



Leelanau County Government Center

Leelanau County Land Bank Authority (LC-LBA)

Website: <http://www.leelanau.gov/landbank.asp>

8527 E. Government Center Dr.
Suttons Bay MI 49682 231-256-9838

NOTICE OF MEETING

The Leelanau County Land Bank Authority (LC-LBA) will meet **On Tuesday May 23rd, 2023 at 9:00 am** at the
Leelanau County Government Center

DRAFT AGENDA

PLEASE TURN OFF ALL CELL PHONES

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES April 18th, 2023 *pgs 2-4*

PUBLIC COMMENT

➤ UNFINISHED BUSINESS

➤ DISCUSSION/ ACTION ITEMS

1. Review Land Bank Vacant Parcels RFP – *Handout at meeting*
2. Review and Score Round 2 Blight Elimination Grant Application(s) *pgs 5-75*
3. Approval of Resolution(s) for Blight Elimination Grant Application (Roll call vote), Approval Submittal of Grant Application.
4. Any Other Business

CLAIMS & ACCOUNTS

POST AUDIT

CORRESPONDENCE/COMMUNICATION ITEMS

PUBLIC COMMENT

MEMBER COMMENTS

CHAIRPERSON COMMENTS

ADJOURN

Members

John A. Gallagher III – Chair
Dan Heinz – Vice Chair
Trudy Galla -- Secretary
Rick Foster -- Treasurer
Deb Allen
Richard Isphording
Gwenne Allgaier

A regular meeting of the Leelanau County Land Bank Authority (LCLBA) was held on Tuesday, April 18, 2023 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 9:00 am by Chair Gallagher who led the Pledge of Allegiance.

ROLL CALL

Members Present: G. Allgaier, D. Allen, T. Galla, J. Gallagher, D. Heinz, R. Isphording
R. Foster

Members Absent: None
(prior notice)

Public Present: T. Searles, S. Telgard, C. Telgard

Staff Present: G. Myer, Senior Planner

APPROVAL OF AGENDA

Motion by Allen, seconded by Foster, to approve the agenda as presented. Motion carried 7-0.

APPROVAL OF MARCH 18, 2023 MINUTES

Heinz pointed out corrections he would like made.

Motion by Foster, seconded by Allgaier, to approve the minutes as amended. Motion carried 7-0.

PUBLIC COMMENT – None.

UNFINISHED BUSINESS- None.

DISCUSSION/ ACTION ITEMS

Review Land Bank vacant parcels RFP

Gallagher briefly reviewed the RFP (request for proposal) in the agenda packet and said that he received it from another county and sent it to corporate counsel for initial review. Their response was that this is a sound document that they could modify and use for their purposes of seeking a developer or purchaser for vacant property.

Heinz said that in the past, they have provided the land and the other side of the transaction does all of the work. They didn't go through all of this paperwork asking for blueprints, etc. Gallagher stated the RFP would address his concerns. The question is if they want to get into blueprints, do they want to take on a management role, etc.

Allgaier said the RFP was a good idea, and they will find out as they use it what they may need to revise. Allen questioned who would serve as project manager, and what would the LBA's responsibilities be? How often would we utilize an agreement like this? Gallagher said if we were to use this, it could be used every year with acquisitions and foreclosures.

Galla said they might get someone interested in four builds instead of just one, because it would help keep their workers busy. They need to include pertinent information on each of these lots, and #4 says to see a draft contract included, but she doesn't see one included. Can corporate counsel get this for us, because a bidder will want to see that. Galla would like to see the land developed and then the LBA would deed the property. Gallagher agrees with bundling the four together because he has heard some interest in that.

Isphording questioned if a designated person would be the project manager, and if so, what are the qualities of that individual to be knowledgeable about the project itself. Gallagher said they don't want to be overlapping and redundant. In his mind, the project manager is going to oversee things and work in compliance with the RFP and their contract, however they determine that to be. Gallagher continued, saying they could frame the RFP to require a performance bond to ensure the construction is completed and they are not left with a half-built development. Galla would be just as much a project manager as he is. Allen mentioned that a facilities manager for the county has been discussed by the County Board and will be on their agenda in the near future. This has been one of their goals for the last several years. Possibly this is something that could be dovetailed into their job description or contractual agreement with a firm. Gallagher liked the idea of dovetailing this. Allgaier suggested someone from Building Safety. Galla said the difficulty there is that they are also going to be approving permits and doing inspections. Maybe someone who is retired from there would be a good choice.

Galla said the RFP needs a little more work before they release it. Heinz said he still had some reservations. Why can't they do another project similar to what they are working on with Habitat for Humanity? He questioned if they were still trying to get affordable housing built?

Isphording questioned if the LBA or the county had any liability exposure working with Habitat for Humanity or something like that, when a problem occurs?

Gallagher said this needs to come back for review again once the things mentioned have been added. Galla questioned if they are sending this out to just nonprofits, or to anyone? Are we interested in partnering in hopes of getting affordable housing? Allgaier stated that if they commit to affordable housing, she doesn't care who it is. Galla said they don't want to just transfer the property to them and nothing gets built. This has happened in the past and she is hoping by taking a different approach this time, this will not happen. Heinz mentioned funding the gap and that Habitat for Humanity and others know how to fill in that gap, they know where the resources are. Gallagher stated they need to determine who their audience is first. Non-profits first and then move to everybody? Isphording suggested they open it up to everybody, who knows what opportunities might develop that would contribute to the goals. Allen suggested a phased approach. Releasing it first to potential partners that can assist with affordable housing and then move forward with any opportunity for housing in the community.

Motion by Allen, supported by Galla, to table this discussion until next month.

Discussion continued.

Allgaier said with the understanding that you bring back what? Gallagher said he would like to know who the "audience" is and a time frame. He needs more details as to how they want this distributed. He would like to work with those who have similar goals in mind. Galla said she is in support of tabling it because it is not ready yet. Bring it back next month for review and they can decide who they are releasing it to. There is a benefit in releasing it to everyone, however, these housing organizations are the ones who are going to be able to find other funds to lower the cost to buyers and make it more affordable.

Motion on the table carried 7-0.

Heinz mentioned checking with HomeStretch and Habitat for Humanity so see if they would be interested. He knows that Leelanau Housing is interested in one of the parcels.

2023 Foreclosure Review

Gallagher said they have one property in Elmwood Township on S. Cottonwood Dr. The next step for the Treasurer's Office is to offer this through the first right of refusal to the state's local units. The owner has until June to file a claim on the property. If that happens, they would have to pay fair market value, which is two times the SEV (State Equalized Value) which is \$25,800.00. No action is needed today, possibly in the upcoming June meeting. He will know by then if there has been a claim filed. Allgaier questioned if they would then sell it with the other four parcels? Gallagher said it would be included with the other four parcels.

Habitat/HomeStretch /REMAX updates

Gallagher updated members on the Maple City Crossings project, saying that he is working to draft individual deeds instead of joint deeds. Joint deeds seem to be clouding up the closing with the purchase agreement and sales proceeds so it has been requested that they do individual deeds. They will deed from the LBA to Habitat for Humanity, who will then deed to the purchasers. Unit 4 will be closing within the next 30 days.

Gallagher continued, saying there is an issue with HomeStretch. They found discrepancies in the legal description when they were trying to release the deed. The legal was modified from the time it was placed on the roll and closed on. Also, an easement to the south was dropped off the legal description. He is working to file a Quiet Title.

With regard to REMAX, he was asked to reject the offer presented last month. They came back with a full price offer and he is moving forward with the closing.

CLAIMS & ACCOUNTS -None.

POST AUDIT- None.

CORRESPONDENCE/COMMUNICATION ITEMS - None.

PUBLIC COMMENT – None.

MEMBER COMMENTS – None.

CHAIRPERSON COMMENTS – None.

ADJOURNMENT

Meeting adjourned at 9:45 a.m.

**Michigan State Land Bank Authority
Grant Proposal**

Blight Elimination Application – Leelanau County
RFP 2023-005 Grant Proposal – High Streets Project



Leelanau County Government Center

Leelanau County Land Bank Authority (LC-LBA)

Website: <https://www.leelanau.gov/lclbameetings.asp>

8527 E. Government Center Dr., Suite 105
Suttons Bay MI 49682 231-256-9838

Date: May 23, 2023

State Land Bank Authority (SLBA)
Post Office Box 30766
Lansing MI 48909

Subject: 1. Letter of Interest: Michigan Land Bank Authority - Blight Elimination Program
RFP 2023-005 Grant Proposal

At a meeting held Tuesday, May 23, 2023, the Leelanau County Land Bank Authority approved a Resolution authorizing submittal of an application for the Michigan Blight Elimination Program. This Letter of Interest is for consideration of the attached application for a proposed project in Northport Village, Leelanau County.

Respondent name: Leelanau County Land Bank Authority
Address: 8527 E. Government Center Dr., Suite 104 Suttons Bay MI 49682
County: Leelanau
Contacts: John Gallagher, Chairman, jgallagher@leelanau.gov 231-256-9838
Trudy Galla, tgalla@leelanau.gov 231-256-9812

High Street Holdings
Address: 201 High Street, Northport MI 49670
County: Leelanau
Contact: Kyle Evans, property owner, kyleevansdesign@gmail.com

If you have any questions regarding the attached application, or need any further information, please feel free to contact me.

On behalf of the Leelanau County Land Bank Authority and the applicant, we hope you look favorably upon this application.

Sincerely,

John Gallagher, Chairman
Leelanau County Land Bank Authority

R E S O L U T I O N 2023-005

**Leelanau County Land Bank Authority Grant Application to State Land Bank Authority
High Street Holdings Project**

WHEREAS, on May 23, 2023 the Leelanau County Land Bank Authority approved submission of the Grant Application to the State Land Bank Authority; and,

WHEREAS, the submission of this Grant Application is due May 31, 2023 to the State Land Bank Authority and,

WHEREAS, the Leelanau County Land Bank Authority believes such a grant would be consistent with its public purpose as stated in MCL 124.752; and,

NOW, THEREFORE, BE IT RESOLVED that the Leelanau County Land Bank Authority approves the submission of the Grant Application to the State Land Bank Authority on behalf of High Street Holdings for a property in Northport Village and authorizes the Chairman to enter into a grant agreement, disburse the grant funds and do all other things reasonably necessary and appropriate for the administration of this grant consistent with this Resolution.

APPROVED: _____
Date

AYES:

NAYS:

RECUSED:

Former Leelanau Memorial Hospital

2. Detailed Project Description

A. Demolition Activities

i. Provide a property list with:

- a. Full address: 201 High Street, Northport, MI (former Leelanau Memorial Hospital)
- b. Parcel number: 45-042-200-026-00
- c. Condition assessment: The property has been declared blighted by the Village of Northport. See attached resolution
- d. Ownership information: The property is owned by High Street Holdings, which acquired the property in 2021
- e. Mobile home ownership: Not applicable
- f. Photos of structure: see attached

ii. Identify how the subject property meets the definition of an eligible property:

The property has been declared blighted by the Village of Northport. See attached resolution.

iii. Disclose any known environmental problems (e.g., contaminants, asbestos, lead, etc.).

There are no known environmental problems. A Phase II environmental site assessment was conducted in 2021 and no environmental contamination was found.

iv. Identify any property slated for demolition that is in a historic district or listed in the National Register of Historic Places and attach appropriate approvals for demolition.

The property location is not in a historic district and is not listed in the National Register of Historic Places.

v. Provide a map of the project area that also has the subject property(s) identified.

See attached.

vi. Describe planned post-demolition use of the land, if immediately applicable.

The former Leelanau Memorial Hospital property will be redeveloped with workforce housing and marketed to prospective developers for potential commercial uses.

vii. Provide an itemized budget, including all Eligible Activities, showing all sources and costs for project.

See attached.

B. Stabilization Activities

Not Applicable.

C. Environmental Remediation / Site Preparation Costs

Not Applicable.

3. Narrative

a. Property description: The Leelanau Memorial Hospital in Northport, near the tip of the Leelanau Peninsula, closed in 2005 and has been vacant since. The building was constructed in the 1960s and modified in the 1970s and 80s, and is blighted, functionally obsolete, and an eyesore. Utility service has been disconnected for several years. A garage and an outbuilding are also located on the hospital grounds. The property is located within walking distance of downtown Northport, schools, and residential neighborhoods. An assisted living facility is adjacent to the former hospital. At a cost of more than half a million dollars to demolish the hospital and outbuildings, it is no surprise that it was for sale for 15 years. It was finally purchased in 2021 by a local business owner with a history of investing in the sustainability of this charming northern Michigan town of only 493 people.

