



BROWNFIELD REDEVELOPMENT AUTHORITY
BOARD MEMBERS
Gary Kiesgen, Chairman
Glenn Eckert, Vice Chair
Zenon Kwik, Treasurer
Michael Smith, Secretary
James Yarema

**A REGULAR MEETING OF THE
BROWNFIELD REDEVELOPMENT AUTHORITY
May 19, 2026 at 10:00 A.M.
Township Conference Room, 2nd Floor
City of Warren
One City Square
Warren, MI 48093**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
 - Motion to excuse absent members
- 3. ADOPTION OF AGENDA**
 - Motion to adopt agenda
- 4. AUDIENCE PARTICIPATION**
- 5. APPROVAL OF MINUTES (pg. 1)**
 - Motion to approve the October 7, 2025 B.R.A. meeting minutes
- 6. NEW BUSINESS (pg. 5)**
 - A. Peter's Grove and Jackson Estates (pg. 5)**
 - Motion to approve the proposal and subsequent application for the Michigan EGLE Brownfield Grant for Peter's Grove and Jackson Estates, and to appoint Mr. Tom Bommarito as the authorized signatory for all proposals, applications, contracts, and ancillary documents necessary for the procurement and management of the grant.
 - Motion to approve the Brownfield Grant Project Proposal.
- 7. OLD BUSINESS (pg. 42)**
 - A. Addendum to Village at the Park Brownfield (pg. 42)**
 - Motion to approve addendum

8. LIST OF BILLS (pg. 56)

- Motion to approve the May 19, 2026 List of Bills

9. ADJOURNMENT

**Tom Bommarito, Director
Economic and Community Development
EDC, DDA, TIFA, CDBG**

**City of Warren
Brownfield Redevelopment Authority (B.R.A.)
Minutes of the Board**

Meeting Held on Tuesday, October 7, 2025

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:00 a.m. on Tuesday, October 7, 2025, in the Township Conference Room located on the 2nd floor of Warren City Hall.

BOARD MEMBERS PRESENT

Gary Kiesgen
Zenon Kwik
Glenn Eckert
Mike Smith
Lauren Schandavel

BOARD MEMBERS ABSENT

James Yarema

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m.

2. ROLL CALL

Motion:

A motion was made by Mr. Kwik, supported by Mr. Eckert, to excuse the absent members.

No opposition, motion passed

3. ADOPTION OF AGENDA

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Eckert, to adopt the October 7, 2025 agenda.

No opposition, motion passed

4. AUDIENCE PARTICIPATION (None)

5. APPROVAL OF THE MINUTES (pg. 1)

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve the minutes from the June 3, 2025 Brownfield meeting.

No opposition, motion passed

6. NEW BUSINESS (pg. 9)

A. Brownfield Plan Amendment #4 - 8525 Cole Drive (pg. 9)

The board discussed Brownfield Plan Amendment #4 for 8525 Cole Drive. The Brownfield plan amendment was previously received and reviewed by PSI, updated by SME, and deemed satisfactory. The board approved assigning the Brownfield Plan and Reimbursement Agreement from Cole Street Investments, LLC to Village at the Park, LLC to reflect the change in property ownership. The updated plan and agreement will proceed to City Council for a public hearing, scheduled for next Tuesday at 7:00 p.m. at the Community Center. Council may review a draft of the plan, with all material terms to be finalized prior to approval. The reimbursement agreement will be executed following Council action.

Development updates include relocating the detention pond to a more central location and eliminating the sub-grade/basement level, transitioning to a slab-on-grade structure. The building remains three stories, with a walkout design featuring three stories at the rear and two and a half stories at the front. The project includes 139 units with enhanced accessibility for seniors and no-step entries. Detention requirements were increased per DEQ standards, converting the previously shallow pond into a compliant detention facility.

The TIF capture increased from approximately 4.8 mils to 8.961 mils due to the inclusion of school taxes (state education and local operating) and a new MSHDA Housing Activity Fund. The MSHDA “GAP” mechanism was utilized to help bridge an estimated \$4 million funding shortfall between construction costs and feasible rents. The authority will receive a 10% administrative fee, with an 80/20 revenue split consistent with prior practice. Demolition and initial cleanup were completed by a previous party, and rights to TIF reimbursement have been transferred to the current developer as taxable value increases with construction.

The authority retains inspection and approval rights, and reimbursement requests will be reviewed by a consultant, such as PSI, to ensure compliance. Utilizing consultants is preferred over hiring in-house staff due to limited project volume. A typographical error referencing “S&G Development” (located on page 8) in the reimbursement agreement will be corrected before signatures. The project also includes a commercial redevelopment exemption to provide additional tax abatement. Council has previously expressed support for the development and is familiar with the Brownfield TIF structure. Board members emphasized the community benefits of converting a remediated site into new, senior-friendly housing and the positive potential impact on school district revenue.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve assignment of Brownfield Plan and Reimbursement Agreement from Cole Street Investments, LLC to Village at the Park, LLC

ROLL CALL:

The motion carried unanimously as follows:

Mr. Eckert	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Ms. Schandavel	Yes
Mr. Smith	Yes

No opposition, motion passed

7. OLD BUSINESS (None)

8. LIST OF BILLS (pg. 141)

Motion:

A motion was made by Mr. Kwik, supported by Mr. Eckert, to approve payment of the bills listed.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Kwik	Yes
Mr. Eckert	Yes
Mr. Kiesgen	Yes
Ms. Schandavel	Yes
Mr. Smith	Yes

No opposition, motion passed

9. ADJOURNMENT

Motion:

A motion was made by Mr. Kiesgen, supported by Ms. Schandavel, to adjourn the meeting at 10:18 a.m.

No opposition, motion passed

X

Gary Kiesgen
Brownfield Chairperson

X

Thomas Bommarito
Brownfield Director

I. PROJECT NAME AND LOCATION			
Project Name:	Peter's Grove and Jackson Estates		
Project Address:	Peter's Grove - 7576 Hupp Avenue Jackson Estates - 11375 Jackson Avenue		
Project City:	Warren		
Project County:	Macomb	Project Zip Code:	Peter's Grove - 48091 Jackson Estates - 48089
State Senate District:	10	State House District:	Peter's Grove - 13 Jackson Estates - 14

II. APPLICANT INFORMATION			
Applicant Name:	Baker & Associates Realty Group, LLC		
Applicant Address:			
Applicant City:	Warren	Applicant Zip Code:	48093
APPLICANT CONTACT INFORMATION			
	Applicant Signing Authority Contact	Applicant Project Contact	Project Consultant (if applicable)
Name:	Tom Bommarito	Faye Baker	Jessica Cory
Title:	Director, Economic and Community Development	President	Regional Manager
Phone:	586-574-4519		
Email:	tbommarito@cityofwarren.org		

III. FUNDING REQUEST	
Amount Requested:	\$215,943
Funding Source:	<input type="checkbox"/> RPF <input checked="" type="checkbox"/> 201 <input type="checkbox"/> Site Assessment
Funding Type:	<input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Either

IV. GENERAL PROJECT INFORMATION	
Previous use(s):	Elementary school and residential
Current use(s):	Vacant, unimproved land
Proposed new use(s):	Single-family residential
Known or suspected contaminants:	Petroleum related soil contamination
PROJECT SUMMARY	
<p>Peter’s Grove (7576 Hupp) - Baker & Associates Realty Group, LLC acquired 7576 Hupp Avenue and surrounding parcels (Lots 704 through 713 and 754 through 763), with the intent to construct 20 for sale, single-family, residential dwellings. 19 of the 20 lots are, or in the process of being developed (photos attached). For the remaining lot at 7576 Hupp, petroleum contaminated soil is present, which requires remedial actions detailed in a Response Activity Plan (ResAP). Funding from the brownfield grant will be utilized to remove and dispose of the contaminated soil. Upon completion of the proposed response activities, a No Further Action (NFA) Report will be prepared.</p> <p>Jackson Estates (11375 Jackson) - Baker & Associates Realty Group, LLC acquired this property with the intent of constructing 28 for sale, single-family, residential dwellings. Petroleum contaminated soil is present on the subject property, which requires remedial actions detailed in a ResAP. The brownfield funding will be utilized to remove and dispose of the contaminated soil. Upon completion of the proposed response activities, an NFA Report will be prepared.</p> <p>Baker & Associates Realty Group, LLC acquired these properties to revitalize vacant land into vibrant, affordable housing units, spearheaded by a collaboration between developers and local stakeholders. By transforming underutilized spaces into quality housing, the project not only addresses the critical need for affordable housing in the community but also fosters economic growth, enhances neighborhood aesthetics, and promotes community well-being.</p>	
<p>Does the property have any of the following:</p> <p>A liable party known to have caused or contributed to a release at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Known environmental actions or enforcements by a regulatory agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A liable party undertaking corrective actions at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Known environmental liens? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Known legal, access, or title issues? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Deed restriction, land, or resource use restriction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Provide a detailed explanation for any Yes answers above:</p>	

Provide any other relevant information regarding property ownership and operations, if applicable:

Peter's Grove (7576 Hupp) – Consisted of undeveloped land from at least 1932 until between 1941 and 1949, when a single-family residential dwelling was constructed. The dwelling was removed in the 1960s and the property became part of the western adjoining Harding Elementary School property. With the exception of apparent playground equipment, the property remained undeveloped until the 1990s, when a paved parking lot was constructed on the northeastern portion of the school property. The school was demolished in 2014. The property has remained unoccupied, grass-covered lot since demolition of the school.

Jackson Estates (11375 Jackson) - Consisted of undeveloped land from at least 1937 until sometime prior to 1949, when the Macomb Park Elementary School was constructed. The school underwent several additions from the 1950s through the 1970s. The school was later used as an adult education center. The school was demolished between 2005 and 2008. The subject property has remained unoccupied, grass-covered land since demolition of the school.

Baker & Associates Realty Group, LLC acquired the properties on June 13, 2024 and has not used the properties for a significant or obvious purpose.

V. PROPERTY AND OWNERSHIP INFORMATION			
CURRENT OWNER			
Parcel ID#:	13-33-276-024	13-24-478-008	12-13-34-478-022
Property Address:	7576 Hupp Avenue	11375 Jackson Avenue	11375 Jackson Avenue
Latitude & Longitude (to 8 digits):	42.459180; -83.027618	42.450834; -83.009086	42.450834; -83.009086
Current Zoning:	R-1	R-1	R-1
Proposed Zoning:	N/A	N/A	N/A
Acreage:	0.097	1.25	1.25
Property Acquisition Type (inheritance, purchase, tax reversion, other):	Purchase		
Date of Acquisition:	June 13, 2024		
Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Current Owner Name:	Baker & Associates Realty Group, LLC		
Current Owner Address:	8086 14 Mile Road, Warren, MI 48093		
Current Owner Email and Phone:	313-283-3029; faye@barealtygroup.com		

Brownfield Grant and Loan Project Proposal

Name and Address of Occupant:	N/A; Unoccupied		
Operations at the Property:	N/A; Unoccupied		
Date Operations Began:	N/A; Unoccupied		
FUTURE OWNER <input checked="" type="checkbox"/> N/A - Ownership will not change			
Parcel ID#:			
Future Owner Name:			
Future Owner Address, City, State, Zip:			
Future Owner Email and Phone:			
How will the property be acquired? (purchase, tax inversion, inheritance, other)			

VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS					
PROPERTY HISTORY					
<i>List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.</i>					
Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner
	From	To			
7576 Hupp Avenue	1932	Between 1941-1949	Appears undeveloped/unused	None identified	Unknown
	Between 1941-1949	1960s	Single-family residential	Nearby gas station/service garage	Van Dyke Public Schools and private residences
	1960s	2014	Elementary school	Nearby gas station/service garage	Van Dyke Public Schools
	2014	2024	Unoccupied/Undeveloped	Nearby former gas station/service garage	Van Dyke Public Schools
	2024	Present	Unoccupied/Undeveloped	Nearby former gas station/service garage	Baker & Associates Realty Group, LLC
11375 Jackson Avenue	1937	Prior to 1949	Appears undeveloped/unused	None identified	Unknown
	Between 1937 and 1949	Between 2005 and 2008	Elementary school and adult education center	Heating oil UST	Van Dyke Public Schools
	Between 2005 and 2008	2024	Unoccupied/Undeveloped	Heating oil UST/ Fill material from unknown source in former school basement	Van Dyke Public Schools
	2024	Present	Unoccupied/Undeveloped	Heating oil UST/ Fill material from unknown source in former school basement	Baker & Associates Realty Group, LLC

Brownfield Grant and Loan Project Proposal

ENVIRONMENTAL RISKS						
Known Contaminants:		Petroleum related				
Pathways of Concern:		<input type="checkbox"/> Groundwater/Surface Water Interface (GSI) <input type="checkbox"/> Drinking Water <input checked="" type="checkbox"/> Volatilization to Indoor Air <input type="checkbox"/> Ambient Air <input checked="" type="checkbox"/> Direct Contact <input type="checkbox"/> Unknown				
PETROLEUM INFORMATION						
Were underground storage tanks (USTs) ever located on the property?				<input checked="" type="checkbox"/> Yes 11375 Jackson Avenue <input type="checkbox"/> No <input type="checkbox"/> Suspected		
Are USTs <u>currently</u> present on the property?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Suspected		
Has a UST release been reported for the property?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Summarize known UST information below.						
Tank ID #	Size	Contents	Installation Date	Removal Date	Status (active, removed, etc.)	Release ID #
-	8,000	Heating oil	Unknown	1990	Removed	N/A
HAZARDOUS SUBSTANCE INFORMATION						
Was there ever a non-UST related release of a hazardous substance on the property?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown			
Summarize known hazardous substance release information below.						
Date of Release	Description of Release				Status	Release ID #
To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination		
To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/> Not Applicable/No developer		
ENVIRONMENTAL CONDITION OF THE PROPERTY						

Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):

Peter's Grove (7576 Hupp) - As part of AKT Peerless' 2024 and 2025 subsurface investigations, AKT Peerless advanced ten soil borings at the subject property. Groundwater was not encountered during the subsurface investigation activities at the subject property. The laboratory analytical results identified n-butylbenzene, isopropylbenzene, and 1,2,3-trimethylbenzene in soil at the subject property (AKT-SB-5 [4-6'] and AKT-SB-13 [4-6']) at concentrations exceeding the EGLE SSVIAC. The extent of petroleum related VOC soil contamination identified on the subject property has been defined. The subject property currently consists of undeveloped land; however, a residential dwelling is proposed to be constructed by the property owner. The proposed remedial actions described below are intended to remove contamination at the property to below EGLE criteria/SSVIAC. Refer to attached Figures.

Jackson Estates (11375 Jackson) - As part of AKT Peerless' 2024 and 2025 subsurface investigations, AKT Peerless conducted sampling in the area of the former heating oil UST and the former school building basement. Eight soil borings were advanced to evaluate a former heating oil UST at the subject property. Results of the subsurface sampling identified benzo(a)pyrene in soil (AKT-SB-4 [4-6']) at a concentration exceeding the EGLE Residential DC criterion. Naphthalene and phenanthrene were identified in soil (AKT-SB-3 [2-4'] and AKT-SB-4 [4-6']) at concentrations exceeding the EGLE SSVIAC. Fluoranthene, naphthalene, and phenanthrene were identified in soil (AKT-SB-4 [4-6']) at concentrations exceeding EGLE GSIP criteria. Three discrete soil borings and an ISM investigation were conducted to evaluate a former school building basement. Results of these subsurface sampling identified phenanthrene in soil collected from ISM DU-1 (0-1') at a concentration exceeding the EGLE SSVIAC. The extent of soil contamination identified on the subject property has been defined. The subject property currently consists of undeveloped land; however, 28 residential dwellings are proposed to be constructed by the property owner. The proposed remedial actions described below are intended to remove contamination at the property to below EGLE criteria/SSVIAC. Refer to attached Figures.

PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING

Check all that apply.

- | | | |
|--|---|---|
| <input type="checkbox"/> Hazardous Material Survey | <input type="checkbox"/> Assessment/Investigation | <input type="checkbox"/> UST Removal |
| <input type="checkbox"/> BEA | <input type="checkbox"/> Due Care Planning | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Excavation | <input checked="" type="checkbox"/> Soil Transport/Disposal | <input type="checkbox"/> Vapor Mitigation |

Other (please describe): Preparation of No Further Action (NFA) Reports upon completion of remedial actions.

Describe the proposed actions that will be undertaken with grant and loan funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.

Grant funds are needed for the excavation, transportation and disposal of contaminated soil, waste characterization and post-excavation VSR sampling and analysis, sampling and analysis of Class II sand prior to import, backfill activities, field oversight and project management, and no further action reporting.

Excavation, Transportation and Disposal of Contaminated Soil

An estimated 1,760 tons of contaminated soil will be excavated and transported to an appropriate disposal facility. The following is a summary of the excavation activities proposed at each site:

Peter's Grove (7576 Hupp)

The excavation, transportation and disposal of an estimated 200 cubic yards of contaminated soil will be needed to eliminate the VOCs in the soil that are above the EGLE SSVIAC. This volume has been calculated assuming an excavation area of 600 square feet, with a depth of 9 feet based on the sampling results that horizontally and vertically delineate the extent of the contaminated soils on the site.

