*$ 16,871*	*$ 15,570*	*$ 14,242*	*$ 12,888*	*$ 11,507*	*$ 10,098*	*$ 8,661*	*$ 5,703*	*$ 2,684*	*$ -*	*$ -*	*$ -*	*$ -*	
State Tax Reimbursement		$ -	$ 75	$ 1,226	$ 1,251	$ 1,276	$ 1,301	$ 1,328	$ 1,354	$ 1,381	$ 1,409	$ 1,437	$ 1,466	$ 1,495	$ 1,330	$ -	$ -	$ -	$ -	$ 16,329
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,493	$ 1,523	$ 1,355	$ -	$ -	$ -	$ -	$ 4,371
Total EGLE Reimbursement Balance		*$ 20,700*	*$ 20,625*	*$ 19,398*	*$ 18,147*	*$ 16,871*	*$ 15,570*	*$ 14,242*	*$ 12,888*	*$ 11,507*	*$ 10,098*	*$ 8,661*	*$ 5,703*	*$ 2,684*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Local Only Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Total Annual Developer Reimbursement		*$ -*	*$ 15,750*	*$ 256,173*	*$ 261,296*	*$ 266,522*	*$ 271,852*	*$ 277,289*	*$ 282,835*	*$ 288,492*	*$ 294,262*	*$ 300,147*	*$ 618,046*	*$ 630,407*	*$ 560,729*	*$ -*	*$ -*	*$ -*	*$ -*	
LOCAL BROWNFIELD REVOLVING FUN																				
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,854	$ 330,986	$ 356,542	$ 363,673	$ 370,947	$ 1,480,003
State Tax Capture	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 16,329*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 16,329*
Local Tax Capture	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 41,525*	*$ 330,986*	*$ 356,542*	*$ 363,673*	*$ 370,947*	*$ 1,463,674*
Total LBRF Capture																				

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

(1) Assumes taxable value increases based on proposed build out, plus 2% annual increases for inflation thereafter.
(2) Assumes Millage Rates remain constant.
(3) 10yr Commercial Rehab Act Abatement

Attachment A

Legal Description of the Eligible Property

Property Address: 3302 Prospect, Hudsonville, Michigan 49426

Parcel ID #: 70-14-32-276-056

Legal Description: LOT 43, ALSO E 62 FT OF LOT 44 EXC W 6.5 FT THEREOF, ALSO LOT 46 EXC THAT PART LYING W OF LI COM 155.5 FT E OF NW COR LOT 45, TH S 110 FT TO N LI OF LOT 44 & END OF SD LI, ALSO PART OF LOTS 41 & 42 COM SW COR OF LOT 43, TH E 316 FT ALG S LI OF LOTS 43 & 46, S 154 FT, S 89D 49M 27S W 314.91 FT TO E LI OF SCHOOL ST, TH N 154 FT TO BEG, ALSO PART OF LOT 33 COM NE COR LOT 46, TH E 160.94 FT ALG S LI OF PROSPECT ST, S 0D 02M 30S W 174 FT, N 89D 57M 30S W 73 FT, S 0D 02M 30S W 96 FT, N 89D 57M 30S W 70 FT, S 0D 02M 30S W 6.75 FT, N 89D 57M 30S W 13.92 FT TO E LI OF LOT 46, TH N 276.48 ALG SD E LI TO BEG. OHLMAN'S ASSR'S PLAT NO.1

Property Address: Part of 3275 Central Blvd, Hudsonville, Michigan 49426

Parcel ID #: 70-14-32-276-058 (Partial – Subject to Boundary Line Adjustment)

Legal Description:

AN AREA OF LAND BEING PART OF LOT 33, OHLMAN'S ASSESSOR'S PLAT NO. 1, AS RECORDED IN LIBER 9 OF PLATS, PAGE 22, BEING PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWN 6 NORTH, RANGE 13 WEST, CITY OF HUDSONVILLE, OTTAWA COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS WEST (BASIS OF BEARINGS NAD83, MICHIGAN SOUTH) 1616.09 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 TO THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF PROSPECT STREET; THENCE NORTH 89 DEGREES 04 MINUTES 44 SECONDS WEST 521.48 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE PROSPECT STREET (66 FEET WIDE); THENCE SOUTH 00 DEGREES 56 MINUTES 27 SECONDS WEST 173.87 FEET TO THE POINT OF BEGINNING OF THE AREA OF LAND DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00 DEGREES 56 MINUTES 27 SECONDS WEST 189.81 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 44 SECONDS WEST 170.24 FEET PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF PROSPECT STREET TO THE EAST LINE OF LOT 42 OF SAID OHLMAN'S ASSESSOR'S PLAT NO. 1; THENCE NORTH 00 DEGREES 13 MINUTES 31 SECONDS WEST 67.21 FEET ALONG THE EAST LINE OF SAID LOT 42 TO THE NORTHEAST CORNER OF LOT 42; THENCE NORTH 03 DEGREES 00 MINUTES 02 SECONDS EAST 20.02 FEET ALONG THE EAST LINE OF LOT

46; THENCE SOUTH 89 DEGREES 04 MINUTES 56 SECONDS EAST 27.92 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 16 SECONDS EAST 6.60 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 44 SECONDS EAST 70.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 16 SECONDS EAST 96.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 44 SECONDS EAST 73.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.525 ACRES OF LAND.

ATTACHMENT B

Confirmation of Facility Status

fishbeck
Engineers | Architects | Scientists | Constructors

4775 Campus Drive
Kalamazoo, Michigan 49008
269.375.3824 | fishbeck.com

Baseline Environmental Assessment

Conducted Pursuant to Environmental Remediation
Part 201 of the NREPA, 1994 PA 451, as Amended

3302 Prospect Street
Hudsonville, Michigan 49426

Parcel ID No. 70-14-32-276-056

Prepared For:
City of Hudsonville
Hudsonville, Michigan

January 27, 2022
Project No. 211697

Table of Contents

List of Figures

List of Tables

List of Attachments

List of Abbreviations/Acronyms

AAI	All Appropriate Inquiry
ASTM	American Society of Testing and Materials
BEA	Baseline Environmental Assessment
bgs	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
DWC	Drinking Water Criteria (EGLE)
DWPC	Drinking Water Protection Criteria (EGLE)
EDR	Environmental Data Resources, Inc.
ESA	Environmental Site Assessment
facility	*Any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located.*
GRCC	Generic Residential Cleanup Criteria
GSIC	Groundwater/Surface Water Interface Criteria
EGLE	Michigan Department of Environment, Great Lakes, and Energy
EGLE-RRD	Michigan Department of Environment, Great Lakes, and Energy – Remediation and Redevelopment Division
NREPA	Natural Resources and Environmental Protection Act
PA	Public Act
PCB	polychlorinated biphenyl
PFAS	Poly- and Perfluoroalkyl Substances
PFOA	Perfluorooctanoic acid
PFOS	Perfluorooctane sulfonic acid
PNA	polynuclear aromatic hydrocarbons
REC	recognized environmental condition
µg/kg	micrograms per kilogram
USEPA	U.S. Environmental Protection Agency
VOC	volatile organic compound

1.0 Introduction

This BEA was conducted for the City of Hudsonville on the property at 3302 Prospect Street, Hudsonville, Ottawa County, Michigan (the Site). A location map for this property is provided as Figure 1, a site map is provided as Figure 2, and a legal description is included as Attachment 1. This BEA was prepared in accordance with Section 20126(1)(c) of Part 201 of the NREPA, 1994 Public Act 451, as amended. This BEA was also completed in accordance with the instructions associated with the *BEA Submittal Form EQP 4025* (Rev4/2021), which provides guidance for the preparation and submittal of BEAs to EGLE.

Fishbeck prepared this BEA to provide a written document that describes the results of an AAI and the sampling and analysis which confirm that the Site is a *facility,* as defined in Part 201. The BEA establishes a liability exemption for the cleanup of existing contamination at the Site.

The property information is summarized as follows:

Address	3302 Prospect Street
City/Township/Village	City of Hudsonville
County	Ottawa County
State	Michigan
Section	32
Quarter Section	Northeast
Quarter/Quarter Section	Northeast and Southeast
Town	06N
Range	13W
Parcel # (s)	70-14-32-276-056
Location	The Site is located at the southeast corner of the Prospect Street and School Avenue intersection.
Approximate Acreage	3.39
Legal Description	See Attachment 1
Latitude	42.867367
Longitude	-85.864319
Latitude and Longitude Reference Point	Center of Site
Collection Method	Interpolation

Data collected during a January 2022 Phase II ESA indicates the Site meets the definition of a *facility*, as defined in Part 201 of the NREPA, PA 451 of 1994, as amended, due to the presence of phenanthrene in groundwater at a concentration exceeding Part 201 Generic Residential Cleanup Criteria (GRCC).

2.0 Owner Information and Intended Use of the Property

This BEA was prepared on behalf of the City of Hudsonville as intended owner of the Site. The City of Hudsonville intends to hold onto the Site until a future buyer/developer is identified. The City of Hudsonville does not intend to be the operator of the Site during ownership.

3.0 Phase I ESA

3.1 Executive Summary

Fishbeck conducted a Phase I ESA on the Site, dated December 15, 2021. A copy of the Phase I ESA is included as Attachment 2. Please note, the EDR Radius Map Report and EGLE files have been intentionally omitted from the version of the Phase I ESA attached to the BEA, per EGLE BEA instructions.

The Site was previously owned (prior to purchase by the City of Hudsonville) by the Farmers Co-Op and utilized as a commercial agricultural, landscape, and greenhouse wholesale supplier and storage facility. The Site contains seven buildings used as warehouses, office space, and a retail showroom. The Site has been used for similar purposes since at least 1938. Currently, one 12,000-gallon, double walled, steel AST is used to store diesel fuel. Historically, at least seven (7) diesel fuel ASTs ranging in capacity from 10,000 to 20,000 gallons were used on the Site between at least 1955 and 2009, when the tanks were removed.

The Site is bordered by the following:

Direction	Observed Use	Environmental Concerns
North	Muffler Man, Auto repair shop	None Observed
South	United States Post Office	None Observed
East	HTS Auto Sales, used car dealer	None Observed
West	Vintage Wrevin, Vintage clothing store; Huizen's Locksmith Service, Inc., Locksmith	None Observed

The Phase I ESA identified the following RECs which are summarized below:

A. Soil and/or groundwater may have been impacted by historical undocumented release(s) from the former diesel fuel ASTs that were utilized on the Site between 1955 through 2009.
B. Soil and/or groundwater may have been impacted by historical undocumented release(s) of agricultural related products including fertilizers, pesticides, and herbicides.

3.2 Limitations, Exceptions, and Deletions

Processes, procedures, and methodologies used in acquiring information and recording data for the assessment were in accordance with procedures outlined in ASTM E1527-13. The assessment was conducted following generally accepted principles and practices of other consultants conducting similar assessments at the same time and in the same geographic area. Intrusive investigation and sampling were not conducted as a part of this assessment.

The assessment resulted in no significant exceptions, deviations, or deletions from the ASTM E1527-13 Standard. Researched and reviewed information was limited to documentation that was reasonably ascertainable and/or practically available from local, state, and federal government records.

3.3 Data Gaps

During the course of conducting the Phase I ESA, the following data gap was identified:

- Fishbeck was unable to determine the first developed use of the parent property and was, therefore, unable to achieve the historical research objectives identified in the ASTM standard, even after reviewing the standard historical resources identified in the ASTM standard that were reasonably ascertainable and likely to be useful. Based on our knowledge of the historic developed uses, this data failure is not considered likely to have a material impact upon the findings and conclusions of this report. Therefore, this data failure is not considered a significant data gap.

As noted above, the data gap identified in the Phase I ESA was not a significant data gap and does not affect this BEA.

4.0 Facility Status

4.1 January 2022 Phase II ESA

4.1.1 Purpose

On January 12, 2022, Fishbeck oversaw the completion of eight soil borings at the Site (FC-SB-GP-1 through FC-SB-GP-8) and the installation of two temporary monitoring wells (FC-GW-TMW-1 and FC-GW-TMW-2). After sampling was completed, each temporary monitoring well was removed, the borings were backfilled with cuttings and bentonite, and the ground surface was restored to its original condition. The soil boring/temporary monitoring well locations are shown on Figure 3. A sampling rationale for each location is provided in Table 1.

4.1.2 Methods

The soil borings were completed using a Geoprobe® with macro-cores equipped with single-use acetate liners. The soil borings extended to a maximum depth of 20 feet below ground surface (bgs). Soil samples were collected for lithological description at each soil boring. Soil samples were completed at depths ranging from 1.0 to 12.0 feet bgs. The sample depths were based on appropriate depths related to the REC of concern and field investigation (i.e., PID readings, odors, and visual observations).

Each temporary monitoring well (TMW) was constructed with 1-inch-diameter schedule 40 polyvinyl chloride (PVC) casings, equipped with a 5-foot-long screen (0.010-inch slot), with the screened interval straddling the groundwater surface. Both TMWs were sampled using a peristaltic pump and dedicated polyethylene tubing in accordance with low-flow (minimal drawdown) sampling procedures.

TMW-01 and TMW-02 were screened between depths of 12.5 to 17.5 feet bgs and 13 to 18 feet bgs, respectively. Borehole logs that include well construction details are provided in Attachment 3.

The soil and groundwater samples were collected directly into laboratory-prepared bottles, stored on ice in an insulated cooler, sealed, and transported under chain-of-custody documentation to ALS Environmental of Holland, Michigan, for laboratory analysis of the 8260 plus list of volatile organic compound (VOCs), polynuclear aromatic hydrocarbons using USEPA Method 8270, and/or herbicides/pesticides which are typical of contaminants of concerns related to the RECs from the Phase I ESA.

Appropriate duplicate samples, matrix-spike/matrix-spike-duplicate samples, equipment blank, and a trip blank were collected. These additional samples are recommended to evaluate the precision and accuracy of the reported data.

4.1.3 Investigation Results

The soil and groundwater analytical results were compared to applicable EGLE Part 201 GRCC and are provided in Tables 2 and 3, respectively. The analytical results exceeding Part 201 GRCC are shown on Figure 3.

4.1.3.1 Soil

In general, the soils encountered at the soil boring locations on the Site consisted of fine- to coarse-grained sand, with varying amounts of silt and gravel. Groundwater was encountered at approximately 15 feet bgs. TOVs were not detected above background levels in the soils. A copy of each soil boring logs is provided in Attachment 3. All of the soil samples were either not detected or were detected at concentrations below Part 201 GRCC.

4.1.3.2 Groundwater

The analytical results identified the following exceedance of Part 201 GRCC in groundwater:

- FC-GW-TMW-1 – Phenanthrene

The remaining samples were either not detected or were detected at concentrations below Part 201 GRCC. Laboratory analytical data reports are included as Attachment 4.

5.0 Conclusions

Fishbeck concludes that this assessment is sufficient to provide the liability protections to the prospective owner and operator that are provided for in Section 20126(1)(c) of Part 201 of the NREPA, as amended, and pursuant to the CERCLA.

6.0 Identification of Author and Date BEA was Conducted

The persons with primary responsibility for the data assembly, interpretation, and technical conclusions of this BEA are Mr. Todd C, Campbell, CPG, and Mr. Kirk W. Perschbacher, of Fishbeck.

Date BEA Conducted: January 27, 2022

Assessment Conducted By:

Todd C. Campbell, CPG

Assessment Reviewed By:

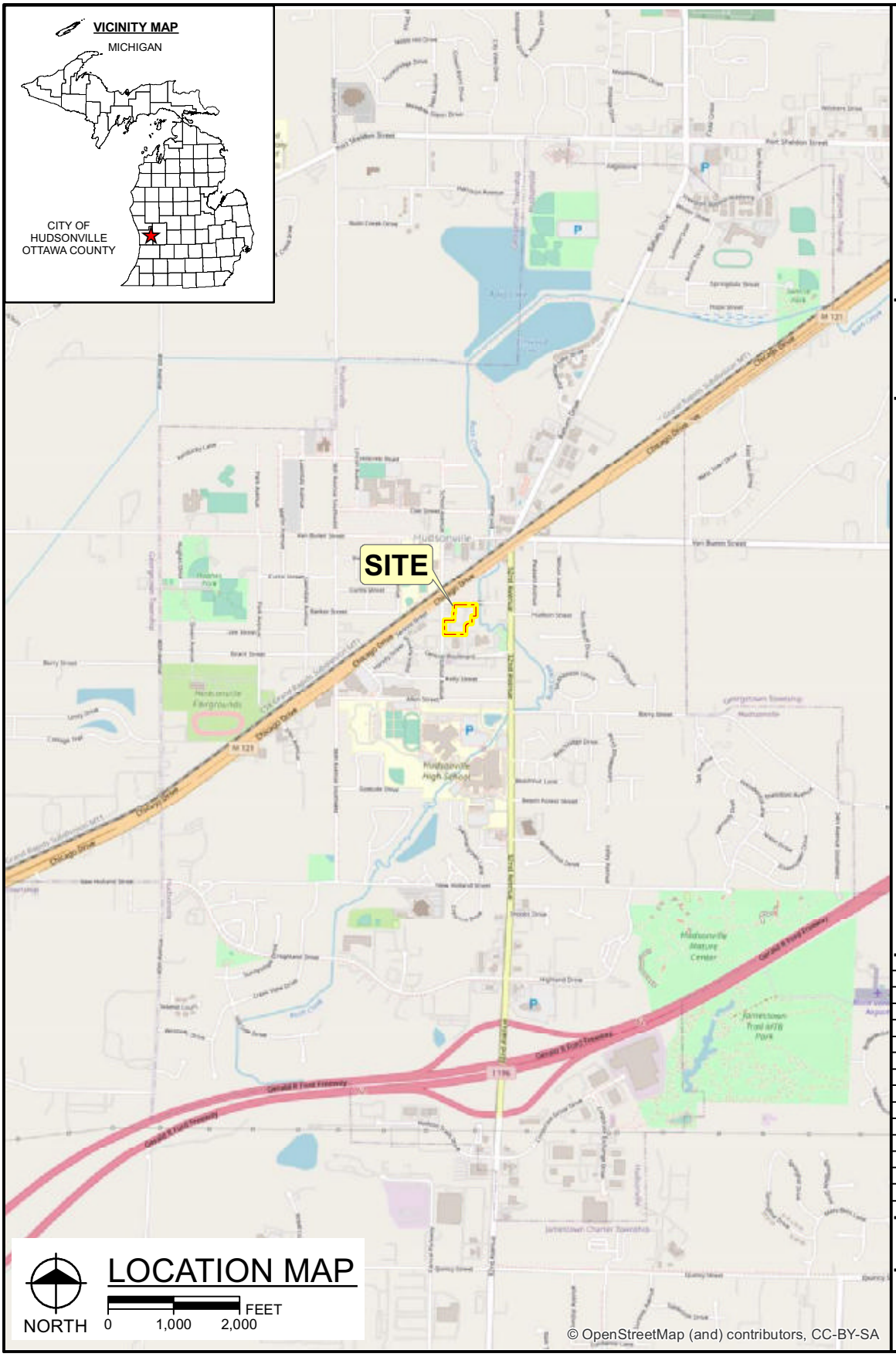
Kirk W. Perschbacher, E.P.

7.0 References

Baseline Environmental Submittal Form, Form EQP 4025 (Rev4/2021); submittal of a BEA, as defined by the Environmental Remediation, Part 201 of the NREPA, 1994 PA 451, as amended, and the Part 201 Rules and Part 213 Rules promulgated thereunder, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a *facility* and *Property* as defined by Section 20101(1)(s), and Section 21303(d), respectively.

Natural Resources and Environmental Protection Act, 1994 PA 451, Part 201 and Part 213, as amended.