The 11-acre property is owned by High Street Holdings, which acquired it in 2021. The approximately 20,000-square foot brick and concrete former hospital building is blighted (designated by the Village of Northport in 2010) and functionally obsolete. The former garage is approximately 2,300 square feet and a block storage building is about 2,500 square feet. Environmental site assessments, including a 2021 Phase II investigation, have been conducted and no contamination was found.

b. Eligible activities description: The former hospital building, garage, and storage building will be demolished. A hazardous materials assessment and environmental assessments have been completed within the last two years. High Street Holdings has executed an agreement with the Leelanau County Land Bank Authority providing site control / site access for demolition if the grant is awarded.

c. Redevelopment / investment description: The owner's vision and commitment to Northport will create both an investment of dollars in Northport's economy and an investment in its future sustainability with workforce housing for the people who make Northport their home 12 months a year.

The hospital is located on approximately 4.83 acres with water views of Northport Bay. The hospital portion of the property will be marketed to development partners for a potential commercial use. Until the old hospital is demolished, it will be a struggle to attract investors, who would now see only 25,000 square feet of blighted old buildings with a big demolition cost, not a buildable lot with lake views, a short walk from downtown Northport's shops and beach. Details such as development type, size, investment, and jobs are unknown until the owner chooses a development partner.

The hospital property includes 4.34 acres of vacant land that will be developed with homes for local workers. Like other shoreline communities, many in the local workforce have been displaced by short term rental conversions and increasing home prices. Depending on the builder selected, financing used, and market considerations, the homes may be built as townhouses or cottages. Units will be available for rent or for sale to year-round residents most likely below 120% of the area median income, such as workers at the assisted living center next door, school, and other businesses in Northport. High Street Holdings hopes to partner with a nonprofit developer for the housing development, and is looking now at potential partners.

Project Timeframe:

High Street Holdings LLC hopes to have the hospital building demolished in summer or fall 2023. High Street Holdings is currently considering development partners and expects to execute contracts for the housing and hospital property developments in the next several months.

4. Budget

The budget for this work is estimated to be \$550,610 for demolition (see attached budget table and estimate). We are requesting funding for the demolition from the Blight Elimination Grant. If costs are not fully covered by the Blight Elimination Grant, the developer may seek reimbursement under a Brownfield Plan.

5. Site Control

The site is owned by High Street Holdings, LLC. The deed is attached. The owner understands a lien will be placed on the property and will seek a release of the lien based on redevelopment plans.

6. Administration of Project Funds

The seven member LCLBA has experience in business, real estate, alternative, construction, environment, contract negotiation, planning, and finance/audits. The LCLBA has established Policies and Procedures, and meets monthly, allowing timely and successful use of grant funds. Mr. John Gallagher will assist the Project Director through and as the Leelanau County Treasurer's Office and as Chair of the Leelanau County Land Bank Authority. Mr. Gallagher will be assisting in the financial and administrative requirements of the grant as its fiduciary officer. He has experience in grant management, reporting, land bank properties, development and demolition. Mr. Gallagher also has experience working on multiple foreclosed property redevelopments through the LBA with strategic partnerships to increase affordable housing in Leelanau County.

Ms. Trudy Galla will serve as Project Director for the grant. Ms. Galla has experience in brownfields, land bank properties, planning, zoning, and housing. Ms. Galla has successfully administered HUD funds with 15 federal housing grants, a blight elimination grant, 5 EPA Brownfield Grants, EGLE Brownfield Grants and Loans, and local and regional grants. Ms. Galla has also worked with EPA on cleanup and reuse activities at a Superfund National Priority List site in Leelanau County. Ms. Galla was a member of the Brownfield Collaborative Stakeholder Initiative group organized through the state's Brownfield Program and the Michigan Economic Development Corporation. She served as a member of the ATSDR National Brownfields/Land Reuse Health Initiative Steering Committee. Ms. Galla also serves as the Director of the Leelanau County Brownfield Redevelopment Authority, which completed the oversight and demolition tasks involved with the former courthouse and government center in Leland, and demolition of a structure at a Superfund Site in Elmwood Township. Brownfield Plans were approved for both of these sites.

All grants administered by Leelanau County and the Land Bank Authority were completed according to the grant agreements. Leelanau County has had no adverse findings and all audits have been 'clean' audits. Leelanau County has not had any problems with management of

previous grants, or state grants/loans. We have received positive feedback from EPA and from the State regarding our performance as a grantee.

7. Additional Information and Comments

Map: attached

Parcel size: Approximately 11 acres

Property deed: attached

Access agreement: attached

The former hospital is on an 11-acre property that will be divided into two or three parcels. A 4.34-acre section of the property will be developed with approximately 25 multifamily homes, reserved for year-round residents in Northport's workforce. The former hospital is on 4.83 acres and the owner is seeking development partners for that portion of the property. The balance of the 11-acre property, about 2.3 acres, is wetland and therefore undevelopable without mitigation. The property will be split to facilitate the two (or more) different development projects and attract different development partners.

Scoring Criteria:

i. Development Catalyst Opportunities

Demolishing the old Leelanau Memorial Hospital will remove a longtime eyesore from the small village of Northport. The proposed redevelopment is an investment in the community's sustainability – supporting northern Leelanau County's economy and creating homes for the year-round working residents who own small businesses, teach our kids, and care for our elderly.

ii. Local Support

There is great support for this project as demonstrated by the letters included in the application. Village of Northport leaders are acutely aware of dwindling housing options for its year-round workforce and the threat that poses to Northport's sustainability and sense of community.

iii. Public Safety

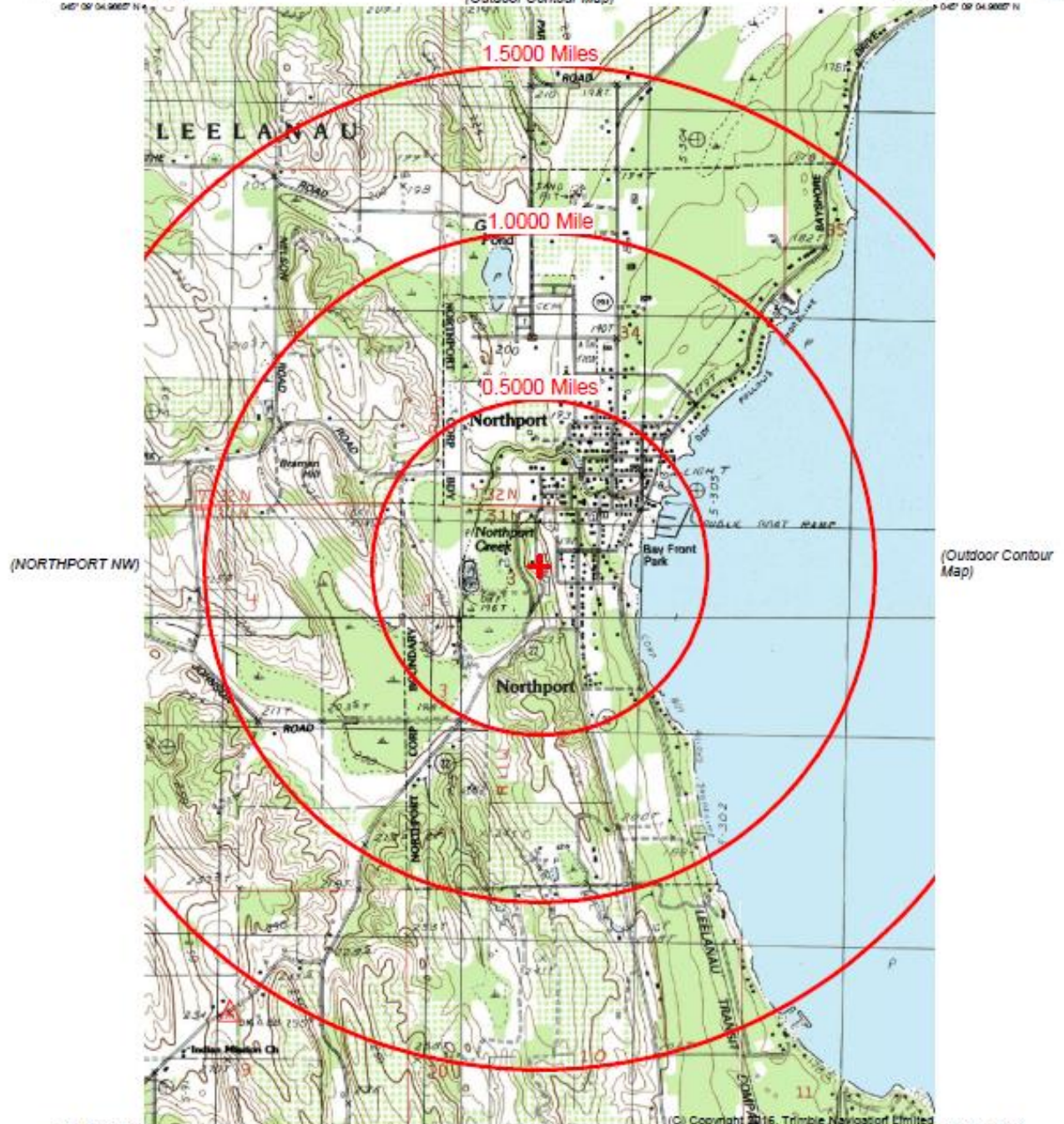
The former Leelanau Memorial Hospital is located at the top of a hill. The building is visible from all over town, but without watchful neighbors to discourage break-ins and vandalism. Northport Public School, a K-12 school, is visible from the project site. The abandoned hospital, vacant for nearly 20 years, is an attractive nuisance. Its overgrown weeds and vegetation, broken glass, blowing trash, fallen siding, animals, vandalism, garbage dumping, and broken and cracked floors and pavement detract from Northport's natural beauty. The site's demolition and redevelopment will help Northport provide a more healthy, safe, sustainable, and inviting community.

iv. Additional Investment

Demolishing the Leelanau Memorial Hospital makes it possible for a new development project to go forward. The owner will partner with other investors – who now only see a blighted old hospital with a huge demolition bill – for a development that takes advantage of lake views and complements Northport's upscale small town vibe. A substantial and necessary investment will be made in new homes

for Northport's workforce. Without including new housing, additional commercial development has a limited chance of successfully attracting a qualified workforce.

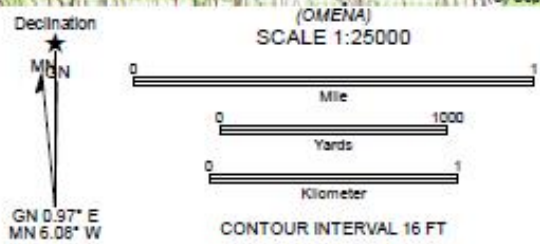
Tax increment revenues will be captured under a brownfield plan from the higher taxed commercial development will help pay for construction of workforce housing adjacent to the hospital site.