Jackson Estates (11375 Jackson)

The excavation, transportation and disposal of an estimated 1,175 cubic yards of contaminated soil will be needed to eliminate the PNAs and VOCs identified in soil above the EGLE Part 201 RCC and SSVIAC near the former heating oil UST. This volume has been determined based on the following:

- **Excavation Area 1**
Phenanthrene has been identified in soil collected from ISM DU-1 (0-1') at a concentration exceeding the EGLE SSVIAC. DU-1 consists of an approximate area of 220 feet by 100 feet by one foot in depth (approximately 815 cubic yards)

- **Excavation Area 2**
The excavation, transportation and disposal of an estimated 360 cubic yards of contaminated soil will be needed to eliminate phenanthrene identified in soil that is above the EGLE SSVIAC. This volume has been calculated assuming an excavation area of 800 square feet, with a depth of 12 feet based on the sampling results that horizontally and vertically delineate the extent of the contaminated soils on the site.

These activities are further described in the March 2026 ResAPs on file with EGLE.

Waste Characterization and Post-Excavation VSR Sampling and Analysis

Sampling in support of preparing a waste characterization profile, as required by the disposal facility will be conducted prior to the transport of the contaminated soil off site. To verify that the excavation, transportation, and disposal of contaminated soil has resulted in the elimination of unacceptable exposure risks (SSVIAC), VSR sampling and analysis is proposed prior to backfill activities. VSR sampling and analysis activities will be conducted in accordance with the Response Activity Plan-Remedial Action Plan (ResAP) currently under review by EGLE.

Sampling and Analysis of Class II Sand Prior to Import

To ensure that the backfilling of the excavation areas, the Class II sand that will be imported will be sampled for general refuse fill target parameters in the manner and density prescribed in the referenced ResAP once it is approved.

Backfill Activities

Following Class II sand sampling and analysis, as described above, the excavated areas will be backfilled with imported Class II sand and compacted as necessary for construction purposes. Approximately 560 cubic yards of backfill is needed to restore grade based on the excavation activities proposed for Peter's Grove (7576 Hupp) and Excavation Area 2 of Jackson Estates (11375 Jackson).

<p>Field Oversight and Project Management</p> <p>An environmental professional will be on-site to oversee excavation, transportation, and disposal operations involving contaminated soil generated at the project parcels and conduct sampling activities, as necessary. The environmental professional will serve as the developers (i.e., generator's) agent in the execution of waste manifests and will maintain copies of all fully executed (i.e., by generator, transporter, and disposal facility) waste manifests and weight tickets.</p>
<p>No Further Action Reporting</p> <p>A No Further Action (NFA) Report will be prepared for each site under Section 20114d of Part 201, of the NREPA following the completion of the activities above.</p>
<p>Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII):</p>
<p>DEMOLITION</p>
<p><i>If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:</i></p> <p>Does the structure impede the proposed environmental response activities? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the structure present a health or safety threat? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the structure impede the reuse of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do the environmental activities exceed the cost of demolition? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Further explanation, if necessary:</p>

VII. ECONOMIC AND REDEVELOPMENT INFORMATION	
<p>Capital Investment: \$7,975,000</p>	<p>Permanent Jobs Created: Full Time = 0 Part Time = 0</p>
<p>Current State Equalization Value (SEV): \$5,450 (7576 Hupp) \$63,420 (11375 Jackson)</p>	<p>Anticipated post redevelopment SEV: \$112,250 (7576 Hupp) <u>\$3,143,000 (11375 Jackson)</u> \$3,255,250</p>
<p>Provide a brief summary of how the redevelopment project will result in economic benefits including but not limited to job creation and increased tax base:</p> <p>Prior to the current acquisition, the 11375 Jackson property was tax exempt and did not generate tax revenue. Both properties are currently vacant. Once completed, the taxable value of the properties will significantly increase, providing new tax revenue for the community moving forward.</p>	
DEVELOPER'S EXPERIENCE	
<p>Is there a developer committed to the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

Brownfield Grant and Loan Project Proposal

Developer's Name: Baker & Associates Realty Group, LLC		
<p>Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations:</p> <p>Baker & Associates Realty Group is committed to creating affordable housing opportunities that not only offer comfort and style but also help families build wealth, stability, and a brighter future. Every home they build reflects our deep commitment to craftsmanship, community, and care. Baker & Associates Realty Group is not involved in any bankruptcies, and civil or criminal enforcement actions related to environmental violations.</p> <p><input type="checkbox"/> N/A - Project does not have developer</p>		
DEVELOPER'S PROJECT FINANCING		
<p><i>Summarize the sources of your total capital investment and the status of the financing.</i> The capital investment involves several sources, summarized below.</p> <p><input type="checkbox"/> N/A - Project does not have a developer</p>		
Source of Funding	Estimated Amount	Status of Approval
MSHDA Grant	\$2,900,000	Approved
Bank Financing	\$4,263,000	Approved
Private Equity	\$812,000	N/A
EGLE Brownfield Assessment Program	\$88,150	Approved/Complete
EGLE Brownfield Redevelopment Grant	\$215,943	In process
Funding Gap, if applicable		
TOTAL =	\$8,279,093	
FUNDING GAP		
Describe your funding gap and how you intend to fill it:		
TAX INCREMENT FINANCING (TIF)		
Will the project use Brownfield TIF?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify all sources that apply:	<input type="checkbox"/> EGLE <input type="checkbox"/> MEDC <input type="checkbox"/> Local	
PURCHASE AND DEVELOPMENT AGREEMENTS		
Is there a purchase agreement in place?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Status of purchase agreement:		
Status of development agreement:		

Brownfield Grant and Loan Project Proposal

<p>As a requirement of EGLE funding, is the developer willing to enter into a development agreement with the applicant?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p>
<p>Has the project received site plan approval?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:</p>
<p>SCHEDULE</p>	
<p>Provide a summary schedule for the completion of the proposed eligible activities:</p> <p><i>Identify the dates redevelopment is expected to begin and be completed:</i></p> <p>Estimated Start Date: Summer 2026 Estimated Completion Date: Fall 2026</p>	

<p>VIII. COMMUNITY OUTCOMES</p>	
<p>Will existing infrastructure be reused?</p> <p>Please describe: All of the parcels are located within an established residential neighborhood that has existing water main, sanitary sewer, storm sewer, natural gas, and electrical infrastructure readily available.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Is the community in which the project is located disadvantaged, disproportionately burdened by pollution, or facing other significant challenges?</p> <p>If yes, explain:</p> <p>According to the Environmental Justice Screening Tool, the population within a ¼ of mile of the project is within the 90th percentile for particulate matter, ozone, diesel particulate matter, proximity to underground storage tanks, and several other environmental justice-based metrics.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the project fit into the community's development plans?</p> <p>Please explain:</p> <p>The project directed addresses the City of Warren's 2020 Master Plan goal of providing a diverse housing stock that accommodates residents through all life stages and all income levels by completing the following City planning objectives:</p> <ol style="list-style-type: none"> 1. To provide "missing middle" housing options at a range of price points 2. To integrate new housing types into neighborhoods 	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>COMMUNITY BENEFITS</p>	

Provide a brief summary of how the redevelopment project will result in social or other community benefits, not described elsewhere, including but not limited to; addressing blight, public safety and health concerns, placemaking, urban infill, walkability, incorporation of sustainable and energy efficient development measures, and intentional strategies to support equitable development and assist disadvantaged communities:

The project aims to revitalize vacant land into vibrant, affordable housing units, spearheaded by a collaboration between developers and local stakeholders. By transforming underutilized spaces into quality housing, the project not only addresses the critical need for affordable housing in the community but also fosters economic growth, enhances neighborhood aesthetics, and promotes community well-being. With a focus on sustainability and community engagement, the development promises to create a positive ripple effect, uplifting the entire Warren community for generations to come.

IX. LOCAL COMMITMENT

LOCAL CONTRIBUTIONS TO THE PROJECT

Describe the local contributions to the project, including but not limited to; other funding sources provided or supported, use of TIF, tax abatements, other grants and incentives, land contribution, reduced purchase price, utility or right-of way work, staff time committed to the project:

Not Applicable.

X. CERTIFICATION

The undersigned, as the representative of the applicant, certifies that the no government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee’s Board of Directors, its employees, partner agencies, or their families shall benefit financially from the grant or loan.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

Typed name of Applicant’s Representative

/s/ (For electronic signature: type name here after /s/ and check box below) _____

Signature

Brownfield Grant and Loan Project Proposal

<hr/>	
Title	Date
<input type="checkbox"/> I agree to the use of electronic signatures with EGLE	
<p>Please submit the proposal electronically to EGLE-Brownfields@michigan.gov Please call 517-242-9276 with questions. #mibrownfields www.michigan.gov/eglebrownfields</p>	

Budget Table and Required Attachments

REQUIRED ATTACHMENTS

Please complete the following checklist and attach the supporting documentation.

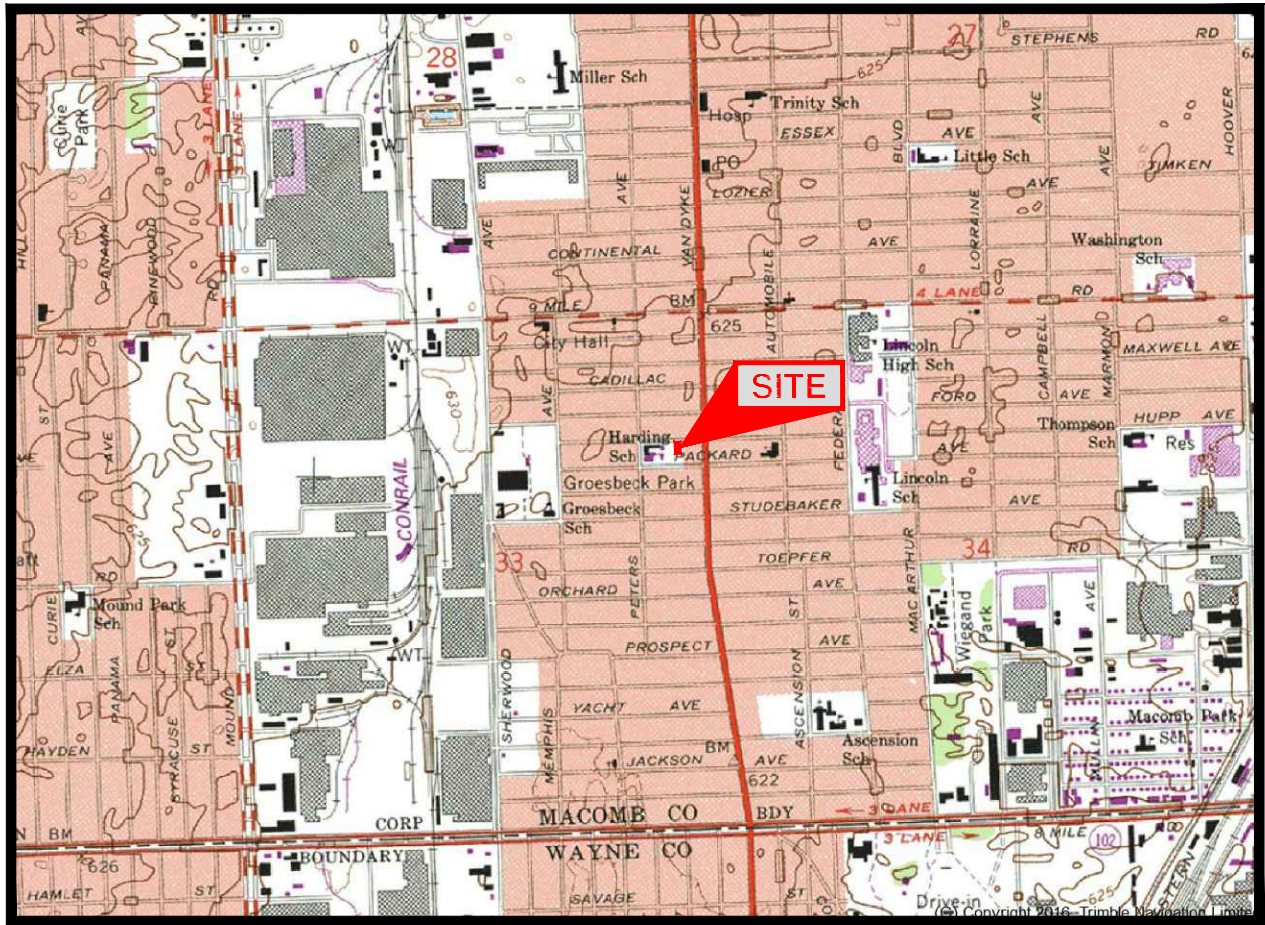
#	DESCRIPTION	ATTACHED?	COMMENTS
1	Budget Table	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2	Site Maps: Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing proposed development in relation to contaminants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing site development plans.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
3	Analytical data summary tables.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
4	Agreements Purchase Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
	Development Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
5	Site Photos High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
6	Describe other attachments provided:		

Attachment 1
Budget Table

BUDGET TABLE					
TASK (Activity)	TOTAL Expected Cost	Proposed Funding Mechanism			
		EGLE 201 Grant (Jackson)	EGLE 201 Grant (Hupp)	Developer Funds (private)	EGLE BSA
Assessment/Investigation					
Site assessment (Phase I/II)	\$ 77,250			\$ 10,100	\$ 67,150
Baseline environmental assessment (BEA)	\$ 5,000				\$ 5,000
Due Care Planning	\$ 19,500			\$ 3,500	\$ 16,000
Assessment/Investigation Sub-Total	\$ 101,750	\$ -	\$ -	\$ 13,600	\$ 88,150
Due Care					
Work Plan Preparation	\$6,000	\$3,000	\$ 3,000		
Excavation, Transportation, and Disposal of Contaminated Soils - 300 tons @ \$40/ton	\$12,000		\$12,000		
Excavation, Transportation, and Disposal of Contaminated Soils - 1,760 tons @ \$40/ton	\$70,400	\$70,400			
Waste Verification Sampling - 1 Sample at Peter's and 2 samples at Jackson @ \$1,500 per sample	\$4,500	\$3,000	\$1,500		
VSR Sampling	\$8,000	\$ 4,500	\$ 3,500		
Backfill Sampling - \$1,500 for both sites	\$1,500	\$750	\$750		
Import of Clean Backfill for Removal of Contaminated Soils - 535 tons @ \$30/ton	\$16,050	\$16,050			
Import of Clean Backfill for Removal of Contaminated Soils - 300 tons @ \$30/ton	\$9,000		\$9,000		
Field Oversight/Project Management by Consultant - 8 days @ \$2,950/Day	\$23,600	\$ 23,600			
Field Oversight/Project Management by Consultant - 4 days @ \$2,950/Day	\$11,800		\$ 11,800		
No Further Action Report (1 for each site)	\$15,000	\$ 7,500	\$ 7,500		
Due Care Sub-Total	\$177,850	\$128,800	\$ 49,050	\$ -	\$ -
Other					
Contingency (up to 15% of grant/loan)	\$ 26,678	\$ 19,320	\$ 7,358		
Administration (up to 3% of grant/loan)	\$5,915	\$4,444	\$ 1,472		
EGLE Project Sign (grant/loan requirement)	\$ 500	\$ 250	\$ 250		
Grant Closeout Report (grant/loan requirement)	\$ 5,000	\$ 2,500	\$ 2,500		
Remaining project costs	\$ 7,961,400			\$ 7,961,400	
TOTAL	\$ 8,279,093	\$ 155,314	\$ 60,629	\$ 7,975,000	\$ 88,150

Attachment 2
Site Maps

HIGHLAND PARK QUADRANGLE
 MICHIGAN - MACOMB COUNTY
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.1 N.-R.12 E.

