

AGENDA

Jackson Brownfield Redevelopment Authority

April 13, 2022 at 9:00 A.M.

City Hall 3rd Floor Conference Room

- I. Call to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of the February 9, 2022 Meeting Minutes
- V. Public Comment and Correspondence
- VI. Consent Calendar
 - A. **Receipt of Budget Status Report – LSRRF**
 - B. **Receipt of Budget Status Report – BRA Fund**
- VII. New Business
 - A. **Request for cost reimbursement from Objectiv.**
- VIII. Old Business
- IX. Board Member Concerns and Comments
- X. Adjournment

MEETING MINUTES

Jackson Brownfield Redevelopment Authority

February 9, 2022

MEMBERS PRESENT: Dan Greer, Jonathan Greene, Phil Hones, Steve Duke, Ray Snell, Mishele Wilkins, and Scott Damich

MEMBERS ABSENT: Mayor Daniel Mahoney, Laura Schlecte, Darrell Norris, and Ken Straub

GUEST: Alex Masten

I. Call to Order

Chairperson Greer called the meeting to order at 9:01 am.

II. Roll Call

III. Adoption of Agenda

Board Member Greene moved, with support from Board Member Duke, for the adoption of the agenda.

The motion passed unanimously on a roll call vote.

IV. Adoption of the August 18, 2021 Meeting Minutes

Board Member Snell moved, with support from Board Member Wilkins, for the adoption of the minutes as presented.

The motion passed unanimously on a roll call vote.

V. Public Comment and Correspondence

No public comment

VI. Consent Calendar

A. Receipt of Budget Status Report-LSRRF

B. Receipt of Budget Status Report-BRA Fund

Motion by Board Member Greene, with support from Board Member Snell to approve the Consent Calendar.

The motion passed unanimously on a roll call vote.

VII. New Business

A. Introductions of New Board Member and Staff

Board Member Scott Damich introduced himself, provided background and explained reason for moving to Jackson.

Planner Atkin introduced himself.

VIII. Old Business

A. Repayment of EPA funds to the Jackson County Brownfield Redevelopment Authority.

At the December 8, 2021 JBRA Meeting a motion was made by Board Member Schlecte, with support from Board Member Wilkins to table repayment of EPA funds to the Jackson County Brownfield Redevelopment Authority until invoices are submitted.

Board Member Greene moved, with support from Board Member Snell, to remove the item from the table for discussion.

The motion passed unanimously on a roll call vote.

Brief discussion ensued.

Board Member moved Snell, with support from Board Member Greene, to approve the repayment of EPA funds to the Jackson County Brownfield Redevelopment Authority.

The motion passed unanimously on a roll call vote.

IX. Board Members Concerns and Comments

Board Member Snell expressed significance and gratification of using brownfield funds to help resurrected old sites become functional again.

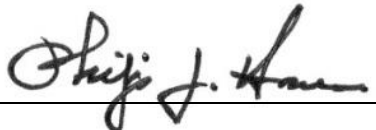
X. Adjournment

Motion by Board Member Snell with support from Board Member Damich, to adjourn.

The motion passed unanimously with a voice vote.

Chairperson Greer adjourned the meeting to order at 9:25 am.

Respectfully submitted, as prepared by Chris Atkin.



Philip J. Hones, Secretary

These Minutes of the Jackson Brownfield Redevelopment Authority are not considered final until approved at a scheduled JBRA meeting.

MEMORANDUM

TO: Chris Atkin, Planning Director, City of Jackson

FROM: Logan Mulholland, Brownfield Project Analyst, Envirollogic
David Stegink, Vice President, Manager of Redevelopment Services, Envirollogic

DATE: March 16, 2022

SUBJECT: Objectiv Reimbursement Request

On November 15, 2021, Warner, Norcross and Judd (WNJ) submitted a Request for Cost Reimbursement on behalf of Objectiv E. Washington LLC. Envirollogic found the request to be missing several documents that demonstrate the eligible activities were completed and/or paid for. On February 3, 2022, WNJ submitted a response to the Memorandum and provided further documentation and details.

The Objectiv Growth East Washington Development Brownfield Plan anticipated available tax increment revenues as early as the 2022 taxes and allows for capture up to \$2,389,951. The Developer requested reimbursement of \$2,389,951 in eligible costs. This amount is within the limits of the Brownfield Plan.

Envirollogic finds that all the requested reimbursements are for eligible costs included in the Brownfield Plan and are within the limits of the Brownfield Plan, furthermore, the following costs we found to be eligible based on further documentation submitted on March 11, 2022.