(NORTHPORT NW)
042° 06' 10.3461" N
082° 30' 40.0441" W

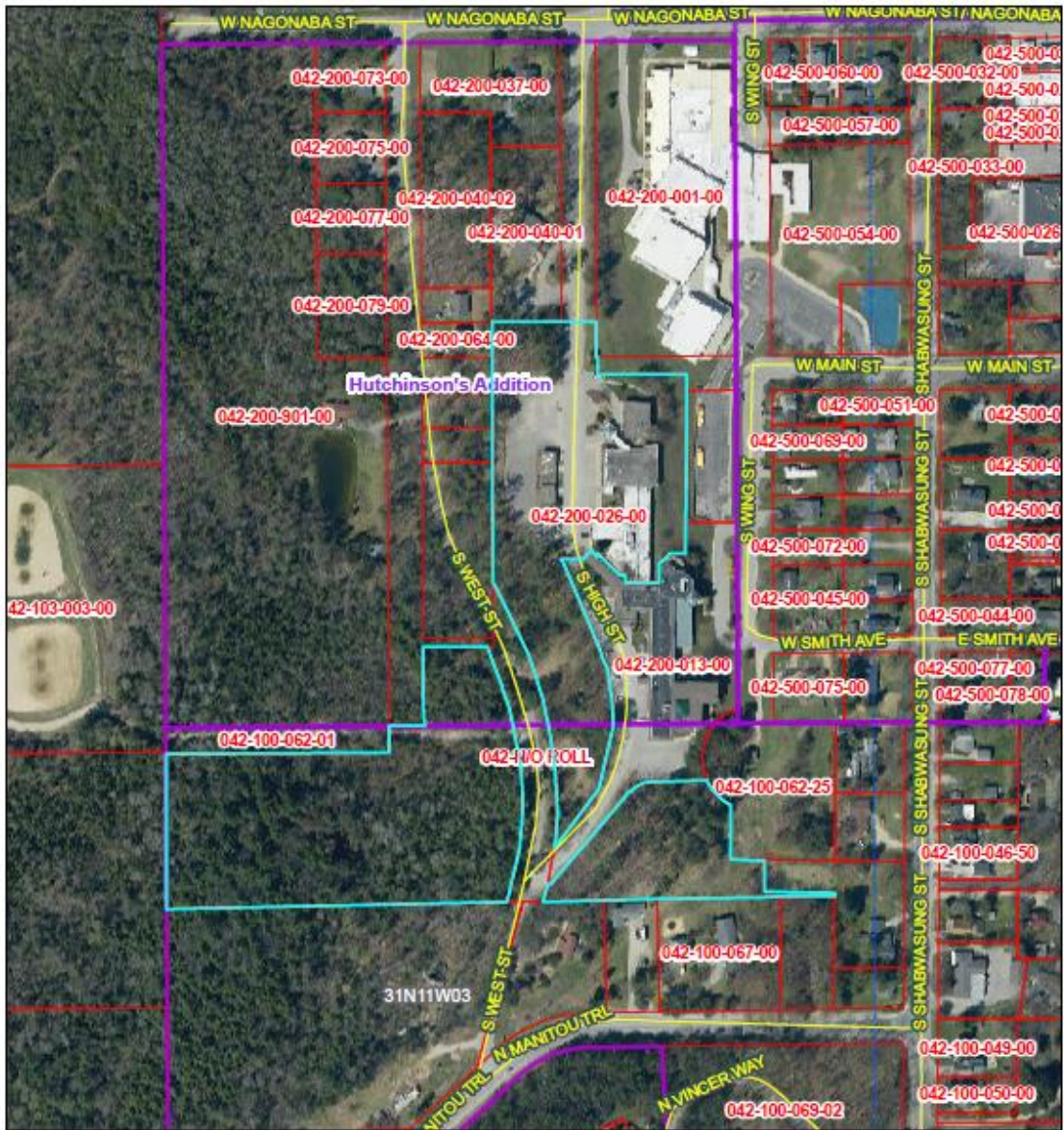
(Outdoor Contour Map)
042° 06' 10.3461" N
082° 30' 40.0441" W

Produced by Trimble Terrain Navigator Pro
Topography based on USGS 1:25,000
Map
North American 1983 Datum (NAD83)
To place on the predicted North American
1927 move the projection lines 6M S and
7M W



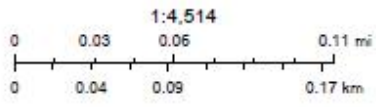
45085-A5-TM-025
NORTHPORT, MI
JAN 1, 1983

The property owned by High Street Holdings is outlined in blue. The former hospital and associated outbuildings are located in the northern-most part of the parcel. The southern parcels will be developed with housing where wetlands do not prohibit construction.

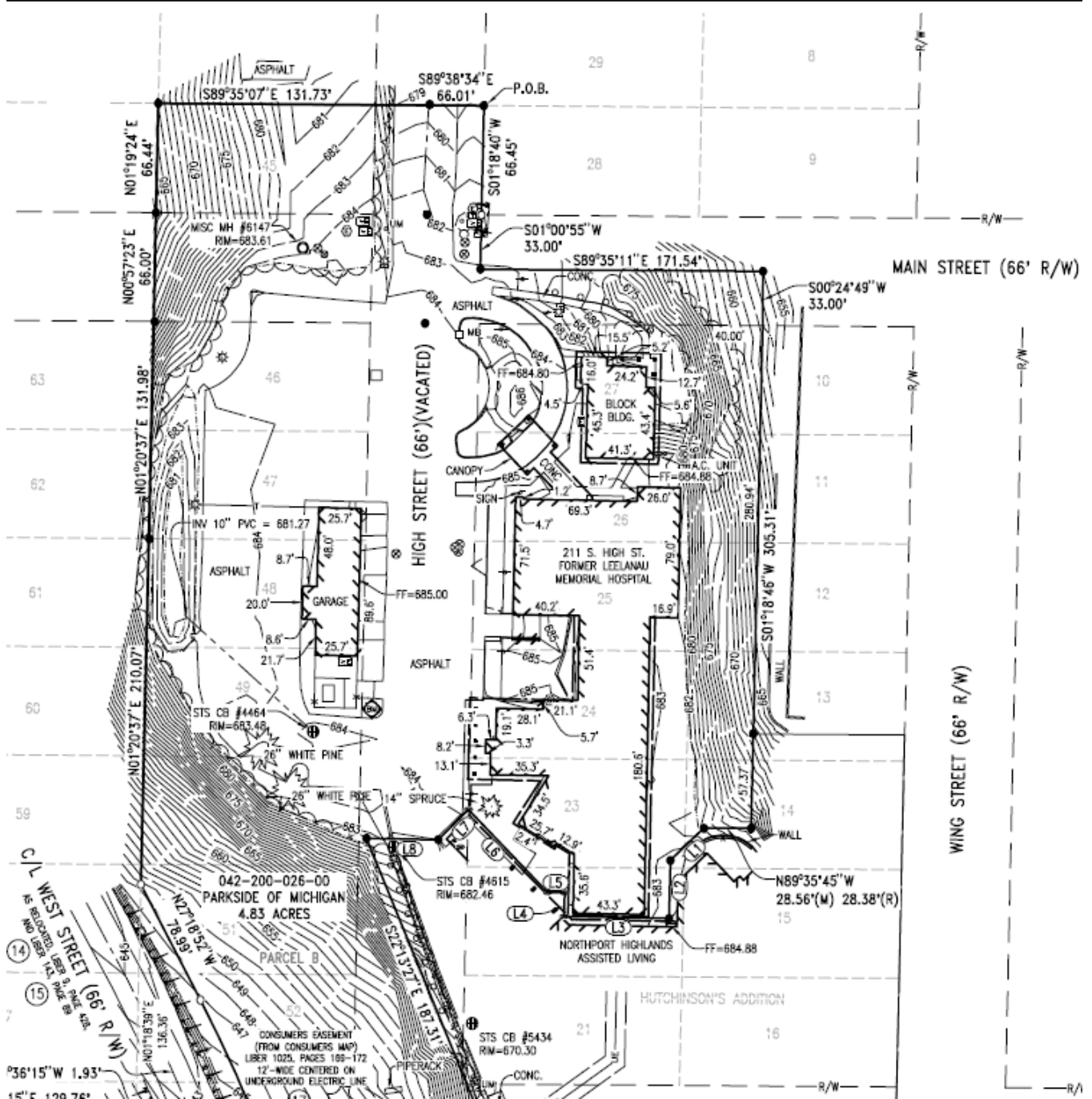


7/29/2021, 1:23:23 PM

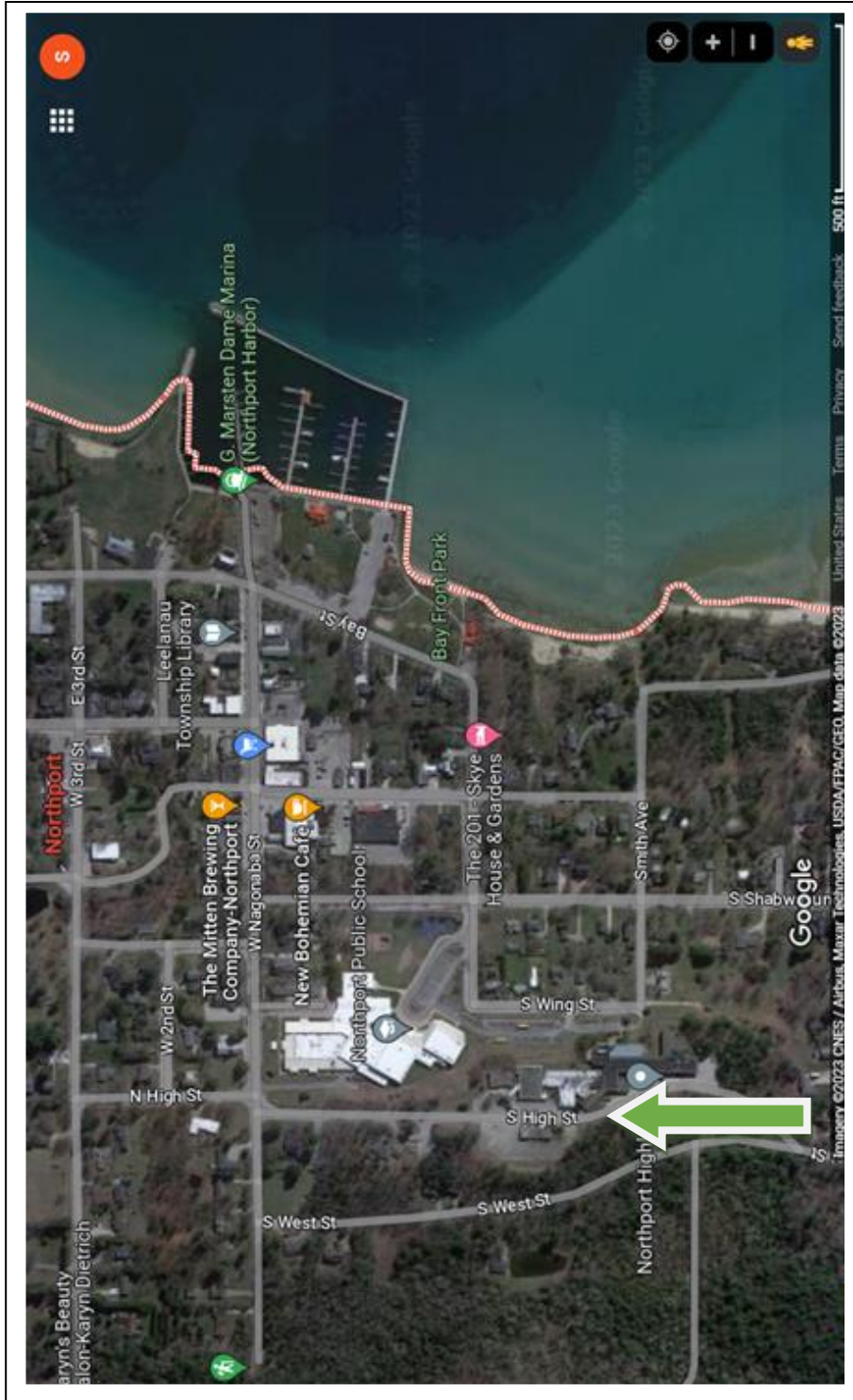
- Override 1
- Roads
- Municipalities
- Sections
- Subdivisions & Condos
- Government Lots
- Tax Parcels



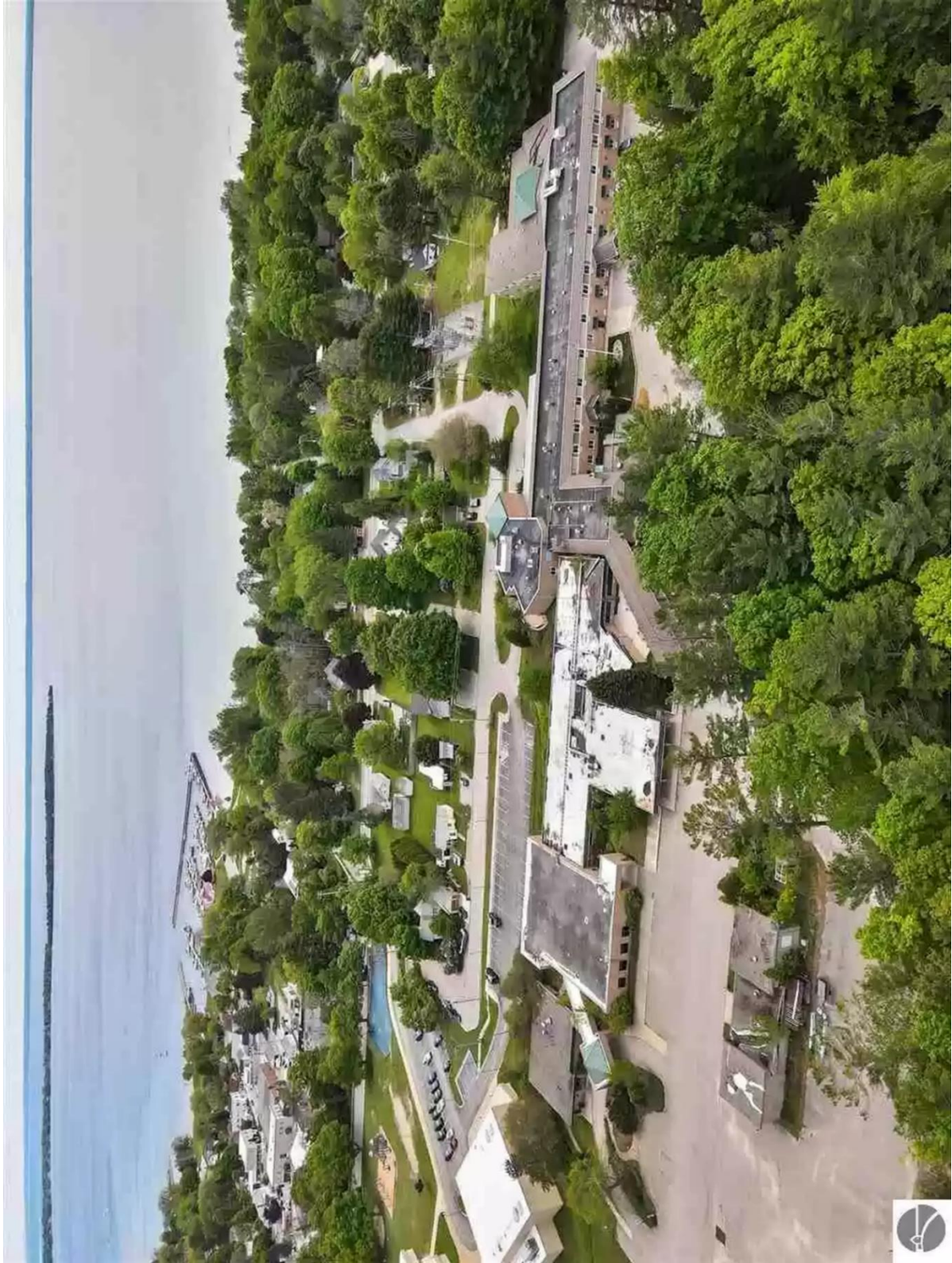
This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.