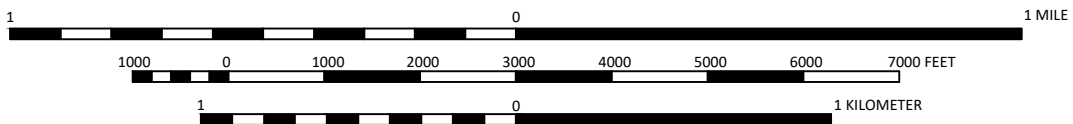
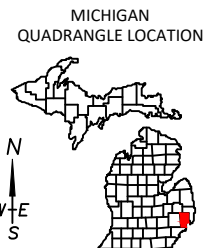


IMAGE TAKEN FROM 1968 U.S.G.S. TOPOGRAPHIC MAP
 PHOTOREVISED 1983

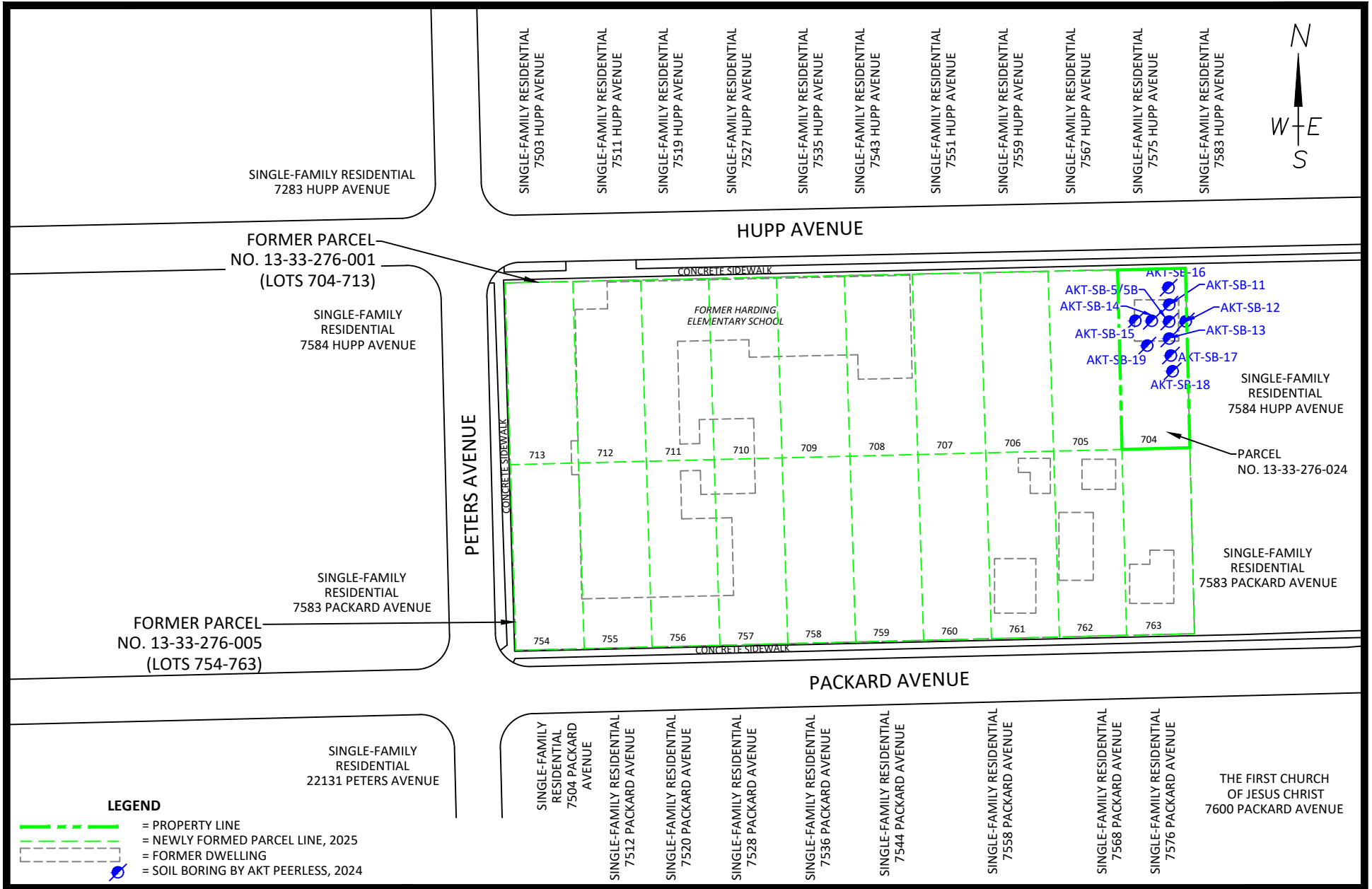


TOPOGRAPHIC LOCATION MAP

7576 HUPP AVENUE
 WARREN, MICHIGAN
 PROJECT NUMBER: 18985F2-4-27

DRAWN BY: OGO
 DATE: 10/07/2025

FIGURE 1



SITE MAP WITH HISTORICAL FEATURES AND SAMPLE LOCATIONS

7576 HUPP AVENUE
 WARREN, MICHIGAN
 PROJECT NUMBER: 18985F2-4-27

DRAWN BY: OGO
 DATE: 12/22/2025
 SCALE: 1" = 80'

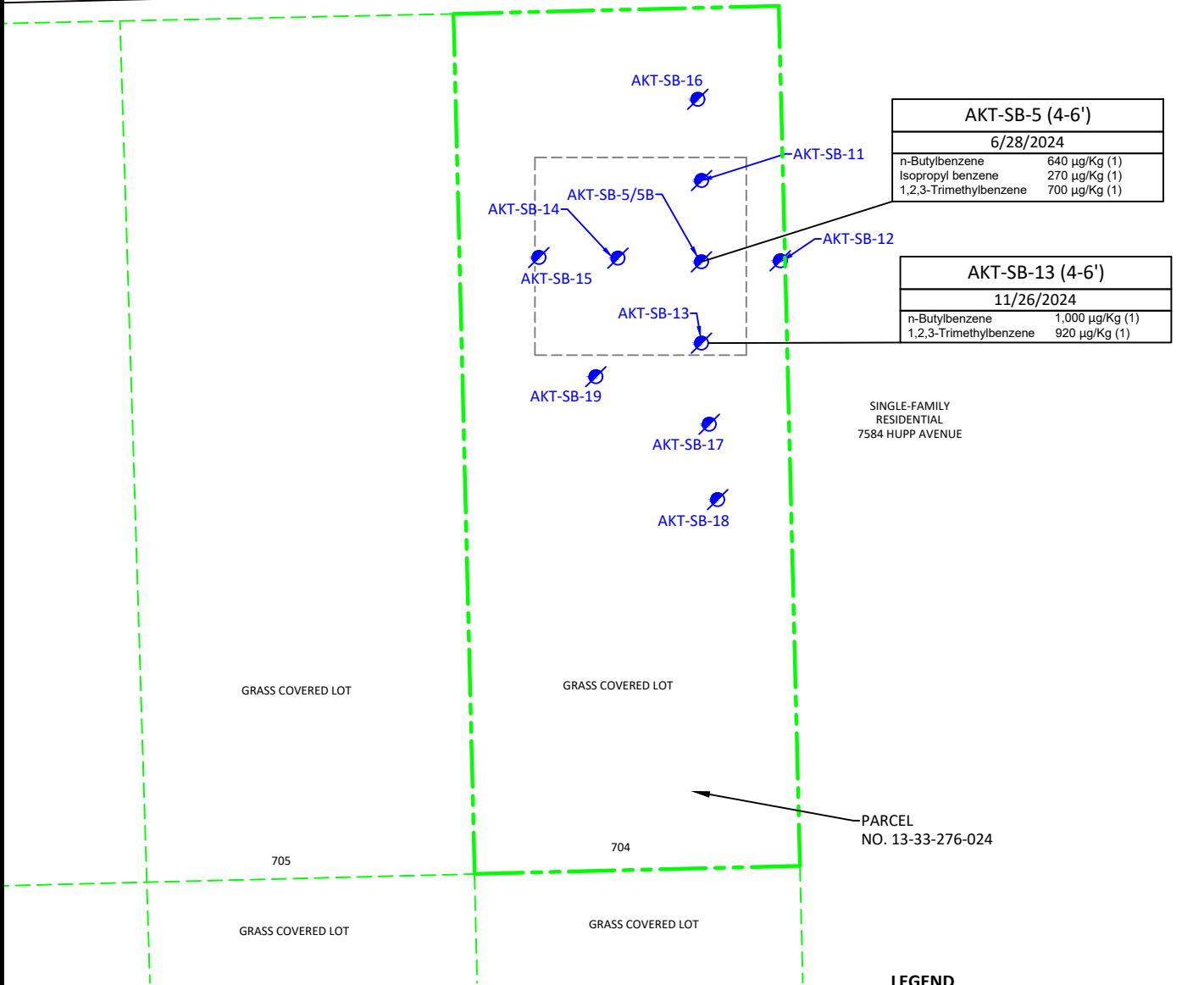


FIGURE 2



HUPP AVENUE

CONCRETE SIDEWALK



AKT-SB-5 (4-6')	
6/28/2024	
n-Butylbenzene	640 µg/Kg (1)
Isopropyl benzene	270 µg/Kg (1)
1,2,3-Trimethylbenzene	700 µg/Kg (1)

AKT-SB-13 (4-6')	
11/26/2024	
n-Butylbenzene	1,000 µg/Kg (1)
1,2,3-Trimethylbenzene	920 µg/Kg (1)

SINGLE-FAMILY
RESIDENTIAL
7584 HUPP AVENUE

PARCEL
NO. 13-33-276-024

GRASS COVERED LOT

GRASS COVERED LOT

705

704

GRASS COVERED LOT

GRASS COVERED LOT

LEGEND

- = PROPERTY LINE
- = NEWLY FORMED PARCEL LINE, 2025
- = FORMER DWELLING
- = SOIL BORING BY AKT PEERLESS, 2024

CRITERIA NOTE

(1) - Exceeds Residential Site-Specific Volatilization to Indoor Air Criteria



**SITE MAP WITH SOIL ANALYTICAL RESULTS
EXCEEDING EGLE SSVIAC**

7576 HUPP AVENUE
WARREN, MICHIGAN
PROJECT NUMBER: 18985F2-4-27

DRAWN BY: OGO
DATE: 12/22/2025

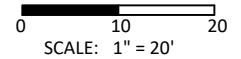
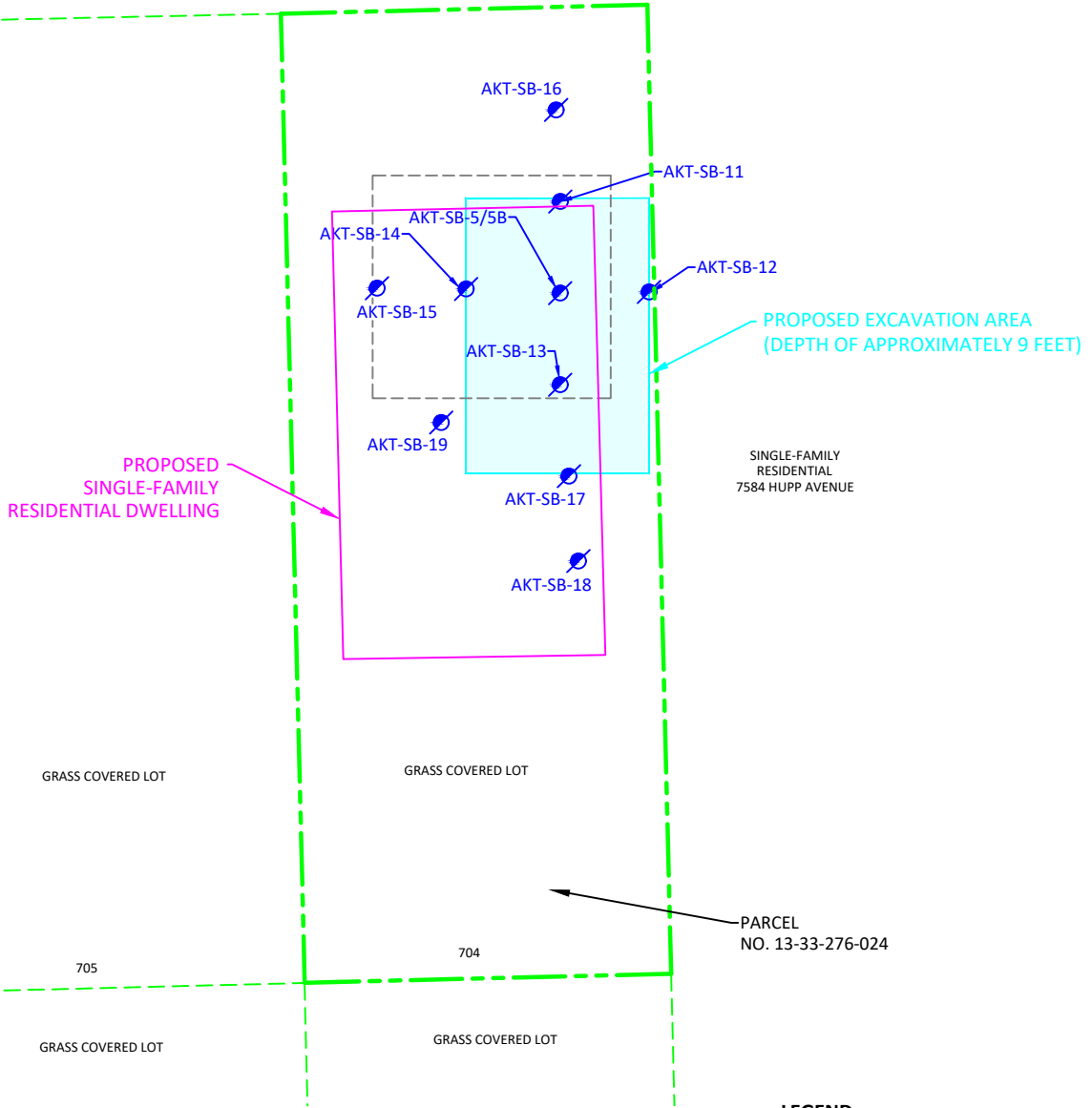


FIGURE 3



HUPP AVENUE

CONCRETE SIDEWALK



PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING

PROPOSED EXCAVATION AREA (DEPTH OF APPROXIMATELY 9 FEET)

SINGLE-FAMILY RESIDENTIAL 7584 HUPP AVENUE

PARCEL NO. 13-33-276-024

LEGEND

- = PROPERTY LINE
- = NEWLY FORMED PARCEL LINE, 2025
- = FORMER DWELLING
- = SOIL BORING BY AKT PEERLESS, 2024



SITE MAP WITH PROPOSED REMEDIAL EXCAVATION AND DEVELOPMENT

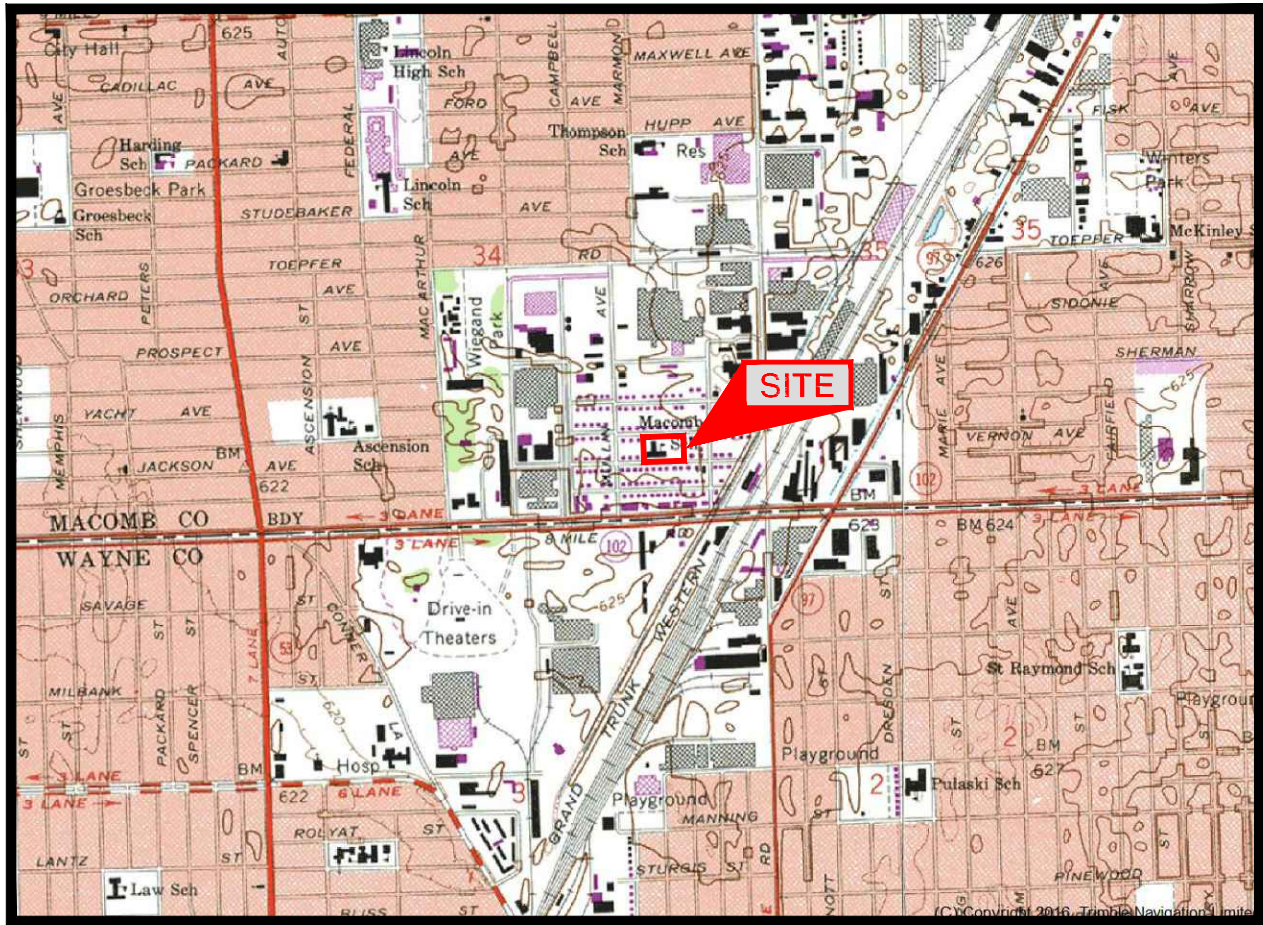
7576 HUPP AVENUE
WARREN, MICHIGAN
PROJECT NUMBER: 18985F2-4-27

DRAWN BY: OGO
DATE: 12/22/2025

0 10 20
SCALE: 1" = 20'

FIGURE 4

HIGHLAND PARK QUADRANGLE
 MICHIGAN - MACOMB COUNTY
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.1 N.-R.12 E.