Figures



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Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

City of Hudsonville
3302 Prospect St, Hudsonville, Michigan

Baseline Environmental Assessment

PROJECT NO.
211697

FIGURE NO.
1

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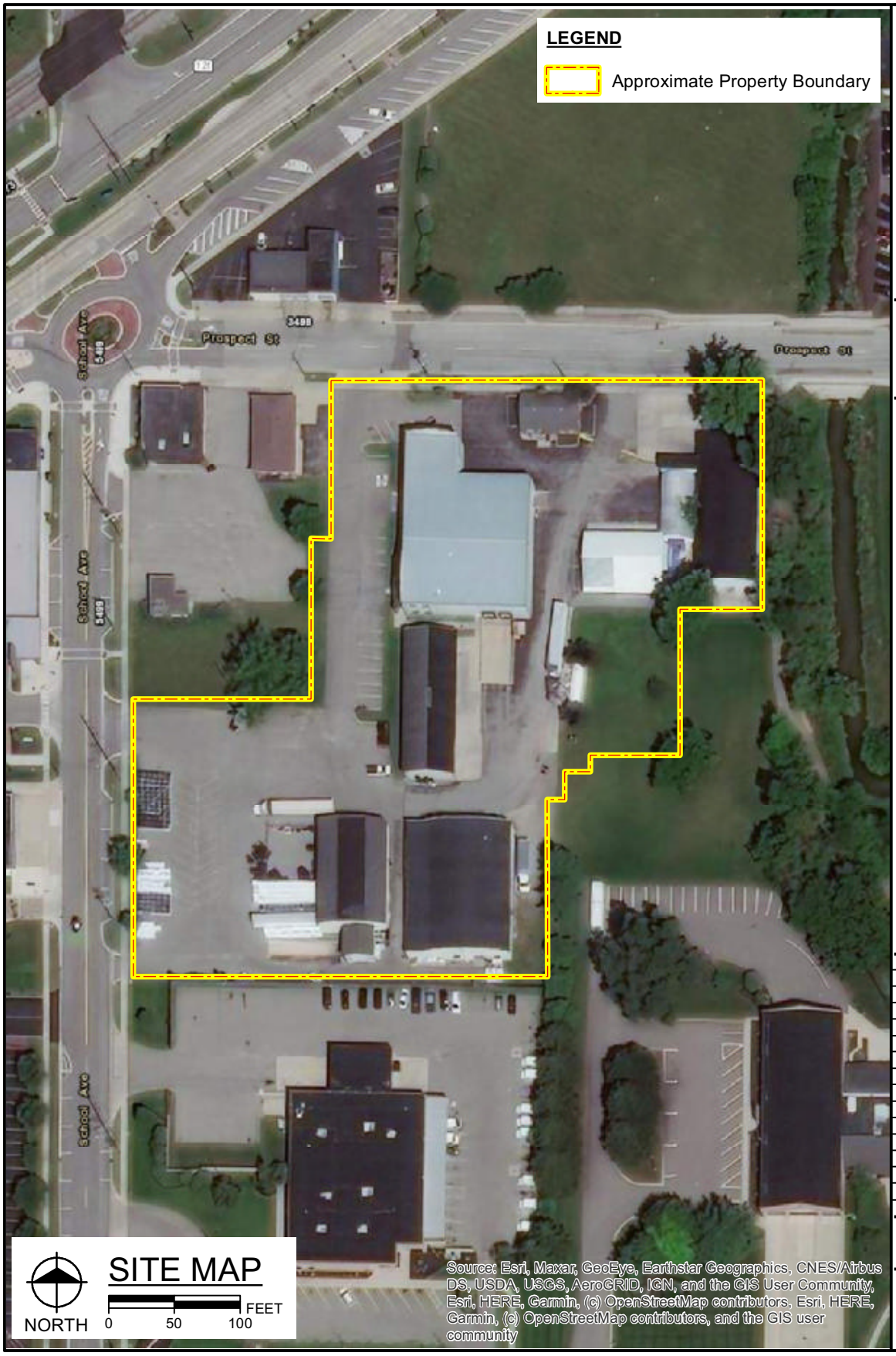

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City of Hudsonville
3302 Prospect St, Hudsonville, Michigan
Baseline Environmental Assessment

PROJECT NO.
211697

FIGURE NO.
2

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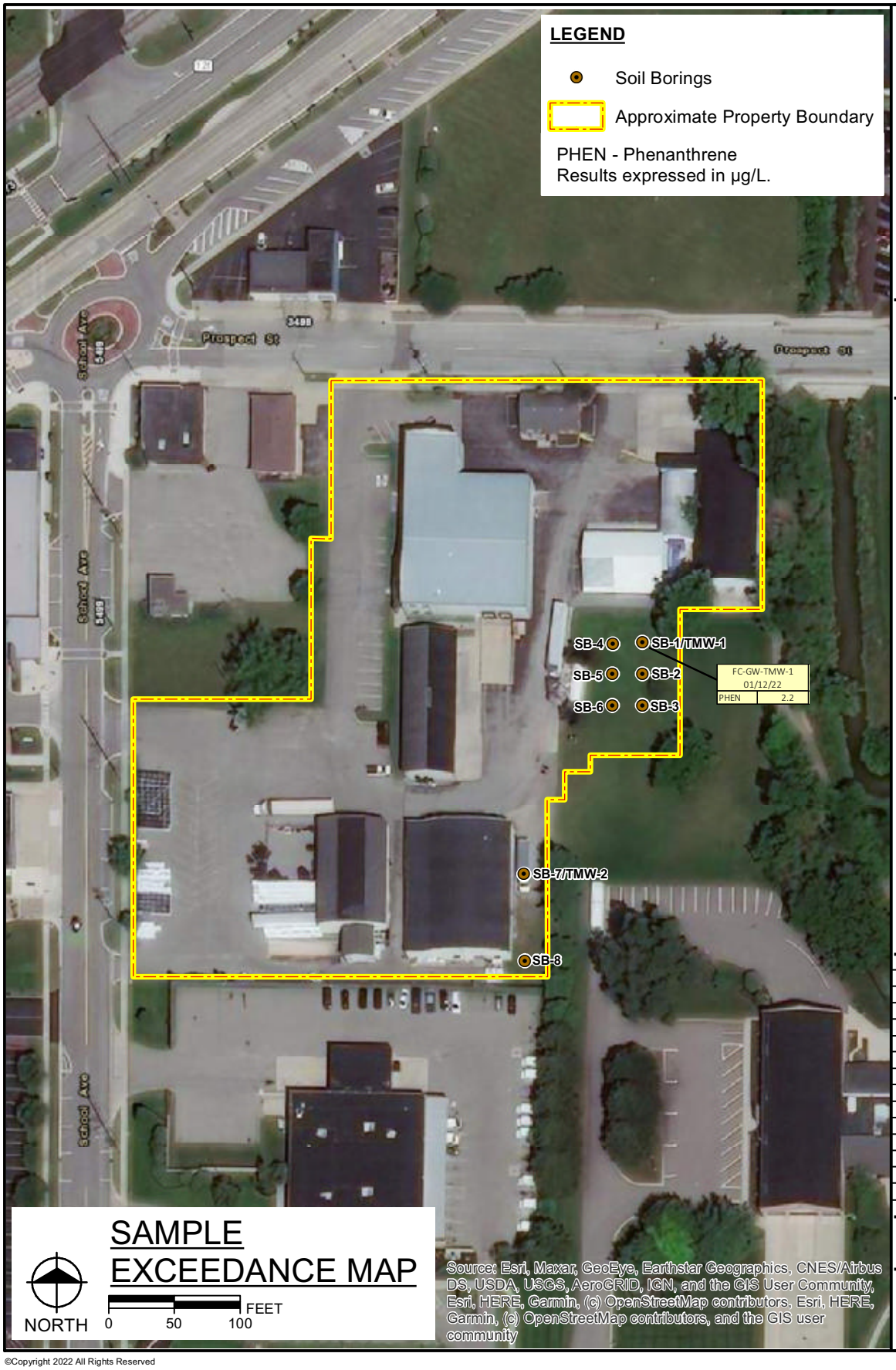

SAMPLE EXCEEDANCE MAP

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City of Hudsonville
3302 Prospect St, Hudsonville, Michigan
Baseline Environmental Assessment

PROJECT NO.
211697

FIGURE NO.
3

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Tables

Table 1 - Sampling Rationale
Baseline Environmental Assessment
3302 Prospect Street, Hudsonville, Michigan 49426
January 2022

Sample ID	Sample Location/REC	Rationale	Sample Depth (ft)/ Screened Interval (ft)	Soil Analytical			Groundwater Analytical		
				VOCs	PNAs	Herbicides/Pesticides	VOCs	PNAs	Herbicides/Pesticides
FC-SB-GP-1	Northeastern portion of former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	10-12	1	1		1	1	
FC-SB-GP-2	Within former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	1-3	1	1				
FC-SB-GP-3	Within former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	1-3	1	1				
FC-SB-GP-4	Within former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	1-3	1	1				
FC-SB-GP-5	Within former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	1-3	1	1				
FC-SB-GP-6	Within former fueling AST staging area	Determine if soil contamination exists relative to former staging of fueling ASTs in this area	2-4	1	1				
FC-SB-GP-8	Within potential former fertilzer/herbacide staging area	Determine if contamination exists related to the exterior storage of fertilizers/herbicides	1-3			1			
FC-GW-TMW-1	Northeastern portion of former fueling AST staging area	Determine if contaminated groundwater exists.	12.5-17.5	1	1		1	1	
FC-GW-TMW-2	Within potential former fertilzer/herbacide staging area	Determine if contamination exists related to the exterior storage of fertilizers/herbicides	13-18				1	1	1

Notes:
PNAs - polynuclear aromatic hydrocarbons (Method 8270)
VOCs- volatile organic compounds (Method 8260)

Table 2 - Soil Data Summary - Validated
Baseline Environmental Assessment
3302 Prospect St., Hudsonville, Michigan
January 2022

Sample Location: *Depth Interval (ft):* *Investigative/Field Duplicate/QC:* *Laboratory ID:* *Collection Date:*		FC-SB-GP-1 (10-12) Investigative 22010802-09 01/12/22	FC-SB-GP-2 (1-3) Investigative 22010802-01 01/12/22	FC-SB-GP-3 (1-3) Investigative 22010802-02 01/12/22	FC-SB-GP-3 (1-3) Duplicate 220108 02-03 01/12/22	FC-SB-GP-4 (1-3) Investigative 220 10802-04 01/12/22	FC-SB-GP-5 (1-3) Investigative 22010802-05 01/12/22	FC-SB-GP-6 (2-4) Investigative 2 2010802-06 01/12/22	FC-SB-GP-8 (1-3) Investigative 22010802-07 01/12/22	Field Blank QC 22010802-08 01/12/22	*Statewide Default Background Levels* [1]	*Drinking Water Protection Criteria* [1]	*GSIP Criteria* [1]	*Soil Volatilization to Indoor Air Inhalation Criteria* [1]	*Infinite Source VSIC* [1]	*Finite VSIC for 5 Meter Source Thickness* [1]	*Finite VSIC for 2 Meter Source Thickness* [1]	*Particulate Soil Inhalation Criteria* [1]	*Direct Contact Criteria* [1]	*Soil Saturation Concentration SL* [1]	*Soil VIAP SL* [2]
Volatile Organic Compounds	***CAS Number***																				
1,1,2-Tetrachloroethane	630-20-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,500*	*ID*	*6,200*	*36,000*	*54,000*	*1.00E+05*	*4.20E+08*	*4.80E+05 (C)*	*4.40E+05*	*3.2 (M*)*
1,1,1-Trichloroethane	71-55-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*4,000*	*1,800*	*2.50E+05*	*3.80E+06*	*1.20E+07*	*2.80E+07*	*6.70E+10*	*5.00E+08 (C)*	*4.60E+05*	*450 (EE)*
1,1,2,2-Tetrachloroethane	79-34-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*170*	*1,600 (X)*	*4,300*	*10,000*	*10,000*	*14,000*	*5.40E+07*	*53,000*	*8.70E+05*	*2.7 (M*)*
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*9.00E+06 (C)*	*1,700*	*5.10E+06 (C)*	*1.80E+08*	*8.80E+08*	*2.10E+09*	*5.10E+12*	*1.00E+09 (C,D)*	*5.50E+05*	*860*
1,1,2-Trichloroethane	79-00-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*6,600 (X)*	*4,600*	*17,000*	*21,000*	*44,000*	*1.90E+08*	*1.80E+05*	*9.20E+05*	*0.37 (M*)*
1,1-Dichloroethane	75-34-3	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*18,000*	*15,000*	*2.30E+05*	*2.10E+06*	*5.90E+06*	*1.40E+07*	*3.30E+10*	*2.70E+07 (C)*	*8.90E+05*	*2.6 (M*)*
1,1-Dichloroethene	75-35-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*140*	*2,600*	*62*	*1,100*	*5,300*	*13,000*	*6.20E+07*	*2.00E+05*	*5.70E+05*	*12 (M*)*
1,2,3-Trichloropropane	96-18-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*840*	*NA*	*4,000*	*9,200*	*9,200*	*11,000*	*2.00E+07*	*1.30E+06 (C)*	*8.30E+05*	*2.6 (M*)*
1,2,4-Trichlorobenzene	120-82-1	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*4,200*	*5,900 (X)*	*9.60E+06 (C)*	*2.80E+07*	*2.80E+07*	*2.80E+07*	*2.50E+10*	*9.90E+05 (DD)*	*1.10E+06*	*53 (M*)*
1,2,4-Trimethylbenzene	95-63-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*2,100*	*570*	*4.30E+06 (C)*	*2.10E+07*	*5.00E+08*	*5.00E+08*	*8.20E+10*	*3.20E+07 (C)*	*1.10E+05*	*150 (IT)*
1,2-Dibromo-3-chloropropane (DBCP)	96-12-8	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*10 (M); 4.0*	*ID*	*220*	*260*	*260*	*260*	*5.60E+05*	*4,400 (C)*	*1,200*	*DATA*
1,2-Dibromoethane (EDB)	106-93-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*10 (M); 1.0*	*1.10 (X)*	*670*	*1,700*	*1,700*	*3,300*	*1.40E+07*	*92*	*8.90E+05*	*0.074 (M*)*
1,2-Dichlorobenzene	95-50-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*14,000*	*280*	*1.10E+07 (C)*	*3.90E+07*	*3.90E+07*	*5.20E+07*	*1.00E+11*	*1.90E+07 (C)*	*2.10E+05*	*1,500*
1,2-Dichloroethane	107-06-2	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*100*	*7,200 (X)*	*2,100*	*6,200*	*11,000*	*26,000*	*1.20E+08*	*91,000*	*1.20E+06*	*0.82 (M*)*
1,2-Dichloropropane	78-87-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*4,600 (X)*	*4,000*	*25,000*	*50,000*	*1.10E+05*	*2.70E+08*	*1.40E+05*	*5.50E+05*	*2.1 (M*)*
1,3,5-Trimethylbenzene	108-67-8	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*1,800*	*1,100*	*2.60E+06 (C)*	*1.60E+07*	*3.80E+08*	*3.80E+08*	*8.20E+10*	*3.20E+07 (C)*	*94,000*	*100 (IT)*
1,3-Dichlorobenzene	541-73-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*170*	*680*	*26,000*	*79,000*	*79,000*	*1.10E+05*	*2.00E+08*	*2.00E+05 (C)*	*1.70E+05*	*10 (M*)*
1,3-Dichloropropene, cis-	10061-01-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	–	--	--	--	--	--	--	--	--	--	--
1,3-Dichloropropene, trans-	10061-02-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	–	--	--	--	--	--	--	--	--	--	--
1,3-Dichloropropene (Total)	542-75-6	64 U	68 U	62 U	64 U	62 U	62 U	68 U	--	60 U	*NA*	*170*	*180 (X)*	*1,000*	*18,000*	*68,000*	*1.60E+05*	*7.80E+08*	*10,000*	*6.20E+05*	*3.1 (I,M*)*
1,4-Dichlorobenzene	106-46-7	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,700*	*360*	*19,000*	*77,000*	*77,000*	*1.10E+05*	*4.50E+08*	*4.00E+05*	*NA*	*23 (M*)*
2-Butanone (MEK)	78-93-3	210 U	230 U	210 U	220 U	210 U	210 U	230 U	--	200 U	*NA*	*2.60E+05*	*44,000*	*5.40E+07 (C)*	*2.90E+07*	*2.90E+07*	*3.50E+07*	*6.70E+10*	*1.20E+08 (C,DD)*	*2.70E+07*	*31,000 (DD*)*
2-Hexanone	591-78-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*20,000*	*ID*	*9.90E+05*	*1.10E+06*	*1.10E+06*	*1.40E+06*	*2.70E+09*	*3.20E+07 (C)*	*2.50E+06*	*210 (M*)*
2-Methylnaphthalene	91-57-6	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*57,000*	*4,200*	*2.70E+06*	*1.50E+06*	*1.50E+06*	*1.50E+06*	*6.70E+08*	*8.10E+06*	*NA*	*1,700*
4-Methyl-2-pentanone (MIBK)	108-10-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*36,000*	*ID*	*3.70E+07 (C)*	*4.50E+07*	*4.50E+07*	*6.70E+07*	*1.40E+11*	*5.60E+07 (C)*	*2.70E+06*	*3,300*
Acetone	67-64-1	130 U	330 U	360 U	470 J	410 U	440 J	460 J	--	420	*NA*	*15,000*	*34,000*	*2.90E+08 (C)*	*1.30E+08*	*1.30E+08*	*1.90E+08*	*3.90E+11*	*2.30E+07*	*1.10E+08*	*2.60E+05 (EE)*
Acrylonitrile	107-13-1	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*100 (M); 52*	*100 (M); 40*	*6,600*	*5,000*	*5,100*	*10,000*	*4.60E+07*	*16,000*	*8.30E+06*	*1.2 (M*)*
Benzene	71-43-2	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*4,000 (X)*	*1,600*	*13,000*	*34,000*	*79,000*	*3.80E+08*	*1.80E+05*	*4.00E+05*	*1.7 (M*)*
Bromochloromethane	74-97-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	–	--	--	--	--	--	--	--	--	--	--
Bromodichloromethane	75-27-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600 (W)*	*ID*	*1,200*	*9,100*	*9,700*	*19,000*	*8.40E+07*	*1.10E+05*	*1.50E+06*	*0.61 (M*)*
Bromoform	75-25-2	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600 (W)*	*ID*	*1.50E+05*	*9.00E+05*	*9.00E+05*	*9.00E+05*	*2.80E+09*	*8.20E+05*	*8.70E+05*	*45 (M*)*
Bromomethane	74-83-9	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*200*	*100*	*860*	*11,000*	*57,000*	*1.40E+05*	*3.30E+08*	*3.20E+05*	*2.20E+06*	*0.90 (M*)*
Carbon disulfide	75-15-0	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*16,000*	*ID*	*76,000*	*1.30E+06*	*7.90E+06*	*1.90E+07*	*4.70E+10*	*7.20E+06 (C,DD)*	*2.80E+05*	*52 (M*)*
Carbon tetrachloride	56-23-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*760 (X)*	*190*	*3,500*	*12,000*	*28,000*	*1.30E+08*	*96,000*	*3.90E+05*	*0.31 (M*)*
Chlorobenzene	108-90-7	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*2,000*	*500*	*1.20E+05*	*7.70E+05*	*9.90E+05*	*2.10E+06*	*4.70E+09*	*4.30E+06 (C)*	*2.60E+05*	*82*
Chloroethane	75-00-3	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*8,600*	*22,000 (X)*	*2.90E+06 (C)*	*3.00E+07*	*1.20E+08*	*2.80E+08*	*6.70E+11*	*2.60E+06 (C)*	*9.50E+05*	*330*
Chloroform	67-66-3	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600 (W)*	*7,000*	*7,200*	*45,000*	*1.20E+05*	*2.70E+05*	*1.30E+09*	*1.20E+06*	*1.50E+06*	*0.26 (M*)*
Chloromethane	74-87-3	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*5,200*	*ID*	*2,300*	*40,000*	*4.10E+05*	*1.00E+06*	*4.90E+09*	*1.60E+06 (C)*	*1.10E+06*	*6.9 (M*)*
cis-1,2-Dichloroethene	156-59-2	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,400*	*12,000*	*22,000*	*1.80E+05*	*4.20E+05*	*9.90E+05*	*2.30E+09*	*2.50E+06 (C)*	*6.40E+05*	*2.1 (M*)*
Dibromochloromethane	124-48-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600 (W)*	*ID*	*3,900*	*24,000*	*24,000*	*33,000*	*1.30E+08*	*1.10E+05*	*6.10E+05*	*0.40 (M*,MM)*
Dibromomethane	74-95-3	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600*	*NA*	*ID*	*ID*	*ID*	*ID*	*ID*	*2.50E+06 (C)*	*2.00E+06*	*3.5 (M*)*
Dichlorodifluoromethane	75-71-8	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*95,000*	*ID*	*9.00E+05*	*5.30E+07*	*5.50E+08*	*1.40E+09*	*3.30E+12*	*5.20E+07 (C)*	*1.00E+06*	*12 (M*)*
Diethyl ether	60-29-7	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*200*	*ID*	*2.80E+07 (C)*	*8.50E+07*	*1.50E+08*	*3.40E+08*	*8.00E+11*	*1.10E+08 (C)*	*7.40E+05*	*350*
Ethylbenzene	100-41-4	32 U	34 U	31 U	32 U	31 U	13 J	34 U	--	30 U	*NA*	*1,500*	*360*	*87,000*	*7.20E+05*	*1.00E+06*	*2.20E+06*	*1.00E+10*	*2.20E+07 (C)*	*1.40E+05*	*12 (M*)*
Hexachloroethane	67-72-1	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*430*	*1,800 (X)*	*40,000*	*5.50E+05*	*9.30E+05*	*9.30E+05*	*2.30E+08*	*2.30E+05*	*NA*	*3.2 (M*)*
Iodomethane	74-88-4	530 U	560 U	520 U	540 U	520 U	520 U	560 U	--	500 U	–	--	--	--	--	--	--	--	--	--	--
Isopropyl benzene (Cumene)	98-82-8	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*91,000*	*3,200*	*4.00E+05 (C)*	*1.70E+06*	*1.70E+06*	*2.80E+06*	*5.80E+09*	*2.50E+07 (C)*	*3.90E+05*	*3.8 (M*)*
Methyl-tert-butyl ether (MTBE)	1634-04-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*800*	*1.40E+05 (X)*	*9.90E+06 (C)*	*2.50E+07*	*3.90E+07*	*8.70E+07*	*2.00E+11*	*1.50E+06*	*5.90E+06*	*74 (M*)*
Methylene chloride	75-09-2	270 U	280 U	260 U	270 U	260 U	260 U	280 U	--	250 U	*NA*	*100*	*30,000 (X)*	*45,000*	*2.10E+05*	*5.90E+05*	*1.40E+06*	*6.60E+09*	*1.30E+06*	*2.30E+06*	*130*
n-Propylbenzene	103-65-1	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*1,600*	*ID*	*ID*	*ID*	*ID*	*ID*	*1.30E+09*	*2.50E+06*	*1.00E+07*	*1,800 (DD*)*
Naphthalene	91-20-3	110 U	110 U	100 U	110 U	100 U	100 U	110 U	--	100 U	*NA*	*35,000*	*730*	*2.50E+05*	*3.00E+05*	*3.00E+05*	*3.00E+05*	*2.00E+08*	*1.60E+07*	*NA*	*67 (M*)*
Styrene	100-42-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*2,700*	*2,100 (X)*	*2.50E+05*	*9.70E+05*	*9.70E+05*	*1.40E+06*	*5.50E+09*	*4.00E+05*	*5.20E+05*	*150*
Tetrachloroethene	127-18-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*1,200 (X)*	*11,000*	*1.70E+05*	*4.80E+05*	*1.10E+06*	*2.70E+09*	*2.00E+05 (C)*	*88,000*	*6.2 (M*,EE)*
Toluene	108-88-3	32 U	21 J	31 U	10 J	31 U	13 J	14 J	--	30 U	*NA*	*16,000*	*5,400*	*3.30E+05 (C)*	*2.80E+06*	*5.10E+06*	*1.20E+07*	*2.70E+10*	*5.00E+07 (C)*	*2.50E+05*	*3,700*
trans-1,2-Dichloroethene	156-60-5	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*2,000*	*30,000 (X)*	*23,000*	*2.80E+05*	*8.30E+05*	*2.00E+06*	*4.70E+09*	*3.80E+06 (C)*	*1.40E+05*	*12 (M*)*
trans-1,4-Dichloro-2-butene	110-57-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	–	--	--	--	--	--	--	--	--	--	--
Trichloroethene	79-01-6	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*100*	*4,000 (X)*	*1,000*	*11,000*	*25,000*	*57,000*	*1.30E+08*	*1.10E+05 (DD)*	*5.00E+05*	*0.33 (M*,DD*)*
Trichlorofluoromethane	75-69-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*52,000*	*NA*	*2.80E+06 (C)*	*9.20E+07*	*6.30E+08*	*1.50E+09*	*3.80E+12*	*7.90E+07 (C)*	*5.60E+05*	*19 (M*)*
Vinyl acetate	108-05-4	270 U	280 U	260 U	270 U	260 U	260 U	280 U	--	250 U	*NA*	*13,000*	*NA*	*7.90E+05*	*1.70E+06*	*2.60E+06*	*5.80E+06*	*1.30E+10*	*5.80E+06 (C)*	*2.40E+06*	*160 (M*)*
Vinyl chloride	75-01-4	32 U	34 U	31 U	32 U	31 U	31 U	34 U	--	30 U	*NA*	*40*	*2.60 (X)*	*270*	*4,200*	*30,000*	*73,000*	*3.50E+08*	*3,800*	*4.90E+05*	*0.082 (M*,MM)*
Xylenes, meta- & para-	179601-23-1	64 U	68 U	62 U	65 U	62 U	59 J	68 U	--	60 U	–	--	--	--	--	--	--	--	--	--	--
Xylene, ortho-	95-47-6	32 U	34 U	31 U	32 U	31 U	27 J	34 U	--	30 U	--	--	--	--	--	--	--	--	--	--	--
Xylenes, Total	1330-20-7	96 U	100 U	93 U	97 U	93 U	86 J	100 U	--	90 U	*NA*	*5,600*	*980*	*6.30E+06 (C)*	*4.60E+07*	*6.10E+07*	*1.30E+08*	*2.90E+11*	*4.10E+08 (C)*	*1.50E+05*	*280 (I)*
Polynuclear Aromatic Compounds	***CAS Number***																				
2-Methylnaphthalene	91-57-6	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*57,000*	*4,200*	*2.70E+06*	*1.50E+06*	*1.50E+06*	*1.50E+06*	*6.70E+08*	*8.10E+06*	*NA*	*1,700*
Acenaphthene	83-32-9	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*3.00E+05*	*8,700*	*1.90E+08*	*8.10E+07*	*8.10E+07*	*8.10E+07*	*1.40E+10*	*4.10E+07*	*NA*	*2.00E+05*
Acenaphthylene	208-96-8	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*5,900*	*ID*	*1.60E+06*	*2.20E+06*	*2.20E+06*	*2.20E+06*	*2.30E+09*	*1.60E+06*	*NA*	*DATA*
Anthracene	120-12-7	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*41,000*	*ID*	*1.00E+09*	*1.40E+09*	*1.40E+09*	*1.40E+09*	*6.70E+10*	*2.30E+08*	*NA*	*1.30E+07*
Benzo(a)anthracene	56-55-3	4.4 U	23	4.4 U	6.7	6.0	4.2 U	4.5 U	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*20,000*	*NA*	*1.60E+05 (MM)*
Benzo(a)pyrene	50-32-8	4.4 U	30	7.5	12	11	4.2 U	6.4	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*1.50E+06*	*2,000*	*NA*	*NA*
Benzo(b)fluoranthene	205-99-2	4.4 U	40	9.6	17	16	4.2 U	8.1	--	--	*NA*	*NLL*	*NLL*	*ID*	*ID*	*ID*	*ID*	*ID*	*20,000*	*NA*	*NA*
Benzo(g,h,i)perylene	191-24-2	4.4 U	26	4.9	8.5	7.8	4.2 U	6.5	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*8.00E+08*	*2.50E+06*	*NA*	*NA*
Benzo(k)fluoranthene	207-08-9	4.4 U	19	3.7 J	6.5	5.7	4.2 U	4.5 U	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*2.00E+05*	*NA*	*NA*