Buildings to be demolished include the Former Leelanau Memorial Hospital, the garage, and the block building north of the hospital. Parcel B at the bottom left will be split from the hospital parcel and developed with new workforce housing.



This photo shows the hospital location (green arrow) compared to Northport Public School (white structure in the center) and downtown Northport (Nagonaba Street between the school building and marina). The scale is shown in the photo's bottom right corner. The school is only a few feet from the hospital.



Hospital looking west. The old garage is in the foreground. The white roofed building at the center left is an assisted living facility, and the Northport Public School is on the left between the assisted living facility and the bay.



Hospital from Wing Street



The garage is in the lower part of the photo. The former hospital is in the center, and block storage building is on the center left behind the diagonal hospital entrance. The Northport Public School parking lot is just visible at the far left. The wooded area at the right side of the photo is part of the lot where new workforce homes will be constructed.





Former garage



Garage interior



Hospital interior

DOCUMENT NO. 2021006788

Total Pages: 4
08/20/2021 03:22 PM Fees: \$35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 08/20/2021
I hereby certify that according to our records, all taxes
returned to this office are paid for five (5) years
preceding the 14 day of 08/20/21. This does not
include taxes in the process of collection by Township,
Cities, or Villages, Board of Review changes, Michigan
Tax Tribunal changes, or changes due to Principal
Residence Exemptions or corrections.

Jennifer L. Grant
Leelanau County Treasurer

WARRANTY DEED

File No.: 21-8999

The Grantor
whose address is Parkside of Michigan, LLC, a Delaware limited liability company,
5215 Old Orchard Rd, Suite 860, Skokie, IL 60077-1035
conveys and warrants to
whose address is High Street Holdings, LLC, a Michigan limited liability company,
9637 N Onomine Trail, Northport, MI 49670

the following described premises: 042-200-020-00 ✓
RH

Situated in the Village of Northport, County of Leelanau and State of Michigan, to wit:

Part of the NW ¼ of Section 3, Township 31 North, Range 11 West, Village of Northport, Leelanau County, Michigan; being more particularly described as follows:

Being a part of Lots 10 thru 14 both inclusive, Lots 19 thru 27 both inclusive, Lots 45 thru 56 both inclusive of "Hutchinson's Addition to the Village of Northport", according to the Plat thereof, as recorded in Liber 1 of Plats on Page 21, Village of Northport and part of the Vacated High Street, Vacated Main Street, Vacated Smith Street and part of the Lot 62 of "Assessor's Plat No. 1, as recorded in Liber 2 of Plats on Page 43, Village of Northport, with a point of Beginning at the NW Corner of Lot 28 of "Hutchinson's Addition to the Village of Northport"; thence S01°22'10"W 66.45 feet along the West Line of Lot 28 of said "Hutchinson's Addition to the Village of Northport"; thence S01°04'25"W 33.00 feet to the Center Line of Vacated Main Street; thence S89°31'41"E 171.54 feet along the Center Line of said Vacated Main Street; thence S00°28'19"W 33.00 feet to a point on the North Line of Lot 10 of "Hutchinson's Addition to the Village of Northport", being S89°31'41"E 40.00 feet from the NW Corner of said Lot 10 of "Hutchinson's Addition to the Village of Northport"; thence S01°22'16"W 305.31 feet; thence N89°32'13"W 28.58 feet; thence S46°19'33"W 28.38 feet; thence S01°18'36"W 35.38 feet; thence N88°51'33"W 63.67 feet; thence N01°18'36"E 14.45 feet; thence N88°41'24"W 10.38 feet; thence N43°38'05"W 69.67 feet; thence S44°48'37"W 25.98 feet; thence N88°51'33"W 43.58 feet; thence S22°09'57"E 187.31 feet; thence S19°57'14"E 39.07 feet; thence S08°38'04"E 62.32 feet; thence S00°13'28"E 43.85 feet; thence S13°17'29"W 124.12 feet; thence S37°52'10"W 138.68 feet to the East R-O-W Line of West Street (66' wd. R-O-W), as recorded in Liber 143 on Page 89 and Liber 9 on Pages 428 and 429, Leelanau County Records; thence Southerly 68.97 feet along the arc of a non-tangent curve to the right (Radius of 626.90 feet, central angle of 06°18'13", long chord bears S11°32'20"W 68.94 feet) along the East R-O-W Line of said West Street (66' wd. R-O-W); thence N89°34'24"E 5.82 feet; thence N41°34'54"E 228.00 feet; thence northeasterly 50.09 feet along the arc of a tangent curve to the right (Radius of 60.00 feet, central angle of 47°49'57", long chord bears N65°52'37"E 48.65 feet); thence N89°47'35"E 100.29 feet; thence southeasterly 66.68 feet along the arc of a non-tangent curve to the left (Radius of 100.00 feet, central angle of 38°12'20", long chord bears S45°12'36"E 65.45 feet); thence S01°21'07"W 102.35 feet; thence S87°52'43"E 66.53 feet to the NW Corner of Lot 63 of "Assessor's Plat No. 1 of Northport"; thence S01°21'07"W 61.15 feet along the West Line of said Lot 63 of "Assessor's Plat No. 1 of Northport"; thence S87°55'23"E 131.37 feet along the South Line of said Lot 63 of "Assessor's Plat No. 1 of Northport"; thence S87°55'23"E 131.37 feet along the South Line of said Lot 63 of "Assessor's Plat No. 1 of Northport" to the South Line of Lot 62 of "Assessor's Plat No. 1 of Northport"; thence S89°34'24"W 550.73 feet along the South Line of Lot 62 of "Assessor's Plat No. 1 of Northport";

Northport" to the East Right-of-Way of West Street (66' wide); thence continuing S89°34'24"W 68.92 feet along South Line of said Lot 62 of "Assessor's Plat No. 1 of Northport" to the West Right-of-Way of West Street (66' wide); thence continuing S89°34'24"W 642.20 feet along the South Line of Lot 62 of "Assessor's Plat No. 1 of Northport" to the SW Corner of said Lot 62 of "Assessor's Plat No. 1 of Northport"; thence N01°15'30"E 341.18 feet along the West Line of Lot 62 of "Assessor's Plat No. 1 of Northport" to the NW Corner of said Lot 62 of "Assessor's Plat No. 1 of Northport"; thence S89°33'00"E 470.54 feet along the North Line of said Lot 62 of "Assessor's Plat No. 1 of Northport" to the SW Corner of Lot 55 of "Hutchinson's Addition to the Village of Northport"; thence N01°19'56"E 148.39 feet along the West Lines of Lots 55 and 56 of "Hutchinson's Addition to the Village of Northport" and extended West line of Lot 56 to the Center Line of Vacated Smith Street; thence S89°32'45"E 129.76 feet along the Center line of said Vacated Smith Street to the West Right-of-Way of West Street (66' wide); thence continuing S89°32'45"E 1.93 feet along the Center Line of said Vacated Smith Street; thence N01°24'07"E 136.35 feet along the West Line of Lot 52 extended South to the Center Line of Vacated Smith Street and West Line of Lot 52 and in part of Lot 51 of "Hutchinson's Addition to the Village of Northport"; thence continuing N01°24'07"E 210.07 feet along in part of the West Line of Lot 51 and Lots 50, 49 and 48 of "Hutchinson's Addition to the Village of Northport"; thence continuing N01°24'07"E 131.98 feet along the West Lines of Lots 47 and 46 of "Hutchinson's Addition to the Village of Northport" to the NW Corner of Lot 46 of "Hutchinson's Addition to the Village of Northport", and the South Line of Vacated Main Street; thence N01°00'53"E 66.00 feet across said Vacated Main Street to the SW Corner of Lot 45 of "Hutchinson's Addition to the Village of Northport"; thence N01°22'54"E 66.44 feet along the West Line of said Lot 45 of "Hutchinson's Addition to the Village of Northport" to the NW Corner of said Lot 45 of "Hutchinson's Addition to the Village of Northport"; thence S89°31'37"E 131.73 feet along the North Line of said Lot 45 to the NE Corner of said Lot 45 of "Hutchinson's Addition to the Village of Northport" and also the West Right-of-Way of Vacated High Street (66' wide); thence S89°35'04"E 66.01 feet across the said Vacated High Street (66' wide) to the NW Corner of Lot 28 of "Hutchinson's Addition to the Village of Northport" being also the Point of wide); thence S89°35'04"E 66.01 feet across the said Vacated High Street (66' wide) to the NW Corner of Lot 28 of "Hutchinson's Addition to the Village of Northport" being also the Point of Beginning.

EXCEPT that portion of the West Street Right-of-Way (66' wide), as recorded in Liber 143 on Page 89 and Liber 9 on Pages 428 and 429, Leelanau County Records, being more particularly described as follows:

Beginning of a point which is N89°34'24"E 642.20 feet from the SW Corner of Lot 62 of "Assessor's Plat No. 1 of Northport"; thence the following three (3) courses along the West Right-of-Way of said West Street (66' wide); N16°17'45"E 33.51 feet and northerly 175.49 feet along the arc of a tangent curve to the left (Radius of 560.90 feet, central angle of 17°55'34", long chord bears N07°19'57"E 174.78 feet) and northerly 283.30 feet along the arc of a non-tangent curve to the left (Radius of 722.48 feet, central angle of 22°28'02", long chord bears N12°51'49"W 281.49 feet) to the Center Line of Vacated Smith Street; thence S89°32'45"E 1.93 feet along the Center Line of said Vacated Smith Street; thence N01°24'07"E 136.35 feet along the West Line of Lot 52 of "Hutchinson's Addition to the Village of Northport" and its South extension to the Center Line of Vacated Smith Street and in part along the West Line of Lot 51 of "Hutchinson's Addition to the Village of Northport", to a point on the East Right-of-Way of said West Street (66' wide); thence the following four (4) courses along the East Right-of-Way of said West Street (66' wide); S27°15'10"E 78.99 feet and southerly 352.60 feet along the arc of a tangent curve to the right (Radius of 788.48 feet, central angle of 25°37'20", long chord bears S14°26'30"E 349.67 feet) and southerly 196.14 feet along the arc of a non-tangent curve to the right (Radius of 626.90 feet and central angle of 17°55'35" long chord bears S07°19'57"W 195.34 feet) and S16°17'45"W 13.69 feet to the South Line of Lot 62 of "Assessor's Plat No. 1 of Northport"; thence S89°34'24"W 68.92 feet along the South Line of said Lot 62 of "Assessor's Plat No. 1 of Northport" to the Point of Beginning, and

EXCEPT the North 50 feet of Lot 62 of "Assessor's Plant No. 1 of Northport," (Liber 2, Page 43) running Due East-West and ending at its East portion, at the West Right-of-Way of West Street (60' wide), as recorded in Liber 143, on Page 89 and Liber 9, Pages 428 and 429, Leelanau County Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging to or in anyway appertaining thereto.

Subject to any and all easements, conditions, reservations, encumbrances and limitations of record and further subject to applicable building and use restrictions, zoning laws and ordinances, if any affecting the premises.

The Grantor grants to the Grantee the right to make all available divisions allowed under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

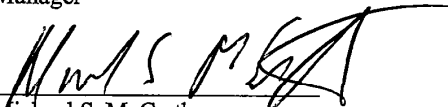
This deed is given for the sum of: REAL ESTATE TRANSFER VALUATION AFFIDAVIT filed herewith.