- **Installation of Geogrid, Line 6.06** — \$42,210 was requested for reimbursement inclusive of Change Order 2, including item 3 (\$28,140), item 5 (\$6,030), item 6 (\$8,040). Line 6.05 was miscalculated and thought to include this \$6,030 but after a secondary review of the provided documentation, the \$6,030 cost was not duplicated. Therefore, installation of geogrid is eligible for reimbursement inclusive of the full \$42,210.
- **WNJ Legal Fees for Due Diligence (\$8,865) and Development of Brownfield Plan (\$30,000)** — A full lien waiver was submitted for the total amount of \$38,865. This proof of payment is sufficient to find this cost as eligible for reimbursement.

Envirollogic finds that documentation of the reimbursement request included invoices with dates and descriptions of the eligible activity and lien waivers or other forms of proof of payment sufficient.

Objectiv Reimbursement Request

March 16, 2022

Page 2 of 2

With these changes, the total eligible costs with adequate and appropriate documentation are \$2,389,951. Envirologic recommends that BRA Staff advise the BRA Board that the reimbursement request is approvable.

A spreadsheet detailing the reimbursement request is attached, along with additional documentation provided, such as change orders and invoices.

If you have any questions or concerns, please contact our office at (269) 342-1100.

AIA Type Document
Application and Certification for Payment

TO (OWNER): RHOADS AND JOHNSON, LLC
 101 N. ALLOY DRIVE, SUITE A
 FENTON, MI 48430

PROJECT: Objectiv Washington Ave., Jack
 20-144DH

APPLICATION NO: 8
PERIOD TO: 9/25/2021

DISTRIBUTION TO:
 _ OWNER
 _ CONSTRUCTION
 _ MANAGER
 _ ARCHITECT
 _ CONTRACTOR

FROM (CONTRACTOR): FESSLER & BOWMAN, INC.
 4099 EAGLE'S NEST CT
 FLUSHING, MI 48433

ARCHITECT'S PROJECT NO:

VIA CONSTRUCTION MANAGER:

CONTRACT FOR:

VIA ARCHITECT:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	CLEAR & GRUB SITE 5.02	54,600.00	54,600.00	0.00	0.00	54,600.00	100.00	0.00	0.00
2	SOIL EROSION CONTROL 6.01	26,932.00	26,932.00	0.00	0.00	26,932.00	100.00	0.00	0.00
3	DEMO STRUCTURES 5.01	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00	0.00	0.00
4	EARTHWORK & GRADING 2.02, 3.01, 6.02, 7.01	986,462.00	986,462.00	0.00	0.00	986,462.00	100.00	0.00	0.00
5	STORM SEWER 7.02	201,544.00	201,544.00	0.00	0.00	201,544.00	100.00	0.00	0.00
6	SANITARY SEWER	28,660.00	28,660.00	0.00	0.00	28,660.00	100.00	0.00	0.00
7	WATERMAIN 6.08	86,120.00	86,120.00	0.00	0.00	86,120.00	100.00	0.00	0.00
8	AGGREGATE STONE BASE 6.05	247,843.00	247,843.00	0.00	0.00	247,843.00	100.00	0.00	0.00
9	CONSTRUCTION ROADS & LAYDOWN AREAS 6.09	74,750.00	74,750.00	0.00	0.00	74,750.00	100.00	0.00	0.00
10	FOUNDATIONS	538,389.00	538,389.00	0.00	0.00	538,389.00	100.00	0.00	0.00
11	INTERIOR FLATWORK	479,400.00	479,400.00	0.00	0.00	479,400.00	100.00	0.00	0.00
12	SITE CONCRETE	150,300.00	150,300.00	0.00	0.00	150,300.00	100.00	0.00	0.00
13	C.O. #1 6.04, 6.05	307,908.48	307,908.48	0.00	0.00	307,908.48	100.00	0.00	0.00
14	C.O. #2 6.05, 6.06, 6.07	159,283.00	159,283.00	0.00	0.00	159,283.00	100.00	0.00	0.00
15	C.O. #3 6.10	79,000.00	79,000.00	0.00	0.00	79,000.00	100.00	0.00	0.00
16	C.O. #4 6.03	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00	0.00	0.00
17	C.O. #5	2,784.00	2,784.00	0.00	0.00	2,784.00	100.00	0.00	0.00
18	C.O. #6 6.03	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00	0.00	0.00
19	C.O. #7 6.08	5,322.00	5,322.00	0.00	0.00	5,322.00	100.00	0.00	0.00
20	C.O. #8	2,784.00	2,784.00	0.00	0.00	2,784.00	100.00	0.00	0.00
REPORT TOTALS		\$3,513,581.48	\$3,513,581.48	\$0.00	\$0.00	\$3,513,581.48	100.00	\$0.00	\$0.00



Change Order

Change Order #: 1

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

Subcontract Amount	\$ 2,925,000.00
Increase/Decrease	\$ 307,908.48
New Subcontract Amount	\$ 3,232,908.48

Approved by Rhoads & Johnson: DocuSigned by: *Kevin Johnson* **Date:** 12/23/2020 | 8:44 PM PST
370B6667A6A843B...