Table 2 - Soil Data Summary - Validated
Baseline Environmental Assessment
3302 Prospect St., Hudsonville, Michigan
January 2022

Sample Location:		FC-SB-GP-1	FC-SB-GP-2	FC-SB-GP-3	FC-SB-GP-3	FC-SB-GP-4	FC-SB-GP-5	FC-SB-GP-6	FC-SB-GP-8	Field Blank										
Depth Interval (ft):		(10-12)	(1-3)	(1-3)	(1-3)	(1-3)	(1-3)	(2-4)	(1-3)	QC										
Investigative/Field Duplicate/QC		Investigative	Investigative	Investigative	Duplicate	Investigative	Investigative	Investigative	Investigative	22010802-08										
Laboratory ID:		22010802-09	22010802-01	22010802-02	22010802-03	22010802-04	22010802-05	22010802-06	22010802-07	01/13/22										
Collection Date:		01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22											
Chrysene	218-01-9	4.4 U	31	4.8	10	8.7	4.2 U	4.5 U	--	--	*NA*	*NLL*	*NLL*	*ID*	*ID*	*ID*	*ID*	*ID*	*2.00E+06*	*NA*	*NA*
Dibenzo(a,h)anthracene	53-70-3	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*2,000*	*NA*	*NA*
Fluoranthene	206-44-0	4.4 U	63	15	23	20	4.2 U	10	--	--	*NA*	*7.30E+05*	*5,500*	*1.00E+09*	*7.40E+08*	*7.40E+08*	*7.40E+08*	*9.30E+09*	*4.60E+07*	*NA*	*NA*
Fluorene	86-73-7	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*3.90E+05*	*5,300*	*5.80E+08*	*1.30E+08*	*1.30E+08*	*1.30E+08*	*9.30E+09*	*2.70E+07*	*NA*	*4.70E+05*
Indeno(1,2,3-cd)pyrene	193-39-5	4.4 U	37	6.4	15	13	3.9 J	6.6	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*20,000*	*NA*	*NA*
Naphthalene	91-20-3	4.4 U	4.5 U	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*35,000*	*730*	*2.50E+05*	*3.00E+05*	*3.00E+05*	*3.00E+05*	*2.00E+08*	*1.60E+07*	*NA*	*67 (M*)*
Phenanthrene	85-01-8	4.4 U	7.6	4.4 U	4.4 U	4.4 U	4.2 U	4.5 U	--	--	*NA*	*56,000*	*2,100*	*2.80E+06*	*1.60E+05*	*1.60E+05*	*1.60E+05*	*6.70E+06*	*1.60E+06*	*NA*	*1,700*
Pyrene	129-00-0	4.4 U	45	10	16	14	4.2 U	7.0	--	--	*NA*	*4.80E+05*	*ID*	*1.00E+09 (D)*	*6.50E+08*	*6.50E+08*	*6.50E+08*	*6.70E+09*	*2.90E+07*	*NA*	*2.50E+07*
Herbicides and Pesticides	***CAS Number***																				
2,4-Dichlorophenoxyacetic acid	94-75-7	--	--	--	--	--	--	--	11 UJ	--	*NA*	*1,400*	*4,400*	*NLV*	*NLV*	*NLV*	*NLV*	*6.70E+09*	*2.50E+06*	*NA*	*NA*
4-4'-DDD	72-54-8	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*4.40E+07*	*95,000*	*NA*	*NA*
4-4'-DDE	72-55-9	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*3.20E+07*	*45,000*	*NA*	*39,000*
4-4'-DDT	50-29-3	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*3.20E+07*	*57,000*	*NA*	*NA*
Aldrin	309-00-2	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*1.30E+06*	*58,000*	*58,000*	*58,000*	*6.40E+05*	*1,000*	*NA*	*520*
Chlordane, alpha-	5103-71-9	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Chlordane, gamma-	5103-74-2	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Chlordane (J)	57-74-9	--	--	--	--	--	--	--	1,400 U J	--	*NA*	*NLL*	*NLL*	*1.10E+07*	*1.20E+06*	*1.20E+06*	*1.20E+06*	*3.10E+07*	*31,000*	*NA*	*13,000 (EE)*
Dieldrin	60-57-1	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*1.40E+05*	*19,000*	*19,000*	*19,000*	*6.80E+05*	*1,100*	*NA*	*770*
Endosulfan I	959-98-8	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Endosulfan II	33213-65-9	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Endosulfan (J)	115-29-7	--	--	--	--	--	--	--	1,100 U J	--	*NA*	*NLL*	*NLL*	*ID*	*ID*	*ID*	*ID*	*ID*	*1.40E+06*	*NA*	*TX*
Endosulfan sulfate	1031-07-8	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Endrin	72-20-8	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*65,000*	*NA*	*NA*
Endrin aldehyde	7421-93-4	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Endrin ketone	53494-70-5	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Heptachlor	76-44-8	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*3.50E+05*	*62,000*	*62,000*	*62,000*	*2.40E+06*	*5,600*	*NA*	*3,600*
Heptachlor epoxide	1024-57-3	--	--	--	--	--	--	--	55 U J	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*1.20E+06*	*3,100*	*NA*	*DATA*
Hexachlorocyclohexane, alpha- (alpha-BHC)	319-84-6	--	--	--	--	--	--	--	55 U J	--	*NA*	*18*	*ID*	*30,000*	*12,000*	*22,000*	*25,000*	*1.70E+06*	*2,600*	*NA*	*NA*
Hexachlorocyclohexane, beta- (beta-BHC)	319-85-7	--	--	--	--	--	--	--	55 U J	--	*NA*	*37*	*ID*	*NLV*	*NLV*	*NLV*	*NLV*	*5.90E+06*	*5,400*	*NA*	*NA*
Hexachlorocyclohexane, delta- (delta-BHC)	319-86-8	--	--	--	--	--	--	--	55 U J	--	--	--	--	--	--	--	--	--	--	--	--
Lindane (gamma-BHC)	58-89-9	--	--	--	--	--	--	--	55 U J	--	*NA*	*20 (M); 7.0*	*20 (M); 1.1*	*ID*	*ID*	*ID*	*ID*	*ID*	*8,300*	*NA*	*TX*
Methoxychlor	72-43-5	--	--	--	--	--	--	--	55 U J	--	*NA*	*16,000*	*NA*	*ID*	*ID*	*ID*	*ID*	*ID*	*1.90E+06*	*NA*	*NA*
Silvex (2,4,5-TP)	93-72-1	--	--	--	--	--	--	--	5.5 UJ	--	*NA*	*3,600*	*2,200*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*1.70E+06*	*NA*	*NA*
2,4,5-T	93-76-5	--	--	--	--	--	--	--	5.5 UJ	--	--	--	--	--	--	--	--	--	--	--	--
Toxaphene	8001-35-2	--	--	--	--	--	--	--	3,300 UJ	--	*NA*	*24,000*	*8,200*	*NLV*	*NLV*	*NLV*	*NLV*	*9.70E+06*	*20,000*	*NA*	*NA*
Solids, Total (%)	--	*92.7*	*91.4*	*94.0*	*93.1*	*94.5*	*94.9*	*91.0*	*90.4*	--	--	--	--	--	--	--	--	--	--	--	--

Results expressed in µg/Kg dry weight.
Bolded values exceed Statewide Default Background Level and an applicable criterion or screening level.
Underlined parameters are classified as Polynuclear Aromatic Compounds.

Data Qualifiers:
J Estimated value
U Not detected

Footnotes/Abbreviations:
(1) Part 201 Residential Soil Generic Cleanup Criteria and Screening Levels/Part 213 Risk-based Screening Levels, December 30, 2013 (GSI Criteria Updated June 25, 2018).
(2) EGLE Volatilization to Indoor Air Pathway Screening Levels, September 4, 2020.
(C) Value is screening level based on the chemical-specific generic soil saturation concentration (Csat).
(D) Calculated criterion exceeds 100 percent; hence it is reduced to 100 percent or 1.00E+09 parts per billion (ppb).
(J) Hazardous substance may be present in several isomer forms. Isomer-specific concentrations must be added together for comparison to criteria.
(J,T) Hazardous substance may be present in several isomer forms. The VIAP SL may be used for the individual isomer provided that it is the sole isomer detected; however, when multiple isomers are detected in a medium, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP SL of the detected isomers.
(M) Calculated criterion is below the target detection limit (TDL); first number is the criterion (TDL), the second is the risk-based value.
(M*) The VIAP SL may be below TDL. In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
(W) Concentrations of trihalomethanes must be added together to determine compliance with criterion.
(X) Criterion is not protective for SW used as a drinking water (DW) source.
(DD) Hazardous substance causes developmental effects. Residential direct contact criteria are protective of both prenatal and postnatal exposure.
(DD*) Hazardous substance causes developmental effects. Residential VIAP SLs are protective of both prenatal exposure using a pregnant female receptor and postnatal exposure using a child receptor. Prenatal developmental effects may occur after an acute (i.e. short-term) or full-term exposure.
(EE) The acceptable air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substance may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for these hazardous substances is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a USEPA Integrated Risk Information System (IRIS) acute reference concentration, or an acute initial threshold screening level (ITSL) by the EGLE's Air Quality Division.
(MM) Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP SLs are modified using age-dependent adjustment factors for those carcinogenic chemicals identified as mutagenic.
DATA Insufficient physical chemical parameters to calculate a VIAP SL for specified media. If detections are present in specified media, health-based soil vapor value should be used to evaluate risk.
GSIP groundwater surface water interface protection
ID Insufficient data to develop criterion.
NA not available
NLL Not likely to leach under most soil conditions.
NLV Not likely to volatilize under most conditions.
SL screening level
TX The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values.
VIAP volatilization to indoor air pathway
VSIC volatile soil inhalation criteria

Table 3 - Groundwater Data Summary - Preliminary
Ottawa County, 3302 Prospect St., Hudsonville, Michigan
January 2022

Monitoring Location:		FC-GW-TMW-1	FC-GW-TMW-1	FC-GW-TMW-2	Equip. Blank 1	Equip. Blank 2	Trip Blank	***Residential***	***GSI***	***Residential***	***Water***	***Flammability***	***Residential GW-***	***Residential GW-***
Field Duplicate:			Duplicate					***DWC [1]***	***Criteria [1]***	***Groundwater***	***Solubility [1]***	***and Explosivity***	***Shallow***	***Not in Contact***
Laboratory ID:		22010789-01	22010789-03	22010789-02	22010789-05	22010789-06	22010789-04			***VIAIC [1]***		***SL [1]***	***VIAP SL [2]***	***VIAP SL [2]***
Collection Date:		01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22							
Volatile Organic Compounds	***CAS Number***													
1,1,1,2-Tetrachloroethane	630-20-6	1 U	1 U	--	1 U	1 U	1 U	*77*	*ID*	*15,000*	*1.10E+06*	*ID*	*3.1*	*89.0*
1,1,1-Trichloroethane	71-55-6	1 U	1 U	--	1 U	1 U	1 U	*200 (A)*	*89*	*6.60E+05*	*1.33E+06*	*ID*	*180 (FF*)*	*17,000 (EE*)*
1,1,2,2-Tetrachloroethane	79-34-5	1 U	1 U	--	1 U	1 U	1 U	*8.5*	*78 (X)*	*12,000*	*2.97E+06*	*ID*	*2.4*	*71*
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	1 U	1 U	--	1 U	1 U	1 U	*1.70E+05 (S)*	*32*	*1.70E+05 (S)*	*1.70E+05*	*ID*	*840*	*2,700*
1,1,2-Trichloroethane	79-00-5	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*330 (X)*	*17,000*	*4.42E+06*	*NA*	*0.47 (M*)*	*14*
1,1-Dichloroethane	75-34-3	1 U	1 U	--	1 U	1 U	1 U	*880*	*740*	*1.00E+06*	*5.06E+06*	*3.80E+05*	*4.7*	*130*
1,1-Dichloroethene	75-35-4	1 U	1 U	--	1 U	1 U	1 U	*7.0 (A)*	*130*	*200*	*2.25E+06*	*97,000*	*18*	*330*
1,2,3-Trichloropropane	96-18-4	1 U	1 U	--	1 U	1 U	1 U	*42*	*NA*	*8,300*	*1.90E+06*	*NA*	*1.9*	*57.0*
1,2,4-Trichlorobenzene	120-82-1	1 U	1 U	--	1 U	1 U	1 U	*70 (A)*	*99 (X)*	*3.00E+05 (S)*	*3.00E+05*	*NA*	*3.8 (M*)*	*110*
1,2,4-Trimethylbenzene	95-63-6	3.1	3.2	--	1 U	1 U	1 U	*63/1,000 (E)*	*17*	*56,000 (S)*	*55,890*	*56,000 (S)*	*25 (IT)*	*670 (IT)*
1,2-Dibromo-3-chloropropane (DBCP)	96-12-8	1 U	1 U	--	1 U	1 U	1 U	*0.20 (A)*	*ID*	*220*	*1,230*	*NA*	*0.00045 (M*,MM)*	*0.00045 (CC*,M*,MM)*
1,2-Dibromoethane (EDB)	106-93-4	1 U	1 U	--	1 U	1 U	1 U	*0.050 (A)*	*5.7 (X)*	*2,400*	*4.20E+06*	*ID*	*0.13*	*3.8*
1,2-Dichlorobenzene	95-50-1	1 U	1 U	--	1 U	1 U	1 U	*600 (A)*	*13*	*1.60E+05 (S)*	*1.56E+05*	*NA*	*370*	*11,000*
1,2-Dichloroethane	107-06-2	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*360 (X)*	*9,600*	*8.52E+06*	*2.50E+06*	*1.4*	*41*
1,2-Dichloropropane	78-87-5	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*230 (X)*	*16,000*	*2.80E+06*	*5.50E+05*	*2.6*	*74.0*
1,3,5-Trimethylbenzene	108-67-8	1 U	1 U	--	1 U	1 U	1 U	*72/1,000 (E)*	*45*	*61,000 (S)*	*61,150*	*ID*	*18 (IT)*	*470 (IT)*
1,3-Dichlorobenzene	541-73-1	1 U	1 U	--	1 U	1 U	1 U	*6.6*	*28*	*18,000*	*1.11E+05*	*ID*	*2.6*	*75*
1,3-Dichloropropene, cis-	10061-01-5	1 U	1 U	--	1 U	1 U	1 U	--	--	--	--	--	--	--
1,3-Dichloropropene, trans-	10061-02-6	1 U	1 U	--	1 U	1 U	1 U	--	--	--	--	--	--	--
1,3-Dichloropropene (Total)	542-75-6	2 U	2 U	--	2 U	2 U	2 U	*8.5*	*9.0 (X)*	*3,900*	*2.80E+06*	*1.30E+05*	*3.3 (I)*	*95 (I)*
1,4-Dichlorobenzene	106-46-7	1 U	1 U	--	1 U	1 U	1 U	*75 (A)*	*17*	*16,000*	*73,800*	*NA*	*5.9*	*170*
2-Butanone (MEK)	78-93-3	5 U	5 U	--	5 U	5 U	5 U	*13,000*	*2,200*	*2.40E+08 (S)*	*2.40E+08*	*ID*	*2,600 (DD)*	*4.30E+06 (DD)*
2-Hexanone	591-78-6	5 U	5 U	--	5 U	5 U	5 U	*1,000*	*ID*	*4.20E+06*	*1.60E+07*	*NA*	*660*	*20,000*
2-Methylnaphthalene	91-57-6	3.0 J	1.3 J	--	5 U	5 U	5 U	*260*	*19*	*25,000 (S)*	*24,600*	*ID*	*66*	*2,000*
4-Methyl-2-pentanone (MIBK)	108-10-1	1 U	1 U	--	1 U	1 U	1 U	*1,800*	*ID*	*2.00E+07 (S)*	*2.00E+07*	*ID*	*660*	*20,000*
Acetone	67-64-1	10 U	10 U	--	10 U	10 U	10 U	*730*	*1,700*	*1.00E+09 (D,S)*	*1.00E+09*	*1.50E+07*	*50,000 (FF*)*	*50,000*
Acrylonitrile	107-13-1	1 U	1 U	--	1 U	1 U	1 U	*2.6*	*2.0 (M); 1.2*	*34,000*	*7.50E+07*	*6.40E+06*	*4.6*	*140*
Benzene	71-43-2	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*200 (X)*	*5,600*	*1.75E+06*	*68,000*	*1.0*	*28*
Bromochloromethane	74-97-5	1 U	1 U	--	1 U	1 U	1 U	--	--	--	--	--	--	--
Bromodichloromethane	75-27-4	1 U	1 U	--	1 U	1 U	1 U	*80 (A,W)*	*ID*	*4,800*	*6.74E+06*	*ID*	*1.2*	*34*
Bromoform	75-25-2	1 U	1 U	--	1 U	1 U	1 U	*80 (A,W)*	*ID*	*4.70E+05*	*3.10E+06*	*ID*	*89*	*2,700*
Bromomethane	74-83-9	1 U	1 U	--	1 U	1 U	1 U	*10*	*5.0 (M); 4.2*	*4,000*	*1.45E+07*	*ID*	*2.1 (M*)*	*55*
Carbon Disulfide	75-15-0	1 U	1 U	--	1 U	1 U	1 U	*800*	*ID*	*2.50E+05*	*1.19E+06*	*13,000*	*92*	*2,100*
Carbon Tetrachloride	56-23-5	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*38 (X)*	*370*	*7.93E+05*	*ID*	*0.41 (M*)*	*7.7*
Chlorobenzene	108-90-7	1 U	1 U	--	1 U	1 U	1 U	*100 (A)*	*25*	*2.10E+05*	*4.72E+05*	*1.60E+05*	*33*	*940*
Chloroethane	75-00-3	1 U	1 U	--	1 U	1 U	1 U	*430*	*1,100 (X)*	*5.70E+06 (S)*	*5.74E+06*	*1.10E+05*	*620*	*15,000*
Chloroform	67-66-3	1 U	1 U	--	1 U	1 U	1 U	*80 (A,W)*	*350*	*28,000*	*7.92E+06*	*ID*	*0.49 (M*)*	*14*
Chloromethane	74-87-3	1 U	1.4	--	1.5	1.1	1 U	*260*	*ID*	*8,600*	*6.34E+06*	*36,000*	*15*	*380*
cis-1,2-Dichloroethene	156-59-2	1 U	1 U	--	1 U	1 U	1 U	*70 (A)*	*620*	*93,000*	*3.50E+06*	*5.30E+05*	*3.4*	*95.0*
Dibromochloromethane	124-48-1	1 U	1 U	--	1 U	1 U	1 U	*80 (A,W)*	*ID*	*14,000*	*2.60E+06*	*ID*	*0.78 (M*,MM)*	*23 (MM)*
Dibromomethane	74-95-3	1 U	1 U	--	1 U	1 U	1 U	*80*	*NA*	*ID*	*1.10E+07*	*ID*	*8.8*	*260*
Dichlorodifluoromethane	75-71-8	1 U	1 U	--	1 U	1 U	1 U	*1,700*	*ID*	*2.20E+05*	*3.00E+05*	*ID*	*13*	*49*
Diethyl Ether	60-29-7	1 U	1 U	--	1 U	1 U	1 U	*10/3,700 (E)*	*ID*	*6.10E+07 (S)*	*6.10E+07*	*6.50E+05*	*1,200*	*36,000*
Ethylbenzene	100-41-4	1 U	1 U	--	1 U	1 U	1 U	*74/700 (E)*	*18*	*1.10E+05*	*1.69E+05*	*43,000*	*2.8*	*74*
Hexachloroethane	67-72-1	1 U	1 U	--	1 U	1 U	1 U	*7.3*	*6.7 (X)*	*27,000*	*50,000*	*ID*	*1.5 (M*)*	*43*
Iodomethane	74-88-4	5 U	5 U	--	5 U	5 U	5 U	--	--	--	--	--	--	--
Isopropylbenzene (Cumene)	98-82-8	1.1	1.2	--	1 U	1 U	1 U	*800*	*28*	*56,000 (S)*	*56,000*	*29,000*	*0.60 (M*)*	*15*
Methyl tert-Butyl Ether (MTBE)	1634-04-4	1 U	1 U	--	1 U	1 U	1 U	*40/240 (E)*	*7,100 (X)*	*4.70E+07 (S)*	*4.68E+07*	*ID*	*250*	*7,400*
Methylene Chloride	75-09-2	5 U	5 U	--	5 U	5 U	5 U	*5.0 (A)*	*1,500 (X)*	*2.20E+05*	*1.70E+07*	*ID*	*79 (FF*)*	*8,400*
n-Propylbenzene	103-65-1	0.63 J	0.71 J	--	1 U	1 U	1 U	*80*	*ID*	*ID*	*NA*	*ID*	*43 (DD)*	*6,100 (DD)*