Dated: August 14, 2021

GRANTOR:

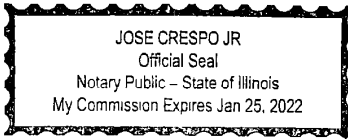
Parkside of Michigan, LLC

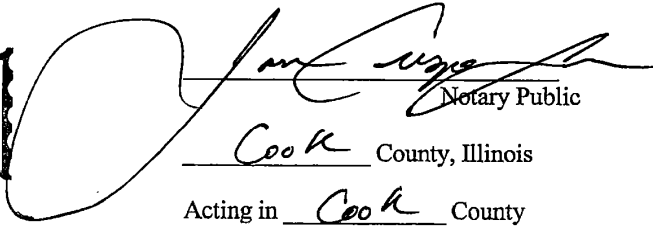
By: Parkside Management Services, LLC
Its: Manager

BY: 
Michael S. McCarthy
Its: CEO

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 14th day of August, 2021 by Michael S. McCarthy, Chief Executive Officer of Parkside Management Services, LLC, Manager of Parkside of Michigan, LLC, a Delaware limited liability company, on behalf of said company.




Notary Public
Cook County, Illinois
Acting in Cook County

My commission expires: JANUARY 25, 2022

Prepared by:
Roy Jay Montney, Jr., Attorney at Law
Montney Isles, P.L.C.
1022 E. Front St.
Traverse City, MI 49686

When recorded return to:
High Street Holdings, LLC
9637 N Onominese Trail
Northport, MI 49670

Property Tax No: 45-042-200-026-00
Send subsequent tax bills to: Grantee

Blight Elimination Program (BEP) Budget Detail

<i>Community Priority</i>	<i>Activity/Cost Categories</i>	<i>Guaranteed BEP Funds</i>	<i>Competitive BEP Funds</i>	<i>Other Source(s) - Non-BEP</i>	<i>Description of Other Source</i>
	Demolition				
1	201 High Street, Northport 45-042-200-026-00				
	ACM/Haz Mat Survey/Ph I, II				
	Abatement	\$ 137,000.00	\$ 13,000.00		
	ACM Clearance (included in abatement estimate)				
	Demolition		\$ 550,610.00		
	Site Restoration (included in demo bid)				
	Acquisition				
	Other:				
	Other:				
	Other:				
	Administrative (8%)	\$ 6,000.00	\$ 15,000.00		
	Contingency		\$ 30,000.00		
	Total	\$ 143,000.00	\$ 608,610.00	\$ -	Project Total \$ 751,610.00

Trudy Galla

Subject: Asbestos abatement estimate - Former Northport Hospital

From: Searles, Therese <tsearles@fishbeck.com>

Sent: Tuesday, May 9, 2023 10:47 AM

To: Wenzlick, Susan <swenzlick@fishbeck.com>

Subject: RE: abatement estimate

Susan, my estimate is \$150,000 for abatement. There is a lot that would go into a more informed estimate included removal methods but there are A LOT of different areas that need to be abated. My suspicion is that we would get cost estimates all over the place for this.

Therese Searles | Senior Geologist

Fishbeck | w: 269.544.6971 | c: 269.377.3101 | [Fishbeck.com](https://www.fishbeck.com)

Envirologic is now a part of Fishbeck

From: Wenzlick, Susan <swenzlick@fishbeck.com>

Sent: Tuesday, May 9, 2023 10:33 AM

To: Searles, Therese <tsearles@fishbeck.com>

Subject: abatement estimate

I need a cost estimate for abatement for the old hospital in Northport. Can you give me an estimate for the blight elimination grant application? There's a LOT. thank you!!

Susan Wenzlick | Senior Brownfield Consultant

Fishbeck | c: 231.394.1657 | [Fishbeck.com](https://www.fishbeck.com)

PROPOSAL



P.O. Box 6150 Traverse City, MI 49696-6150
1.800.3ELMERS • 231.943.3443 • 231.943.8975 Fax
www.TeamElmers.com
EOE/AA

Proposal submitted to:

Susan Wenzlick
Brownfield Consulting

4/20/2023
231-394-1657
swenzlick@fishbeck.com
Proposal # 2023-5089

We hereby submit specifications and estimates for:

Provide all Labor, Equipment, and Materials to perform the following work at: 215 South High Street Northport

- Mobilize and demobilize to and from site
- Install silt fence as needed
- Demolish and dispose of three existing structures, to certified landfill
- Remove all concrete and asphalt hard surfacing to be recycled
- Import clean class II fill sand to backfill basement area flush with existing grade
- Import and grade topsoil and prep for seeding (4")
- Seed and mulch all disturbed areas

Total **\$550,610.00**

Proposal excludes permits, surveying, soil testing, contaminated soil export, any asbestos or lead testing and or abatement and winter conditions

I can be reached directly at 231-642-1824 or jk340@teamelmers.com

Thank you for the opportunity to bid this project

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. The General Conditions attached hereto or appearing on the back side of this Proposal are hereby incorporated by reference.



Authorized Signature

Name: **Justin Kelenske**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____ Date of Acceptance _____
(Sign and return copy upon acceptance)

A finance charge of 1.5% per month, which is an annual percentage rate of 18% per year, or a minimum charge of \$.50 per month, shall be applied to all accounts over 30 days past due.

When reviewing estimates and selecting a contractor:

- Always get multiple bids for a project. The lowest bid is not necessarily the best choice. Try to get an understanding of why one bid is significantly lower or higher than others; the reasons might change your decision.
- Get recent references from the contractors you are considering.
- Make sure the contractor has the appropriate business and builder licenses, as well as insurance.
- All project specifications and payment terms should be written in the contract.
- The best contractors provide a written warranty or guarantee.

ATTACHMENT A

RFP RESPONSE COVER SHEET FORM
(attach as a cover sheet to your submission file)
BLIGHT ELIMINATION PROGRAM
RFP 2023-005

General Information:

Land Bank Authority County City Village Township

Respondent Name: Leelanau County Land Bank Authority

Address: 8527 E. Government Center Dr., Suite 104, Suttons Bay MI 49682

County: Leelanau Prosperity Region #: 2

Applying on behalf of (as applicable): High Street Holdings

Telephone #: 231-256-9838 Fax #: 231-256-7850

Contact's Name and Email Address: John Gallagher jgallagher@leelanau.gov

Name and Title of Authorized John Gallagher, Chairman, Land Bank Authority

Signatory: Requested Grant Amount: \$751,610.00

SIGMA ID #*: CV0048032 SIGMA Address Code: 002

Certifications: Authorized Signatory to initial each of the following, as applicable:

- Respondent certifies that it is not presently subject to any legal action or judgement, as described in Section III(H).
- Respondent certifies that all obligations are paid to the State of Michigan as of this date.
- Respondent certifies that it owes no outstanding debt to the State of Michigan or SLBA.
- Respondent certifies that it is in good standing with the requirements of its Intergovernmental Agreement, if applicable.

Signature of Authorized Signatory Date: May 23, 2023

*Your SIGMA ID Number is located in your State of Michigan vendor file. If you are not currently registered as a vendor with the State of Michigan, you may go to: www.michigan.gov/SIGMAVSS and register. If you have any problems, please contact the SIGMA helpline at 1-800-856-6246.

ATTACHMENT B: Letters of Support

Leadership Team of Leelanau Township

May 10, 2023

Mr. John Gallagher III
Leelanau County Treasurer
Chair, County Land Bank Authority

Re: Land Bank funding for the Old Hospital in Northport will help to turn a Liability into a Community Asset

Dear Chairman Gallagher:

The Northport community has grappled with what to do with the old hospital, which over time, has become an eyesore. The dilapidated state of the building has adversely impacted property values and public safety. We also know that it has been a major barrier to revitalization.

This deteriorating community asset has diminished the ability for a new life due to the added demo cost of getting to ground zero thus standing in the way of prospective projects that will support jobs, housing and improve the local economy and social well being.

Our Leadership Team wholeheartedly supports the approval of the applicant's funding as it is in keeping with the priorities stated in numerous community initiatives known as Designing and Achieving I & II.

We believe that Land Bank funding will have an immediate and long term positive cost-benefit outcome for Leelanau Township and the County of Leelanau.

On behalf of the Leadership Team, thank you so much for your consideration of the applicant's request.

Kind regards

Ann Marie Mitchell
Leadership Team Facilitator

The Leadership Team is a diverse, community-based group of citizens that was originally established in 2011 as part of Phase I of Designing and Achieving Our Potential, collaboration between Leelanau Township, the Village of Northport and the Leelanau Township Community Foundation. The primary role of the LT was and is today, to guide the scope of work outlined in the Designing & Achieving phases I & II; to recruit participation, and to be a conduit for implementation, but not decision makers. The LT continues to meet the first Wednesday of each month. The meetings are open to all community members with an interest in working on the top priorities identified by the community. The LT has no budget or legislative authority and is nonpartisan. Collectively the Leadership Team does not advocate for a person or matter that requires a vote of the citizens of Leelanau Township and/or Village of Northport.



LEELANAU TOWNSHIP

119 E. Nagonaba • PO Box 338 • Northport, MI 49670

Phone: (231) 386-5138 • Fax: (231) 386-7909

Website: <http://leelanautownshipmi.gov>

May 11, 2023

John Gallagher III
Chair, Leelanau County Land Bank
Leelanau Township Government Center
Suttons Bay, MI 49684

Dear Mr. Gallagher:

The Leelanau Township Board took action at its May 9, 2023 board meeting to unanimously pass a motion to endorse the 'Blight Elimination Grant Application' which is being submitted by Kyle Evans to request funds for the demolition of the Northport Hospital.

The Leelanau Township Board joins other Village and Township residents in having concerns about the blighted property and the impact that blight has on the Village of Northport. The Board of Trustees would like to express support for the removal and replacement of the existing building. The old hospital, adjacent to the K-12 school and Northport Highlands is an eye sore and potential hazard. Investors and residents have long been interested in the potential for using the site to address Northport's need for both business and housing development.

The cost of demolition has always been a barrier toward moving forward and the grant from the Land Bank would be exactly what we need to get this done. The township board requests support for Mr. Evans application.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Alpers". The signature is fluid and cursive.

Jessica Alpers
Leelanau Township Clerk

BOARD OF COMMISSIONERS

Jamie Kramer, District #1
James S. O'Rourke, District #2
Douglas Rexroat, District #3
Ty Wessell, District #4
Kama Ross, District #5
Gwenne Allgaier, District #6
Melinda C. Lautner, District #7



Deborah Allen, County Administrator

Leelanau County Government Center
8527 E. Government Center Drive, Suite #101
Suttons Bay, Michigan 49682
(231) 256-9711 ♦ (866) 256-9711 toll free
(231) 256-0120 fax
www.leelanau.gov ♦ dallen@leelanau.gov

May 11, 2023

John Gallagher, Chairman
Leelanau County Land Bank Fast Track Authority
8527 E. Government Center Dr., Suite #104
Suttons Bay, MI 49684

Dear Mr. Gallagher:

As County Commissioner for District #4, I wish to convey my support for Kyle Evans and the "Blight Elimination Grant Application," which he is submitting to request funds for the demolition of the hospital building in Northport.

For years, village and township residents and local businesses have been concerned about the hospital site and are hoping for removal and replacement of the existing building. The old hospital, which is located adjacent to Northport, is in terrible condition. Investors and residents have long been interested in the potential for using the site to address Northport's need for both business and housing development. The cost of demolition has always been a barrier toward moving forward.

Mr. Evans has a history and background of successful business ventures, close ties to the Northport community and a reputation for getting things done. With this letter, I join the Leelanau Township Board of Trustees, the Northport Village Council and the Leelanau Leadership Team in supporting Mr. Evans' grant request for demolition monies to convert a current blighted area in our village into a true asset with much potential for our community.

Thank you for your consideration.

Sincerely,

Ty Wessell
Leelanau County Commissioner, District #4

ATTACHMENT C: Access Agreement

ACCESS, CONTROL, AND AGREEMENT TO PERFORM ELIGIBLE ACTIVITIES

This agreement is between the Leelanau County Land Bank Authority, a Michigan public body corporate whose address is 8527 E. Government Center Drive, Suttons Bay, MI (the “**Land Bank**”), and High Street Holdings, whose address is 9637 N. Onominesse Trail, Northport, MI (the “**Owner**”). The agreement grants access to and control of property located at 201 High Street, Northport, Michigan, to the Land Bank for the purpose of completing Eligible Activities defined below. The agreement is effective as of the date of Land Bank and Owner signatures on page 3.

