


PUGSLEY REDEVELOPMENT
Grand Traverse County
North Bay Capital, LLC



Brownfield Plan

Grand Traverse County Board of Commissioners
 October 16, 2019

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PURPOSE

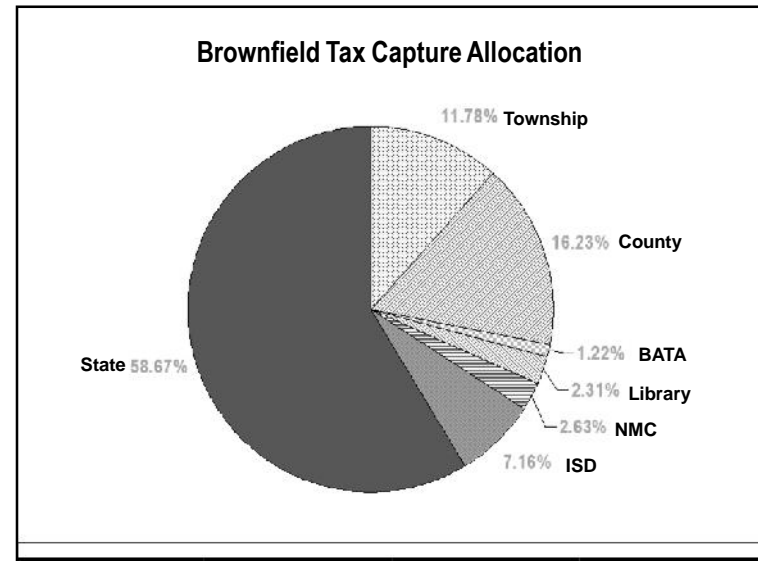
- Hold public hearing on Pugsley Redevelopment Brownfield Plan
- Consider resolution approving Brownfield Plan

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BROWNFIELD SUMMARY

- Economic development projects have extraordinary costs (Eligible Activities) that affect financial viability.
- These costs can be reimbursed over time by the capture of increased property tax revenues resulting from additional private investment on Brownfield Eligible Property.
- The capture is **only** on the Brownfield Eligible Property and **only** for the length of time to repay the actual Eligible Activity expenses.
- After Eligible Activity expenses are reimbursed, the revenue goes to the taxing jurisdictions.
- **Schools are held harmless**; debt millages are not captured
- Brownfield projects bring in significant State funding to support local economic development projects.

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PROJECT SUMMARY

- The County and North Bay Capital have a purchase agreement with the Michigan Land Bank Authority to acquire the former Camp Pugsley.
- The County intends to use and expand the existing law enforcement firearms range on the eastern portion.
- North Bay Capital (InPhastos) intends to use and redevelop the existing buildings to manufacture component housing.
- Current ownership by the Michigan Land Bank Authority qualifies as Brownfield Eligible Property.
- Site Preparation and Infrastructure are Eligible Activities on land bank authority property.
- A Brownfield Plan must be approved before the property transfer.
- Capture is limited to 15 years.

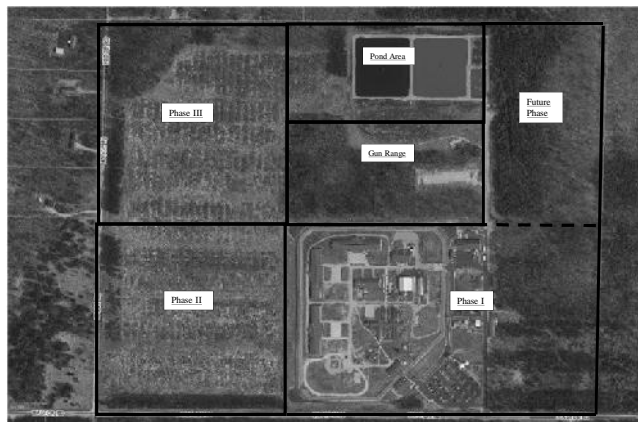
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ELIGIBLE PROPERTY



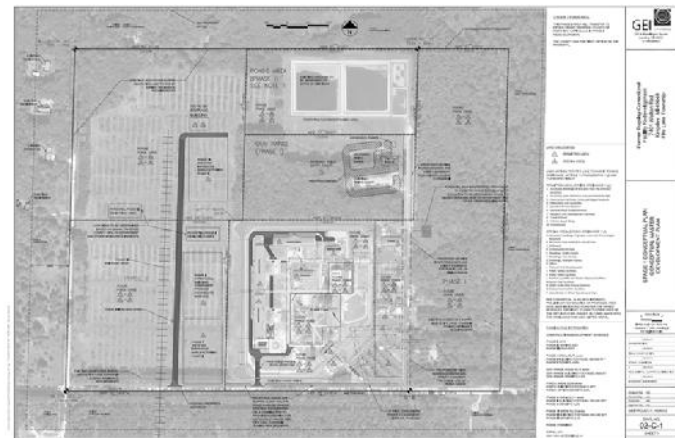
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PHASING PLAN