Table 3 - Groundwater Data Summary - Preliminary
Ottawa County, 3302 Prospect St., Hudsonville, Michigan
January 2022

Monitoring Location:		FC-GW-TMW-1	FC-GW-TMW-1	FC-GW-TMW-2	Equip. Blank 1	Equip. Blank 2	Trip Blank	***Residential DWC (1)***	***GSI Criteria (1)***	***Residential Groundwater VIAIC (1)***	***Water Solubility (1)***	***Flammability and Explosivity SL (1)***	***Residential GW-Shallow VIAP SL (2)***	***Residential GW-Not in Contact VIAP SL (2)***
Field Duplicate:			Duplicate											
Laboratory ID:		22010789-01	22010789-03	22010789-02	22010789-05	22010789-06	22010789-04							
Collection Date:		01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22							
Naphthalene	91-20-3	4.7 J	1.3 J	--	5 U	5 U	5 U	*520*	*11*	*31,000 (S)*	*31,000*	*NA*	*4.2 (M*)*	*130*
Styrene	100-42-5	1 U	1 U	--	1 U	1 U	1 U	*100 (A)*	*80 (X)*	*1.70E+05*	*3.10E+05*	*1.40E+05*	*33*	*960*
Tetrachloroethene (PCE)	127-18-4	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*60 (X)*	*25,000*	*2.00E+05*	*ID*	*1.5 (FF*)*	*130 (EE*)*
Toluene	108-88-3	1 U	1 U	--	1 U	1 U	1 U	*790/1,000 (E)*	*270*	*5.30E+05 (S)*	*5.26E+05*	*61,000*	*300 (FF*)*	*41,000*
trans-1,2-Dichloroethene	156-60-5	1 U	1 U	--	1 U	1 U	1 U	*100 (A)*	*1,500 (X)*	*85,000*	*6.30E+06*	*2.30E+05*	*16*	*390*
trans-1,4-Dichloro-2-butene	110-57-6	2 U	2 U	--	2 U	2 U	2 U	--	--	--	--	--	--	--
Trichloroethene (TCE)	79-01-6	1 U	1 U	--	1 U	1 U	1 U	*5.0 (A)*	*200 (X)*	*2,200*	*1.10E+06*	*ID*	*0.073 (M*,DD)*	*10 (DD)*
Trichlorofluoromethane	75-69-4	1 U	1 U	--	1 U	1 U	1 U	*2,600*	*NA*	*1.10E+06 (S)*	*1.10E+06*	*ID*	*22*	*190*
Vinyl Acetate	108-05-4	5 U	5 U	--	5 U	5 U	5 U	*640*	*NA*	*4.10E+06*	*2.00E+07*	*1.80E+06*	*690*	*21,000*
Vinyl Chloride	75-01-4	1 U	1 U	--	1 U	1 U	1 U	*2.0 (A)*	*13 (X)*	*1,100*	*2.76E+06*	*33,000*	*0.12 (M*,MM)*	*2.1 (MM)*
Xylenes, meta- & para-	179601-23-1	2 U	2 U	--	2 U	2 U	2 U	--	--	--	--	--	--	--
Xylene, ortho-	95-47-6	1 U	1 U	--	1 U	1 U	1 U	--	--	--	--	--	--	--
Xylenes, Total	1330-20-7	3 U	3 U	--	3 U	3 U	3 U	*280/10,000 (E)*	*49*	*1.90E+05 (S)*	*1.86E+05*	*70,000*	*75 (J)*	*2,000 (J)*
Polynuclear Aromatic Compounds	***CAS Number***													
2-Methylnaphthalene	91-57-6	1.4 J	1.9 J	--	5 U	5 U	--	*260*	*19*	*25,000 (S)*	*24,600*	*ID*	*66*	*2,000*
Acenaphthene	83-32-9	1.8	2.2	--	1 U	1 U	--	*1,300*	*38*	*4,200 (S)*	*4,240*	*ID*	*3,900 (S)*	*3,900 (S)*
Acenaphthylene	208-96-8	0.43 J	0.53 J	--	1 U	1 U	--	*52*	*ID*	*3,900 (S)*	*3,930*	*ID*	*65*	*65 (CC*)*
Anthracene	120-12-7	0.13 J	0.16 J	--	1 U	1 U	--	*43 (S)*	*ID*	*43 (S)*	*43.4*	*ID*	*43 (S)*	*43 (S)*
Benzo(a)anthracene	56-55-3	1 U	1 U	--	1 U	1 U	--	*2.1*	*ID*	*NLV*	*9.4*	*ID*	*9.4 (S,MM)*	*9.4 (S,MM)*
Benzo(a)pyrene	50-32-8	1 U	1 U	--	1 U	1 U	--	*5.0 (A)*	*ID*	*NLV*	*1.62*	*ID*	*NA*	*NA*
Benzo(b)fluoranthene	205-99-2	1 U	1 U	--	1 U	1 U	--	*1.5 (S,AA)*	*ID*	*ID*	*1.5*	*ID*	*NA*	*NA*
Benzo(g,h,i)perylene	191-24-2	1 U	1 U	--	1 U	1 U	--	*1.0 (M); 0.26 (S)*	*ID*	*NLV*	*0.26*	*ID*	*NA*	*NA*
Benzo(k)fluoranthene	207-08-9	1 U	1 U	--	1 U	1 U	--	*1.0 (M); 0.80 (S)*	*NA*	*NLV*	*0.80*	*ID*	*NA*	*NA*
Chrysene	218-01-9	1 U	1 U	--	1 U	1 U	--	*1.6 (S)*	*ID*	*ID*	*1.6*	*ID*	*NA*	*NA*
Dibenzo(a,h)anthracene	53-70-3	2 U	2 U	--	2 U	2 U	--	*2.0 (M); 0.21*	*ID*	*NLV*	*2.49*	*ID*	*NA*	*NA*
Fluoranthene	206-44-0	1 U	1 U	--	1 U	1 U	--	*210 (S)*	*1.6*	*210 (S)*	*206*	*ID*	*NA*	*NA*
Fluorene	86-73-7	2.9	3.6	--	1 U	1 U	--	*880*	*12*	*2,000 (S)*	*1,980*	*ID*	*1,700 (S)*	*1,700 (S)*
Indeno(1,2,3-cd)pyrene	193-39-5	2 U	2 U	--	2 U	2 U	--	*2.0 (M); 0.022 (S)*	*ID*	*NLV*	*0.022*	*ID*	*NA*	*NA*
Naphthalene	91-20-3	0.70 J	0.92 J	--	1 U	1 U	--	*520*	*11*	*31,000 (S)*	*31,000*	*NA*	*4.2 (M*)*	*130*
Phenanthrene	85-01-8	**2.2**	**2.7**	--	1 U	1 U	--	*52*	*2.0 (M); 1.7*	*1,000 (S)*	*1,000*	*ID*	*9.5*	*290*
Pyrene	129-00-0	1 U	1 U	--	1 U	1 U	--	*140 (S)*	*ID*	*140 (S)*	*135*	*ID*	*140 (S)*	*140 (S)*
Herbicides and Pesticides	***CAS Number***													
2,4-Dichlorophenoxyacetic acid	94-75-7	--	--	10 U	10 U	10 U	--	*70 (A)*	*220*	*NLV*	*6.80E+05*	*ID*	*NA*	*NA*
4,4'-DDD	72-54-8	--	--	0.02 U	0.02 U	0.02 U	--	*9.1*	*NA*	*NLV*	*90*	*ID*	*NA*	*NA*
4,4'-DDE	72-55-9	--	--	0.02 U	0.02 U	0.02 U	--	*4.3*	*NA*	*NLV*	*120*	*ID*	*32*	*40 (S)*
4,4'-DDT	50-29-3	--	--	0.02 U	0.02 U	0.02 U	--	*3.6*	*0.020 (M); 1.10E-05*	*NLV*	*25*	*NA*	*NA*	*NA*
Aldrin	309-00-2	--	--	0.01 U	0.01 U	0.01 U	--	*0.098*	*0.010 (M); 8.70E-06*	*180 (S)*	*180*	*ID*	*0.61*	*17 (S)*
Chlordane, alpha-	5103-71-9	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Chlordane, gamma-	5103-74-2	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Chlordane (J)	57-74-9	--	--	0.5 U	0.5 U	0.5 U	--	*2.0 (A)*	*2.0 (M); 0.00025*	*56 (S)*	*56*	*ID*	*18 (EE*)*	*56 (EE*,S)*
Dieldrin	60-57-1	--	--	0.02 U	0.02 U	0.02 U	--	*0.11*	*0.020 (M); 6.50E-06*	*200 (S)*	*195*	*ID*	*3.7*	*110*
Endosulfan I	959-98-8	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Endosulfan II	33213-65-9	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Endosulfan (J)	115-29-7	--	--	0.04 U	0.04 U	0.04 U	--	*44*	*0.030 (M); 0.029*	*ID*	*510*	*ID*	*TX*	*TX*
Endosulfan sulfate	1031-07-8	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Endrin	72-20-8	--	--	0.02 U	0.02 U	0.02 U	--	*2.0 (A)*	*ID*	*NLV*	*250*	*ID*	*NA*	*NA*
Endrin aldehyde	7421-93-4	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Endrin ketone	53494-70-5	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Heptachlor	76-44-8	--	--	0.01 U	0.01 U	0.01 U	--	*0.40 (A)*	*0.010 (M); 0.0018*	*180 (S)*	*180*	*ID*	*0.25*	*7.4*
Heptachlor Epoxide	1024-57-3	--	--	0.01 U	0.01 U	0.01 U	--	*0.20 (A)*	*ID*	*NLV*	*200*	*ID*	*0.014*	*0.014 (CC*)*
Hexachlorocyclohexane, alpha- (alpha-BHC)	319-84-6	--	--	0.01 U	0.01 U	0.01 U	--	*0.43*	*ID*	*2,000 (S)*	*2,000*	*ID*	*NA*	*NA*

Table 3 - Groundwater Data Summary - Preliminary
Ottawa County, 3302 Prospect St., Hudsonville, Michigan
January 2022

Monitoring Location:		FC-GW-TMW-1	FC-GW-TMW-1	FC-GW-TMW-2	Equip. Blank 1	Equip. Blank 2	Trip Blank	***Residential DWC [1]***	***GSI Criteria [1]***	***Residential Groundwater VIAIC [1]***	***Water Solubility [1]***	***Flammability and Explosivity SL [1]***	***Residential GW-Shallow VIAP SL [2]***	***Residential GW-Not in Contact VIAP SL [2]***
Field Duplicate:			Duplicate											
Laboratory ID:		22010789-01	22010789-03	22010789-02	22010789-05	22010789-06	22010789-04							
Collection Date:		01/12/22	01/12/22	01/12/22	01/12/22	01/12/22	01/12/22							
Hexachlorocyclohexane, beta- (beta-BHC)	319-85-7	--	--	0.01 U	0.01 U	0.01 U	--	*0.88*	*ID*	*NLV*	*240*	*ID*	*NA*	*NA*
Hexachlorocyclohexane, delta- (delta-BHC)	319-86-8	--	--	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Lindane	58-89-9	--	--	0.01 U	0.01 U	0.01 U	--	*0.20 (A)*	*0.030 (M); 0.026*	*ID*	*6,800*	*ID*	*TX*	*TX*
Methoxychlor	72-43-5	--	--	0.04 U	0.04 U	0.04 U	--	*40 (A)*	*NA*	*ID*	*45*	*ID*	*NA*	*NA*
Silvex (2,4,5-TP)	93-72-1	--	--	10 U	10 U	10 U	--	*50 (A)*	*30*	*NLV*	*1.40E+05*	*ID*	*NA*	*NA*
2,4,5-T	93-76-5	--	--	10 U	10 U	10 U	--	--	--	--	--	--	--	--
Toxaphene	8001-35-2	--	--	2 U	2 U	2 U	--	*3.0 (A)*	*1.0 (M); 6.80E-05*	*NLV*	*740*	*ID*	*NA*	*NA*
Field Parameters	***CAS Number***													
Dissolved Oxygen (DO) (mg/L)	--	1.0	--	5.8	--	--	--	*ID*	*(EE)*	*ID*	*NA*	*NA*	--	--
Eh (mV)	--	150	--	340	--	--	--	--	--	--	--	--	--	--
pH (SU)	--	7.2	--	7.4	--	--	--	*6.5 to 8.5 (E)*	*6.5 to 9.0*	*ID*	*NA*	*NA*	--	--
Specific Conductance (µmhos/cm)	--	1800	--	970	--	--	--	--	--	--	--	--	--	--
Temperature (°C)	--	12.2	--	12.5	--	--	--	--	--	--	--	--	--	--
Turbidity (NTU)	--	20	--	2.3	--	--	--	--	--	--	--	--	--	--

Results expressed in µg/L.
Bolded values exceed an applicable criterion and/or screening level.
Underlined compounds classified as polynuclear aromatic compounds.

Data Qualifiers:
J Estimated value
U Not detected above the given limit

Footnotes/Abbreviations:
[1] *Part 201 Groundwater Generic Cleanup Criteria and Screening Levels, December 21, 2020.*
[2] *EGLE Volatilization to Indoor Air Pathway Screening Levels, September 4, 2020.*
(A) Criterion is the state of Michigan drinking water (DW) standard.
(D) Calculated criterion exceeds 100%; hence it is reduced to 100%, or 1.00E+09 µg/L.
(E) Aesthetic drinking water (DW) value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DWC but not the health-based DW value (second value, if provided).
(G) Criterion dependent on receiving surface water (SW) hardness; calculated criteria based on water hardness of 150 mg/L.
(GW) The calculated VIAP SL for a hazardous substance based upon shallow GW is considered protective when it is greater than the calculated value for GW.
(J) Substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.
(JT) Substance present in several isomer forms. The VIAP SL may be used for the individual isomer provided that it is sole isomer detected; however, when multiple isomers are detected in a medium, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP SL of the detected isomers.
(M) Calculated criterion is below the analytical target detection limit (TDL), therefore, the criterion defaults to the TDL (first value is criterion, second value is the risk based or solubility value).
(M*) The VIAP SL may be below target detection limits (TDL). In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
(S) Criterion defaults to the hazardous substance-specific water solubility limit.
(W) Concentrations of trihalomethanes shall be added together to determine compliance with the Michigan DW standard of 80 µg/L.
(X) Criterion is not protective for SW used as a DW source.
(AA) Use 10,000 µg/L where GW enters a structure through the use of a water well, sump or other device. Use 28,000 µg/L for all other uses.
(CC*) Insufficient chemical-physical input parameters have been identified to allow the development of a VIAP SL using standard equations. The VIAP SL for GW is developed based solely on the approach that the department uses for shallow GW. If GW detections are present, soil vapor may be the most appropriate media to evaluate risk.
(DD) Hazardous substance causes developmental effects. Residential VIAP SLs are protective of both prenatal exposure using a pregnant female receptor and postnatal exposure using a child receptor. Nonresidential VIAP screening levels are protective of prenatal exposure using a pregnant female receptor. Prenatal developmental effects may occur after an acute (i.e. short- term) or full-term exposure.
(EE) Cold receiving waters ≥7,000 µg/L; Warm receiving waters ≥5,000 µg/L; Since a low level of DO can be harmful to aquatic life, the criterion represents a minimum level that on-site samples must exceed. Criteria are not applicable if GW Carbonaceous Biochemical Oxygen Demand (CBOD) is less than 10,000 µg/L and GW ammonia concentration is less than 2,000 µg/L.
(EE*) The acceptable air concentration (AAC) for the volatile hazardous substance is not derived using standard equations. The hazardous substance may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for this hazardous substance is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a USEPA Integrated Risk Information System (IRIS) acute reference concentration, or an acute initial threshold screening level (ITSL) by the EGLE's Air Quality Division.
(FF) The criterion shall be 125,000 µg/L when the discharge is to SW of the state designated as public water supply (PWS) sources or 50,000 µg/L when the discharge is to the Great Lakes or connecting waters. Criteria shall not apply for SW of the state that are not designated as a PWS source, however, the TDS criterion is applicable.
(FF*) The AAC for the volatile hazardous substances are based on toxicity values that have been identified to have the potential to cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The short-term exposure for shallow groundwater VIAP SLs are based on modification of the standard equations by the department to develop applicable shallow groundwater VIAP SLs.
(MM) Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP SLs are modified using age-dependent adjustment factors for those carcinogenic chemicals identified as mutagenic.
DWC drinking water criterion
GSI groundwater surface water interface
ID Insufficient data to develop criterion.
NA not available
NLV Not likely to volatilize under most conditions.
SL screening level
TX The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values.
VIAIC volatilization to indoor air inhalation criteria
VIAP volatilization to indoor air pathway

BROWNFIELD PLAN FOR THE 106 S. BUCHANAN, SL LLC, PROJECT AT 106 S BUCHANAN ST., SPRING LAKE, MICHIGAN

Prepared for:

Ottawa County Brownfield Redevelopment Authority
12220 Fillmore Street, Room 260
West Olive, Michigan 49460

Prepared with the assistance of:

Warner Norcross + Judd LLP
150 Ottawa Ave NW, Suite 1500
Grand Rapids, MI 49503-2487

March 14, 2024

Recommended for approval by the Ottawa County Brownfield Redevelopment Authority on _____, 2024

Resolution of Concurrence/Support by the Spring Lake Village Council on _____, 2024

Resolution of Support by the Ottawa County Commission on _____, 2024

TABLE OF CONTENTS

EXHIBITS

1. Summary of Project

Pursuant to this Redevelopment Project Brownfield Plan (the "**Plan**"), 106 S. Buchanan, SL LLC (the "**Developer**") is proposing to redevelop the 0.96-acre property at the corner of S. Buchanan and E. Exchange Streets (the "**Property**") into a new three-story 35,685 square feet mixed-use building with first floor commercial retail space fronting S. Buchanan Street, residential townhomes facing E. Exchange Street that includes a total of forty-eight (48) residential units (the "**Project**").