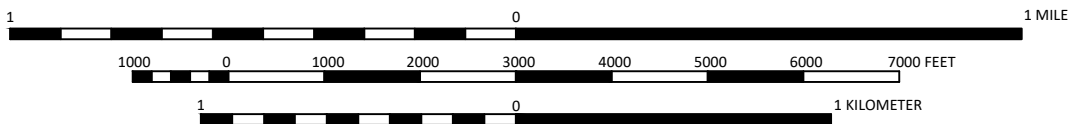
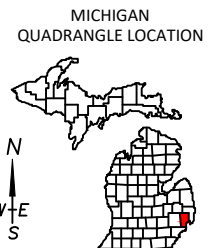


IMAGE TAKEN FROM 1968 U.S.G.S. TOPOGRAPHIC MAP
 PHOTOREVISED 1983

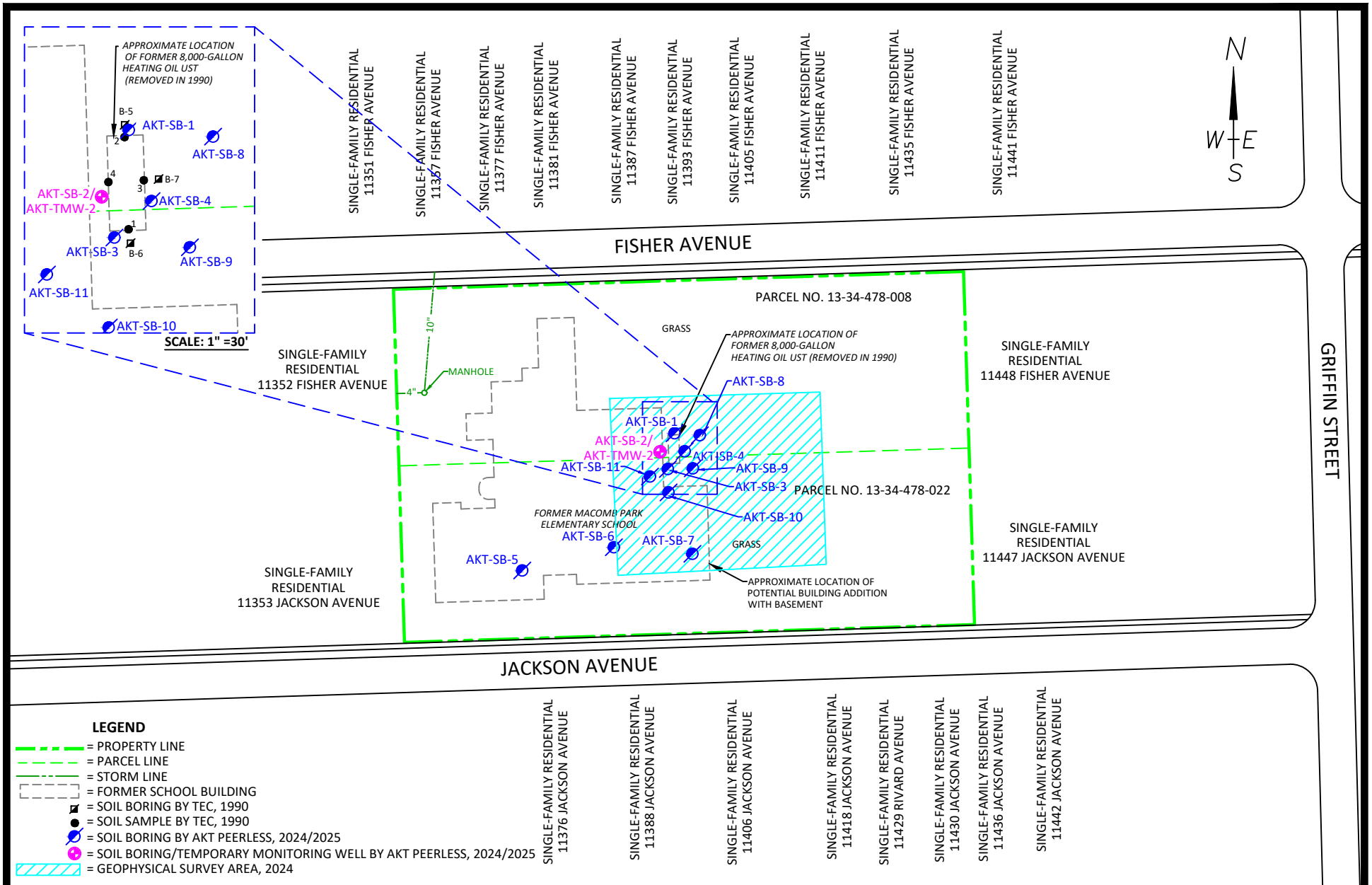


TOPOGRAPHIC LOCATION MAP

11375 JACKSON AVENUE
 WARREN, MICHIGAN
 PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
 DATE: 11/05/2025

FIGURE 1



SITE MAP WITH DISCRETE SAMPLE LOCATIONS

11375 JACKSON AVENUE
WARREN, MICHIGAN

PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
DATE: 12/22/2025

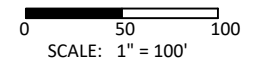
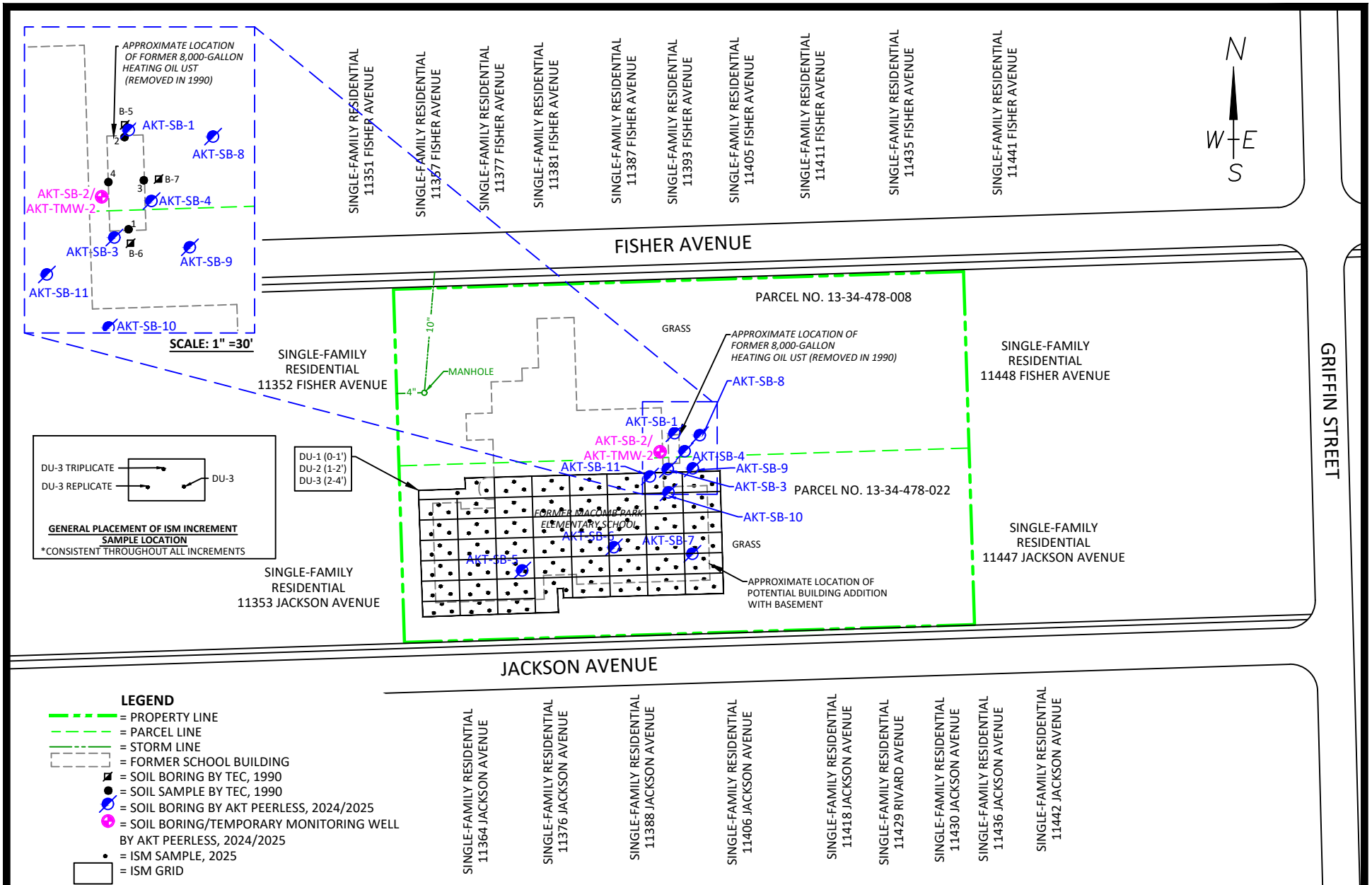


FIGURE 2





SITE MAP WITH ISM DECISION UNITS AND ISM GRID LOCATIONS

11375 JACKSON AVENUE
WARREN, MICHIGAN
PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
DATE: 11/05/2025

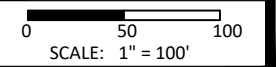
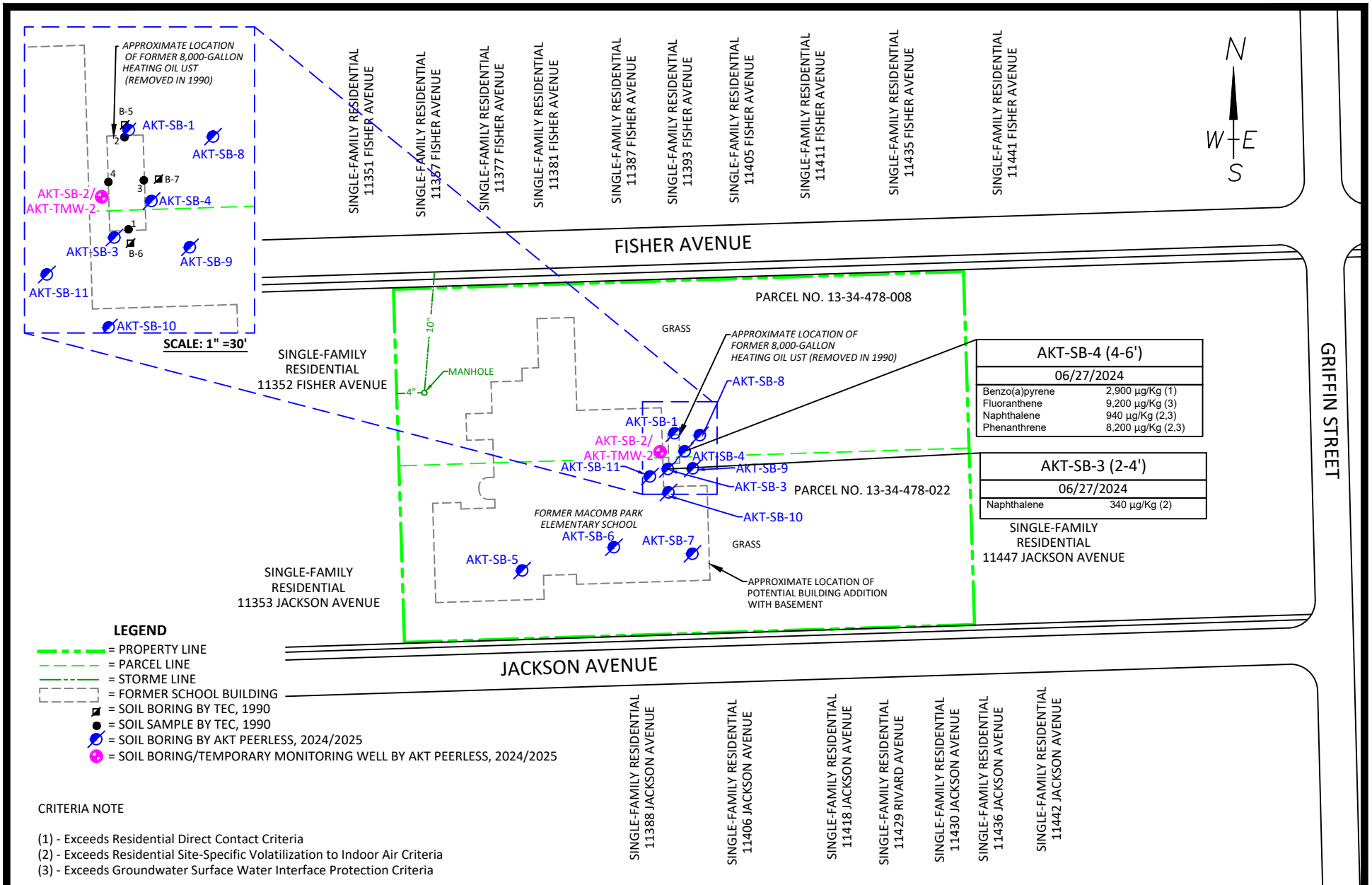


FIGURE 3



SITE MAP WITH DISCRETE SOIL ANALYTICAL RESULTS EXCEEDING EGLE RCC AND SSVIAC

11375 JACKSON AVENUE
 WARREN, MICHIGAN
 PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
 DATE: 11/05/2025

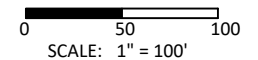
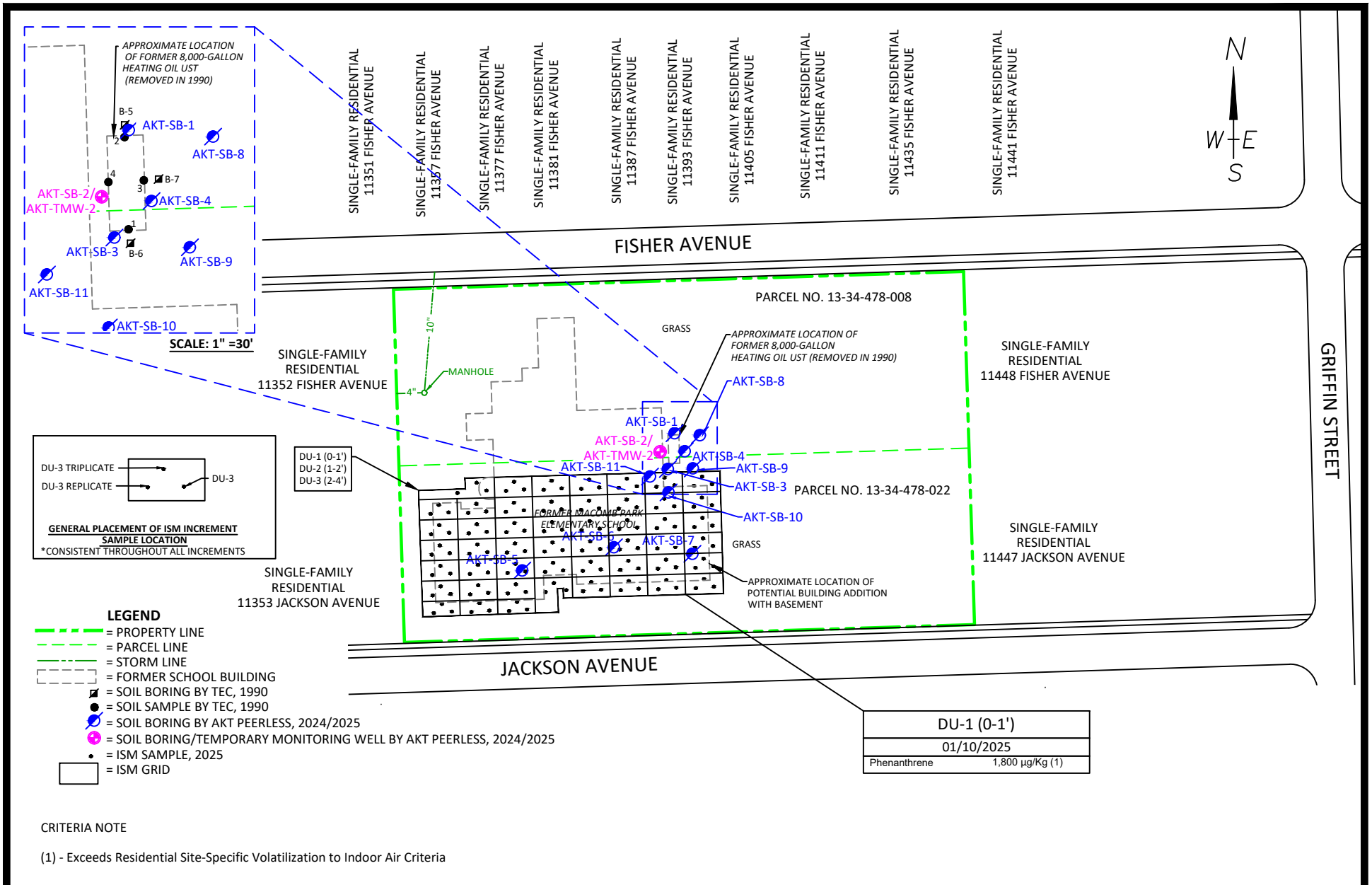