REASON FOR CHANGE ORDER:

Bad Soils - See attached

Approved by Subcontractor: DocuSigned by: *James W. Malenich II* **Date:** 12/28/2020 | 6:40 AM PST
18B57A39D955470...



CORPORATE
 4099 Eagle's Nest Court
 Flushing, MI 48433
 Office: **810.733.1313**
 Fax: **810.733.7883**

SOUTHERN
 4422 Viking Loop
 Bossier City, LA 71111
 Office: **318.549.2671**
 Fax: **318.549.2672**

SOUTHEAST
 2905 Westinghouse Blvd,
 Suite 100, Charlotte, NC 28273
 Office: **704.413.0700**
 Fax: **704.817.8228**

To: Rhoads & Johnson	Contact: Kevin Johnson
Address: 101 N. Alloy Drive, Suite A Fenton, MI 48430 US	Phone: (810) 750-7630 Fax: (810) 750-8034
Project Name: Objectiv - Unit Pricing For Building Pad Undercut As Of 12-18-20	Bid Number: 20-239JB
Project Location: 769 Washington Ave, Jackson, MI	Bid Date: 12/17/2020

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Excavate Unsuitable Soils, Soils To Be Place & Graded Onsite	7,555.21	CY	\$11.50	\$86,884.92 6.04
· 12/14/20 Excavated Spoils 2,209.56 CY				
· 12/16/20 Excavated Spoils 534.93 CY				
· 12/17/20 Excavated Spoils 2,352.13 CY				
· 12/18/20 Excavated Spoils 2,458.59 CY				
Provide & Place Class II Sand	8,755.67	TON	\$14.50	\$126,957.22 6.05
· 12/14/20 2,412.68 Ton				
· 12/16/20 0				
· 12/17/20 2,655.10 Ton				
· 12/18/20 3,687.89 Ton				
Place 1" X 3" Oversized Stone	2,577.16	TON	\$36.50	\$94,066.34 6.05
· 12/14/20 901.66 Ton				
· 12/16/20 802.40 Ton				
· 12/17/20 873.10 Ton				

Total Bid Price: \$307,908.48

Notes:

- ****Clarifications****
 - All Excavated spoils are to remain on site in a designated locations.
 - Unit rates to be tracked by load delivery tickets.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Fessler & Bowman Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jim Bronson (810) 691-4856 jbronson@fesslerbowman.com</p>
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Change Order

Change Order #: 2

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

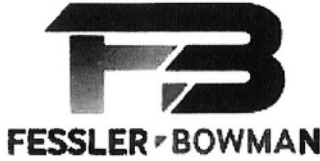
Subcontract Amount	\$ 3,232,908.48
Increase/Decrease	\$ 159,283.00
New Subcontract Amount	\$ 3,392,191.48

Approved by Rhoads & Johnson: DocuSigned by:
Kevin Johnson
370B6667A6A843B... **Date:** 1/25/2021 | 5:02 PM PST

REASON FOR CHANGE ORDER:

See attached

Approved by Subcontractor: DocuSigned by:
James W Malenick II
18B57A39D955470... **Date:** 1/26/2021 | 4:42 AM PST



Corporate
 4099 Eagle's Nest Court
 Flushing, MI 48433
 Office: 810.733.1313
 Fax: 810.733.7883
www.fesslerandbowman.com

Regional Offices
 Bossier City, LA
 Charlotte, NC
 Raleigh, NC
 Nashville, TN

To: Rhoads & Johnson	Contact: Kevin Johnson
Address: 101 N. Alloy Drive, Suite A Fenton, MI 48430 US	Phone: (810) 750-7630 Fax: (810) 750-8034
Project Name: Objectiv - Revsied Undercut Parking Lot Area	Bid Number: 21-012JB REV 2
Project Location: Jackson, MI	Bid Date: 1/21/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Cut Parking Lot Grade An Additional 16" To Accomodate For The Additional 12" Class II Sand & 4" Of Stone Base	3,100.00	CY	\$8.23	\$25,513.00
	Place 12" Of Class II Sand	3,500.00	TON	\$13.80	\$48,300.00
	Place 1 Layer Of ADS Geogrid In All Areas	7,000.00	SY	\$4.02	\$28,140.00
	Place An Additional 4" Of Stone Base	1,500.00	TON	\$32.86	\$49,290.00
Total Price for above Items:					\$151,243.00

6.07
6.05
6.06
6.05

Total Base Bid Price: ✓ \$151,243.00

Add For 2nd Layer Of Geogrid In Access Drive

Place An Additional Layer Of ADS Geogrid In Access Drive (Yellow Area)	1,500.00	SY	\$4.02	\$6,030.00
Total Price for above Add For 2nd Layer Of Geogrid In Access Drive Items:				\$6,030.00