The Project's first floor will include integrated covered parking (12 spaces), a lower lobby and property manager's office, mechanical room, approximately 2,684 square feet of commercial retail space, a one-bedroom residential unit, the lower-level entrances for five (5) two-bedroom two-story residential townhome units, as well as bike storage totaling 8,349 square feet.

The second floor of the Project will consist of the second floors of the five (5) two-bedroom townhomes, five (5) studio apartments, and ten (10) one-bedroom apartments totaling 13,657 square feet.

The third floor of the Project will consist of five (5) studio apartments, fourteen (14) one-bedroom apartments, and one (1) one-bedroom apartment totaling 13,657 square feet.

Developer is seeking to utilize the new Housing TIF program and intends to designate five (5) units for tenants earning 120% area median income or less. The Project will facilitate the development of housing projected to be rented to households earning between 80% and 120% of the area median income, of which there is a demand for 380 units by 2027 as identified by the Ottawa County Housing Needs Assessment, linked below:

https://www.housingnext.org/_files/ugd/8dbec7_ac4d908414d247cfbb970393682c7c5e.pdf

The Project is expected to commence in July/August 2024 and be completed in the following 12-15 months. Total capital investment is estimated at approximately $10.25 million.

2. Basis of Eligibility

The Property, which is listed and legally described in Attachment A, is considered a "facility" as defined under Section 20101(s) of 1994 Public Act 451, as amended, due to the presence of barium, total chromium, lead, and zinc were detected in the soil; and PFOA and PFOS were detected in groundwater at concentrations that exceed EGLE's generic residential clean-up criteria. The Property is also considered "Housing Property" under the Act. Therefore, the Property is considered "Eligible Property" under Act 381 of 1996, as amended. Attachment B includes a summary of the identified environmental conditions.

See Figure 1 for a map of the Property.

3. Required Elements of Brownfield Plan

A. A description of costs intended to be paid for with tax increment revenues. (MCLA 125.2663(2)(a))

Developer will seek tax increment financing ("**TIF**") from available local taxes and state school taxes, as applicable, for eligible activities conducted on the Property, including department specific activities, housing development activities, a 15% contingency, and brownfield plan preparation, development, and implementation. The table below presents estimated costs of the eligible activities for the Project that qualify for TIF reimbursement.

ELIGIBLE ACTIVITIES	
TASK	**COST ESTIMATE**
1. Department Specific Activities	$20,000
2. Housing Development Activities – Financing Gap Support	$1,018,800
Eligible Activity Subtotal	**$1,038,800**
3. Contingency (15%)	$155,820
4. Brownfield Plan/Work Plan Preparation, and Development	$30,000
5. Brownfield Plan /Work Plan Implementation	$50,000
TOTAL	**$1,274,620**

B. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))

"Eligible Activities" are defined in Act 381 of 1996, as amended (the "Act") as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in non-qualified local governmental units such as the Village of Spring Lake and a project includes housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of "eligible activities": (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. The cost of eligible activities is estimated in the table above and includes the following:

i. Department Specific Activities. Costs associated with due diligence for acquisition of the Property, including Phase I, II and Baseline Environmental Assessment costs.

ii. Housing Development Activities. Housing development activities include potential rent loss subsidy and financing gap support associated with construction of housing property.

iii. Contingencies. A 15% contingency is included to cover unexpected cost overruns on the Project encountered during construction.

iv. Brownfield Plan/Work Plan Preparation, and Development. Costs incurred to prepare and develop this Plan, as required under the Act.

v. Brownfield Plan/Work Plan Implementation. Costs incurred to administer and implement this Plan, as required under the Act.

C. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))

An estimate of real property tax capture for tax increment financing is attached as Table 1.

D. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))

The Developer will initially pay for the cost of the Eligible Activities included in this Plan and they will seek reimbursement through available tax increment revenue during the term of the Plan.

E. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))

Bonds will not be issued for the Project.

F. The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(2)(f) and MCLA 125.2663b(16))

The duration of the Plan for the Project is estimated to be twenty (20) years. It is estimated that redevelopment of the Property will be completed over the next 12-15 months and that it will take up to fifteen (15) years to recapture the Eligible Activities through tax increment revenues, plus up to 5 years of capture for the Local Brownfield Revolving Fund (the "**LBRF**"), if available. The attainable housing units will be maintained for a 16yr term based on the reimbursement term of the Plan. Therefore, the first year of tax increment capture will be 2025 and the Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds for the LBRF with tax increment revenue capture, if available.

G. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan. (MCLA 125.2663(2)(g))

An estimate of real property tax capture is attached as Table 1.

H. A legal description of each parcel of eligible property to which the Plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(2)(h))

i. See legal description and site map of the Properties in Figure 1.

ii. Eligible Property Status. The Property is a "facility" and is considered a "Housing Property" under the Act.

iii. Personal Property. New personal property added to the Property is included as part of the Eligible Property, to the extent that it is taxable.

I. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))

The Property does not currently have anyone residing on it. Therefore, the Project will not result in any displacement of individuals. This Section is inapplicable as the Plan will not displace anyone.

J. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))

This Section is inapplicable as the Plan will not displace anyone.

K. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(2)(k))

This Section is inapplicable as the Plan will not displace anyone.

L. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(2)(l))

This Section is inapplicable as the Plan will not displace anyone.

M. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))

The Project will provide new much-needed attainable and market rate housing, as well as providing long-term increased property tax base to Spring Lake and Ottawa County. Given the available retail space and assuming similar performance in comparison to other projects the development team has completed, the Developer anticipates estimated job creation of at least six (6) commercial/retail FTEs with average wages of $17/hr.

FIGURE 1

Location of the Eligible Property

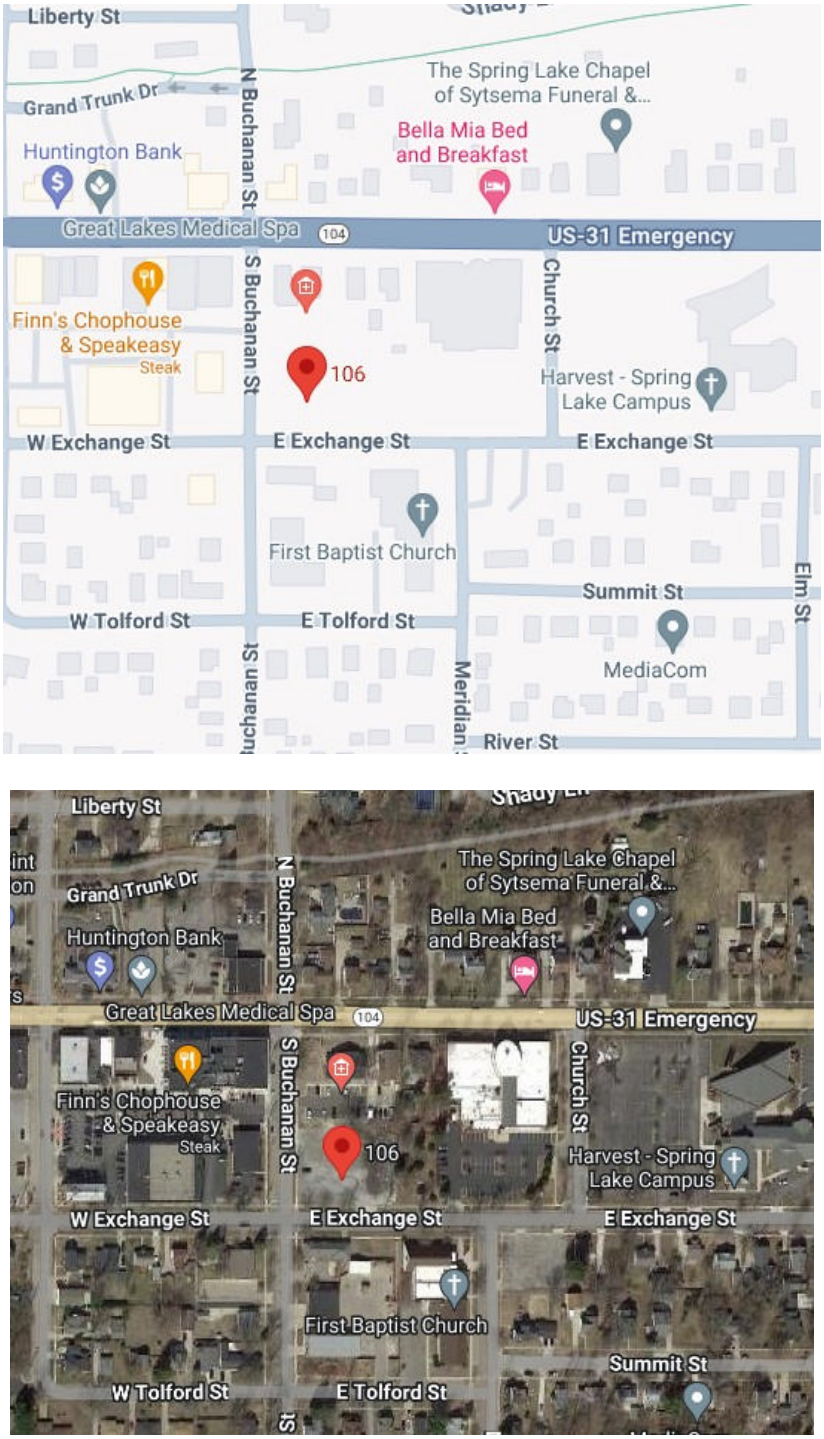
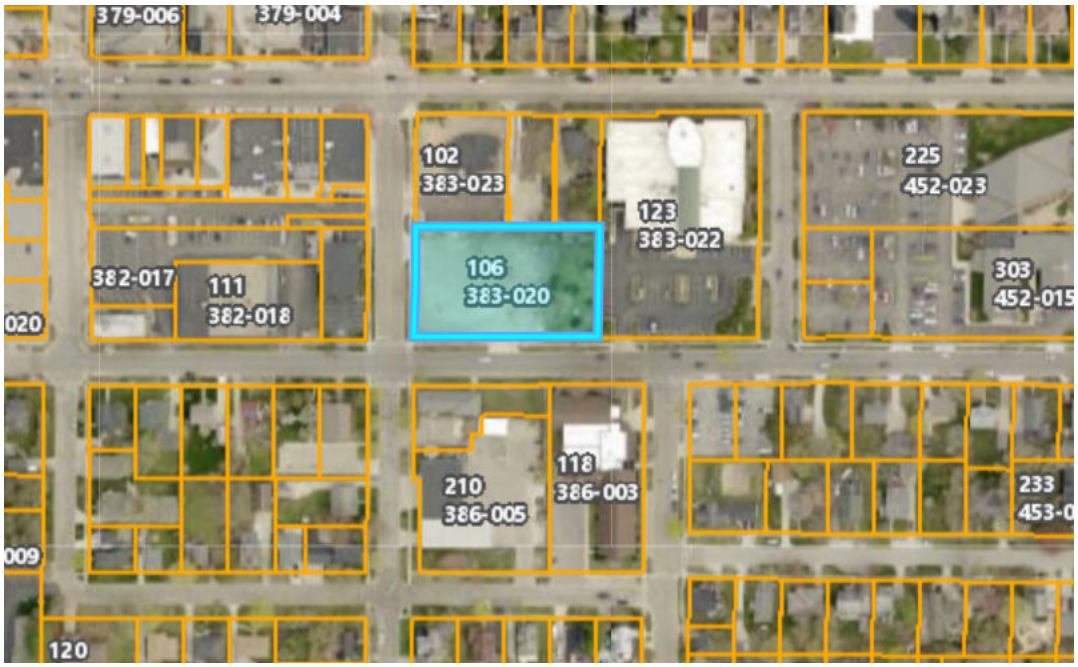


Figure 1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210
386-005
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386-003
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Preliminary Site Plan

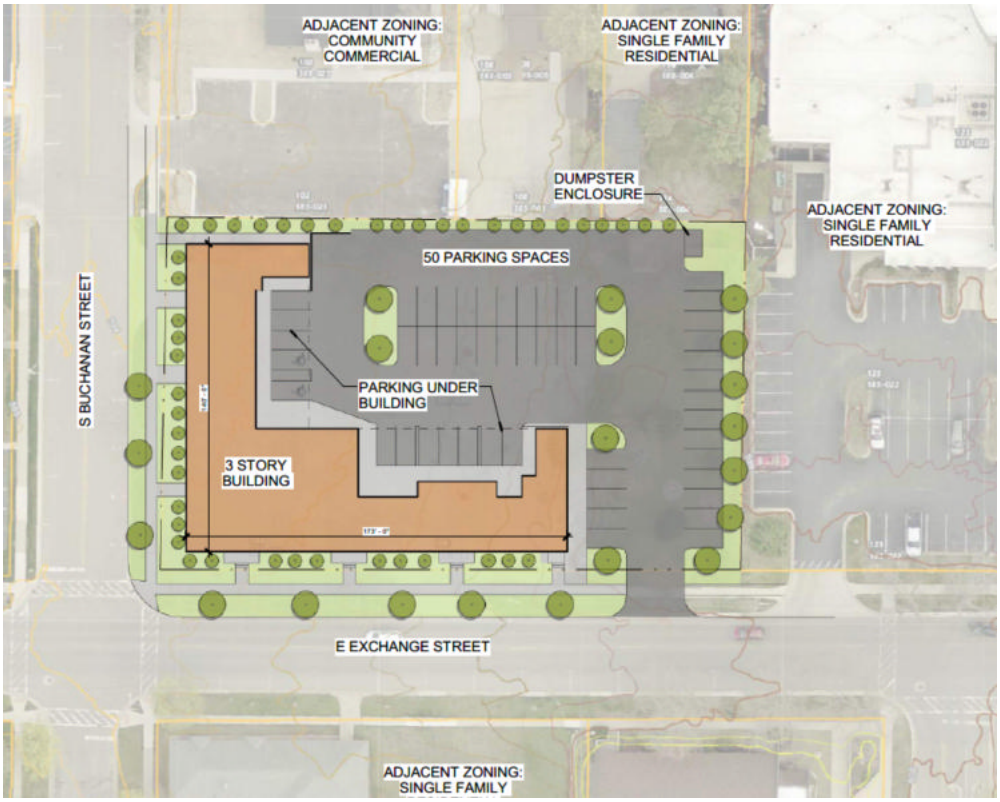


TABLE 1

TIF Table

Tax Increment Revenue Capture Estimates
106 S. Buchanan Street
Spring Lake, Michigan
March 14, 2024

Estimated Taxable Value (TV) Increase Rate:	2.00%	Commercial Rehabilitation Act Abatement												
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Base Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Estimated New TV	$ -	$ 1,000,000	$ 2,783,000	$ 2,838,660	$ 2,895,433	$ 2,953,342	$ 3,012,409	$ 3,072,657	$ 3,134,110	$ 3,196,792	$ 3,260,728	$ 3,325,943	$ 3,392,461	
Incremental Difference (New TV - Base TV)	$ -	$ 1,000,000	$ 2,783,000	$ 2,838,660	$ 2,895,433	$ 2,953,342	$ 3,012,409	$ 3,072,657	$ 3,134,110	$ 3,196,792	$ 3,260,728	$ 3,325,943	$ 3,392,461	
School Capture	**Millage Rate**													
State Education Tax	6.0000	$ -	$ 6,000	$ 16,698	$ 17,032	$ 17,373	$ 17,720	$ 18,074	$ 18,436	$ 18,805	$ 19,181	$ 19,564	$ 19,956	$ 20,355
School Operating	17.7584	$ -	$ 17,758	$ 49,422	$ 50,410	$ 51,418	$ 52,447	$ 53,496	$ 54,565	$ 55,657	$ 56,770	$ 57,905	$ 59,063	$ 60,245
School Total	23.7584	$ -	$ 23,758	$ 66,120	$ 67,442	$ 68,791	$ 70,167	$ 71,570	$ 73,001	$ 74,461	$ 75,951	$ 77,470	$ 79,019	$ 80,599
Local Capture	**Millage Rate**													
SLV Operating	9.7300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 32,361	$ 33,009
Ottawa County Oper	3.9000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,971	$ 13,231
County E-911	0.4243	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,411	$ 1,439
Ottawa County ISD	6.2245	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,702	$ 21,116
Ottawa County Parks	0.3199	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,064	$ 1,085
Ottawa County Roads	0.4822	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,604	$ 1,636
OC Mental Health	0.2892	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 962	$ 981
SL Twp Operating	0.7500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,494	$ 2,544
SL Twp Ag CNC	0.2386	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 794	$ 809
SL Twp Museum	0.2350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 781	$ 797
SL Twp Bike Path	0.4550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,513	$ 1,544
Harb Transit Bus	0.6000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,996	$ 2,035
SL Dist Lib-Oper	1.4300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,756	$ 4,851
Fire District	1.1500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,825	$ 3,901
Local Total	26.2287	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87,235	$ 88,980
Non-Capturable Millages	**Millage Rate**													
SLV Debt Retirement	0.6300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,095	$ 2,137
School Debt	7.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,282	$ 23,747
Total Non-Capturable Taxes	7.6300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,377	$ 25,884
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ 23,758	$ 66,120	$ 67,442	$ 68,791	$ 70,167	$ 71,570	$ 73,001	$ 74,461	$ 75,951	$ 77,470	$ 166,254	$ 169,579

Footnotes:
Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 10yr Commercial Rehab Act abatement
Land TIF is captured but is nominal and above reflects improvements increase

Tax Increment Revenue Capture Estimates
106 S. Buchanan Street
Spring Lake, Michigan
March 14, 2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year	14	15	16	17	18	19	20	TOTAL
Calendar Year	2037	2038	2039	2040	2041	2042	2043	
Base Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated New TV	$ 3,460,311	$ 3,529,517	$ 3,600,107	$ 3,672,109	$ 3,745,552	$ 3,820,463	$ 3,896,872	$ 3,896,872
Incremental Difference (New TV - Base TV)	$ 3,460,311	$ 3,529,517	$ 3,600,107	$ 3,672,109	$ 3,745,552	$ 3,820,463	$ 3,896,872	$ 3,896,872
School Capture	**Millage Rate**							
State Education Tax	6.0000	$ 20,762	$ 21,177	$ 21,601	$ 22,033	$ 22,473	$ 22,923	$ 23,381	$ 363,543
School Operating	17.7584	$ 61,450	$ 62,679	$ 63,932	$ 65,211	$ 66,515	$ 67,845	$ 69,202	$ 1,075,990
School Total	23.7584	$ 82,211	$ 83,856	$ 85,533	$ 87,243	$ 88,988	$ 90,768	$ 92,583	$ 1,439,533
Local Capture	**Millage Rate**							
SLV Operating	9.7300	$ 33,669	$ 34,342	$ 35,029	$ 35,730	$ 36,444	$ 37,173	$ 37,917	$ 315,674
Ottawa County Oper	3.9000	$ 13,495	$ 13,765	$ 14,040	$ 14,321	$ 14,608	$ 14,900	$ 15,198	$ 126,529
County E-911	0.4243	$ 1,468	$ 1,498	$ 1,528	$ 1,558	$ 1,589	$ 1,621	$ 1,653	$ 13,766
Ottawa County ISD	6.2245	$ 21,539	$ 21,969	$ 22,409	$ 22,857	$ 23,314	$ 23,780	$ 24,256	$ 201,944
Ottawa County Parks	0.3199	$ 1,107	$ 1,129	$ 1,152	$ 1,175	$ 1,198	$ 1,222	$ 1,247	$ 10,379
Ottawa County Roads	0.4822	$ 1,669	$ 1,702	$ 1,736	$ 1,771	$ 1,806	$ 1,842	$ 1,879	$ 15,644
OC Mental Health	0.2892	$ 1,001	$ 1,021	$ 1,041	$ 1,062	$ 1,083	$ 1,105	$ 1,127	$ 9,383
SL Twp Operating	0.7500	$ 2,595	$ 2,647	$ 2,700	$ 2,754	$ 2,809	$ 2,865	$ 2,923	$ 24,333
SL Twp Ag CNC	0.2386	$ 826	$ 842	$ 859	$ 876	$ 894	$ 912	$ 930	$ 7,741
SL Twp Museum	0.2350	$ 813	$ 829	$ 846	$ 863	$ 880	$ 898	$ 916	$ 7,623
SL Twp Bike Path	0.4550	$ 1,574	$ 1,606	$ 1,638	$ 1,671	$ 1,704	$ 1,738	$ 1,773	$ 14,762
Harb Transit Bus	0.6000	$ 2,076	$ 2,118	$ 2,160	$ 2,203	$ 2,247	$ 2,292	$ 2,338	$ 19,466
SL Dist Lib-Oper	1.4300	$ 4,948	$ 5,047	$ 5,148	$ 5,251	$ 5,356	$ 5,463	$ 5,573	$ 46,394
Fire District	1.1500	$ 3,979	$ 4,059	$ 4,140	$ 4,223	$ 4,307	$ 4,394	$ 4,481	$ 37,310
Local Total	26.2287	$ 90,759	$ 92,575	$ 94,426	$ 96,315	$ 98,241	$ 100,206	$ 102,210	$ 850,946
Non-Capturable Millages	**Millage Rate**							
SLV Debt Retirement	0.6300	$ 2,180	$ 2,224	$ 2,268	$ 2,313	$ 2,360	$ 2,407	$ 2,455	$ 20,439
School Debt	7.0000	$ 24,222	$ 24,707	$ 25,201	$ 25,705	$ 26,219	$ 26,743	$ 27,278	$ 227,103
Total Non-Capturable Taxes	7.6300	$ 26,402	$ 26,930	$ 27,469	$ 28,018	$ 28,579	$ 29,150	$ 29,733	$ 247,543
Total Tax Increment Revenue (TIR) Available for Capture		$ 172,971	$ 176,430	$ 179,959	$ 183,558	$ 187,229	$ 190,974	$ 194,793	$ 2,290,478