FIGURE 4



SITE MAP WITH ISM SOIL ANALYTICAL RESULTS EXCEEDING EGLE RCC AND SSVIAC

11375 JACKSON AVENUE
 WARREN, MICHIGAN
 PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
 DATE: 11/05/2025

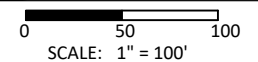
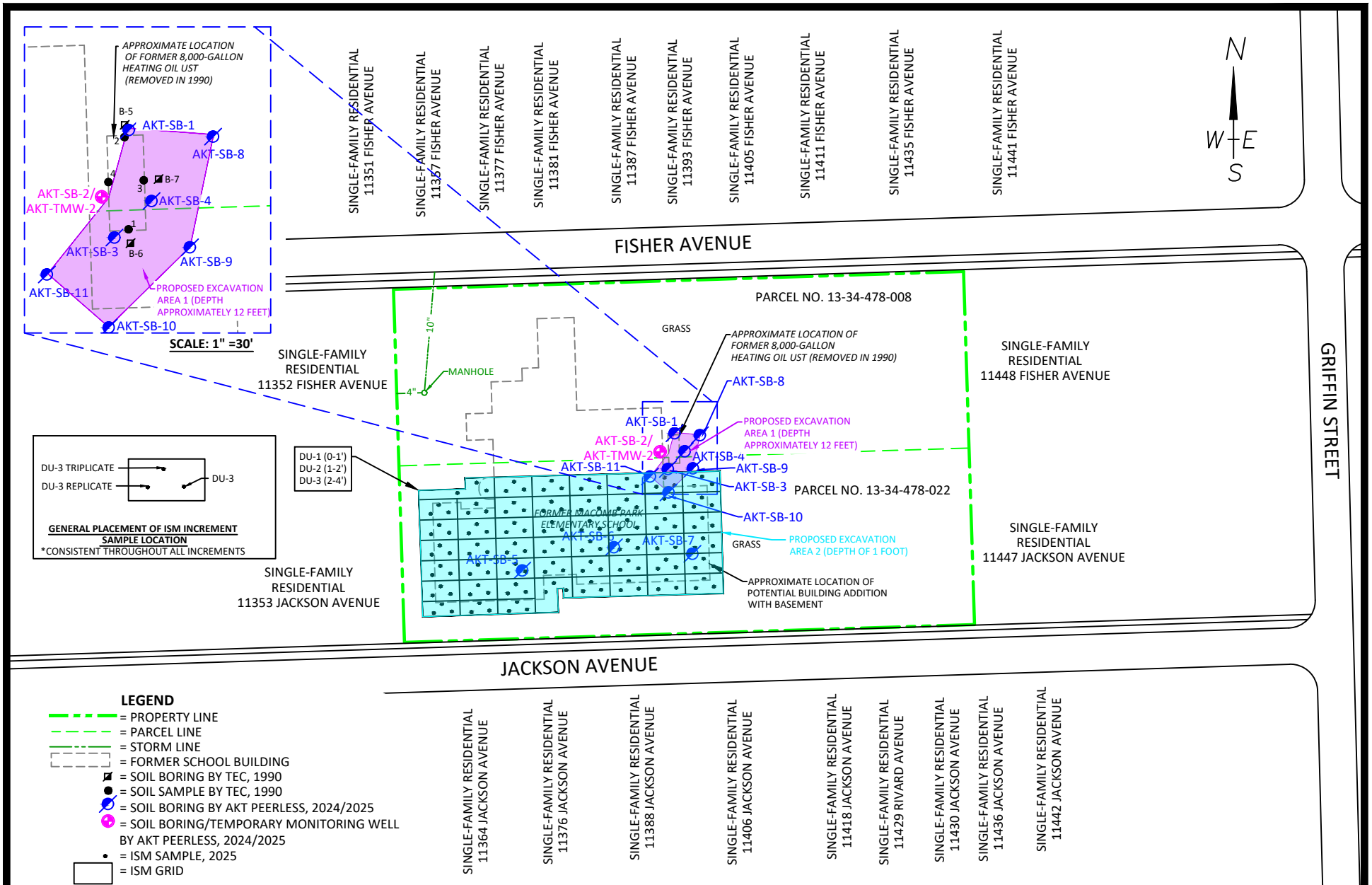


FIGURE 5



SITE MAP WITH WITH PROPOSED REMEDIAL EXCAVATIONS

11375 JACKSON AVENUE
WARREN, MICHIGAN
PROJECT NUMBER: 18986F2-4-27

DRAWN BY: OGO
DATE: 12/22/2025

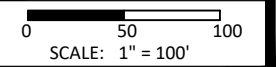


FIGURE 6

Attachment 3
Analytical Data Summary Tables

7576 Hupp

Table 1: Summary of Soil Analytical Results
22230 Peters Avenue,
Warren, Michigan
AKT Peerless Project No. 18985F2-3-20

Parameters*	Chemical Abstract Service Number	Statewide Default Background Levels	Residential Drinking Water Protection Criteria	Residential Soil Volatilization to Indoor Air Inhalation Criteria	Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC)	Residential Particulate Soil Inhalation Criteria	Residential Direct Contact Criteria	Residential Soil Saturation Concentration Screening Levels	Groundwater Surface Water Interface Protection Criteria	Soil Saturation Concentration Screening Levels	Residential Volatilization to Indoor Air Pathway Soil Screening Levels	Maximum Concentration Detected	Sample Location	AKT-SB-11	AKT-SB-11	AKT-SB-12	AKT-SB-12	AKT-SB-13	AKT-SB-13	AKT-SB-14	AKT-SB-14	AKT-SB-15	AKT-SB-15	AKT-SB-16	AKT-SB-16	AKT-SB-17	AKT-SB-17										
													Collection Date	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024
													Depth	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')	(4-6')	(9-11')
Metals (µg/kg)	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg										
Arsenic	7440-38-2	5,800	4,600	NLV	NLV	7.20E+05	7,600	NA	4,600	NA	NA	3,900	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Barium (B)	7440-39-3	75,000	1.30E+06	NLV	NLV	3.30E+08	3.70E+07	NA	(G)	NA	NA	57,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Cadmium (B)	7440-43-9	1,200	6,000	NLV	NLV	1.70E+06	5.50E+05	NA	(G,X)	NA	NA	220	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Chromium, Total	7440-47-3	18,000 (total)	30,000	NLV	NLV	2.60E+05	2.50E+06	NA	3,300	NA	NA	BDL	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Chromium III (B,H)	16065-83-1	18,000 (total)	1.00E+09 (D)	NLV	NLV	3.30E+08	7.90E+08	NA	(G,X)	NA	NA	19,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Chromium VI	18540-29-9	NA	30,000	NLV	NLV	2.60E+05	2.50E+06	NA	3,300	NA	NA	<470	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Copper (B)	7440-50-8	32,000	5.80E+06	NLV	NLV	1.30E+08	2.00E+07	NA	(G)	NA	NA	26,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Lead (B)	7439-92-1	21,000	7.00E+05	NLV	NLV	1.00E+08	4.00E+05	NA	(G,X)	NA	NA	15,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Mercury, Total	7439-97-6	130	1,700	48,000	52,000	2.00E+07	1.60E+05	NA	50 (M); 1.2	NA	22 (M) nc	<50	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Selenium (B)	7782-49-2	410	4,000	NLV	NLV	1.30E+08	2.60E+06	NA	400	NA	NA	390	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Silver (B)	7440-22-4	1,000	4,500	NLV	NLV	6.70E+06	2.50E+06	NA	100 (M); 27	NA	NA	<100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Zinc (B)	7440-66-6	47,000	2.40E+06	NLV	NLV	ID	1.70E+08	NA	(G)	NA	NA	67,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Polychlorinated Biphenyls, PCBs (µg/kg)																																					
PCBs	Varies	NA	NLL	3.00E+06	2.40E+05	5.20E+06	4,000 (T)	NA	NLL	NA	DATA	<100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Semivolatiles, PNAs (µg/kg)																																					
Acenaphthene	83-32-9	NA	3.00E+05	1.90E+08	8.10E+07	1.40E+10	4.10E+07	NA	8,700	NA	2.00E+05 nc	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Acenaphthylene	208-96-8	NA	5,900	1.60E+06	2.20E+06	2.30E+09	1.60E+06	NA	ID	NA	DATA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Anthracene	120-12-7	NA	41,000	1.00E+09 (D)	1.40E+09	6.70E+10	2.30E+08	NA	ID	NA	1.30E+07 nc	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Benzo(a)anthracene (Q)	56-55-3	NA	NLL	NLV	NLV	ID	20,000	NA	NLL	NA	1.60E+05 (MM) mut	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Benzo(a)pyrene (Q)	50-32-8	NA	NLL	NLV	NLV	1.50E+06	2,000	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Benzo(b)fluoranthene (Q)	205-99-2	NA	NLL	ID	ID	ID	20,000	NA	NLL	NA	NA	340	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Benzo(g,h,i)perylene	191-24-2	NA	NLL	NLV	NLV	8.00E+08	2.50E+06	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Benzo(k)fluoranthene (Q)	207-08-9	NA	NLL	NLV	NLV	ID	2.00E+05	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Chrysene (Q)	218-01-9	NA	NLL	ID	ID	ID	2.00E+06	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Dibenzo(a,h)anthracene (Q)	53-70-3	NA	NLL	NLV	NLV	ID	2,000	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Fluoranthene	206-44-0	NA	7.30E+05	1.0E+09 (D)	7.40E+08	9.30E+09	4.60E+07	NA	5,500	NA	NA	860	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Fluorene	86-73-7	NA	3.90E+05	5.80E+08	1.30E+08	9.30E+09	2.70E+07	NA	5,300	NA	4.70E+05 nc	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NLL	NLV	NLV	ID	20,000	NA	NLL	NA	NA	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
2-Methylnaphthalene	91-57-6	NA	57,000	2.70E+06	1.50E+06	6.70E+08	8.10E+06	NA	4,200	NA	1,700 nc	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Naphthalene	91-20-3	NA	35,000	2.50E+05	3.00E+05	2.00E+08	1.60E+07	NA	730	NA	67 (M) ca	<330	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Phenanthrene	85-01-8	NA	56,000	2.80E+06	1.60E+05	6.70E+06	1.60E+06	NA	2,100	NA	1,700 nc	890	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Pyrene	129-00-0	NA	4.80E+05	1.00E+09 (D)	6.50E+08	6.70E+09	2.90E+07	NA	ID	NA	2.50E+07 nc	680	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										
Volatiles, VOCs (µg/kg)																																					
n-Butylbenzene	104-51-8	NA	1,600	ID	ID	2.00E+09	2.50E+06	1.00E+07	ID	1.00E+07	550 nc	1,000	BDL	BDL	BDL	BDL	1,000	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
sec-Butylbenzene	135-98-8	NA	1,600	ID	ID	4.00E+08	2.50E+06	1.00E+07	ID	1.00E+07	3,800 nc	840	BDL	BDL	BDL	BDL	650	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
Isopropyl benzene	98-82-8	NA	91,000	4.00E+05 (C)	1.70E+06	5.80E+09	2.50E+07 (C)	3.90E+05	3,200	3.90E+05	3.8 (M) ca	270	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
n-Propylbenzene (I)	103-65-1	NA	1,600	ID	ID	1.30E+09	2.50E+06	1.00E+07	ID	1.00E+07	1,800 (DD) dev	660	BDL	BDL	BDL	BDL	360	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
1,2,3-Trimethylbenzene	526-73-8	-	-	-	-	-	-	-	-	-	270 (JT) nc	920	BDL	BDL	BDL	BDL	920	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
Remaining VOCs	Varies	-	-	-	-	-	-	-	-	-	-	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL										
Diesel Range Organics, DRO (µg/kg)																																					
DRO	-	-	-	-	-	-	-	-	-	-	-	34,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS										

**: Laboratory analytical detection limit exceeds EGLE Criteria/Screening Levels
 DATA, mm, mut, ca, nc, C, M, DD, dev, JT, J: Refer to EGLE February 2024 VIAP Screening Levels

11375 Jackson

Table 1: Summary of Discrete Soil Analytical Results
11375 Jackson Avenue,
Warren, Michigan
AKT Peerless Project No. 18986F2-3-20

Parameters*	Chemical Abstract Service Number	Statewide Default Background Levels	Michigan Background Soil Survey; Huron-Erie Glacial Lobe Background Concentrations (Clay)	Residential Drinking Water Protection Criteria	Residential Soil Volatilization to Indoor Air Inhalation Criteria	Residential Infinite Source Volatile Soil Inhalation Criteria	Residential Particulate Soil Inhalation Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Saturation Concentration Screening Levels	Residential Volatilization to Indoor Air Pathway Soil Screening Levels	Maximum Concentration Detected	Sample Location	AKT-SB-1	AKT-SB-DUP-1 (AKT-SB-1)	AKT-SB-2	AKT-SB-3	AKT-SB-3	AKT-SB-4	AKT-SB-4	AKT-SB-5	AKT-SB-6	AKT-SB-7	AKT-SB-8	
													Collection Date	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	6/27/2024	1/8/2025
													Depth	(4-6')	(4-6')	(4-6')	(2-4')	(12-14')	(4-6')	(12-14')	(2-4')	(3-5')	(3-5')	(4-6')	
Metals (µg/kg)	µg/kg	µg/kg		µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg												µg/kg	
Arsenic	7440-38-2	5,800	31,400	4,600	NLV	NLV	7.20E+05	7,600	4,600	NA	NA	12,000	NS	NS	NS	NS	NS	NS	NS	2,800	12,000	3,900	NS	NS	
Barium (B)	7440-39-3	75,000	227,000	1.30E+06	NLV	NLV	3.30E+08	3.70E+07	(G)	NA	NA	99,000	NS	NS	NS	NS	NS	NS	NS	20,000	99,000	61,000	NS	NS	
Cadmium (B)	7440-43-9	1,200	3,100	6,000	NLV	NLV	1.70E+06	5.50E+05	(G,X)	NA	NA	250	NS	NS	NS	NS	NS	NS	NS	110	250	80	NS	NS	
Chromium, Total	7440-47-3	18,000 (total)	77,000	30,000	NLV	NLV	2.60E+05	2.50E+06	3,300	NA	NA	-	NS	NS	NS	NS	NS	NS	NS	-	-	-	NS	NS	
Chromium III (B,H)	16065-83-1	18,000 (total)	77,000	1.00E+09 (D)	NLV	NLV	3.30E+08	7.90E+08	(G,X)	NA	NA	24,000	NS	NS	NS	NS	NS	NS	NS	8,200	24,000	16,000	NS	NS	
Chromium VI	18540-29-9	NA	NA	30,000	NLV	NLV	2.60E+05	2.50E+06	3,300	NA	NA	BDL	NS	NS	NS	NS	NS	NS	NS	<460	<490	<470	NS	NS	
Copper (B)	7440-50-8	32,000	46,900	5.80E+06	NLV	NLV	1.30E+08	2.00E+07	(G)	NA	NA	17,000	NS	NS	NS	NS	NS	NS	NS	4,200	17,000	12,000	NS	NS	
Lead (B)	7439-92-1	21,000	26,200	7.00E+05	NLV	NLV	1.00E+08	4.00E+05	(G,X)	NA	NA	22,000	NS	NS	NS	NS	NS	NS	NS	5,700	22,000	8,100	NS	NS	
Mercury, Total	7439-97-6	130	580	1,700	48,000	52,000	2.00E+07	1.60E+05	50 (M); 1.2	NA	22 (M) nc	75	NS	NS	NS	NS	NS	NS	NS	<50	75	<50	NS	NS	
Selenium (B)	7782-49-2	410	1,200	4,000	NLV	NLV	1.30E+08	2.60E+06	400	NA	NA	210	NS	NS	NS	NS	NS	NS	NS	<200	210	<200	NS	NS	
Silver (B)	7440-22-4	1,000	6,000	4,500	NLV	NLV	6.70E+06	2.50E+06	100 (M); 27	NA	NA	<100	NS	NS	NS	NS	NS	NS	NS	<100	<100	<100	NS	NS	
Zinc (B)	7440-66-6	47,000	102,000	2.40E+06	NLV	NLV	ID	1.70E+08	(G)	NA	NA	67,000	NS	NS	NS	NS	NS	NS	NS	18,000	67,000	38,000	NS	NS	
Polychlorinated Biphenyls, PCBs (µg/kg)																									
PCBs	Varies	NA	NA	NLL	3.00E+06	2.40E+05	5.20E+06	4,000 (T)	NLL	NA	DATA	<100	NS	NS	NS	NS	NS	NS	NS	<100	<100	<100	NS	NS	
Semivolatiles, PNAs (µg/kg)																									
Acenaphthene	83-32-9	NA	NA	3.00E+05	1.90E+08	8.10E+07	1.40E+10	4.10E+07	8,700	NA	2.00E+05 nc	1,500	<330	<330	<330	<330	<330	<330	1,500	<330	<330	<330	<330	<330	<330
Anthracene	120-12-7	NA	NA	41,000	1.00E+09 (D)	1.40E+09	6.70E+10	2.30E+08	ID	NA	1.30E+07 nc	2,600	<330	<330	<330	<330	<330	<330	2,600	490	<330	<330	<330	<330	
Benzo(a)anthracene (Q)	56-55-3	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	1.60E+05 (MM) mut	3,500	<330	<330	<330	<330	<330	<330	3,500	840	<330	1,400	<330	<330	
Benzo(a)pyrene (Q)	50-32-8	NA	NA	NLL	NLV	NLV	1.50E+06	2,000	NLL	NA	NA	2,900	<330	<330	<330	<330	<330	<330	2,900	750	<330	1,500	<330	<330	
Benzo(b)fluoranthene (Q)	205-99-2	NA	NA	NLL	ID	ID	ID	20,000	NLL	NA	NA	3,600	<330	<330	<330	<330	<330	<330	3,600	980	<330	2,100	<330	<330	
Benzo(g,h,i)perylene	191-24-2	NA	NA	NLL	NLV	NLV	8.00E+08	2.50E+06	NLL	NA	NA	1,100	<330	<330	<330	<330	<330	<330	1,100	370	<330	800	<330	<330	
Benzo(k)fluoranthene (Q)	207-08-9	NA	NA	NLL	NLV	NLV	ID	2.00E+05	NLL	NA	NA	1,500	<330	<330	<330	<330	<330	<330	1,500	380	<330	780	<330	<330	
Chrysene (Q)	218-01-9	NA	NA	NLL	ID	ID	ID	2.00E+06	NLL	NA	NA	3,300	<330	<330	<330	<330	<330	<330	3,300	800	<330	1,400	<330	<330	
Fluoranthene	206-44-0	NA	NA	7.30E+05	1.0E+09 (D)	7.40E+08	9.30E+09	4.60E+07	5,500	NA	NA	9,200	<330	<330	<330	<330	<330	<330	360	9,200	2,000	<330	2,700	<330	
Fluorene	86-73-7	NA	NA	3.90E+05	5.80E+08	1.30E+08	9.30E+09	2.70E+07	5,300	NA	4.70E+05 nc	1,100	<330	<330	<330	<330	<330	<330	1,100	<330	<330	<330	<330	<330	
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	NA	1,800	<330	<330	<330	<330	<330	<330	1,800	530	<330	1,100	<330	<330	
Naphthalene	91-20-3	NA	NA	35,000	2.50E+05	3.00E+05	2.00E+08	1.60E+07	730	NA	67 (M) ca	940	<330	<330	<330	<330	<330	<330	940	<330	<330	<330	<330	<330	
Phenanthrene	85-01-8	NA	NA	56,000	2.80E+06	1.60E+05	6.70E+06	1.60E+06	2,100	NA	1,700 nc	8,200	<330	<330	<330	<330	<330	<330	8,200	1,600	<330	1,300	<330	<330	
Pyrene	129-00-0	NA	NA	4.80E+05	1.00E+09 (D)	6.50E+08	6.70E+09	2.90E+07	ID	NA	2.50E+07 nc	7,100	<330	<330	<330	<330	<330	<330	340	7,100	1,700	<330	2,600	<330	
Remaining PNAs	Varies	-	-	-	-	-	-	-	-	-	-	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Volatiles, VOCs (µg/kg)																									
2-Methylnaphthalene	91-57-6	NA	NA	57,000	2.70E+06	1.50E+06	6.70E+08	8.10E+06	4,200	NA	1,700 nc	1,300	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	1,300
Naphthalene	91-20-3	NA	NA	35,000	2.50E+05	3.00E+05	2.00E+08	1.60E+07	730	NA	67 (M) ca	340	<330	<330	<330	340	<330	<330	<330	<330	<330	<330	<330	<330	<250
Remaining VOCs	Varies	-	-	-	-	-	-	-	-	-	-	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Diesel Range Organics, DRO (µg/kg)																									
DRO	Varies	-	-	-	-	-	-	-	-	-	-	1,200,000	<10,000	1,200,000	<10,000	<10,000	13,000	<10,000	15,000	NS	NS	NS	NS	<20,000	