Recitals

1. The Land Bank is seeking funds from the Michigan State Land Bank Authority’s (the “SLBA”) Blight Elimination Program (RFP 2023-005) for blight elimination in Leelanau County.
2. Owner owns the real property at 201 High Street, Northport, Michigan, which is described on the attached Exhibit A (the “Subject Property”).
3. The Land Bank and Owner agree that three structures located on the Subject Property are blighted and require Eligible Activities described below.
4. This Agreement is necessary to permit the Land Bank to seek funding through RFP 2023-005 for Eligible Activities on the Subject Property.

Accordingly, in consideration of the mutual promises stated in this Agreement, the Parties agree as follows:

- 1. Recitals.** The foregoing Recitals are expressly incorporated as part of this Agreement, and the Parties confirm and represent to one another that said Recitals are true and correct to the best of their knowledge, information, and belief.
- 2. Access to Subject Property.** The Land Bank, its agents, and its authorized representatives shall have the right to enter the Subject Property and its structure(s) for any purpose related to the Land Bank’s response to RFP 2023-005 and to complete Eligible Activities contemplated by this Agreement. The Land Bank’s right to access the Subject Property shall commence upon the effective date of this Agreement.
- 3. Control of the Subject Property.** The Land Bank shall have control of the property for the duration of and for the purpose of conducting the Eligible Activities defined below. “Control” means the Land Bank has the authority and ability to manage and direct Eligible Activities undertaken at the Subject Property for the term of the SLBA grant contract or duration of Eligible Activities. Control is limited to the scope of the Eligible Activities. At the completion of Eligible Activities or end of the SLBA grant contract, whichever is first, the Land Bank shall no longer have the right to control the Subject Property.

4. Eligible Activities. If the Land Bank is awarded funding pursuant to RFP 2023-005, the Land Bank shall complete the following Eligible Activities on the Subject Property to the extent provided by the SLBA grant.

- a. Asbestos, lead, and mold testing and abatement if required prior to building demolition
- b. Demolition of three blighted structures at the Subject Property
- c. Demolition of concrete and asphalt at the Subject Property
- d. Importing clean class II fill sand to backfill the basement flush with the existing grade
- e. Importing and grading topsoil to prepare the site for seeding
- f. Seeding and mulching all disturbed areas

Eligible Activities shall be completed by a licensed and insured contractor mutually acceptable to the Land Bank and the Owner, in a manner consistent with applicable building, zoning, permitting, environmental, and insurance and indemnity requirements. Eligible Activities shall be considered complete upon written verification of same to the Owner by the Land Bank.

5. Obligations Contingent Upon Funding. The Land Bank's obligation to complete Eligible Activities as outlined in this Agreement is contingent upon the Land Bank being awarded funding pursuant to the SLBA's Blight Elimination Program (RFP 2023-005). If the Land Bank is not awarded funding pursuant to RFP 2023-005, the Land Bank shall have no further obligation with respect to this Agreement and this Agreement shall be null and void.

6. Right to Terminate. If SLBA funding received pursuant to RFP 2023-005 is not sufficient to complete Eligible Activities, the Land Bank and / or the Owner may apply for other grants or find other sources of funding to complete the project with partial SLBA funding and within the SLBA's timeframe. If additional sources of funding to complete Eligible Activities are not identified, the Land Bank and/ or the owner shall have the right to terminate this Agreement prior to the commencement of Eligible Activities. Termination shall be effective upon written notice to Owner of the Land Bank's exercise of said right to terminate.

7. Representations and Warranties. The Parties represent and warrant that they have read, understand, and agree to this Agreement; that the terms hereof are contractual and that they have signed this Agreement of their own free will; and that in making this Agreement they have obtained the advice of legal counsel if so desired.

Each party represents and warrants that the person signing this Agreement has authority to bind the party and enter into the Agreement.

Owner represents and warrants that they own the Subject Property and have not sold, conveyed, or assigned to any other person or entity all or any portion of title to the Subject Property.

8. Waiver. Waiver of any right of the Parties under this Agreement shall not constitute a subsequent or continuing waiver of such right or any other rights under this Agreement.

9. Severability. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be valid under applicable law, but if any provision of this Agreement shall be invalid or prohibited thereunder, such provision shall be ineffective to the extent of such prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement.

10. Liability. The Owner shall defend, indemnify and hold Leelanau County and the Leelanau County Land Bank Authority harmless from any loss, damages, costs, expense (including reasonable legal fees), or liability of any nature due to any and all suits, actions, legal or administrative proceedings, demands or claims arising or resulting from performance or non-performance of Eligible Activities.

11. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective successors, heirs, personal representatives and assigns.

12. Governing Law. This Agreement shall be deemed to have been executed and delivered within the State of Michigan, and the rights and obligations of the Parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Michigan without regard to principles of conflict of law.

13. Entire Agreement. This Agreement supersedes all prior agreements between the Parties with respect to its subject matter and constitutes a complete and exclusive statement of the terms of the agreement between the Parties.

14. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which is deemed an original but all of which together shall constitute one agreement. A signed copy of this Agreement transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes.

To evidence the Parties' agreement to this Agreement, each party has executed and delivered it on the date indicated under that party's signature.

Leelanau County Land Bank Authority

High Street Holdings

By: _____
John Gallagher, Chair

Kyle Evans, Owner

Date: _____

Date: _____

**EXHIBIT A
SUBJECT PROPERTY**

(Add property description)

ATTACHMENT D: Environmental Reports

Phase II Environmental Site Assessment

211 S. High Street
Northport, Michigan

October 1, 2021

Prepared For:

Kyle Evans
9637 Onominese Trail
Northport, Michigan 49670

Gosling Czubak Project # 2021125001.02



Gosling Czubak
engineering sciences, inc.



CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL SERVICES
CONSTRUCTION SERVICES
GEOTECHNICAL
DRILLING
LANDSCAPE ARCHITECTURE

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- Att. 1** **Site Location Map**
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1.0 INTRODUCTION

Gosling Czubak Engineering Sciences, Inc. (Gosling Czubak) has conducted a Phase II Environmental Site Assessment (Phase II ESA) of the former Leelanau Memorial Hospital property, located at 211 S. High Street, Northport, Michigan. The Phase II ESA is based on the American Society for Testing and Materials (ASTM) Designation E 1903-11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

Recognized Environmental Conditions (RECs) were identified in the *Phase I Environmental Site Assessment Report* dated August 26, 2021. A Phase II ESA has been conducted to investigate whether these RECs have resulted in environmental contamination. This report has been completed to document the work activities completed, results, and conclusions.

2.0 BACKGROUND

2.1 Site Description and Physical Setting

The subject property is comprised of 11.11 acres located in the Northwest ¼ of Section 3, T31N, R11W, Village of Northport, Leelanau County, Michigan. A Site Location Map is included as Attachment 1. The facilities at 211 S. High Street were split in 2007-2008 from what is now the Northport Highlands assisted living facility at 215 S. High Street, directly south of the subject parcel. The resulting subject parcel is made up of three distinct areas, as illustrated on the Parcel Map in Attachment 2. The north area is occupied by hospital buildings located on both sides of S. High Street. The southwest area is located west of S. West Street near the S. West Street/S. High Street intersection. The southwest area is wooded with mixed upland and wetland vegetation and has not been developed. The southeast area is located east of S. High Street and south of the Northport Highlands assisted living facility. The west three-quarters is wooded, and the east one-quarter was historically cleared. Generally, the surrounding area is of residential and public school use.

Three structures are currently present in the vicinity of the former hospital: the main hospital building, an administration/clinic building, and a garage. The former hospital building is currently unused and is

structurally damaged and partially demolished. The administrative building is being used for storage; the garage is being used for storage and houses electrical components for the property.

An aerial image of the location and surrounding area is included as Attachment 3. An aerial image of the former hospital and ancillary structures is included as Attachment 4.

2.2 Site History and Land Use

The north part of the parcel was developed as a hospital in 1957 and operated until 2005. It has been vacant since. The southwest part has not been developed. The foundation of an abandoned structure is located on the east side of the southeast part. It has not otherwise been developed.

3.0 RECOGNIZED ENVIRONMENTAL CONDITIONS

The Phase I ESA identified the following RECs:

REC 1 – Underground Storage Tanks (USTs): Heating oil and diesel USTs were formerly used at the property; however, records are not available as to where the tanks were located. No record of closure was found for one UST.

REC 2 – Floor Drains: Hazardous materials were formerly used and stored in the garage structure with no records of disposal and the presence of floor drains that might not be contained.

REC 3 – Abandoned Drums: Uncontained abandoned drums labelled as formerly containing flammable liquids were found in the old foundation near the east property line.

4.0 PHASE II ESA ACTIVITIES

Files were obtained under the Freedom of Information Act (FOIA) from the Michigan Department of Licensing and Regulatory Affairs (LARA) to gain information about the USTs. The files confirmed the former presence of USTs and dates of removal, etc., but there was no information as to where the tanks had been located. LARA files are included as Attachment 5.

Gosling Czubak met with the former maintenance person for Leelanau Memorial Hospital, Mr. Bill Crowgey, during the Phase II reconnaissance on September 17, 2021. According to Mr. Crowgey, there

were formerly two USTs on the subject property (211 S. High Street): 1) a 1,000-gallon diesel UST located near the south end of the west side of the garage was used to fuel a generator, and 2) a 4,000-gallon fuel oil UST was formerly located on the central west side of the former hospital building. The 4,000-gallon tank was not registered and was removed in the early 1970s. Mr. Crowgey was only aware of the approximate location of the 4,000-gallon fuel oil tank. The remaining tanks in the UST database were located on what is now the Northport Highlands property (215 S. High Street).

Within the LARA documents is a laboratory report for two samples collected from the north and south end of the 1,000-gallon diesel UST following its removal on November 25, 1991. The samples were analyzed for diesel fuel indicator parameters, including polynuclear aromatic hydrocarbons (PNAs) and benzene, toluene, ethylene, and xylenes (BTEX). All results were non-detect (ND). No chain of custody, QA/QC documentation, evidence of sample preservation, or reference to analytical methodology were included in the report.

4.1 Investigation Procedures

On September 17, 2021, soil samples were collected to investigate potential environmental contamination from the USTs and floor drains via six soil borings. One grab sample was collected from the abandoned drum area.

Soil boring SB-1 was advanced adjacent to exterior piping connected to a garage floor drain near the north end of the west side of the garage. SB-3 and SB-4 were advanced through the concrete floor of the garage, adjacent to two floor drains. SB-2 and SB-5 were advanced near the north and south ends, respectively, of the former 1,000-gallon diesel UST. SB-6 was advanced in the estimated area of the former 4,000-gallon fuel oil UST. Grab sample GS-1 was collected beneath the abandoned drum area.

The borings were advanced to a maximum depth of 6 feet and were terminated upon encountering cobbles. Samples were collected from multiple depths for field screening volatile organic compounds (VOCs) with a photoionization detector (PID). Samples for laboratory analysis of hydrocarbons are typically collected from intervals exhibiting elevated PID readings. If PID readings are very low or absent, sampling is biased towards silt- or clay-bearing soil. Groundwater was not encountered during

the investigation. Soil types encountered, PID readings, and other data are recorded in the soil boring logs included in Attachment 6.

Samples were placed in laboratory-provided containers with appropriate preservatives, stored on ice or refrigerated, then delivered to Grand Traverse Analytical laboratory in Traverse City, Michigan for analysis.

4.2 Quality Assurance/Quality Control

To ensure accuracy of data obtained during investigation activities, Gosling Czubak applies methods and procedures consistent with industry standards. QA/QC procedures included, but were not limited to, decontamination of sampling equipment, calibration of field equipment, documentation of field activities, and sample preservation methods. Gosling Czubak's standard site characterization procedures are further detailed in our *Quality Assurance and Quality Control (QA/QC) Procedures Document for the Investigation and Sampling of Soils and Groundwater.*

4.3 Laboratory Analysis

SB-1 was collected near the exterior drainpipe connected to the interior floor drain in the northernmost garage stall. Because SB-3 was collected directly adjacent to the same drain, and there were no elevated PID readings or staining at either location, it was determined that laboratory analysis of SB-1 was not necessary. The floor drain samples collected from SB-3 were analyzed for VOCs, semivolatile organic compounds (SVOCs), and "Michigan 10" metals. Samples collected from the UST areas (SB-2, SB-5, and SB-6) and abandoned drum area (GS-1) were analyzed for VOCs and SVOCs. A complete list of analyzed parameters and analytical methods is included in the laboratory report in Attachment 7. The following table summarizes the location, depth, and laboratory analysis for each sample:

LOCATION	SAMPLE I.D.	DEPTH (FT.)	VOC	SVOC	METALS
1,000-gallon UST N. end	SB-2	5.5	X	X	
Floor Drain #1	SB-3	3	X	X	X
Floor Drain #2	SB-4	3	X	X	X
1,000-gallon UST S. end	SB-5	6	X	X	
4,000-gallon UST	SB-6	5	X	X	
Abandoned drums	GS-1	1	X	X	

5.0 INVESTIGATION RESULTS

5.1 Geology/Hydrogeology

The investigation generally found silty sand with varying amounts of clay, gravel, and cobbles throughout the site. Sandy fill was found to 3 feet at SB-3 and SB-6 and 2 feet at SB-2. Groundwater was not encountered during the investigation.