Footnotes:
Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 10yr Commercial Rehab Act abatement
Land TIF is captured but is nominal and above reflects improvements increase

Tax Increment Financing Reimbursement Table
106 S. Buchanan Street
Spring Lake, Michigan
March 14, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	71.1%	$ 906,404		$ 906,404
Local	28.9%	$ 368,216	$ -	$ 368,216
TOTAL				$ 1,274,620
EGLE		$ 23,000	$ -	$ 23,000
MSF		$ 1,251,620	$ -	$ 1,251,620

Estimated Total Years of Plan: 20

Estimated Capt	$ 1,930,895
Administrative	$ 63,108
SBRF	$ 136,366
LBRF	$ 435,977

		Commercial Rehab Abatement Period												
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue		$ -	$ 23,758	$ 66,120	$ 67,442	$ 68,791	$ 70,167	$ 71,570	$ 73,001	$ 74,461	$ 75,951	$ 77,470	$ 79,019	$ 80,599
State Brownfield Revolving Fund (50% of SET)		$ -	$ (3,000)	$ (8,349)	$ (8,516)	$ (8,686)	$ (8,860)	$ (9,037)	$ (9,218)	$ (9,402)	$ (9,590)	$ (9,782)	$ (9,978)	$ (10,177)
State TIR Available for Reimbursement		$ -	$ 20,758	$ 57,771	$ 58,926	$ 60,105	$ 61,307	$ 62,533	$ 63,783	$ 65,059	$ 66,360	$ 67,687	$ 69,041	$ 70,422
Total Local Incremental Revenue		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87,235	$ 88,980
BRA Administrative Fee - 5%		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (8,313)	$ (8,479)
Local TIR Available for Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,922	$ 80,501
													$ 0	$ 11,665
Total State & Local TIR Available		$ -	$ 20,758	$ 57,771	$ 58,926	$ 60,105	$ 61,307	$ 62,533	$ 63,783	$ 65,059	$ 66,360	$ 67,687	$ 147,964	$ 150,923
DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	*$ 1,274,620*	*$ 1,274,620*	*$ 1,253,862*	*$ 1,196,091*	*$ 1,137,165*	*$ 1,077,060*	*$ 1,015,754*	*$ 953,221*	*$ 889,437*	*$ 824,378*	*$ 758,018*	*$ 690,331*	*$ 542,367*	*$ 391,444*
MSHDA Housing Activities Costs	*$ 1,251,620*	*$ 1,251,620*	*$ 1,251,620*	*$ 1,231,236*	*$ 1,174,508*	*$ 1,116,645*	*$ 1,057,625*	*$ 997,425*	*$ 936,020*	*$ 873,388*	*$ 809,503*	*$ 744,340*	*$ 677,874*	*$ 532,580*
State Tax Reimbursement		$ -	$ 20,384	$ 56,728	$ 57,863	$ 59,020	$ 60,200	$ 61,404	$ 62,632	$ 63,885	$ 65,163	$ 66,466	$ 67,795	$ 69,151
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77,498	$ 79,048
Total MSF Reimbursement Balance		*$ 1,251,620*	*$ 1,231,236*	*$ 1,174,508*	*$ 1,116,645*	*$ 1,057,625*	*$ 997,425*	*$ 936,020*	*$ 873,388*	*$ 809,503*	*$ 744,340*	*$ 677,874*	*$ 532,580*	*$ 384,381*
EGLE Environmental Costs	*$ 23,000*	*$ 23,000*	*$ 23,000*	*$ 22,625*	*$ 21,583*	*$ 20,520*	*$ 19,435*	*$ 18,329*	*$ 17,200*	*$ 16,050*	*$ 14,876*	*$ 13,678*	*$ 12,457*	*$ 9,787*
State Tax Reimbursement		$ -	$ 375	$ 1,042	$ 1,063	$ 1,085	$ 1,106	$ 1,128	$ 1,151	$ 1,174	$ 1,197	$ 1,221	$ 1,246	$ 1,271
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,424	$ 1,453
Total EGLE Reimbursement Balance		*$ 23,000*	*$ 22,625*	*$ 21,583*	*$ 20,520*	*$ 19,435*	*$ 18,329*	*$ 17,200*	*$ 16,050*	*$ 14,876*	*$ 13,678*	*$ 12,457*	*$ 9,787*	*$ 7,063*
Local Only Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Developer Reimbursement		*$ -*	*$ 20,758*	*$ 57,771*	*$ 58,926*	*$ 60,105*	*$ 61,307*	*$ 62,533*	*$ 63,783*	*$ 65,059*	*$ 66,360*	*$ 67,687*	*$ 147,964*	*$ 150,923*
LOCAL BROWNFIELD REVOLVING FUN														
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture														

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:
(1) Assumes taxable value increases based on proposed build out, plus 2% annual increases for inflation thereafter.
(2) Assumes Millage Rates remain constant.
(3) 10yr Commercial Rehab Act Abatement

Tax Increment Financing Reimbursement Table
106 S. Buchanan Street
Spring Lake, Michigan
March 14, 2024

	2037	2038	2039	2040	2041	2042	2043	TOTAL
Total State Incremental Revenue	$ 82,211	$ 83,856	$ 85,533	$ -	$ -	$ -	$ -	$ 1,079,949
State Brownfield Revolving Fund (50% of SET)	$ (10,381)	$ (10,589)	$ (10,800)	$ -	$ -	$ -	$ -	$ (136,366)
State TIR Available for Reimbursement	$ 71,831	$ 73,267	$ 74,732	$ -	$ -	$ -	$ -	$ 943,583
Total Local Incremental Revenue	$ 90,759	$ 92,575	$ 94,426	$ 96,315	$ 98,241	$ 100,206	$ 102,210	$ 850,946
BRA Administrative Fee - 5%	$ (8,649)	$ (8,822)	$ (8,998)	$ (4,816)	$ (4,912)	$ (5,010)	$ (5,110)	$ (63,108)
Local TIR Available for Reimbursement	$ 82,111	$ 83,753	$ 85,428	$ 91,499	$ 93,329	$ 95,195	$ 97,099	$ 787,837
Total State & Local TIR Available	$ 153,941	$ 157,020	$ 160,161	$ 91,499	$ 93,329	$ 95,195	$ 97,099	$ 1,731,420
DEVELOPER								
DEVELOPER Reimbursement Balance	*$ 237,503*	*$ 80,483*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
MSHDA Housing Activities Costs	*$ 384,381*	*$ 233,217*	*$ 79,030*	*$ -*	*$ -*	*$ -*	*$ -*	
State Tax Reimbursement	$ 70,534	$ 71,945	$ 36,876	$ -	$ -	$ -	$ -	$ 890,049
Local Tax Reimbursement	$ 80,629	$ 82,242	$ 42,154	$ -	$ -	$ -	$ -	$ 361,571
Total MSF Reimbursement Balance	*$ 233,217*	*$ 79,030*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
EGLE Environmental Costs	*$ 7,063*	*$ 4,286*	*$ 1,452*	*$ -*	*$ -*	*$ -*	*$ -*	
State Tax Reimbursement	$ 1,296	$ 1,322	$ 678	$ -	$ -	$ -	$ -	$ 16,356
Local Tax Reimbursement	$ 1,482	$ 1,511	$ 775	$ -	$ -	$ -	$ -	$ 6,644
Total EGLE Reimbursement Balance	*$ 4,286*	*$ 1,452*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Local Only Costs	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Total Annual Developer Reimbursement	*$ 153,941*	*$ 157,020*	*$ 80,483*	*$ -*	*$ -*	*$ -*	*$ -*	
LOCAL BROWNFIELD REVOLVING FUN								
LBRF Deposits *	$ -	$ -	$ 58,855	$ 91,499	$ 93,329	$ 95,195	$ 97,099	$ 435,977
State Tax Capture	*$ -*	*$ -*	*$ 16,356*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 16,356*
Local Tax Capture	*$ -*	*$ -*	*$ 42,499*	*$ 91,499*	*$ 93,329*	*$ 95,195*	*$ 97,099*	*$ 419,622*
Total LBRF Capture								

* Up to five years of capture for LBRF Deposits

Footnotes:
(1) Assumes taxable value increases based on p
thereafter.
(2) Assumes Millage Rates remain constant.
(3) 10yr Commercial Rehab Act Abatement

Attachment A

Legal Description of the Eligible Property

Property Address: 106 S. Buchanan St, Spring Lake, MI 49456

Parcel ID #: 70-03-15-383-020

Legal Description: LOTS 3, 4, 5 & 8 BRYANT'S ADD, ALSO BLL

Attachment B

Confirmation of Facility Status

Phase II Environmental Site Assessment

106 South Buchanan Street
Spring Lake, Michigan

Ottawa County Brownfield Redevelopment Authority
West Olive, Michigan

And

Midwest Construction

Project No. 210567

December 21, 2021

fishbeck

Engineers | Architects | Scientists | Constructors

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapics, Michigan 49546

616.575.3824 | fishbeck.com

Phase II Environmental Site Assessment

106 South Buchanan Street
Village of Spring Lake, Ottawa County, Michigan
Parcel Number 70-03-15-383-020

Prepared For:
Ottawa County Brownfield Redevelopment Authority
West Olive, Michigan

And

Midwest Construction
Zeeland, Michigan

December 21, 2021
Project No. 210567

Table of Contents

List of Figures

List of Tables

List of Appendices

List of Abbreviations/Acronyms

AMSD	approximate minimum search distance
ASTM	American Standards for Testing and Materials
BEA	Baseline Environmental Assessment
bgs	below ground surface
CESQG	Conditionally Exempt Small-Quantity Generator
DPW	Department of Public Works
DU	decision unit
ECHO	Enforcement & Compliance History Information
EGLE	Michigan Department of Environment, Great Lakes, and Energy
EM	electromagnetic
ESA	Environmental Site Assessment
facility	Any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located.
FINDS	Facility Index System/Facility Registry System

GPR	ground penetrating radar
GPS	Global Positioning System
GRCC	Generic Residential Cleanup Criteria
MEK	methyl ethyl ketone
msl	mean sea level
PA	Public Act
Part 201	Part 201 (Environmental Remediation) of the Natural Resources and Environmental Protection Act, 1994 of Public Act 451, as amended (NREPA)
PID	photoionization detector
PNA	polynuclear aromatic hydrocarbons
ppm	part(s) per million
PVC	polyvinyl criteria
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RIASL	Recommended Interim Action Screening Levels
RSD	relative standard deviation
SDBL	statewide default background level
SVOC	semivolatile organic compound
TOV	total organic vapors
TSRIASL	Time Sensitive Recommended Interim Action Screening Levels
µg/Kg	microgram per kilogram
µg/L	microgram per liter
UST	underground storage tank
VOC	volatile organic compound
WDS	Waste Data System

1.0 Introduction

Fishbeck conducted a Phase II ESA on the property located at 106 South Buchanan Street, Village of Spring Lake, Ottawa County, Michigan (the Site). A Location Map and a Site Map are provided as Figures 1 and 2, respectively.

Fishbeck conducted a Phase I ESA (dated May 25, 2021) on the Site. The Site consists of a gravel parking lot with a total area of approximately 0.97 acre. The Site is located within a primarily commercial area.

The Site was originally developed with a fire station on the west side of the Site and a public school on the east side of the Site prior to 1883. The fire station was demolished by 1899. The school remained present until sometime between 1958 and 1962, when it became vacant. A building occupied by Spring Lake Fire Department and Spring Lake Township offices was constructed in 1964, which was demolished in 2016 and has been used as a gravel parking lot since.

During the course of this investigation, Fishbeck encountered evidence of the following RECs in connection with the Site:

- Class B firefighting foam (that likely contained PFAs) was stored and used on the Site historically associated with the former fire station. The use of storage or PFAs containing foam which may have been released to the subsurface represents evidence of a REC.
- Coal was identified as a heating source of the former school building in the 1800's. The potential for residual coal and/or coal fly ash to exist within the southern portion of the Site represents evidence of a REC.

Fishbeck submitted a Sampling and Analysis Plan (SAP) to the USEPA for review and approval. The SAP documented proposed sampling locations, and laboratory analyses to address the RECs identified in the Phase I ESA and included a Health and Safety Plan (HASP). The SAP was approved by USEPA on August 4, 2021. The Phase II ESA is discussed in the sections below.

2.0 Investigation Methods

2.1 Soil and Groundwater Sampling

On August 26, 2021, Fishbeck oversaw the completion of ten (10) soil borings (MC-SB-GP-1 through MC-SB-GP-10), and installation of two (2) temporary monitoring wells (MC-GW-TMW-1 and MC-GW-TMW-2). The soil boring and temporary monitoring well locations are shown on Figure 3.

Fishbeck subcontracted Rosendall Well Drilling of Grand Rapids, Michigan, to provide drilling services at the Site. The soil borings were installed using a direct-push rig (Geoprobe® 7822DT) and macro-cores equipped with single-use acetate liners. A continuous core of soil was collected at each soil boring location, and the soils were described by a Fishbeck geologist. The soils were field screened for the presence of total organic vapors using a PID. Soil samples were collected from each soil boring (i.e., SB) from the interval corresponding to the highest PID reading in the soils or where visual evidence indicated the greatest potential for contamination. A Sampling Rationale Table is included in Table 1.

The temporary monitoring wells (i.e., TMW) were constructed using 1-inch-diameter PVC casings and 1-inch-diameter 5-foot-long PVC screens. The bottom of each screen was generally installed approximately 2 to 3 feet below the water table. Borehole logs that include well construction details are presented in Appendix 1. The temporary wells were sampled using a peristaltic pump equipped with disposable tubing, following EGLE-approved low-flow methods.

The soil and groundwater samples were collected directly into laboratory-prepared bottles, stored on ice in an insulated cooler, sealed, and transported under chain-of-custody documentation to ALS Group USA, of Holland,

Michigan, for laboratory analysis of the polynuclear aromatic hydrocarbons (PNAs), Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver and zinc) and/or perfluoroalkyl substances (PFAS).

To meet the data quality objectives in the QAPP, duplicate samples, matrix-spike/matrix-spike-duplicate samples, equipment blank, and a trip blank were collected. These additional samples are recommended to evaluate the precision and accuracy of the reported data.

3.0 Investigation Results

3.1 Soil and Groundwater

Soils encountered consisted primarily of sand with varying amounts of silt to the maximum depth explored. Fill material which included brick, glass, and concrete was observed at SB-01 (surface to 3 feet bgs), SB-2 (0.5 to 5 feet bgs), SB-3 (0.5-2 feet bgs), SB-04 (0.5 to 3 feet bgs), SB-05 (0.5 to 5 feet bgs), and SB-06 (0.5 to 6 feet bgs) Groundwater was encountered at approximately 13.5 feet bgs across the Site. Soil boring logs are provided in Appendix 1.

The soil and groundwater analytical results were compared to applicable EGLE Part 201 GRCC and are provided in Tables 2 and 3, respectively. The analytical results exceeding Part 201 GRCC are shown on Figure 4. Copies of the laboratory reports are provided as Appendix 3.

3.1.1 Soil Analytical Results

The analytical results identified the following exceedance of Part 201 GRCC in soil:

- MC-SB-GP-2 Duplicate (2-3 feet) – Zinc
- MC-SB-GP-3 (1-3 feet) – Lead and Zinc
- MC-SB-GP-5 (4-5 feet) – Barium, total chromium, lead, and zinc

The remaining samples were either not detected or were detected at concentrations below Part 201 GRCC.

3.1.2 Groundwater Analytical Results

The analytical results identified the following exceedance of Part 201 GRCC in groundwater:

- MC-GW-TMW-1 – Perfluorooctanoic acid (PFOA)
- MC-GW-TMW-2 – Perfluorooctane sulfonic acid (PFOS)

The remaining samples were either not detected or were detected at concentrations below Part 201 GRCC.

4.0 Data Validation and Assessment

Validation of the soil and groundwater monitoring data was performed as required by the QAPP, the analytical tables were adjusted to add "j" flags where necessary. The completeness objective for the task was met and sufficient data was available to support decision-making. The data validation is provided in Appendix 3.

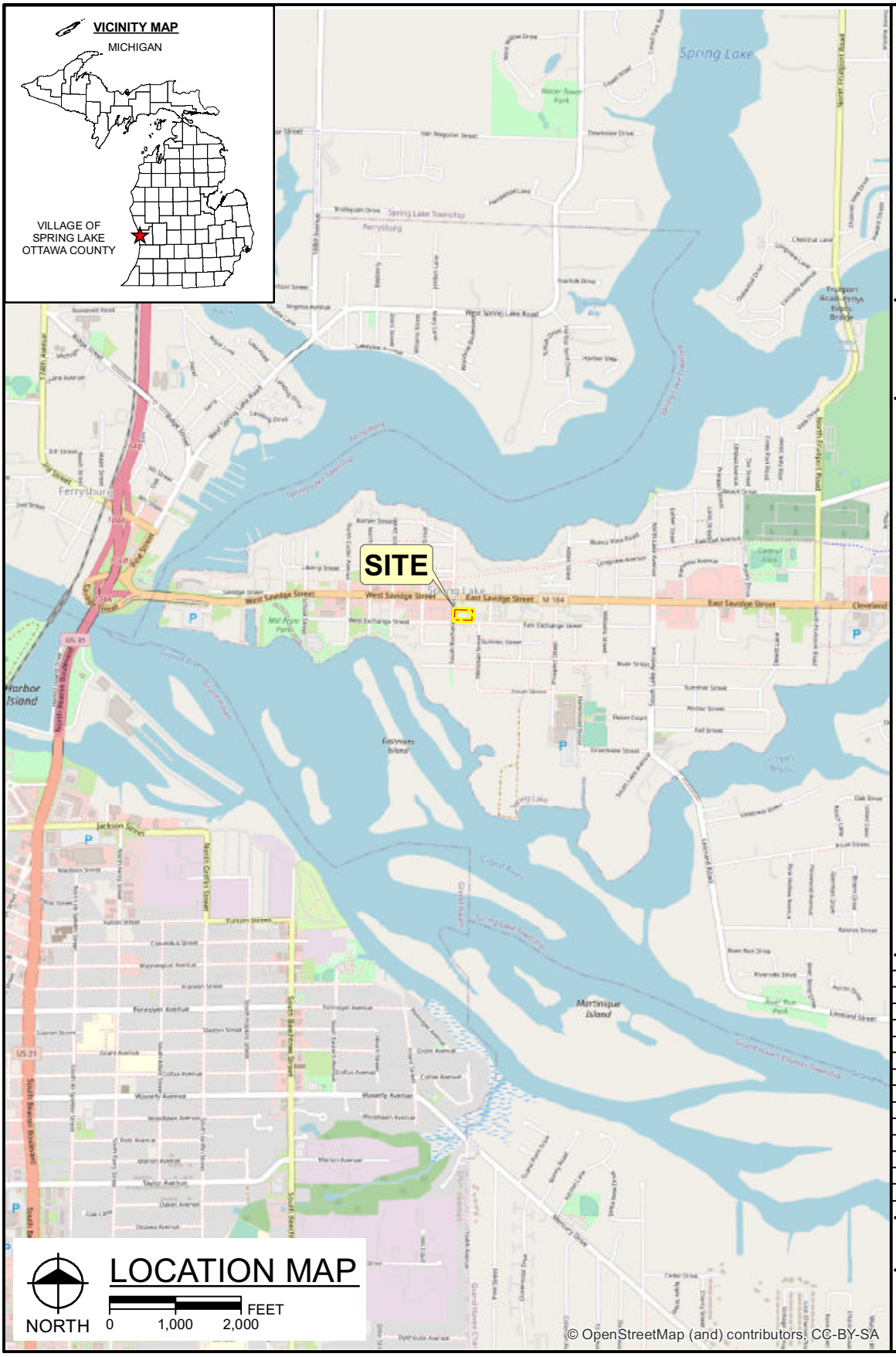
5.0 Summary and Conclusions

Fishbeck conducted a Phase II ESA in August 2021 at the property located at 106 South Buchanan Street, Spring Lake, Ottawa County, Michigan (the Site). The Phase II ESA was completed to evaluate the RECs identified in a May 2021 Phase I ESA conducted by Fishbeck. The Phase I ESA identified the following RECs in connection with the Site:

- Class B firefighting foam (that likely contained PFAs) was stored and used on the Site historically associated with the former fire station. The use of storage or PFAs containing foam which may have been released to the subsurface represents evidence of a REC.
- Coal was identified as a heating source of the former school building in the 1800's. The potential for residual coal and/or coal fly ash to exist within the southern portion of the Site represents evidence of a REC.