** There is no known or suspected release of elemental mercury at the subject property; therefore, evaluation of the VIAP for mercury is not required

Table 1: Summary of Discrete Soil Analytical Results
11375 Jackson Avenue,
Warren, Michigan
AKT Peerless Project No. 18986F2-3-20

Parameters*	Chemical Abstract Service Number	Statewide Default Background Levels	Michigan Background Soil Survey; Huron-Erie Glacial Lobe Background Concentrations (Clay)	Residential Drinking Water Protection Criteria	Residential Soil Volatilization to Indoor Air Inhalation Criteria	Residential Infinite Source Volatile Soil Inhalation Criteria	Residential Particulate Soil Inhalation Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Saturation Concentration Screening Levels	Residential Volatilization to Indoor Air Pathway Soil Screening Levels	Maximum Concentration Detected	Sample Location	AKT-SB-DUP-1 (AKT-SB-8)	AKT-SB-8	AKT-SB-9	AKT-SB-9	AKT-SB-10	AKT-SB-10	AKT-SB-11	AKT-SB-11	
													Collection Date	1/8/2025	1/8/2025	1/8/2025	1/8/2025	1/8/2025	1/8/2025	1/8/2025	1/8/2025	1/8/2025
													Depth	(4-6')	(12-13')	(2-4')	(12-13')	(2-4')	(12-13')	(2-4')	(12-13')	
Metals (µg/kg)	µg/kg	µg/kg		µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	
Arsenic	7440-38-2	5,800	31,400	4,600	NLV	NLV	7.20E+05	7,600	4,600	NA	NA	12,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Barium (B)	7440-39-3	75,000	227,000	1.30E+06	NLV	NLV	3.30E+08	3.70E+07	(G)	NA	NA	99,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Cadmium (B)	7440-43-9	1,200	3,100	6,000	NLV	NLV	1.70E+06	5.50E+05	(G,X)	NA	NA	250	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Chromium, Total	7440-47-3	18,000 (total)	77,000	30,000	NLV	NLV	2.60E+05	2.50E+06	3,300	NA	NA	-	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Chromium III (B,H)	16065-83-1	18,000 (total)	77,000	1.00E+09 (D)	NLV	NLV	3.30E+08	7.90E+08	(G,X)	NA	NA	24,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Chromium VI	18540-29-9	NA	NA	30,000	NLV	NLV	2.60E+05	2.50E+06	3,300	NA	NA	BDL	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Copper (B)	7440-50-8	32,000	46,900	5.80E+06	NLV	NLV	1.30E+08	2.00E+07	(G)	NA	NA	17,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Lead (B)	7439-92-1	21,000	26,200	7.00E+05	NLV	NLV	1.00E+08	4.00E+05	(G,X)	NA	NA	22,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Mercury, Total	7439-97-6	130	580	1,700	48,000	52,000	2.00E+07	1.60E+05	50 (M); 1.2	NA	22 (M) nc	75	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Selenium (B)	7782-49-2	410	1,200	4,000	NLV	NLV	1.30E+08	2.60E+06	400	NA	NA	210	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Silver (B)	7440-22-4	1,000	6,000	4,500	NLV	NLV	6.70E+06	2.50E+06	100 (M); 27	NA	NA	<100	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Zinc (B)	7440-66-6	47,000	102,000	2.40E+06	NLV	NLV	ID	1.70E+08	(G)	NA	NA	67,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Polychlorinated Biphenyls, PCBs (µg/kg)																						
PCBs	Varies	NA	NA	NLL	3.00E+06	2.40E+05	5.20E+06	4,000 (T)	NLL	NA	DATA	<100	NS	NS	NS	NS	NS	NS	NS	NS	NS	
Semivolatiles, PNAs (µg/kg)																						
Acenaphthene	83-32-9	NA	NA	3.00E+05	1.90E+08	8.10E+07	1.40E+10	4.10E+07	8,700	NA	2.00E+05 nc	1,500	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Anthracene	120-12-7	NA	NA	41,000	1.00E+09 (D)	1.40E+09	6.70E+10	2.30E+08	ID	NA	1.30E+07 nc	2,600	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Benzo(a)anthracene (Q)	56-55-3	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	1.60E+05 (MM) mut	3,500	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Benzo(a)pyrene (Q)	50-32-8	NA	NA	NLL	NLV	NLV	1.50E+06	2,000	NLL	NA	NA	2,900	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Benzo(b)fluoranthene (Q)	205-99-2	NA	NA	NLL	ID	ID	ID	20,000	NLL	NA	NA	3,600	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Benzo(g,h,i)perylene	191-24-2	NA	NA	NLL	NLV	NLV	8.00E+08	2.50E+06	NLL	NA	NA	1,100	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Benzo(k)fluoranthene (Q)	207-08-9	NA	NA	NLL	NLV	NLV	ID	2.00E+05	NLL	NA	NA	1,500	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Chrysene (Q)	218-01-9	NA	NA	NLL	ID	ID	ID	2.00E+06	NLL	NA	NA	3,300	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Fluoranthene	206-44-0	NA	NA	7.30E+05	1.0E+09 (D)	7.40E+08	9.30E+09	4.60E+07	5,500	NA	NA	9,200	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Fluorene	86-73-7	NA	NA	3.90E+05	5.80E+08	1.30E+08	9.30E+09	2.70E+07	5,300	NA	4.70E+05 nc	1,100	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	NA	1,800	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Naphthalene	91-20-3	NA	NA	35,000	2.50E+05	3.00E+05	2.00E+08	1.60E+07	730	NA	67 (M) ca	940	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Phenanthrene	85-01-8	NA	NA	56,000	2.80E+06	1.60E+05	6.70E+06	1.60E+06	2,100	NA	1,700 nc	8,200	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Pyrene	129-00-0	NA	NA	4.80E+05	1.00E+09 (D)	6.50E+08	6.70E+09	2.90E+07	ID	NA	2.50E+07 nc	7,100	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Remaining PNAs	Varies	-	-	-	-	-	-	-	-	-	-	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	
Volatiles, VOCs (µg/kg)																						
2-Methylnaphthalene	91-57-6	NA	NA	57,000	2.70E+06	1.50E+06	6.70E+08	8.10E+06	4,200	NA	1,700 nc	1,300	<250	<250	<250	<250	<250	<250	<250	<250	<250	
Naphthalene	91-20-3	NA	NA	35,000	2.50E+05	3.00E+05	2.00E+08	1.60E+07	730	NA	67 (M) ca	340	<250	<250	<250	<250	<250	<250	<250	<250	<250	
Remaining VOCs	Varies	-	-	-	-	-	-	-	-	-	-	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	
Diesel Range Organics, DRO (µg/kg)																						
DRO	Varies	-	-	-	-	-	-	-	-	-	-	1,200,000	<20,000	<20,000	<20,000	<20,000	<20,000	<20,000	<20,000	<20,000	<20,000	

** : There is no known or suspected release of elemental mercury at the subject property; therefore, evaluation of the VIAP for mercury is not required

Table 2: Summary of ISM Soil Analytical Results
11375 Jackson Avenue
Warren, Michigan
AKT Peerless Project No. 18986F2-3-20

Parameters*	Chemical Abstract Service Number	Statewide Default Background Levels	Michigan Background Soil Survey; Huron-Erie Glacial Lobe Background Concentrations (Topsoil)	Michigan Background Soil Survey; Huron-Erie Glacial Lobe Background Concentrations (Sand)	Michigan Background Soil Survey; Huron-Erie Glacial Lobe Background Concentrations (Clay)	Residential Drinking Water Protection Criteria	Residential Soil Volatilization to Indoor Air Inhalation Criteria	Residential Infinite Source Volatile Soil Inhalation Criteria	Residential Particulate Soil Inhalation Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Saturation Concentration Screening Levels	Residential Volatilization to Indoor Air Pathway Soil Screening Levels	Maximum Concentration Detected	Sample Location	DU-1 (0-1')	DU-2 (1-2')	DU-3 (2-4')	DU-3 (2-4') Replicate	DU-3 (2-4') Triplicate
															Collection Date	1/10/2025	1/10/2025	1/10/2025	1/10/2025	1/10/2025
															Depth	(0-1')	(1-2')	(2-4')	(2-4')	(2-4')
Metals (µg/kg)	µg/kg	µg/kg				µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg		µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
Arsenic	7440-38-2	5,800	14,900	26,300	31,400	4,600	NLV	NLV	7.20E+05	7,600	4,600	NA	NA	8,100		6,500	5,900	8,100	7,200	6,800
Lead (B)	7439-92-1	21,000	43,900	24,100	26,200	7.00E+05	NLV	NLV	1.00E+08	4.00E+05	(G,X)	NA	NA	35,000		35,000	27,000	19,000	22,000	21,000
Polynuclear Aromatic Hydrocarbons, PNAs (µg/kg)																				
Anthracene	120-12-7	NA	NA	NA	NA	41,000	1.00E+09 (D)	1.40E+09	6.70E+10	2.30E+08	ID	NA	1.30E+07 nc	420		420	<330	<330	<330	<330
Benzo(a)anthracene (Q)	56-55-3	NA	NA	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	1.60E+05 (MM) mut	880		880	<330	410	<330	<330
Benzo(a)pyrene (Q)	50-32-8	NA	NA	NA	NA	NLL	NLV	NLV	1.50E+06	2,000	NLL	NA	NA	820		820	<330	390	<330	<330
Benzo(b)fluoranthene (Q)	205-99-2	NA	NA	NA	NA	NLL	ID	ID	ID	20,000	NLL	NA	NA	1,100		1,100	420	500	<330	<330
Benzo(g,h,i)perylene	191-24-2	NA	NA	NA	NA	NLL	NLV	NLV	8.00E+08	2.50E+06	NLL	NA	NA	440		440	<330	<330	<330	<330
Benzo(k)fluoranthene (Q)	207-08-9	NA	NA	NA	NA	NLL	NLV	NLV	ID	2.00E+05	NLL	NA	NA	430		430	<330	<330	<330	<330
Chrysene (Q)	218-01-9	NA	NA	NA	NA	NLL	ID	ID	ID	2.00E+06	NLL	NA	NA	920		920	<330	410	<330	<330
Fluoranthene	206-44-0	NA	NA	NA	NA	7.30E+05	1.0E+09 (D)	7.40E+08	9.30E+09	4.60E+07	5,500	NA	NA	2,400		2,400	790	1,100	<330	620
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NA	NA	NA	NLL	NLV	NLV	ID	20,000	NLL	NA	NA	580		580	<330	<330	<330	<330
Phenanthrene	85-01-8	NA	NA	NA	NA	56,000	2.80E+06	1.60E+05	6.70E+06	1.60E+06	2,100	NA	1,700 nc	1,800		1,800	460	790	<330	380
Pyrene	129-00-0	NA	NA	NA	NA	4.80E+05	1.00E+09 (D)	6.50E+08	6.70E+09	2.90E+07	ID	NA	2.50E+07 nc	1,900		1,900	620	870	<330	510
Remaining PNAs	Varies	-	-	-	-	-	-	-	-	-	-	-	-	<330		<330	<330	<330	<330	<330

Table 3: Summary of Relative Standard Deviation Calculations
11375 Jackson Avenue,
Warren, Michigan
AKT Peerless Project No. 18986F2-3-20

Chemical of Concern	DU-3 (2-4')	DU-3 (2-4') Replicate	DU-3 (2-4') Triplicate	%RSD
Arsenic	8,100	7,200	6,800	9.04%
Lead (Total)	19,000	22,000	21,000	7.39%
Benzo(a)anthracene (Q)	410	Below RL	Below RL	NA
Benzo(a)pyrene (Q)	390	Below RL	Below RL	NA
Benzo(b)fluoranthene (Q)	500	Below RL	Below RL	NA
Chrysene (Q)	410	Below RL	Below RL	NA
Fluoranthene	1,100	Below RL	620	NA
Phenanthrene	790	Below RL	380	NA
Pyrene	870	Below RL	510	NA

BOLD: RSD greater than the target of 30%

RL: Laboratory reporting limit

NA: RSD could not be calculated

Attachment 5
Site Photos

**ADDENDUM NO. 1 TO AMENDED AND RESTATED DEVELOPMENT
AND REIMBURSEMENT AGREEMENT AND
ASSIGNMENT AND ASSUMPTION OF PLAN**

THIS ADDENDUM NO. 1 TO THE AMENDED AND RESTATED DEVELOPMENT AND REIMBURSEMENT AGREEMENT (“Addendum”) dated _____, 2026, is entered into among the **CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY** (“Authority”), an authority established pursuant to Act 381 of Public Acts of 1996, as amended (“Act”), whose address is One City Square, Warren, Michigan 48093“, and **VILLAGE AT THE PARK LLC**, whose address is 56114 Stoney Place, Shelby Township, Michigan 48316 (“Assignee” or “Developer”). Each of the Authority, Owner, Assignee, or Developer shall be “Parties” and collectively the “Parties.”