5.2 Soil Sampling Results

No staining, odors, etc. were observed in soil during the investigation. Field screening indicated no significant concentrations of VOCs. Laboratory analytical results showed no detectable VOCs or SVOCs in any sample. Metals results were compared to the *Natural Resources and Environmental Protection Act* (NREPA), Part 201 residential criteria for drinking water, which are the most restrictive, relevant criteria for this site. The results were all below criteria.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The Phase II ESA did not find contaminants above relevant criteria in soil on the subject property resulting from the RECs identified during the Phase I ESA. Therefore, the subject property is not considered a “facility” as defined under Part 201, Environmental Remediation of NREPA, as amended.

It is our opinion that additional investigation is not needed, and completion of a Baseline Environmental Assessment (BEA) is not required.

7.0 LIMITATIONS

This report is prepared for the benefit of, and pursuant to an agreement between, Gosling Czubak and its client, Mr. Kyle Evans. Any use of this report by additional parties, or for any purposes other than that stated within this report, is expressly prohibited and not anticipated by Gosling Czubak. The use of, or reliance upon this report by additional parties does not make any such parties a beneficiary of the agreement(s) between Gosling Czubak and its client, and is undertaken at such party's own risk, unless otherwise stated. No expressed or implied warranties, guarantees, or representations are made to any such additional parties.

Information obtained for this Phase II ESA is only relevant as of the date of onsite activities. The information contained herein is only valid as of the date of the report, and may require revisions to reflect updated records or subsequent site visits. This report should not be construed as representing conditions at areas of the site not investigated, or in the area surrounding the site. Potential contamination related to other sources not stated has not been investigated.

Our services have been performed in accordance with applicable state and local ordinances and generally accepted practices in the geosciences. No other warranty, either expressed or implied, is made. Gosling Czubak is not responsible for any claims or damages associated with the accuracy or completeness of information provided by others.

Site exploration identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and analytical testing are extrapolated by professionals who then render an opinion about overall subsurface conditions. Actual conditions in areas not sampled may differ from predictions. This report should not be regarded as a guarantee that no further contamination, beyond that which was detected in the investigation conducted by Gosling Czubak, is present beneath the property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of an environmental professional as defined in §312.10 of 40 CFR Part 312. We have the specific

qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in the conformance with the standards and practices set forth in the 40 CFR Part 312.

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Attachment 1

Site Location Map

085° 38' 40.0441" W
045° 09' 04.9665" N

(Outdoor Contour Map)

085° 35' 45.4066" W
045° 09' 04.9665" N



(NORTHPORT NW)

(Outdoor Contour Map)

045° 06' 10.3461" N
085° 38' 40.0441" W

(OMENA)
SCALE 1:25000

Printed: Wed Aug 18, 2021

045° 06' 10.3461" N
085° 35' 45.4066" W

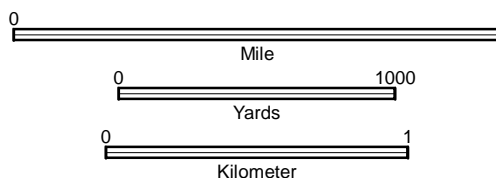
(GILLS PIER)

Produced by Trimble Terrain Navigator Pro
Topography based on USGS 1:25,000
Maps

North American 1983 Datum (NAD83)

To place on the predicted North American
1927 move the projection lines 0M S and
7M W

Declination



CONTOUR INTERVAL 16 FT

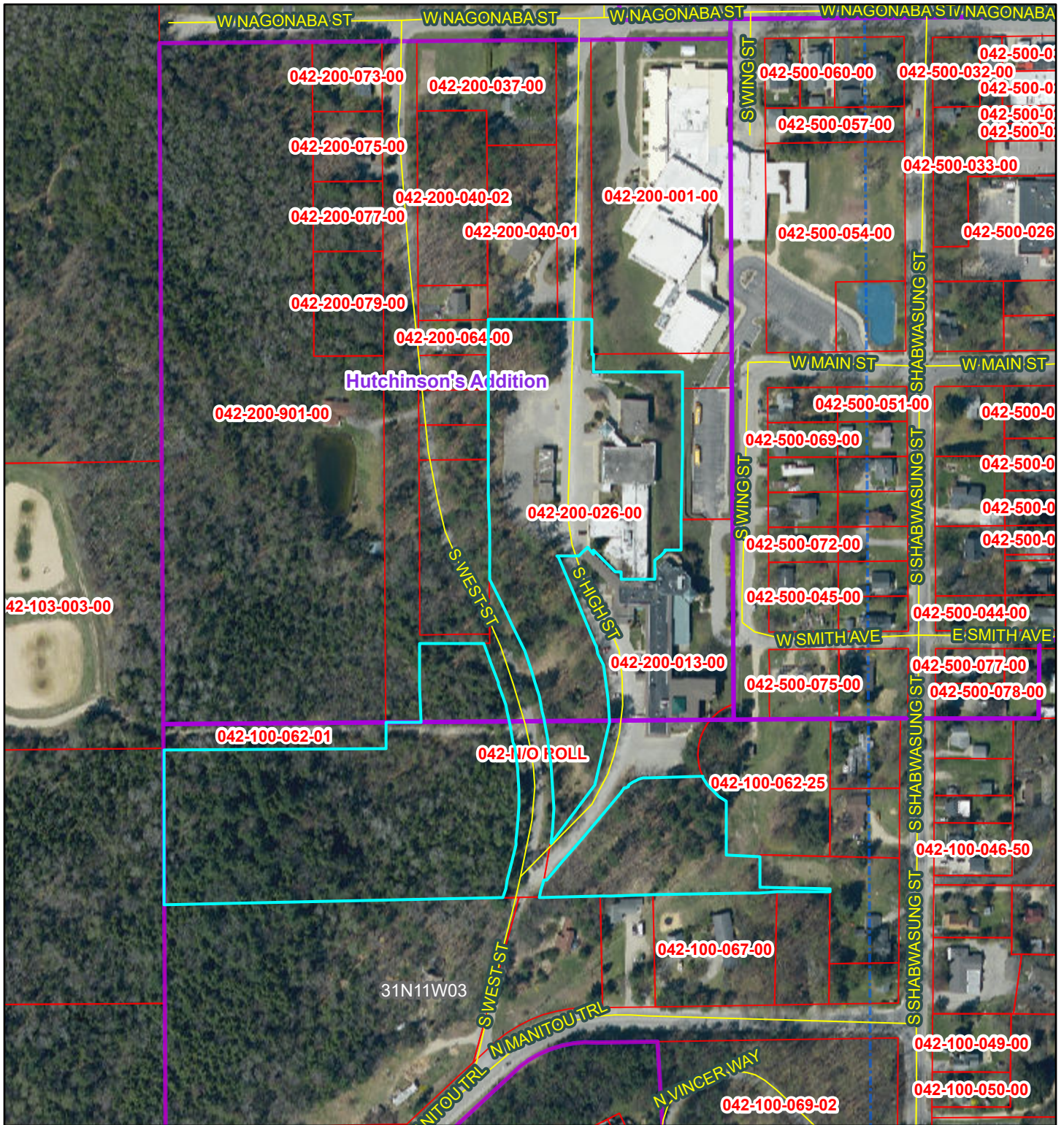
(Outdoor Contour Map)

45085-A5-TM-025
NORTHPORT, MI
JAN 1, 1983

Attachment 2

Parcel Map

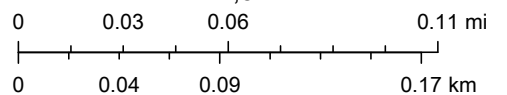
Leelanau Parcel Viewer



7/29/2021, 1:23:23 PM

1:4,514

- Override 1
- Subdivisions & Condos
- Roads
- Government Lots
- Municipalities
- Tax Parcels
- Sections



Attachment 3

Location Aerial Image

Leelanau Memorial Hospital

211 S. High Street, Northport, Michigan

2021 Phase II ESA

Prepared by Gosling Czubak Engineering Sciences, Inc.

X_{SB} = Soil Boring Location

X_{GS} = Grab Sample Location



Attachment 4

Site Aerial Image

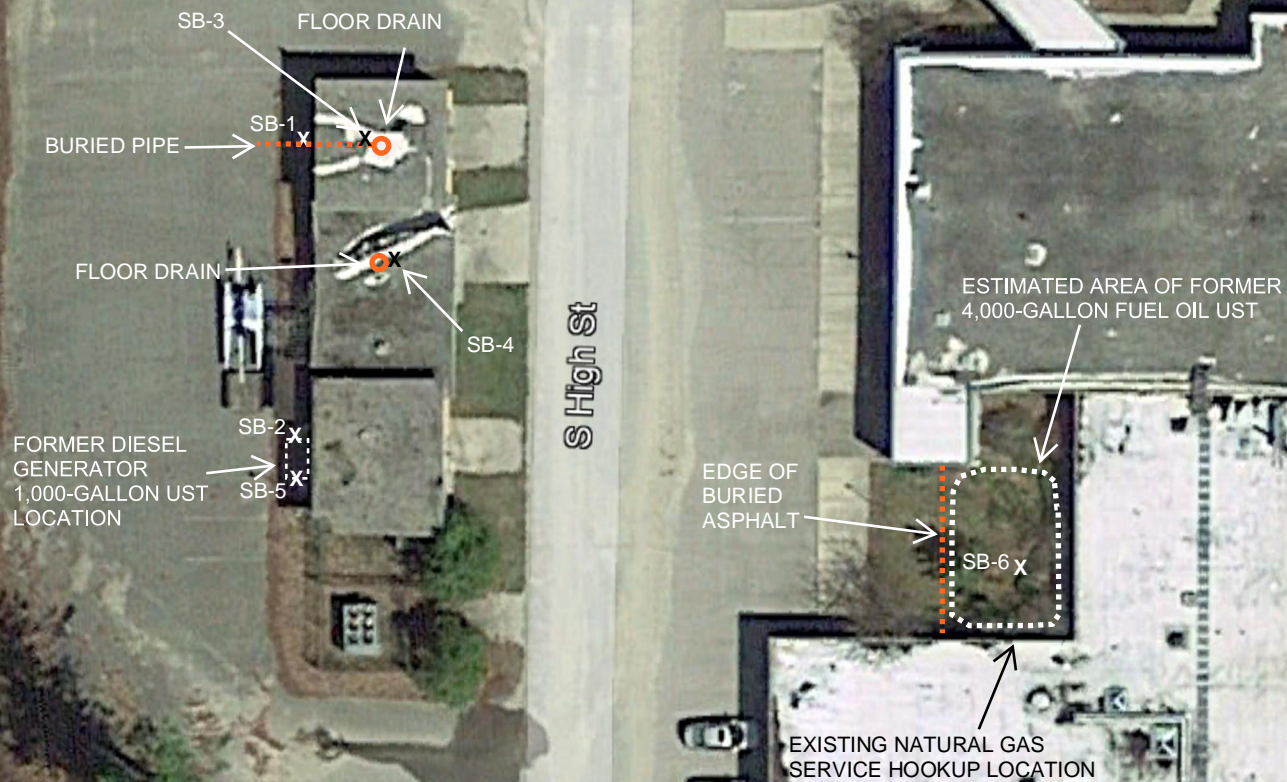
Leelanau Memorial Hospital

211 S. High Street, Northport, Michigan

2021 Phase II ESA

Prepared by Gosling Czubak Engineering Sciences, Inc.