Phase II ESA activities conducted to investigate the RECs included the completion of ten (10) soil borings and installation of two (2) temporary monitoring wells. Barium, total chromium, lead, and zinc were detected in soil; and PFOA and PFOS were detected in groundwater at concentrations exceeding Part 201 GRCC. There were no other PNAs, metals, or PFAS detected above Part 201 GRCC. Therefore, based on the presence of barium, total chromium, lead, and zinc in soil, and PFOA and PFOS in groundwater at concentrations exceeding Part 201 GRCC, the Site is considered a *facility*, and the completion of a Baseline Environmental Assessment (BEA) for the Site is warranted.

Figures



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Ottawa County BRA

106 S Buchanan St, Spring Lake, Ottawa County, MI

Phase II

Environmental Site Assessment

PROJECT NO.
210567

FIGURE NO.
1

PLOT INFO: Z:\2021\210567\CADGIS\mapdoc\LOCATION MAP.mxd Date: 4/30/2021 12:40:45 PM User: bahannah

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Phase II

Environmental Site Assessment

PROJECT NO.
210567

FIGURE NO.
2

PLOT INFO: Z:\2021\210567\CAD\GIS\mapdoc\SITE MAP.mxd Date: 4/6/2021 2:04:53 PM User: bahannah

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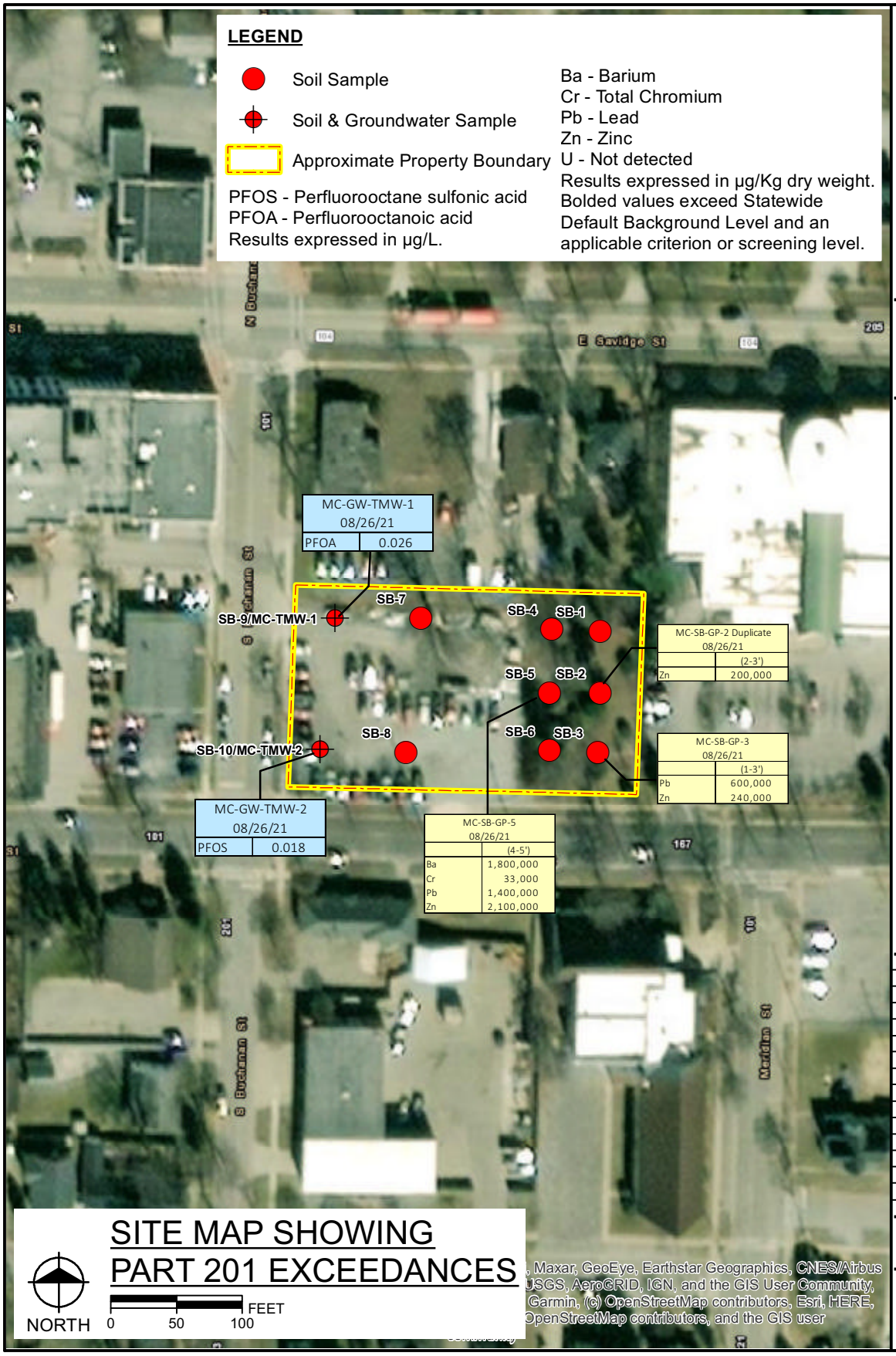
Phase II
Environmental Site Assessment

PROJECT NO.
210567

FIGURE NO.
3

PLOT INFO: \\corp.fcb.com\All\Projects\2021\210567\CAD\GIS\mapdoc\FIG03_Sample Location Map.mxd Date: 11/15/2021 2:59:58 PM User: abryan



SITE MAP SHOWING PART 201 EXCEEDANCES

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Ottawa County BRA
106 S Buchanan St, Spring Lake, Ottawa County, MI
Phase II
Environmental Site Assessment

PROJECT NO.
210567

FIGURE NO.
4

PLOT INFO: \\corp.fth.com\All\Projects\2021\210567\CAD\GIS\mapdoc\FIG04_Site Map Showing Exceedances.mxd Date: 11/23/2021 8:33:15 AM User: abryan

Tables

Table 1 - Sampling Rationale
Phase II ESA - 106 Buchanan Street, Spring Lake, MI
November 2021

Sample ID	Sample Location/REC	Rationale	Sample Depth (ft) / Screened Interval (ft)	Soil Analytical			Groundwater Analytical
				PFAS	PNAs	MI 10 Meals	PFAS
MC-SB-GP-1	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	5		1	1	
MC-SB-GP-2	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	2-3		1	1	
MC-SB-GP-3	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	1-3		1	1	
MC-SB-GP-4	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	1-3		1	1	
MC-SB-GP-5	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	4-5		1	1	
MC-SB-GP-6	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	4-5		1	1	
MC-SB-GP-7	Western portion of the Site	Determine if soil contamination exists at the Site related to past fire fighting activities.	5	1			
MC-SB-GP-8	Western portion of the Site	Determine if soil contamination exists at the Site related to past fire fighting activities.	5	1			
MC-GW-SB-9/TMW-1	Western portion of the Site	Determine if groundwater contamination exists at the Site related to past fire fighting activities.	12-17				1
MC-GW-SB-10/TMW-2	Western portion of the Site	Determine if groundwater contamination exists at the Site related to past fire fighting activities.	12-17				1

Notes:
PNAs - polynuclear aromatic hydrocarbons (Method 8270)
MI 10 Metals- arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver and zinc
PFAs - perfluoroalkyl substances

Table 2 - Soil Data Summary - Validated
Phase II Environmental Site Assessment
Ottawa County BRA, 1065 S. Buchanan St., Spring Lake, Ottawa County, MI
December 2021

Sample Location:		MC-SB-GP-1	MC-SB-GP-2	MC-SB-GP-2	MC-SB-GP-3	MC-SB-GP-4	MC-SB-GP-5	MC-SB-GP-6	MC-SB-GP-7	MC-SB-GP-8	MC-SB-GP-8	***Statewide Default Background Levels [1]***	***Drinking Water Protection Criteria [1]***	***GSIP Criteria [1]***	***Soil Volatilization to Indoor Air Inhalation Criteria [1]***	***Infinite Source VSIC [1]***	***Finite VSIC for 5 Meter Source Thickness [1]***	***Finite VSIC for 2 Meter Source Thickness [1]***	***Particulate Soil Inhalation Criteria [1]***	***Direct Contact Criteria [1]***	***Soil Saturation Concentration SL [1]***	***Soil VIAP SL [2]***
Depth Interval (ft):		(5)	(2-3)	(2-3)	(1-3)	(1-3)	(4-5)	(4-5)	(5)	(5)	(5)											
Investigative/Field Duplicate/QC:		Investigative	Investigative	Duplicate	Investigative	Investigative	Investigative	Investigative	Investigative	Investigative	Duplicate											
Laboratory ID:		21082406-01	21082406-02	21082406-03	21082406-04	21082406-05	21082406-06	21082406-07	21082406-08	21082406-09	21082406-10											
Collection Date:		08/26/21	08/26/21	08/26/21	08/26/21	08/26/21	08/26/21	08/26/21	08/26/21	08/26/21	08/26/21											
Polynuclear Aromatic Compounds	***CAS Number***																					
2-Methylnaphthalene	91-57-6	4.1 U	7.9 U	6.7 U	4.4 U	4.3 U	35	9.3 U	--	--	--	*NA*	*57,000*	*4,200*	*2.70E+06*	*1.50E+06*	*1.50E+06*	*1.50E+06*	*6.70E+08*	*8.10E+06*	*NA*	*1,700*
Acenaphthene	83-32-9	4.1 U	7.9 U	6.7 U	4.4 U	4.3 U	32	9.3 U	--	--	--	*NA*	*3.00E+05*	*8,700*	*1.50E+08*	*8.10E+07*	*8.10E+07*	*8.10E+07*	*1.40E+10*	*4.10E+07*	*NA*	*2.00E+05*
Acenaphthylene	208-96-8	4.4	570	550	5.1	4.3 U	62	9.3 U	--	--	--	*NA*	*5,900*	*ID*	*1.60E+06*	*2.20E+06*	*2.20E+06*	*2.20E+06*	*2.30E+09*	*1.60E+06*	*NA*	*DATA*
Anthracene	120-12-7	4.1 U	250	340	4.4 U	11	160	9.3 U	--	--	--	*NA*	*41,000*	*ID*	*1.00E+09*	*1.40E+09*	*1.40E+09*	*1.40E+09*	*6.70E+10*	*2.30E+08*	*NA*	*1.30E+07*
Benzo(a)anthracene	56-55-3	40	4,000	4,600	18	22	160	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*20,000*	*NA*	*1.60E+05 (MM)*
Benzo(a)pyrene	50-32-8	40	3,000	3,200	24	21	170	7.7 J	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*1.50E+06*	*2,000*	*NA*	*NA*
Benzo(b)fluoranthene	205-99-2	60	4,300	4,600	31	36	240	8.8 J	--	--	--	*NA*	*NLL*	*NLL*	*ID*	*ID*	*ID*	*ID*	*ID*	*20,000*	*NA*	*NA*
Benzo(g,h,i)perylene	191-24-2	20	1,700	1,600	13	11	98	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*8.00E+08*	*2.50E+06*	*NA*	*NA*
Benzo(k)fluoranthene	207-08-9	24	1,600	1,500	11	15	88	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*2.00E+05*	*NA*	*NA*
Chrysene	218-01-9	42	3,700	3,800	23	29	190	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*ID*	*ID*	*ID*	*ID*	*ID*	*2.00E+06*	*NA*	*NA*
Dibenzo(a,h)anthracene	53-70-3	4.4	460	440	4.4 U	4.3 U	18	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*2,000*	*NA*	*NA*
Fluoranthene	206-44-0	76	6,500	6,400	32	59	430	10	--	--	--	*NA*	*7.30E+05*	*5,500*	*1.00E+09*	*7.40E+08*	*7.40E+08*	*7.40E+08*	*9.30E+09*	*4.60E+07*	*NA*	*NA*
Fluorene	86-73-7	4.1 U	20	22	4.4 U	4.3 U	65	9.3 U	--	--	--	*NA*	*3.90E+05*	*5,300*	*5.80E+08*	*1.30E+08*	*1.30E+08*	*1.30E+08*	*9.30E+09*	*2.70E+07*	*NA*	*4.70E+05*
Indeno(1,2,3-cd)pyrene	193-39-5	31	2,300	2,100	19	18	120	9.3 U	--	--	--	*NA*	*NLL*	*NLL*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*20,000*	*NA*	*NA*
Naphthalene	91-20-3	4.1 U	7.9 U	6.7 U	4.4 U	4.3 U	42	9.3 U	--	--	--	*NA*	*35,000*	*730*	*2.50E+05*	*3.00E+05*	*3.00E+05*	*3.00E+05*	*2.00E+08*	*1.60E+07*	*NA*	*67 (M*)*
Phenanthrene	85-01-8	9.4	510	710	4.4 U	41	1,000	9.3 U	--	--	--	*NA*	*56,000*	*2,100*	*2.80E+06*	*1.60E+05*	*1.60E+05*	*1.60E+05*	*6.70E+06*	*1.60E+06*	*NA*	*1,700*
Pyrene	129-00-0	60	4,600	5,100	29	46	450	9.3 U	--	--	--	*NA*	*4.80E+05*	*ID*	*1.00E+09 (D)*	*6.50E+08*	*6.50E+08*	*6.50E+08*	*6.70E+09*	*2.90E+07*	*NA*	*2.50E+07*
Metals, Total	***CAS Number***																					
Arsenic (B)	7440-38-2	1,800 J	3,500	3,000	2,100	1,200	2,400	1,600	--	--	--	*5,800*	*4,600*	*4,600*	*NLV*	*NLV*	*NLV*	*NLV*	*7.20E+05*	*7,600*	*NA*	*NA*
Barium (B)	7440-39-3	100,000	68,000	98,000	29,000	25,000	**1,800,000**	32,000	--	--	--	*75,000*	*1.30E+06*	*4.40E+05 (G)*	*NLV*	*NLV*	*NLV*	*NLV*	*3.30E+08*	*3.70E+07*	*NA*	*NA*
Cadmium (B)	7440-43-9	110 J	91 J	250	250	49 J	1,700	180 U	--	--	--	*1,200*	*6,000*	*3,600 (G,X)*	*NLV*	*NLV*	*NLV*	*NLV*	*1.70E+06*	*5.50E+05*	*NA*	*NA*
Chromium, Total (B, H)	7440-47-3	4,000 J	14,000	12,000	4,400	2,400	**33,000**	5,200	--	--	--	*18,000 (total)*	*30,000*	*3,300*	*NLV*	*NLV*	*NLV*	*NLV*	*2.50E+05*	*2.50E+06*	*NA*	*NA*
Copper (B)	7440-50-8	6,000 J	11,000	25,000	38,000	2,600	3,400	3,100				*32,000*	*5.80E+06*	*75,000 (G)*	*NLV*	*NLV*	*NLV*	*NLV*	*1.30E+08*	*2.00E+07*	*NA*	*NA*
Lead (B)	7439-92-1	340,000	30,000	67,000	**600,000**	23,000	**1,400,000**	19,000	--	--	--	*21,000*	*7.00E+05*	*5.10E+06 (G,X)*	*NLV*	*NLV*	*NLV*	*NLV*	*1.00E+08*	*4.00E+05*	*NA*	*NA*
Mercury (Total) (B)	7439-97-6	14 J	42	56	48	44	24 U	20 U	--	--	--	*190*	*1,700*	*50 (M); 1.2*	*48,000*	*52,000*	*52,000*	*52,000*	*2.00E+07*	*1.60E+05*	*NA*	*22 (M*)*
Selenium (B)	7782-49-2	420 UJ	450 U	410 U	420 U	390 U	440 U	460 U	--	--	--	*410*	*4,000*	*400*	*NLV*	*NLV*	*NLV*	*NLV*	*1.30E+08*	*2.60E+06*	*NA*	*NA*
Silver (B)	7440-22-4	420 UJ	450 U	410 U	420 U	390 U	440 U	460 U	--	--	--	*1,000*	*4,500*	*100 (M); 27*	*NLV*	*NLV*	*NLV*	*NLV*	*6.70E+06*	*2.50E+06*	*NA*	*NA*
Zinc (B)	7440-66-6	45,000	77,000	**200,000**	**240,000**	12,000	**2,100,000**	18,000	--	--	--	*47,000*	*2.40E+06*	*1.70E+05 (G)*	*NLV*	*NLV*	*NLV*	*NLV*	*ID*	*1.70E+08*	*NA*	*NA*
Poly- and Perfluoroalkyl Substances (PFAS)	*CAS Number*																					
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
4:2 Fluorotelomer sulfonic acid (4:2 FTS)	757124-72-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
6:2 Fluorotelomer sulfonic acid (6:2 FTS)	27619-97-2	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
8:2 Fluorotelomer sulfonic acid (8:2 FTS)	39108-34-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
9-Chlorohexadecafluoro-3-oxanone-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Hexafluoropropylene oxide dimer acid (HFPO-DA)(GenX)	13252-13-6	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
N-Ethyl perfluorooctane sulfonamido acetic acid (N-EtFOSAA)	2991-50-6	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
N-Methyl perfluorooctane sulfonamido acetic acid (N-MeFOSAA)	2355-31-9	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorobutane sulfonic acid (PFBS)	375-73-5	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorobutanoic acid (PFBA)	375-22-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorodecane sulfonic acid (PFDS)	335-77-3	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorodecanoic acid (PFDA)	335-76-2	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorododecanoic acid (PFDoDA)	307-55-1	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluoroheptane sulfonic acid (PFHpS)	375-92-8	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluoroheptanoic acid (PFHpA)	375-85-9	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorohexanoic acid (PFHxA)	307-24-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorononane sulfonic acid (PFNS)	98789-57-2	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorononanoic acid (PFNA)	375-95-1	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorooctane sulfonamide (PFOSA)	754-91-6	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorooctane sulfonic acid (PFOS) (OD)	1763-23-1	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	*NA*	*NA*	*240 (X)*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*
Perfluorooctanoic acid (PFOA) (DD)	335-67-1	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	*NA*	*NA*	*1.00E+07 (X)*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*TX*
Perfluoropentanoic acid (PFPeA)	2706-90-3	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--		--	--	--	--	--	--	--	--
Perfluoropentane sulfonic acid (PFPeS)	2706-91-4	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorotetradecanoic acid (PFTeDA)	376-06-7	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluorotridecanoic acid (PFTrDA)	72629-94-8	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Perfluoroundecanoic acid (PFUnDA)	2058-94-8	--	--	--	--	--	--	--	1.0 U	1.0 U	1.0 U	--	--	--	--	--	--	--	--	--	--	--
Solids, Total (%)	--	*96.0*	*92.2*	*90.7*	*94.1*	*94.7*	*87.0*	*90.1*	*97.0*	*97.6*	*97.1*	--	--	--	--	--	--	--	--	--	--	--

Results expressed in µg/kg dry weight.
Bolded values exceed Statewide Default Background Level and an applicable criterion or screening level.
Italicized values are below Statewide Default Background Level but exceed an applicable criterion or screening level.