RECITALS

- A. The Authority was created by the City of Warren (“City”) pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 *et seq.* (“Act 381” or the “Act”), and, pursuant to Act 381, the Authority has adopted a Brownfield Plan which was duly approved by the City Council of the City.
- B. Act 381 permits the Authority to capture and use the property tax revenues generated (other than School Taxes are known as “Local Taxes”) from the incremental increase in property value of a redeveloped brownfield site constituting an “eligible property” under Act 381 (“Eligible Property”) to pay or to reimburse the payment of Eligible Costs (as defined in Act 381). Act 381 permits the Authority to reimburse the Developer for the cost of Eligible Activities on Eligible Property, using Tax Increment Finance Revenues generated by the redevelopment of the Property.
- C. The Developer is proposing the new construction of four (4) apartment buildings with approximately a combined total of 138 residential units upon completion. The residential units will be marketed for workforce housing, as defined as 80 to 120% of the Area Median Income. The overall project is anticipated to include the new construction of additional commercial uses (the “Project”) and income verification and monitoring will comply with Act 381.
- D. The Developer purchased the Property from Cole Street Investments, LLC (Assignor), a Michigan limited liability company, on or about December 22, 2025. Developer is now the owner of 8525 Cole Dr., Warren, Michigan, Parcel No. 13-10-376-004 as more specified identified in **Exhibit A** (“Property”), which was environmentally contaminated, blighted, and dilapidated, and determined to be an eligible Brownfield Facility under the Act.
- E. Assignor submitted an Application to the Authority for approval of the Brownfield Plan providing for the use of tax increment revenues to reimburse a portion of the Eligible Activities on the Property. On October 27, 2020, the Warren City Council

approved the Brownfield Plan, which provided for a maximum reimbursement of Local Tax Increment Finance (“TIF”) revenues captured for the Eligible Costs, and the Administrative Costs described below, provided no more than \$4,788,861.00 over 21 years to be paid from the capture of Local Tax Increment Revenues allowed under the Plan, Act 381 (“Original Plan”), and in 2022 entered into a Development and Reimbursement Agreement with the Authority (“First Agreement”).

- F. Pursuant to the Plan, Assignor demolished the blighted Hartig Junior High School building and submitted a request for reimbursement from TIF in the amount of \$528,703.48 (“Demolition Costs”).
- G. On October 14, 2025, the Warren City Council approved an amendment to the Brownfield Plan “Brownfield Amendment”, in pertinent part, to reconfigure the development as a four-apartment building complex to market for workforce housing.
- H. In an Amended and Restated Development and Reimbursement Agreement and Assignment and Assumption Plan, dated October 27, 2025, Assignor assigned to Developer, and Developer assumed all obligations under the Plan, as amended, and the First Agreement (Assignment and Amendment”), and incorporated the Brownfield Amendment (“Amendment/Assignment”) I. The Authority has incurred and anticipates that it will incur certain eligible administrative expenses associated with the Brownfield Plan and amended Plan (“Administrative Costs”) for which it seeks reimbursement from Tax Increment Revenues (as defined below) and Educational Taxes (as defined herein) (“Local Tax Increment Revenues”)
- H. In accordance with Act 381 and subject to the terms of this Agreement as amended, the parties desire to use a portion of the ad valorem property tax revenues that are generated from an increase in the taxable value of the Property resulting from the redevelopment of the Property to which the Authority is entitled to receive (“Tax Increment Revenues” or “TIR”) to reimburse the Developer for the Eligible Costs, and pay such other costs / fees according to the Plan. The Project and improvements will have the effect of increasing the tax base within the City develop vacant land, and enhance the vitality of the City of Warren.
- I. Act 90 of Public Acts of Michigan of 2023 amended Act 381 to include as “eligible activities” housing property with a specified housing need and subject to such other additional requirements a set forth in Act 381, housing development activities, and site preparation that is not a response activity and that supports housing development (“Housing Eligible Activities”).
- J. In order to proceed with the workforce housing application, the Michigan State Housing Development Authority (MHSDA) requires commitments with regard to the monitoring and rental limits for the housing units.

- K. The parties are entering into this Agreement to establish the requirements and procedures for such reimbursement and funding, and to supplement the First Agreement and Assignment and Amendment .

TERMS AND CONDITIONS

Therefore, in consideration of the promises of the parties as provided in this Agreement, the parties agree as follows:

1. Affirmation of Agreement. The parties affirm and agree to the terms of the **AMENDED AND RESTATED DEVELOPMENT AND REIMBURSEMENT AGREEMENT (“Amendment and Assignment”)**, as the provisions pertain to their mutual rights and obligations. Such Amendment and Assignment, along with the unamended provisions of the First Agreement are incorporated by reference and made a part of his Addendum.

2. The Parties agree the Amendment shall be amended to include the following:

A. Rent and Income Monitoring.

Pursuant to the Agreement the Developer has agreed to provide twenty-eight (28), units of affordable and/or subsidized units at or below 120 % Area Median Income (the “AMI”) level(s) for 25 years, but in no event later than the duration of the brownfield plan.

- The Act 381 Housing TIF program was created to support households that have incomes up to 120% AMI, as defined under the Act. This statement is intended to document MSHDA’s expectations for rental units benefiting from the program.

- Developer will be required to verify income at move-in, using the households total income calculated from the prior year IRS 1040, which mirrors the requirement of MSHDA’s Missing Middle program or other such verification, documentation, procedures and methods as MSHDA may approve. If the household submits more than one form to the IRS, each form must be added to the total household income. Copies of the IRS 1040 must be kept on file as back-up documentation by Developer. If a household does not file federal income tax returns, or if MSHDA approves a different income verification method, such required verification documentation must be completed and retained in the tenant file to document household income.

- Developer will provide a copy of each move-in Tenant Income Certification to the OCBRA, OCBRA for the length of the TIF reimbursement.

- The property owner/agent will submit an Annual Owner Certification of Compliance along with a Rent and occupancy report detailing Tenant

Income Certification showing the restricted units, household demographics, occupancy size, income, and rent, noting all certification dates or move-outs that occurred within the prior calendar year, along with a certification and utility allowance chart calculations. This documentation will be maintained to serve as the income verification and reporting for Act 381 purposes, for verification of the Developer's requirement to lease to income qualified households as defined by Act 381.

B. Restriction on Reimbursement of Housing Eligible Activities. Notwithstanding any other provisions of this Agreement, the use of Tax Increment Revenues to reimburse any Housing Eligible Activities shall also be conditioned upon Developer complying with, to the reasonable satisfaction of the Authority, the following requirements:

Definitions. The following terms used throughout this Section 9 shall be defined as follows:

- i. "Income Limit" means the maximum Household Income that may be earned, determined no less than 30 days nor more than 60 days prior to Developer entering into a lease agreement, by a household renting an Affordable Unit. For purposes of this Section 9, the relevant income limits for a household at the time of sale are those most recently published by MSHDA for Macomb County, Michigan (and as made available by the Authority to Developer upon request), and are at or below 120% of the area median income (AMI) based on household size for twenty eight (28) of the units offered (the "Affordable Housing Requirement").**

- ii. "Affordability Period" shall mean the period of time for twenty five (25) years thereafter or the duration of the Developer's Tax Increment Capture, whichever is longer.**

- iii. "Affordable Unit" means a residential dwelling unit within the Project that satisfies the Affordable Housing Requirement as described in Recitals.**

- vi. "Income Checklist" means a checklist that contains information necessary to determine Household Income, along with supporting documentation, provided by or in a form approved by the Authority.**

- vii. "Tenant Household Self-Certification Form" means a form that contains information necessary for tenants to self-certify their Household Income, provided by or in a form approved by the Authority.**

- viii. "Tenant Income and Rent Report" means a report containing information necessary to adequately demonstrate tenant income and rental rates charged, provided by or in a form approved by the Authority.**

- ix. "Lessee" means any individual(s) that enters into a lease with Developer for any Affordable Unit in the Project.**

x. **“Household Income”** means the annual income of the group of persons residing together within the Affordable Unit, subject to the inclusions and exclusions set forth in 24 CFR § 5.609.

xi. **“Affirmative Marketing Survey”** means as survey documenting marketing efforts undertaken in connection with leasing an Affordable Unit, provided by or in a form to be approved by the Authority.

D. Obligation of Developer. Developer shall satisfy the Affordable Housing Requirement by constructing or developing, and leasing, Affordable Units subject to the terms and conditions of this Section 9.

E. Affordable Unit Specifications. An Affordable Unit shall be comparable in overall quality of construction and maintenance, and with equal access to amenities (including parking), to a typical and similarly-situated market-rate unit.

E. Lessee Eligibility. A full-time student is ineligible to be a Lessee of an Affordable Unit. For purposes of this section, a full-time student means an individual who is (a) enrolled as a student at an institution of higher education, as defined under Section 102 of the Higher Education Act of 1965, (b) is under 24 years of age; (c) is not a veteran of the United States military, (d) is unmarried; and (e) does not have a dependent child.

F. Income Certification. During the Affordability Period, Developer shall conduct annual income certifications to ensure the Household Income of the Lessee does not exceed the applicable Income Limit. Developer shall obtain a completed Income Checklist, including all supporting documentation, (a) no less than 30 days nor more than 90 days prior to the date of entering into a lease for an Affordable Unit, and (b) no less than 30 days nor more than 90 days prior to each fifth anniversary of such date. Developer shall, in the intervening years (i.e., years two, three, four, six, etc.) obtain a completed tenant household self-certification form for each Lessee no less than 30 days nor more than 90 days prior to lease renewal.

G. Reporting & Document Retention. Within sixty (60) days after the end of each calendar year of the Affordability Period, Developer shall provide the Authority’s Executive Director with a report containing the following information: (1) the total number of residential rental units for which an unconditional certificate of occupancy has been issued by the City of Grand Rapids and the total number of Affordable Units in the Project; (2) an Affirmative Marketing Survey for the previous calendar year; (3) the Tenant Income and Rent Report for the previous calendar year for all Affordable Units subject to this Agreement; and (4) the number of Affordable Units that are “over-income” and out of compliance due to a previously-qualified Lessee exceeding the applicable Income Limit by more than 10% and Developer’s plan to comply with the Affordable Housing Requirement. The Authority’s

Executive Director may either (a) accept the report, or (b) request documentation from Developer to verify some or all of the information in the report, which documentation may include but shall not be limited to income certification documentation and leases. Developer shall provide the requested documentation within thirty (30) days of receiving such request. Furthermore, Developer will provide access to the Project and all records that may pertain to this Agreement within 15 days of request by the Authority. If the Authority's Executive Director determines that the Affordable Housing Requirement has not been met, the Authority's Executive Director will provide Developer with a written determination describing the specific deficiency. Developer shall retain a copy of all Income Checklists (including supporting documentation) and Tenant Household Self-Certification Forms for a minimum of five years. Developer shall retain a copy of all residential leases for a minimum of three years after a Lessee vacates the premises.

H. Marketing. Developer will market the Project to both affordable and market rate applicants with the intention of meeting the requirements of this Agreement.

I. Notice and Notification of End of Affordability Period. At all times during the Affordability Period, every lease between Developer and a Lessee must contain notification to the Lessee of the benefit derived from this Agreement, the Lessee's obligations, and the terms under which the benefit would no longer be available, including (1) if in the future the Lessee's Household Income exceeds the applicable Income Limit, or (2) the expiration of the Affordability Period. At least three years prior to the end of the Affordability Period, Developer shall submit notice to the tenants of any affordable units and the Authority's Executive Director indicating the end date of the Affordability Period and Developer's plan for the unit. After this initial notification, Developer shall submit similar notices at eighteen months prior to the end of the Affordability Period and every six months thereafter.

J. Third Party Management. Developer may enter into a contract with a third-party property management firm ("Property Manager"), which may, as part of its contract with Developer, perform certain services described in this Agreement. Developer acknowledges that it remains responsible for all obligations, liable for all defaults, and subject to all remedies under this Agreement regardless of the performance of any Property Manager.

3. The Project as described in the Amendment and Assignment, includes the demolition of the dilapidated school building and the construction of four new apartment buildings for a combined total of 138 residential units that will be marketed for workforce housing, designated to households earning no more than 80% to 120% of the Area Median Income (AMI). The Project includes reimbursement for housing development activities, including demolition, site preparation, infrastructure improvements, and costs to fill an identified

housing gap, along with Brownfield Plan/Work Plan preparation and implementation costs, and all other eligible project costs, eligible for reimbursement of captured tax increment finance revenues, up to no more than \$8,895,225 (“Reimbursement Amount”) The Project and the Improvements will have the effect of assisting in the development and use of the largely vacant Property, increasing the tax base within the City, and otherwise enhancing the economic vitality and quality of life in the City

4. Submission of Costs. Paragraph 4 of the Assignmetn and Agreement shall be amended, as follows:

Eligible Costs for which the Developer seeks reimbursement from the Authority, should be submitted in written hard copy form and contain:

- (a) a written statement detailing the costs incurred that are asserted to be Eligible Costs;
- (b) a written explanation as to why they are Eligible Costs;
- (c) for those costs which have been approved by MSF, EGLE and/or MSHDA for the use of Educational Taxes, if required by Act 381, referenced to applicable portions of the Work Plan as approved by MSF, EGLE and/or MSHDA, or the Authority or their respective auditors;
- (d) copies of invoices from contractors, engineers, or others who provided such services, or, for the Developer’s personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and
- (e) any other information which may be reasonably required by EGLE, MEDC, MSHDA, or the Authority or their respective auditors.

5. Eligible Amount. It is understood that the Eligible Amount and captures in **Exhibit C**, inclusive of the State Education Taxes and Michigan State Housing Development Authority, are subject to approval of the respective State of Michigan agencies. The eligible amounts shall only be adjusted based upon the approved amounts. Developer shall adjust the Table, if needed, based upon the outcome and reviews by the MSHDA or EGLE, or MEDC, and payments for Eligible Costs with captured TIF revenues, as provided in the Assignment and Amendment shall be up to such adjusted approved amount, but not to exceed \$8,895,225. Any amount levied as Educational Taxes that will be used to reimburse Eligible Costs of implementing eligible activities at the Property will be limited to Eligible Costs of eligible activities approved by MSF, EGLE or MSHDA.

The amount and process pertaining to the capture and payment of TIF revenues, shares and fees, as set forth in the Assignment and Agreement shall remain unchanged, except that the Authority will reimburse Housing Eligible Activities

only after full reimbursement has been made of all other Eligible Costs as required by the Assignment and Amendment.

m. Default. Any failure to satisfy the obligations in this Section 9 shall be a breach of this Agreement. The Authority's remedies for a breach of this Section 9 are as follows:

i. Violation of Agreement With Respect to Affordable Housing Requirement. If Developer markets or charges rent in a manner that is inconsistent with the Affordable Housing Requirement, the Authority may declare an event of default by providing notice to Developer. Upon Developer's receipt of such notice, Developer shall have sixty (60) calendar days to cure the default by either (1) marketing or charging rent in a manner that is consistent with this Agreement; or (2) Developer paying damages in the following amount:

1. the excess of actual rent received by Developer over the Rent Limit that would otherwise apply for each unit not in compliance; plus
2. a penalty for each unit not in compliance in the amount of 25% of the applicable Rent Limit for each month or part of a month of noncompliance; plus
3. the enforcement costs of the Authority with respect to the Affordable Units that are subject to such damages.

If the Authority is entitled to pursue its remedies under this Section 9 then Developer shall provide the Authority a full and thorough accounting of the actual rent received by Developer. If Developer fails to do so within thirty (30) days after Developer's receipt of a request for such information, then, with respect to the units that Developer has failed to provide such information only, (a) the Authority may calculate the damages using the applicable rental rate that would apply to each Affordable Unit absent the affordability restriction that Developer has reported to the Authority pursuant to Section 9(g) above (in lieu of the actual rent received); and (b) the penalty shall increase to 30% of the Rent Limit.

Upon the payment of any such liquidated damages, Developer shall be deemed to be in compliance under this Agreement with respect to each Affordable Unit for the time period to which the liquidated damages that have been paid pertain. If Developer does not pay such liquidated damages within thirty (30) days of being invoiced, the Authority may retain an amount up to and including the amount of liquidated damages invoiced from any and all payments it would otherwise be required to make to Developer pursuant to this Agreement. Nothing contained in this Section 9 shall limit the exercise of any other remedy available in law or equity.

ii. Failure to Satisfy Reporting Obligations to City. If Developer fails to timely provide the information to the Authority required under Section 9(g) above, then the Authority's initial remedy shall be to extend the Affordability Period for an additional three (3) months for each breach of Section 9(g).

iii. Payment into Affordable Housing Fund. Any amounts required to be paid to the Authority under this Agreement may be transferred to the City of Grand Rapids for its affordable housing fund, if such fund exists, or for any other purpose the Authority determines.

iv. Withholding of Reimbursement. As an additional remedy, if Developer fails to satisfy the obligations of this Section 9 to the sole satisfaction of the Authority,

which shall not be unreasonably withheld, Developer shall not be entitled to reimbursement of Housing Eligible Activities.

Any Eligible Costs, Work Plan Costs, and Contingencies not submitted to the Authority's Director by December 31, 2031, unless extensions are allowed by the Authority's Director for good cause, will not be reimbursed. Verification will proceed as provided in the Assignment and Amendment.

6. The default/termination provisions in Paragraph 8 of the Assignment and Amendment is supplemented as follows:

m. Default. Any failure to satisfy the obligations in this Paragraph 2 of this Addendum shall be a breach of this Agreement. The Authority's remedies for a breach of Paragraph 2 are as follows:

i. Violation of Agreement With Respect to Affordable Housing Requirement. If Developer markets or charges rent in a manner that is inconsistent with the Affordable Housing Requirement, the Authority may declare an event of default by providing notice to Developer. Upon Developer's receipt of such notice, Developer shall have sixty (60) calendar days to cure the default by either (1) marketing or charging rent in a manner that is consistent with this Agreement; or (2) Developer paying damages in the following amount:

1. the excess of actual rent received by Developer over the Rent Limit that would otherwise apply for each unit not in compliance; plus
2. a penalty for each unit not in compliance in the amount of 25% of the applicable Rent Limit for each month or part of a month of noncompliance; plus
3. the enforcement costs of the Authority with respect to the Affordable Units that are subject to such damages.