6.06
*updated on 3/16/22

Add For 2nd Layer Of Geogrid In Loading Dock Area

Place An Additional Layer Of ADS Geogrid In Loading Dock Area (Orange Area)	2,000.00	SY	\$4.02	\$8,040.00
Total Price for above Add For 2nd Layer Of Geogrid In Loading Dock Area Items:				\$8,040.00

6.06

\$ 159,283.00

X CMC
X _____

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>OBJECTIV</u></p> <p>Signature: <u>Clark Orilla</u></p> <p>Date of Acceptance: <u>1/21/2021</u></p>	<p>CONFIRMED: Fessler & Bowman Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jim Bronson (810) 691-4856 jbronson@fesslerbowman.com</p>
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Change Order

Change Order #: 3

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

Subcontract Amount	\$ 3,392,191.48
Increase/Decrease	\$ 79,000.00 6.10
New Subcontract Amount	\$ 3,471,191.48

Approved by Rhoads & Johnson: DocuSigned by: *Kevin Johnson* **Date:** 5/4/2021 | 4:26 PM PDT
370B6667A6A843B...

REASON FOR CHANGE ORDER:
 Winter Conditions - See attached

Approved by Subcontractor: DocuSigned by: *James W Malenick II* **Date:** 5/6/2021 | 10:08 AM PDT
18B57A39D955470...



Change Order

Change Order #: 4

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

Subcontract Amount	\$ 3,471,191.48
Increase/Decrease	\$ 5,500.00 6.03
New Subcontract Amount	\$ 3,476,691.48

Approved by Rhoads & Johnson: DocuSigned by:
Kevin Johnson
370B6667A6A843B... **Date:** 5/19/2021 | 7:23 PM PDT

REASON FOR CHANGE ORDER:

Requested Land Clearing as specified in attachment

Approved by Subcontractor: DocuSigned by:
James W Malenich II
18B57A39D955470... **Date:** 5/21/2021 | 10:11 AM PDT



Change Order

Change Order #: 6

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

Subcontract Amount	\$ 3,479,475.48
Increase/Decrease	\$ 26,000.00 6.03
New Subcontract Amount	\$ 3,505,475.48

Approved by Rhoads & Johnson: DocuSigned by:
Kevin Johnson
370B6667A6A843B... **Date:** 6/18/2021 | 6:20 AM PDT

REASON FOR CHANGE ORDER:

Clear & Grub Additional Area with the Installed Site Fencing

Approved by Subcontractor: DocuSigned by:
James W. Malenich II
18B57A39D955470... **Date:** 6/18/2021 | 8:17 AM PDT



Change Order

Change Order #: 7

Project: Project Delta - Jackson, MI

Subcontractor: Fessler & Bowman Inc.

Subcontract Amount	\$ 3,505,475.48
Increase/Decrease	\$ 5,322.00 6.08
New Subcontract Amount	\$ 3,510,797.48

Approved by Rhoads & Johnson: DocuSigned by: *Kevin Johnson* **Date:** 7/15/2021 | 9:51 AM PDT
370B6667A6A843B...

REASON FOR CHANGE ORDER:
 Excavate & Backfill for Additional Conduits
 See Attached


Approved by Subcontractor: DocuSigned by: *James W. Malenich II* **Date:** 7/16/2021 | 4:03 AM PDT
18B57A39D955470...

FULL UNCONDITIONAL WAIVER

Warner Norcross + Judd LLP, a Michigan limited liability partnership's contract with Objectiv E. Washington, LLC, a Florida limited liability company, to provide legal services with respect to the preparation and implementation of a Brownfield Redevelopment Plan and to assist with the review and completion of certain due diligence activities, including completion of environmental reports and studies, associated with the development of certain improvements to the real property commonly known as 811 E. Washington Avenue, Jackson, Michigan 49203, consisting of Parcel Identification Numbers 6-153700000, 6-153800000, 6-154300000 (part of), 6-154200000, 6-153300000 (part of) and 6-154900000 (part of) (the "Property") has been fully paid in the amount of \$38,865 and satisfied. By signing this waiver, all of our construction lien rights against the Property are waived and released. No further amounts are owed to us.

If the improvements are provided to Property that is a residential structure and if the owner or lessee of the Property or the owner's or lessee's designee has received a notice of furnishing from us or if we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from us, the owner, lessee, or designee may not rely upon it without contacting us, either in writing, by telephone, or personally, to verify that it is authentic.

WARNER NORCROSS + JUDD LLP,
a Michigan limited liability partnership

By: 
David C.C. Eberhard
Its: Partner

Dated: March 11, 2022

Address: 1500 Warner Building
150 Ottawa Avenue, N.W.
Grand Rapids, MI 49503-2487

Telephone: 616.752.2000