Data Qualifiers:
J Estimated value
U Not detected above the given limit

Footnotes/Abbreviations.
[1] *Part 201 Residential Soil Generic Cleanup Criteria and Screening Levels/Part 213 Risk-based Screening Levels, December 30, 2013 (GSI Criteria Updated June 25, 2018).*
[2] *EGLE Volatilization to Indoor Air Pathway Screening Levels, September 4, 2020.*
(D) Calculated criterion exceeds 100 percent; hence it is reduced to 100 percent or 1.00E+09 parts per billion (ppb).
(M*) The VIAP SL may be be ow TDL. In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
(X) Criterion is not protective for SW used as a drinking water (DW) source.
(MM) Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP SLs are modified using age-dependent adjustment factors for those carcinogenic chemicals identified as mutagenic.
GSIP groundwater surface water interface protection
ID insufficient data to develop criterion
NA not available
NLL Not likely to leach under most soil conditions.
NLV Not likely to volatilize under most conditions.
SL screening level
TX The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values.
VIAP vapor intrusion to indoor air pathway
VSIC vapor intrusion to indoor air inhalation criteria

Table 3 - Groundwater Data Summary - Validated
Phase II Environmental Site Assessment
Ottawa County BRA, 106 S. Buchanan St., Spring Lake, Ottawa County, MI
August 2021

Monitoring Location:		MC-GW-TMW-1	MC-GW-TMW-2	MC-GW-TMW-2 Duplicate	QCEB	QCSBEB	***Residential DWC*** [1]	***GSI Criteria*** [1]	***Residential Groundwater VIAIC*** [1]	***Water Solubility*** [1]	***Flammability and Explosivity SL*** [1]	***Residential GW-Shallow VIAP SL*** [2]	***Residential GW-Not in Contact VIAP SL*** [2]
Field Duplicate:													
Laboratory ID:		21082408-01	21082408-02	21082408-03	21082408-04	21082408-05							
Collection Date:		08/26/21	08/26/21	08/26/21	08/26/21	08/26/21							
Polynuclear Aromatic Compounds	***CAS Number***												
2-Methylnaphthalene	91-57-6	--	--	--	--	5.0 U	*260*	*19*	*25,000 (S)*	*24,600*	*ID*	*66*	*2,000*
Acenaphthene	83-32-9	--	--	--	--	1.0 U	*1,300*	*38*	*4,200 (S)*	*4,240*	*ID*	*3,900 (S)*	*3,900 (S)*
Acenaphthylene	208-96-8	--	--	--	--	1.0 U	*52*	*ID*	*3,900 (S)*	*3,930*	*ID*	*65*	*65 (CC*)*
Anthracene	120-12-7	--	--	--	--	1.0 U	*43 (S)*	*ID*	*43 (S)*	*43.4*	*ID*	*43 (S)*	*43 (S)*
Benzo(a)anthracene	56-55-3	--	--	--	--	1.0 U	*2.1*	*ID*	*NLV*	*9.4*	*ID*	*9.4 (S,MM)*	*9.4 (S,MM)*
Benzo(a)pyrene	50-32-8	--	--	--	--	1.0 U	*5.0 (A)*	*ID*	*NLV*	*1.62*	*ID*	*NA*	*NA*
Benzo(b)fluoranthene	205-99-2	--	--	--	--	1.0 U	*1.5 (S,AA)*	*ID*	*ID*	*1.5*	*ID*	*NA*	*NA*
Benzo(g,h,i)perylene	191-24-2	--	--	--	--	1.0 U	*1.0 (M); 0.26 (S)*	*ID*	*NLV*	*0.26*	*ID*	*NA*	*NA*
Benzo(k)fluoranthene	207-08-9	--	--	--	--	1.0 U	*1.0 (M); 0.80 (S)*	*NA*	*NLV*	*0.80*	*ID*	*NA*	*NA*
Chrysene	218-01-9	--	--	--	--	1.0 U	*1.6 (S)*	*ID*	*ID*	*1.6*	*ID*	*NA*	*NA*
Dibenzo(a,h)anthracene	53-70-3	--	--	--	--	2.0 U	*2.0 (M); 0.21*	*ID*	*NLV*	*2.49*	*ID*	*NA*	*NA*
Fluoranthene	206-44-0	--	--	--	--	1.0 U	*210 (S)*	*1.6*	*210 (S)*	*206*	*ID*	*NA*	*NA*
Fluorene	86-73-7	--	--	--	--	1.0 U	*880*	*12*	*2,000 (S)*	*1,980*	*ID*	*1,700 (S)*	*1,700 (S)*
Indeno(1,2,3-cd)pyrene	193-39-5	--	--	--	--	2.0 U	*2.0 (M); 0.022 (S)*	*ID*	*NLV*	*0.022*	*ID*	*NA*	*NA*
Naphthalene	91-20-3	--	--	--	--	1.0 U	*520*	*11*	*31,000 (S)*	*31,000*	*NA*	*4.2 (M*)*	*130*
Phenanthrene	85-01-8	--	--	--	--	1.0 U	*52*	*2.0 (M); 1.7*	*1,000 (S)*	*1,000*	*ID*	*9.5*	*290*
Pyrene	129-00-0	--	--	--	--	1.0 U	*140 (S)*	*ID*	*140 (S)*	*135*	*ID*	*140 (S)*	*140 (S)*
Metals, Total	***CAS Number***												
Arsenic (B)	7440-38-2	--	--	--	--	5.0 U	*10 (A)*	*10*	*NLV*	*NA*	*ID*	*NA*	*NA*
Barium (B)	7440-39-3	--	--	--	--	5.0 U	*2,000 (A)*	*674 (G)*	*NLV*	*NA*	*ID*	*NA*	*NA*
Cadmium (B)	7440-43-9	--	--	--	--	1.0 U	*5.0 (A)*	*3.0 (G,X)*	*NLV*	*NA*	*ID*	*NA*	*NA*
Chromium, Total (B, H)	7440-47-3	--	--	--	--	5.0 U	--	--	--	--	--	--	--
Copper (B)	7440-50-8	--	--	--	--	4.0 U	*1,000/1,400 (E)*	*13 (G)*	*NLV*	*NA*	*ID*	*NA*	*NA*
Lead (B)	7439-92-1	--	--	--	--	3.0 U	*4.0 (L)*	*34 (G,X)*	*NLV*	*NA*	*ID*	*NA*	*NA*
Mercury (B)	7439-97-6	--	--	--	--	0.20 U	*2.0 (A)*	*0.0013*	*56 (S)*	*56*	*ID*	*0.088*	*2.5*
Selenium (B)	7782-49-2	--	--	--	--	5.0 U	*50 (A)*	*5.0*	*NLV*	*NA*	*ID*	*NA*	*NA*
Silver (B)	7440-22-4	--	--	--	--	0.84 U	*34*	*0.20 (M); 0.060*	*NLV*	*NA*	*ID*	*NA*	*NA*
Zinc (B)	7440-66-6	--	--	--	--	10 U	*2,400*	*167 (G)*	*NLV*	*NA*	*ID*	*NA*	*NA*
Poly- and Perfluoroalkyl Substances (PFAS)	*CAS Number*												
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
4:2 Fluorotelomer sulfonic acid (4:2 FTS)	757124-72-4	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
6:2 Fluorotelomer sulfonic acid (6:2 FTS)	27619-97-2	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
8:2 Fluorotelomer sulfonic acid (8:2 FTS)	39108-34-4	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
9-Chlorohexadecafluoro-3-oxanone-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexafluoropropylene oxide dimer acid (HFPO-DA)(GenX)	13252-13-6	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	*0.37 (A)*	*NA*	*ID*	*NA*	*NA*	--	--
N-Ethyl perfluorooctane sulfonamido acetic acid (N-EtFOSAA)	2991-50-6	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
N-Methyl perfluorooctane sulfonamido acetic acid (N-MeFOSAA)	2355-31-9	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorobutane sulfonic acid (PFBS)	375-73-5	0.0019 J	0.0021 J	0.0020 J	0.0047 U	0.0048 U	*0.42 (A)*	*NA*	*ID*	*NA*	*NA*	--	--
Perfluorobutanoic acid (PFBA)	375-22-4	0.018	0.0039 J	0.0039 J	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorodecane sulfonic acid (PFDS)	335-77-3	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorodecanoic acid (PFDA)	335-76-2	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorododecanoic acid (PFDoDA)	307-55-1	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluoroheptane sulfonic acid (PFHpS)	375-92-8	0.0015 J	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluoroheptanoic acid (PFHpA)	375-85-9	0.0072	0.0021 J	0.0022 J	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	0.0027 J	0.0080	0.0093	0.0047 U	0.0048 U	*0.051 (A)*	*NA*	*ID*	*NA*	*NA*	--	--
Perfluorohexanoic acid (PFHxA)	307-24-4	0.015	0.0049 U	0.0048 U	0.0015 J	0.0014 J	*400 (A)*	*NA*	*ID*	*NA*	*NA*	--	--
Perfluorononane sulfonic acid (PFNS)	68259-12-1	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorononanoic acid (PFNA)	375-95-1	0.00089 J	0.0049 U	0.0048 U	0.0047 U	0.0048 U	*0.006 (A)*	*NA*	*ID*	*NA*	*NA*	--	--
Perfluorooctane sulfonamide (PFOSA)	754-91-6	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorooctane sulfonic acid (PFOS) (DD)	1763-23-1	0.012	**0.018**	**0.019**	0.0019 U	0.0019 U	*0.016 (A)*	*0.012 (X)*	*NLV*	*3.1*	*NA*	*NA*	*NA*
Perfluorooctanoic acid (PFOA) (DD)	335-67-1	**0.026**	0.0053	0.0053	0.0019 U	0.0019 U	*0.008 (A)*	*12 (X)*	*ID*	*9.50E+06*	*NA*	*TX*	*TX*
Perfluoropentane sulfonic acid (PFPeS)	2706-91-4	0.0048 U	0.00078 J	0.0013 J	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluoropentanoic acid (PFPeA)	2706-90-3	0.012	0.0049 U	0.0012 J	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorotetradecanoic acid (PFTeDA)	376-06-7	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluorotridecanoic acid (PFTrDA)	72629-94-8	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Perfluoroundecanoic acid (PFUnDA)	2058-94-8	0.0048 U	0.0049 U	0.0048 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--

Table 3 - Groundwater Data Summary - Validated
Phase II Environmental Site Assessment
Ottawa County BRA, 106 S. Buchanan St., Spring Lake, Ottawa County, MI
August 2021

Monitoring Location:		MC-GW-TMW-1	MC-GW-TMW-2	MC-GW-TMW-2 Duplicate	QCEB	QCSBEB	***Residential DWC*** [1]	***GSI Criteria*** [1]	***Residential Groundwater VIAIC*** [1]	***Water Solubility*** [1]	***Flammability and Explosivity SL*** [1]	***Residential GW-Shallow VIAP SL*** [2]	***Residential GW-Not in Contact VIAP SL*** [2]
Field Duplicate:													
Laboratory ID:		21082408-01	21082408-02	21082408-03	21082408-04	21082408-05							
Collection Date:		08/26/21	08/26/21	08/26/21	08/26/21	08/26/21							
Field Parameters	***CAS Number***												
Dissolved Oxygen (DO) (mg/L)	--	3.8	2.7	--	--	--	*ID*	*(EE)*	*ID*	*NA*	*NA*	--	--
Eh (mV)	--	300	290	--	--	--	--	--	--	--	--	--	--
pH (SU)	--	7.1	7.5	--	--	--	*6.5 to 8.5 (E)*	*6.5 to 9.0*	*ID*	*NA*	*NA*	--	--
Specific Conductance (µmhos/cm)	--	820	850	--	--	--	--	--	--	--	--	--	--
Temperature (°C)	--	17.2	17.7	--	--	--	--	--	--	--	--	--	--
Turbidity (NTU)	--	20	16	--	--	--	--	--	--	--	--	--	--

Results expressed in µg/L.
Bolded values exceed an applicable criterion and/or screening level.

Data Qualifiers:
J Estimated value
U Not detected above the given limit

Footnotes/Abbreviations:
[1] *Part 201 Groundwater Generic Cleanup Criteria and Screening Levels, December 21, 2020.*
[2] *EGLE Volatilization to Indoor Air Pathway Screening Levels, September 4, 2020.*
(A) Criterion is the state of Michigan drinking water (DW) standard.
(B) Background, as defined in R 299.5701(b), may be substituted if higher than the calculated criterion.
(E) Aesthetic drinking water (DW) value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DWC but not the health-based DW value (second value, if provided).
(G) Criterion dependent on receiving surface water (SW) hardness; calculated criteria based on water hardness of 150 mg/L.
(H) Data provided for total Chromium only; compare to hexavalent Chromium criteria. If both trivalent Chromium and hexavalent Chromium are present, the total concentration of both cannot exceed the DW criterion of 100 µg/L.
(L) Concentrations up to the State action level of 15 µg/L may still allow for DW use if soil concentrations are below 400 mg/Kg.
(M) Calculated criterion is below the analytical target detection limit (TDL), therefore, the criterion defaults to the TDL (first value is criterion, second value is the risk based or solubility value).
(M*) The VIAP SL may be below target detection limits (TDL). In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed VIAP SL, the TDL is used to evaluate the risk posed from the pathway.
(S) Criterion defaults to the hazardous substance-specific water solubility limit.
(X) Criterion is not protective for SW used as a DW source.
(AA) Use 10,000 µg/L where GW enters a structure through the use of a water well, sump or other device. Use 28,000 µg/L for all other uses.
(CC*) Insufficient chemical-physical input parameters have been identified to allow the development of a VIAP SL using standard equations. The VIAP SL for GW is developed based solely on the approach that the department uses for shallow GW. If GW detections are present, soil vapor may be the most appropriate media to evaluate risk.
(EE) Cold receiving waters ≥7,000 µg/L; Warm receiving waters ≥5,000 µg/L; Since a low level of DO can be harmful to aquatic life, the criterion represents a minimum level that on-site samples must exceed. Criteria are not applicable if GW Carbonaceous Biochemical Oxygen Demand (CBOD) is less than 10,000 µg/L and GW ammonia concentration is less than 2,000 µg/L.
(MM) Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP SLs are modified using age-dependent adjustment factors for those carcinogenic chemicals identified as mutagenic.
DWC drinking water criterion
GSI groundwater surface water interface
ID Insufficient data to develop criterion.
NA not available
NLV Not likely to volatilize under most conditions.
SL screening level
TX The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values.
VIAIC volatilization to indoor air inhalation criteria
VIAP volatilization to indoor air pathway

Ottawa County
Department of Strategic Impact

Utilizing the Brownfield Act for Housing Projects

In July 2023, Public Act 90 amended the act commonly known as the Brownfield Act. This amendment expanded the definition of eligible activities under the Brownfield Act to include housing development as an eligible activity. Notably, for developers of residential housing, this means that tax increment financing (TIF) can now be used to offset costs for developing housing inventory that offers a portion of the units affordable rates (under 120% AMI).

Prior to this amendment, residential developers could access TIF to support their projects, but it required a Land Bank Authority to take ownership of the property. With the new changes to the Act, developers can access TIF for housing development by applying directly to their local Brownfield Redevelopment Authority to access TIF for eligible costs. Developers can now access TIF more efficiently for residential or mixed-use developments that offer affordable units for sale or rent, however it is important to understand how to establish eligible costs for housing as it is very different from the method for environmental activities (see Resources below for more details).

Process:

The process to approve TIF for housing Brownfield Plans is very similar to the process for traditional Brownfield TIF Plan approval. Brownfield Plans must be approved at the local level, by the local Brownfield Redevelopment Authority, and then by the appropriate State agency for the proposed eligible activities (EGLE for environmental activities and MSHDA for housing activities). The Ottawa County Brownfield Redevelopment Authority recommends a pre-application meeting with staff to discuss the project before submitting the required application.

Resources:

The changes to the Brownfield Act have made it a very effective tool for community minded developers to use to help ease the housing crisis in Ottawa County. Below are some resources that can help determine if this tool might be a good fit for your project.

Housing TIF FAQs from MSHDA

How to Calculate Financing Gap/Rent Loss

MSHDA Housing TIF Program website

Ottawa County Brownfield Redevelopment Program website

Contact Ottawa County Brownfield Redevelopment Authority staff with questions:
Becky Huttenga | bhuttenga@miottawa.org | 616.738.4893

This Brownfield Project Application form (Application) must be completed by the applicant to initiate the brownfield assistance process with the Ottawa County Brownfield Redevelopment Authority (OCBRA). There are no deadlines for the submittal of applications – applications will be accepted on an ongoing basis.

If you are seeking assistance for ONLY Phase I, Phase II, or Baseline Environmental Assessments, you can use the **simplified application form for the Brownfield Incentive Program that is included as Attachment A**. There is no application fee and the timeline for approval is shorter than for the larger incentives. The full Brownfield Project Application can be submitted later if additional assistance is needed.

Application Fee: An application fee of $1,500.00 must be provided with this application to start the review process. This fee may be waived or modified at the discretion of the OCBRA.

Any fees required by other agencies are in addition to the fees cited herein and must be paid by the applicant.

Evaluation: Brownfield project proposals must be determined to constitute a public purpose. The OCBRA will evaluate proposals based on the following factors:

1. The project meets statutory requirements (if applicable).
2. The proposed method of financing eligible activity costs is feasible.
3. The proposed activities are considered "eligible" for reimbursement under Act 381.
4. The costs of the proposed eligible activities are reasonable and necessary to carry out the project.
5. The amount of captured taxable value estimated to result from adoption of a brownfield plan amendment is reasonable (if applicable).
6. Additional review considerations are as follows:
    a. Overall benefit to the public
    b. Extent of reuse of buildings
    c. Extent of blight reduction
    d. Creation of jobs
    e. Creation of jobs in an area of high unemployment
    f. Alleviation of contamination/blight
    g. Level of private sector contribution
    h. Economic viability of the developer
    i. Total acreage of brownfield eliminated

Notes: For assistance in completing this application or to schedule a pre-application meeting (recommended but not required) to discuss your project first, please contact the OCBRA at 616.738.4852 or plan@miottawa.org. Before submitting a project application, please make sure all items on the checklist on page 7 are included. Applications will not be reviewed until all items are completed.

The Application is the first step for all brownfield redevelopment projects coming through the OCBRA. Approval of the Application by the OCBRA is NOT approval of a Brownfield Plan Amendment or Combined Brownfield Plan and the requested Tax Increment Financing (TIF) and/or other financial incentives. Application approval gives Staff permission to assist the applicant in pursuing financial incentives for their brownfield project.

BROWNFIELD PROJECT APPLICATION

Project Name:	
Applicant Name:	
Business Name (If different from applicant):	
Mailing Address:	
Contact Person:	Email:
Office Phone:	Cell Phone:

Please summarize the proposed project and the assistance requested:

Brownfield activities for which potential assistance is sought:

☐ Phase I ESA ☐ Phase II ESA ☐ Baseline ESA ☐ Due Care

☐ ACT 381 EGLE/MSF TIF ☐ Housing TIF ☐ Other

Assistance Requested through OCBRA:

Local Sources

$ _____ Brownfield Incentive Program – PLEASE PROCEED TO AND COMPLETE EXHIBIT A

$ _____ Brownfield Tax Increment Financing - Brownfield Plan Amendment and Act 381 Work Plan(s)

$ _____ Local Brownfield Revolving Fund – *not currently available*

State and Federal Sources

$ _____ Michigan Department of Environment, Great Lakes and Energy Grants up to $1,000,000

$ _____ Michigan Department of Environment Great Lakes and Energy Loans up to $1,000,000

$ _____ United States Environmental Protection Agency Brownfield Assessment Grant – *not currently available*

$ _____ TOTAL BROWNFIELD ASSISTANCE REQUESTED

CERTIFICATION

The undersigned hereby certifies that all information provided to the Ottawa County Brownfield Redevelopment Authority (OCBRA) herein and furnished with this application is and will be true, accurate, complete, and fairly presents the financial condition of the undersigned.

The undersigned hereby certifies the Applicant is not a liable party for any contamination on the project site and acknowledges that full environmental disclosure is a required. Disclosure shall include copies of all available environmental data, reports and pertinent correspondence including documentation relating to liable or potentially liable parties and the environmental condition of the project site.

AUTHORIZED SIGNATURE TITLE DATE

AUTHORIZED SIGNATURE TITLE DATE

APPLICATION CHECKLIST

Before submitting, please make sure all items on the checklist are included.

Application and Fee

☐ Provide appropriate application fee. Check to be written to *Ottawa County.*

Site Control

☐ Attach a copy of proof of control of the property (i.e. current title commitment, proof of ownership, signed purchase agreement, option or site access agreement).

Site Plan

☐ Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Environmental Work Completed

☐ Attach all environmental reports that have been completed for this site. (e.g, Phase I, Phase II, BEA, RCRA, Closure, and Due Care)

Financial Information

☐ Attach simple project budget/pro forma illustrating all related project expenses, sources of financing, and project financing needs and spreadsheet detailing principal Act 381 brownfield eligible activities and project financing gap

Brownfield Plan Elements

☐ Provide either a draft Brownfield Plan Amendment that contains all elements required under Act 381 OR complete the following Sections A and B.

Thank you for completing and submitting this application for assistance to:
12220 Fillmore Street Room 260, West Olive, MI 49460 or plan@miottawa.org
We will contact you with follow up questions and information.

A. PROJECT SITE DETAILS

Parcel	Street Address	Parcel ID No.	Owner on Record	Taxable Value
1.				$
2.				$
3.				$
4.				$
5.				$

**add additional parcels on separate sheet, as necessary*

Total property size (acres): _____

Number of buildings, number of stories,
and existing building area (square feet): _____

Current use of project site: _____

Current zoning: _____

In the space below, describe the Brownfield condition(s) impeding development of the project site and/or the eligible housing development activities that provide the basis for Brownfield designation.

_____

_____

_____

_____

Attach all known environmental reports (Phase I, Phase II, Baseline Environmental Assessment, etc.) and current property appraisals to this Application.

Has a Site Remediation or Due Care Plan been developed? ☐ Yes ☐ No If yes, please attach.

List any similar redevelopment projects the Applicant has been involved in over the last five years (if any):

_____

_____

_____

Has the Applicant or Business ever been:

a) found liable for environmental issues at the project site? ☐ Yes ☐ No
b) cited for non-compliance with any environmental regulation? ☐ Yes ☐ No
c) involved in any claim or lawsuit? ☐ Yes ☐ No
d) suspended or debarred, declared bankruptcy, commenced a proceeding under any bankruptcy law or had a judgment rendered against it? ☐ Yes ☐ No

If yes to any of a) through d) above, please describe below, or attach an explanation on a separate piece of paper.

B. PROPOSED PROJECT DESCRIPTION

Project Type: ☐ New ☐ Relocation ☐ Expansion ☐ Rehabilitation

Describe the proposed redevelopment of the project site including a description of project benefits:

Number of new buildings: _____ New building area (square feet): _____

Does the proposed project comply with current local zoning and other land use requirements? ☐ Yes ☐ No ☐ Unknown

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

Describe anticipated redevelopment schedule including start date, completion date and any other pertinent critical date(s):

Status of Development Permits and Applications (if applicable):

Does the proposed project anticipate LEED Certification, green infrastructure, renewable energy, or other environmental sustainability elements?

☐ Yes ☐ No ☐ Unknown

If yes, describe:

Anticipated Full Time Equivalent (FTE) Jobs Retained: _____ Anticipated FTE Jobs Created: _____

Total Anticipated Investment

Land Acquisition	$
New Construction/Site Improvements	$
Brownfield Activities	$
Total Capital Investment:	**$**