If the Authority is entitled to pursue its remedies under this Section 9 then Developer shall provide the Authority a full and thorough accounting of the actual rent received by Developer. If Developer fails to do so within thirty (30) days after Developer's receipt of a request for such information, then, with respect to the units that Developer has failed to provide such information only, (a) the Authority may calculate the damages using the applicable rental rate that would apply to each Affordable Unit absent the affordability restriction that Developer has reported to the Authority pursuant to Section 9(g) above (in lieu of the actual rent received); and (b) the penalty shall increase to 30% of the Rent Limit.

Upon the payment of any such liquidated damages, Developer shall be deemed to be in compliance under this Agreement with respect to each Affordable Unit for the time period to which the liquidated damages that have been paid pertain. If Developer does not pay such liquidated damages within thirty (30) days of being invoiced, the Authority may retain an amount up to and including the amount of liquidated damages invoiced from any and all payments it would otherwise be required to make to Developer pursuant to this Agreement. Nothing contained in this Section 9 shall limit the exercise of any other remedy available in law or equity.

ii. Failure to Satisfy Reporting Obligations to City. If Developer fails to timely provide the information to the Authority required under Paragraph 2, then the Authority's initial remedy shall be to extend the Affordability Period for an additional three (3) months for each breach of Paragraph 2.

iii. Payment into Affordable Housing Fund. Any amounts required to be paid to the Authority under this Agreement may be transferred to the City of Warren for its affordable housing fund, if such fund exists, or for any other purpose the Authority determines.

iv. Withholding of Reimbursement. As an additional remedy, if Developer fails to satisfy the obligations of this Section 9 to the sole satisfaction of the Authority, which shall not be unreasonably withheld, Developer shall not be entitled to reimbursement of Housing Eligible Activities.

5.

6. **Recitals Part of Agreement.** The provisions of the Recitals, together with all documents or exhibits referenced therein, are intended to be specific, and are an integral to, and embodied within the Addendum

7. Except as amended or supplemented in this Addendum, the remainder of the Agreement remains unchanged and binding upon the parties.

(Signatures on Next Page)

This Agreement has been executed as of the date first written above.

ASSIGNEE/DEVELOPER:
VILLAGE AT THE PARK LLC

By: _____
Vito Castellana

Its: _____

**THE CITY OF WARREN BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____
Gary Kesgen, Chair

By: _____
Tom Bommarito, Director

#4902-8647-8193

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B
BROWNFIELD PLAN

EXHIBIT C
TABLE

Brownfield List of Bills - May 19, 2026
Required Formal Approval of the Following:

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
ASSOCIATED ENVIRONMENTAL SERVICES, LLC	04/28/26	737.50	Brownfield Redevelopment Process, Eligible Activities, 30 Year Cash Flow and Tax Abatement Review with Brownfield Intern, Regina Dominick
		TOTAL:	
		<u>737.50</u>	

Required Formal Approval of the Following: Tax Warrant

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
DKM HOLDINGS, LLC	PD ON 04/02/2026	\$90,721.47	2025 TAX WARRANT
		TOTAL	
		<u>\$90,721.47</u>	

**ASSOCIATED
ENVIRONMENTAL
SERVICES·LLC**

40701 Woodward Avenue,
Suite 50
Bloomfield Hills, MI 48304

Invoice

Invoice Date	Invoice #
4/28/2026	26-3090

TAX ID: 02-0689762

Phone # 248-203-9898

Fax # 248-647-0526

Web Site www.associatedenvironmental.net

Bill To City of Warren Community and Economic Development Dpt One City Square Warren, Macomb County, Michigan 48093 Attn: Tom Bommarito, Director	Property Brownfield Redevelopment Process Consulting
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Due Date	P.O. No.	Terms	Project Number
4/28/2026		Due on receipt	2019101701.01 Third Party Review

Item/Labor	Description	Date of Work	Quantity	Rate	Unit	Amount
Nicholas Maloof	Brownfield Redevelopment Process, Eligible Activities, 30 Year Cash Flow and Tax Abatement Review with Regina Dominick	4/13/2026	2.5	355.00	Hour(s)	887.50
Courtesy Disco...	Professional Courtesy Discount	4/13/2026		-150.00	2.5 hours @ \$...	-150.00

Make all checks payable to Associated Environmental Services, LLC.

Overdue accounts subject to a service charge of 1.5% per month.

THANK YOU FOR YOUR BUSINESS!

Total	\$737.50
Payments/Credits	\$0.00
Balance Due	\$737.50

CITY of WARREN
WARRANT and CERTIFICATION OF TAXES LEVIED
2025 - Brownfield Captured Value Tax Summary
DKM HOLDINGS, LLC

DKM HOLDINGS LLC
 769 CHICAGO ROAD
 SECOND FLOOR
 TROY, MI 48063
 ATTN: DAVID MORROW

Unit of Government:	Total Taxes Billed	Total Taxes Paid	Captured Taxes owed to DKM Holdings	Captured Taxes owed to DDA This column
Macomb County Tax Levies:				
General County	\$13,784.47	\$13,784.46		\$13,784.46
Huron-Clinton Park	\$662.47	\$662.45		\$662.45
PA 280 Medical	\$0.00	\$0.00		\$0.00
Smart	\$3,031.19	\$3,031.18		\$3,031.18
Veteran's Authority	\$219.74	\$219.74		
Zoo Authority	\$301.18	\$301.17		
DIA Institute	\$623.69	\$623.68		
Total Macomb County Tax Levies Captured:	\$18,622.74	\$18,622.68		\$17,478.09
City of Warren Tax Levies:				
Operating	\$26,581.71	\$26,581.71		\$26,581.71
Road Improvement	\$6,393.93	\$6,393.92		\$6,393.92
EMS	\$884.15	\$884.14		\$884.14
Library	\$4,049.77	\$4,049.76		\$4,049.76
Sanitation	\$8,858.95	\$8,858.94		\$8,858.94
Act 345 Police/Fire	\$17,175.01	\$17,175.00		\$17,175.00
Police Operating	\$2,965.26	\$2,965.26		\$2,965.26
Fire Operating	\$2,965.26	\$2,965.26		\$2,965.26
Police & Fire Extra Voted	\$14,921.98	\$14,921.96		\$14,921.96
Recreation	\$2,951.69	\$2,951.69		\$2,951.69
Total City of Warren Tax Levies Captured:	\$87,747.73	\$87,747.64		\$87,747.64
Macomb Community College Tax Levies:				
Operating	\$4,491.52	\$4,491.52		\$4,491.52
Debt Service	\$0.00	\$0.00		\$0.00
Total MCC Tax Levies Captured:	\$4,491.52	\$4,491.52		\$4,491.52
Macomb Intermediate Sch Dist Tax Levies:				
Operating	\$14,776.88	\$14,776.87	\$14,776.87	
Debt	\$549.36	\$549.35	\$0.00	
Total Macomb ISD Tax Levies Captured:	\$15,326.24	\$15,326.22	\$14,776.87	
State Education Tax Levies:				
SET	\$19,389.26	\$19,389.25	\$19,389.25	
Total State Education Tax Levies Captured:	\$19,389.26	\$19,389.25	\$19,389.25	
Warren Cons. School District Tax Levies:				
Operating Non-PRE (Real Parcel)	\$54,892.94	\$54,892.94	\$54,892.94	
Operating (Commercial Personal)	\$1,091.62	\$1,091.61	\$1,091.61	
Operating Supplemental	\$570.81	\$570.80	\$570.80	
School Debt	\$15,446.78	\$15,446.77	\$0.00	
Total Warren Cons. SD Tax Levies Captured	\$72,002.15	\$72,002.12	\$56,555.35	
Total Admin. Fees:	\$1,298.30	\$1,298.30		
Grand Total - All Tax Levies:	\$218,877.95	\$218,877.73	\$90,721.47	\$109,717.25
			DKM	DDA
Special Assessments:	\$0.00	\$0.00		
5% interest Total owed to DKM			\$95,257.54	
Total Tax Warrant Amount:	\$218,877.95	\$218,877.73		
Total Payment to Developer (45.26% of TIR):			\$90,721.47	
	Total for City and Local Authorities:	\$109,717.25		
Total Dispersed to City and Local Authorities (54.74% of TIR):				\$109,717.25
TOTAL TIR DISPERSEMENTS:			\$90,721.47	\$109,717.25


 James H. Elrod, MMAO

R-5715
 Certification No.

April 1, 2026
 Date

492-9492-80702 58

Brownfield Redevelopment Authority Project TIF Tracking Worksheet

City of Warren, Michigan - Brownfield Redevelopment Authority

embursement Summary for 32125 Hollingsworth, Warren, Michigan

Capture Duration: Year 1 2007 Final Reimb. Capture no later than 2036
 99-06-699-940 13-04-201-015

Local Principal Capture \$ 362,372
 School Principal Capture \$ 1,841,509
 Total Capture Approved for Reimbursement \$ 2,203,881

Incremental Property Tax Capture

Year	Real Property Summer Tax Payment (due 9/14)	Date Property Tax Paid	Real Property Winter Tax Payment (due 2/14)	Date Winter Property Tax Paid	Total Real Property Taxes Paid	Local Real Property Taxes Captured by DDA/and other	Local Real & Personal Property Taxes Owed DKM	School Real & Personal Property Taxes Owed DKM	Total Personal Property Taxes	Date Property Taxes Paid	Local Personal Property Taxes Captured by DDA/and other	Total Personal Property Taxes Paid to City of Warren	Total TIF Reimbursement Owed to DKM	Total Local Taxes PAID by City of Warren to DKM	Total School Taxes PAID by City of Warren to DKM	Total Amount still owed to DKM	Actual Interest Paid	Date Paid	Check Number	Amount of Check
2007	\$98,402.94	10/31/2007	\$1,488.82	1/28/2008	\$99,891.76	\$50,864.93	43,671.60	\$0.00	\$50.00	N/A	\$ -	\$5,355.23	\$ 2,203,881.42	\$5,355.23	\$43,671.60	\$ 2,160,209.82	\$ 5,355.23	8/5/2008	2001	\$ 49,026.85
2008	\$160,413.81	1/30/2009	\$2,903.83	1/30/2009	\$163,317.64	\$75,628.80	76,576.58	\$26,278.87	\$0.00	1/30/2009	\$26,278.87	\$11,112.26	\$ 2,160,209.82	\$2,083,633.24	\$76,576.58	\$2,083,633.24	\$ 11,112.26	5/7/2009	2003	\$ 87,688.95
2009	\$161,700.78	1/29/2010	\$2,905.18	1/29/2010	\$164,605.96	\$76,376.62	77,082.89	\$27,255.01	\$0.00	1/15/2010	\$27,255.01	\$11,146.45	\$ 2,083,633.24	\$2,006,550.35	\$77,082.89	\$2,006,550.35	\$ 11,146.45	12/16/2010	2005	\$ 88,229.31
2010	\$154,613.46	1/28/2011	\$5,211.14	1/28/2011	\$159,824.60	\$75,425.25	73,875.98	\$26,511.15	\$0.00	1/28/2011	\$26,511.15	\$10,523.37	\$ 2,006,550.35	\$1,932,674.37	\$73,875.98	\$1,932,674.37	\$ 10,523.37	7/20/2011	2007	\$ 84,399.37
2011	\$133,751.71	1/27/2012	\$7,483.22	1/27/2012	\$141,234.93	\$68,095.71	63,883.75	\$28,628.79	\$0.00	1/27/2012	\$28,628.79	\$9,255.47	\$ 1,932,674.37	\$1,868,790.62	\$63,883.75	\$1,868,790.62	\$ 9,255.47	6/15/2012	2009	\$ 73,139.24
2012	\$139,595.29	1/29/2013	\$4,036.67	1/29/2013	\$143,631.96	\$82,780.60	61,653.59	\$40,209.60	\$0.00	1/29/2013	\$40,209.60	\$9,197.77	\$ 1,868,790.62	\$1,807,137.03	\$61,653.59	\$1,807,137.03	\$ 9,197.77	7/12/2013	2011	\$ 70,851.37
2013	\$150,047.71	1/27/2014	\$2,671.13	1/27/2014	\$152,718.84	\$80,300.65	62,701.39	\$49,685.77	\$0.00	1/27/2014	\$49,685.77	\$9,717.80	\$ 1,807,137.03	\$1,744,435.64	\$62,701.39	\$1,744,435.64	\$ 9,717.80	2/29/2014	2013	\$ 72,419.15
2014	\$151,680.77	1/30/2015	\$3,683.15	1/30/2015	\$155,363.92	\$79,381.47	65,319.11	\$63,528.70	\$0.00	1/30/2015	\$63,528.70	\$10,663.34	\$ 1,744,435.64	\$1,679,116.53	\$65,319.11	\$1,679,116.53	\$ 10,663.34	2/16/2015	2015	\$ 75,982.45
2015	\$154,652.16	2/1/2016	\$3,742.09	2/1/2016	\$158,394.25	\$61,474.29	85,468.75	\$93,040.18	\$0.00	2/1/2016	\$93,040.18	\$11,451.21	\$ 1,679,116.53	\$1,593,647.78	\$85,468.75	\$1,593,647.78	\$ 11,451.21	2/4/2016	2017	\$ 96,919.96
2016	\$151,667.32	1/13/2017	\$8,738.92	1/13/2017	\$160,406.24	\$62,186.17	86,528.65	\$99,293.73	\$0.00	1/13/2017	\$99,293.73	\$11,691.42	\$ 1,593,647.78	\$1,507,119.13	\$86,528.65	\$1,507,119.13	\$ 11,691.42	2/14/2017	2029	\$ 98,220.07
2017	\$157,500.84	1/30/2018	\$3,822.76	1/30/2018	\$161,323.60	\$68,522.64	81,843.33	\$83,430.66	\$0.00	1/30/2018	\$83,430.66	\$10,957.73	\$ 1,507,119.13	\$1,425,275.80	\$81,843.33	\$1,425,275.80	\$ 10,957.73	2/15/2018	2033	\$ 92,801.06
2018	\$161,177.83	1/28/2019	\$3,918.40	1/28/2019	\$165,096.23	\$69,591.35	84,347.48	\$85,913.78	\$0.00	1/28/2019	\$85,913.78	\$11,157.40	\$ 1,425,275.80	\$1,340,928.32	\$84,347.48	\$1,340,928.32	\$ 11,157.40	2/18/2019	2039	\$ 95,504.86
2019	\$164,524.89	1/28/2020	\$3,971.56	1/28/2020	\$168,496.45	\$70,159.25	86,800.51	\$91,147.50	\$0.00	1/28/2020	\$91,147.50	\$11,536.69	\$ 1,340,928.32	\$1,254,127.81	\$86,800.51	\$1,254,127.81	\$ 11,536.69	2/16/2020	2052	\$ 98,337.21
2020	\$171,225.65	1/26/2021	\$4,264.58	1/26/2021	\$175,490.23	\$68,549.25	87,637.83	\$93,944.04	\$0.00	1/26/2021	\$93,944.04	\$19,303.15	\$ 1,254,127.81	\$1,166,489.98	\$87,637.83	\$1,166,489.98	\$ 19,303.15	2/24/2021	2065	\$ 106,940.96
2021	\$167,970.22	1/27/2022	\$9,311.08	1/27/2022	\$177,281.30	\$70,423.74	87,570.50	\$95,106.47	\$0.00	1/27/2022	\$95,106.47	\$19,287.06	\$ 1,166,489.98	\$1,076,919.48	\$87,570.50	\$1,076,919.48	\$ 19,287.06	3/25/2022	2076	\$ 106,857.56
2022	\$177,685.34	1/5/2023	\$4,097.91	1/5/2023	\$181,783.25	\$77,625.78	84,790.58	\$89,508.46	\$0.00	4/11/2023	\$89,508.46	\$19,366.89	\$ 1,076,919.48	\$994,128.90	\$84,790.58	\$994,128.90	\$ 19,366.89	4/12/2023	2081	\$ 104,157.47
2023	\$186,569.57	1/31/2024	\$4,541.24	1/31/2024	\$191,110.81	\$111,466.10	66,581.67	\$249.50	\$0.00	8/31/2023	\$249.50	\$13,063.04	\$ 994,128.90	\$927,547.23	\$66,581.67	\$927,547.23	\$ 13,063.04	3/7/2024	2108	\$ 79,644.71
2024	\$196,801.21	2/18/2025	\$5,980.33	2/27/2025	\$202,781.54	\$115,143.83	73,310.28	\$9,060.11	\$0.00	8/30/2024	\$9,060.11	\$14,327.43	\$ 927,547.23	\$854,236.95	\$73,310.28	\$854,236.95	\$ 14,327.43	5/8/2025	2125	\$ 87,637.71
2025	\$203,480.39	2/2/2026	\$4,611.50	3/2/2026	\$208,091.89	\$117,370.42	75,944.60	\$0.00	\$0.00	n/a	\$ -	\$14,776.87	\$ 854,236.95	\$778,292.35	\$75,944.60	\$778,292.35	\$ 14,776.87	4/2/2026	2151	\$ 90,721.47

FY2026 Brownfield DKM tracking worksheet.xlsx