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DEVELOPMENT PLAN



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PUBLIC BENEFITS

- Enhanced public safety services for regional law enforcement agencies
- Reuse of a vacant, functionally obsolete property.
- Job creation and private investment
- Lower housing costs

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ELIGIBLE ACTIVITIES

- Environmental Due Diligence, Due Care and Additional Response Activities
- Lead and Asbestos Abatement
- Demolition
- Site Preparation *
- Infrastructure *

* Core Communities and *property owned or under the control of a land bank authority*

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Environmental Eligible Activity Costs

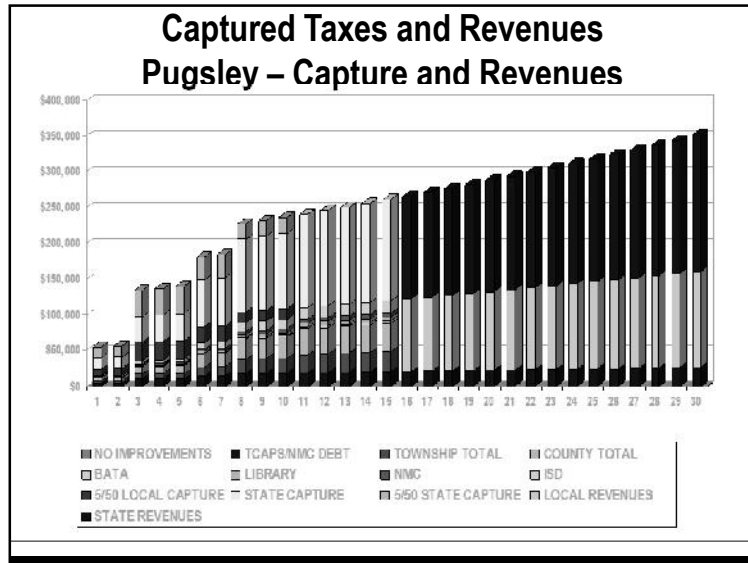
| Eligible Activities | | |
|---|-----------|------------------|
| Baseline Environmental Assessment | | \$81,000 |
| Phase I Environmental Site Assessment | \$8,000 | |
| Phase II Environmental Site Assessment | \$60,000 | |
| Baseline Environmental Assessment | \$13,000 | |
| Due Care Activities | | \$255,000 |
| Due Care Investigation | \$80,000 | |
| Due Care Assessment/Plan | \$15,000 | |
| Due Care Exposure Pathway Mitigation | \$150,000 | |
| Soil Disposal | \$10,000 | |
| Subtotal | | \$336,000 |
| Contingencies (15%) | | \$50,400 |
| Eligible Activities Subtotal | | \$386,400 |
| Interest | | \$54,725 |
| Work Plan Development, Review, Implementation Costs | | \$20,000 |
| Environmental Eligible Activities Subtotal | | \$461,125 |

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Non-Environmental Eligible Activity Costs

| Eligible Activities | | Cost |
|---|-----------|--------------------|
| Lead and Asbestos Abatement | | \$175,000 |
| Demolition | | \$284,000 |
| Site Preparation | | \$491,765 |
| Staking, Geotech, Temp Facilities | \$83,000 | |
| Clearing, Excavation, Land Balance, Fill | \$370,000 | |
| Engineering | \$38,765 | |
| Infrastructure | | \$174,000 |
| Road Improvements | \$160,000 | |
| Engineering | \$14,000 | |
| Subtotal | | \$1,124,765 |
| Contingencies | | \$168,715 |
| Eligible Activities Total | | \$1,293,480 |
| Interest | | \$180,670 |
| Work Plan Development, Review, Implementation Costs | | \$30,000 |
| Non-Environmental Eligible Activities Subtotal | | \$1,504,150 |

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BROWNFIELD PLAN

- Proposal to prepare and adopt traditional Brownfield Plan prior to land bank transfer to qualify for Site Preparation and Infrastructure
- North Bay Capital, in partnership with the County, GTCBRA and Township, would like to pursue a Transformation Brownfield Plan to capture additional State funding.
- If State approves concept, amendment to Transformational Brownfield Plan would be prepared and must be approved by the GTCBRA, Township, and County.

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PROPOSED BROWNFIELD SCHEDULE

| <i>ACTION</i> | <i>BOARD</i> | <i>DATE</i> |
|--|--------------------|---------------------|
| Application | GTCBRA | August 29 |
| Brownfield Plan Approval | GTCBRA | September 26 |
| Public Hearing, Brownfield Plan Approval | GT County Board | October 16 |
| Brownfield Plan Concurrence | Fife Lake Township | Prior to October 31 |

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REQUEST

Approve the resolution to adopt the Brownfield Plan for the Pugsley Redevelopment, in accordance with Act 381, PA 1996 as amended.

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