X_{SB} = SOIL BORING LOCATION





Otwell Mawby, P.C.
Consulting Engineers

December 5, 2022

Mr. Kyle Evans
9637 N Onominesse Trail
Northport, MI 49670
Email: kyleevansdesign@gmail.com

**RE: ASBESTOS INSPECTION REPORT
THREE STRUCTURES, 201 SOUTH HIGH STREET
VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER: 07-154A**

Dear Kyle:

At your request, Otwell Mawby, P.C. (Otwell Mawby) conducted a building material inspection to evaluate for the potential presence of asbestos-containing building materials (ACBMs) within three buildings (former clinic, garage, and the northern portion of the main building (former hospital)) at the Former Northport Highlands development, located at 201 South High Street in the Village of Northport, Leelanau County, Michigan (hereafter referenced as the subject property). The locations of the three inspected structures are depicted on the attached Figure 1. The attached Figure 2, provides references to the rooms identified within the main building. It should be noted that portions of the Former Northport Highlands development to the south of the subject property were noted included as part of our scope of work. The purpose of the inspection was for compliance National Emission Standards for Hazardous Air Pollutants (NESHAPs), specifically, 40 CFR Part 61, Subpart M, Asbestos. The regulation requires a thorough inspection be completed where renovation or demolition, including select demolition will occur. To complete the thorough inspection requirement under the NESHAPs Standard, our scope of the inspection included an evaluation of accessible and inaccessible suspect ACBMs on the interior and exterior of the buildings, utilizing a combination of non-destructive and destructive surveying and sampling techniques.

The inspection was also completed for compliance with the with the Occupational Health and Safety Administration (OSHA) Standard 1910.1001 as the buildings are reportedly planned to be demolished using hired contractors. The Standard requires building and facility owners, with structures constructed pre-1980, to determine the presence, location and quantity of ACBMs and/ or presumed asbestos containing materials (PACMs) at a work site. The Standard also requires building and facility owners shall inform employers of employees, and employers shall inform employees who perform housekeeping activities in areas which contain ACBM and/or PACM of the presence and location of ACBMs and/or PACMs in such areas which may be contacted during such activities.

This letter presents the findings of the asbestos inspection and serves as the Asbestos Inspection Report for the subject property.

Inspection and Sample Collection Protocols

To complete the Asbestos Building Material Inspection, Otwell Mawby provided a State of Michigan certified Asbestos Building Inspector. Otwell Mawby personnel conducted the inspection and sampling activities on November 18, 15, and 18, 2022. During the inspection suspect ACBMs were identified and grouped into homogeneous areas (HAs). Based on visual observation of materials being similar in color,

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texture, and/ or their date of installation was likely similar, the materials were considered homogeneous, representing like materials and were grouped into HAs. During the inspection 90 homogeneous areas (HAs) were identified and sampled. A list of the identified HAs is provided on the chain-of-custody documentation attached in Appendix A. Also refer to Appendix B for a list of relevant asbestos inspection related terms and definitions.

From the identified HAs, bulk samples of suspect ACBMs were collected following United State Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) protocols. Bulk samples were categorized into one of three types of materials: surfacing material, thermal system insulation, or miscellaneous materials. Per the AHERA, bulk sample collection was conducted using the criteria identified in the following table.

Type of Material	Number of Samples Required
Surfacing Material	-
Area \leq 1,000 SF	3
Area > 1,000 SF but \leq 5,000 SF	5
Area > 5,000 SF	7
Thermal System Insulation (TSI)	3
Miscellaneous Materials	Sample in a manner sufficient to determine if material is or is not ACM, at discretion of Inspector

Samples were collected at the first location where each individual material was encountered. If a material was to be sampled more than once per USEPA sampling protocols, the material was sampled at the second location encountered and so on. If a material was only encountered within one area, bulk samples were collected from different areas within the location where the material was encountered.

During the inspection a total of 189 samples were collected from the 90 identified HAs (suspect ACBMs) at the subject property. The sampled materials are listed on the chain of custody documentation contained within Appendix A.

Analytical Protocol

Collected bulk samples were submitted under chain-of-custody for analysis to Environmental Enterprise Group (EEG) of Russellville, Arkansas using Polarized Light Microscopy (PLM). EEG is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of ACM in bulk samples using PLM (NVLAP Lab Code 101587-0). The laboratory was instructed to stop at the first sample determined to be positive for asbestos content from each respective HA (test-to-positive criteria). Per USEPA protocol, a positive finding of asbestos in a sample from an individual HA indicates the entire HA is positive for asbestos content.

Summary of Analytical Results

Of the 189 samples collected from the 90 HAs, the laboratory (utilizing the test to positive criteria) analyzed 194 samples. Twenty four of the analyzed samples represented a separable layer of material identified by the laboratory from one of the original 189 samples. These layers were analyzed individually to determine their potential asbestos content. Of the 194 samples analyzed by the laboratory, 28 were identified to be ACBMs by PLM, as indicated in the table on the following page. Based on the test-to-positive criteria, Samples 1B, 1C, 6B, 8B, 14B, 16B, 19B, 20B, 22B, 31B, 32B, 33B, 37B, 38B,

40B, 44B, 44C, 46B, 52B, 59B, 77B, 79B, 80B, 84B, 85B, 87B, and 88C were not analyzed but based on the “A” sample for each HA, the entire HA associated with each material is considered asbestos containing, as noted in the following table.

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Material Quantity and Location of Identified Material
1A	Mudded Fitting	Electrical Room, Main Building	5% Chrysotile	Yes	20-ft ² , Electrical Room, Main Building (39 Fittings) 0.5-ft ² , South Lockers, Ceiling, Main Building (1 Fitting) 1-ft ² , Waiting 3, Ceiling, Main Building (1 Fitting) Likely Additional in Tunnel, Too Small to Access, Refer to Limitations Below
6A	Fireproofing, White	Mail Room, Safe Door, Main Building	75% Chrysotile	Yes	18-ft ² , Mail Room, Safe Door, Main Building (1 Door)
8A	Tile, 9” x 9”, Tan	Office 1, Floor (Under Carpet), Main Building	5% Chrysotile	No	180-ft ² , Office 1, Floor (Under Carpet), Main Building 132-ft ² , Office 2, Floor (Under Carpet), Main Building
14A	Glazing, Gray	Mail Room, Window, Main Building	2% Chrysotile	No	5-ft ² , Exterior, East Wall (1 Window, 4 Pane (~5’x 8’)) 63-ft ² , Exterior, East Wall (9 Windows, 5 Pane (~5’x 12’ per Window)) 3-ft ² , Exterior, West Wall (1 Window, 3 Pane (~4’x 5’ per Window)) 30-ft ² , Exterior, West Wall (6 Windows, 4 Pane (~5’x 8’ per Window)) 12-ft ² , Exterior, West Wall (3 Windows, 1 Pane (~4’x 6’ per Window)) 12-ft ² , Exterior, West Wall (2 Windows, 5 Pane (~4’x 6’ per Window))
16A	Caulk, White	Southwest Exterior Door, Main Building	2% Chrysotile	No	2-ft ² , Southwest Exterior Door, Main Building 2-ft ² , Electrical Room Exterior Door, Main Building
19A	Caulk, Gray	Exterior, Expansion Joint (Brick Wall), Main Building	5% Chrysotile	No	6-ft ² , Exterior, West Wall, Main Building (2 Joints) 6-ft ² , Exterior, South Wall, Main Building (2 Joints) 21-ft ² , Exterior, East Wall, Main Building (7 Joints)
20A	Caulk, White	Garage Exterior, Overhead Door	2% Chrysotile	No	4-ft ² , Garage, North Overhead Door 2-ft ² , Garage, North Man Door 2-ft ² , Garage, North Window 6-ft ² , Garage, West Wall, Vents 2-ft ² , Garage, East Man Door

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Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Material Quantity and Location of Identified Material
21B	Caulk, White	Clinic, Side Door	2% Chrysotile	No	3-ft ² , Clinic, Front Door 2-ft ² , Clinic, Northwest Door 2-ft ² , Clinic, South Door
22A	Glazing, White	Clinic, Front Door	2% Chrysotile	No	2-ft ² , Clinic, Front Door (Side Windows) 2-ft ² , Clinic, Northwest Door 1-ft ² , Clinic, South Door 2-ft ² , Clinic, Entryway (2 Doors)
31A	Hot Tar Roof	Garage Roof	3% Chrysotile	No	2,600-ft ² , Garage Roof
32A	Roof Tar, Black	Garage Roof	2% Chrysotile	No	15-ft ² , Garage, Edge of Roof
33A	Transite Facia	Clinic, Edge of Roof	20% Chrysotile	No	470-ft ² , Clinic, Edge of Roof
37A	Roof Tar, Black	Clinic, Roof, Vent	2% Chrysotile	No	7-ft ² , Clinic, Roof (7 Vents)
38A	Tile, 9" x 9", Tan	Office 5, Floor, Main Building	2% Chrysotile	No	221-ft ² , Office 5, Floor, Main Building 192-ft ² , Office 6, Floor, Main Building 25-ft ² , Office 5/6 Restroom, Floor, Main Building
40A	Tile, 9" x 9", Green	Closet 1, Floor, Main Building	2% Chrysotile	No	36-ft ² , Closet 1, Floor, Main Building 36-ft ² , Closet 2, Floor, Main Building
44A	Glue Pod, Brown	Office 5, Ceiling, Main Building	2% Chrysotile	No	55-ft ² , Office 5, Ceiling, Main Building** 48-ft ² , Office 6, Ceiling, Main Building** 85-ft ² , Room 201, Ceiling, Main Building** 48-ft ² , Room 202, Ceiling, Main Building** 85-ft ² , Room 203, Ceiling, Main Building** 85-ft ² , Room 204, Ceiling, Main Building** 55-ft ² , Acute Care 5, Ceiling, Main Building**
46A	Tile, 12" x 12", White	Southwest Hall, Floor, Main Building	3% Chrysotile	No	378-ft ² , Southwest Hall, Floor, Main Building 128-ft ² , Office 4, Floor, Main Building 64-ft ² , Closet 3, Floor, Main Building 64-ft ² , Closet 4, Floor, Main Building 272-ft ² , Procedure, Floor, Main Building 216-ft ² , Nurse Station, Floor, Main Building

** - ~25% of Ceiling Area Reported as Quantity

Continued from previous page:

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Material Quantity and Location of Identified Material
52A	Glue, Gray	Clinic, Stairway Wall, Under Paneling	2% Chrysotile	No	17.5-ft ² , Clinic, North Stairway, Wall, Under Paneling**
54A	Sink Undercoating, Gray	Clinic, Basement, Kitchen, Sink	8% Chrysotile	No	4-ft ² , Clinic, Basement, Northwest Kitchen, Sink
59A	Tile, 12" x 12", Tan	Clinic, Basement, Breakroom, Floor	2% Chrysotile	No	80-ft ² , Clinic, Basement, Breakroom, Floor
62A	Sink Undercoating, Black	Clinic, Basement Kitchenette, Sink	10% Chrysotile	No	6-ft ² , Clinic, Basement, Kitchenette, Sink
77A	Linoleum, Tan, Stone Pattern	East Bathroom, Floor, Main Building	2% Chrysotile (Mastic Layer)	No	15-ft ² , Closet 5, Floor, Main Building 192-ft ² , Acute Care 9, Floor, Main Building 192-ft ² , Acute Care 10, Floor, Main Building 192-ft ² , Acute Care 11, Floor, Main Building 192-ft ² , East Bathroom, Floor, Main Building 192-ft ² , Rural Health 12, Floor, Main Building 24-ft ² , Janitor's Closet, Floor, Main Building
79A	Tile, 12" x 12", Light Tan	Recovery, Floor, Main Building	2% Chrysotile	No	408-ft ² , Recovery, Main Building 36-ft ² , Recovery Room, Main Building 70-ft ² , Office 6, Main Building 192-ft ² , Office 7, Main Building 160-ft ² , Lockers, Main Building
80A	Mastic, Black	Recovery, Floor, Main Building	5% Chrysotile	No	408-ft ² , Recovery, Main Building 36-ft ² , Recovery Room, Main Building 70-ft ² , Office 6, Main Building 192-ft ² , Office 7, Main Building 160-ft ² , Lockers, Main Building 136-ft ² , Office 5, Main Building
84A	Tile, 12" x 12", White	Rural Health 13*, Floor, Main Building	2% Chrysotile	No	192-ft ² , Rural Health, Main Building 360-ft ² , Medical Records, Main Building 554-ft ² , Lab, Main Building
85A	Mastic, Black	Rural Health 13*, Floor, Main Building	2% Chrysotile	No	192-ft ² , Rural Health, Main Building 360-ft ² , Medical Records, Main Building 554-ft ² , Lab, Main Building (Bottom of Tile (HA-84))
<p>* - Incorrectly listed as Rural Health 12 on the attached Chain of Custody ** - ~25% of Ceiling/Wall Area Reported as Quantity</p>					

Continued from previous page:

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Material Quantity and Location of Identified Material
87A	Mastic on 86A (Tile, 12" x 12", White with Gray Streaks)	Dark Room, Main Building	2% Chrysotile	No	304-ft ² , X-Ray, Main Building 152-ft ² , Dark Room, Main Building 304-ft ² , X-Ray Files, Main Building 66-ft ² , X-Ray Restroom, Main Building 210-ft ² , Waiting 2, Main Building 66-ft ² , OR-2, Main Building 66-ft ² , OR-3, Main Building
88B	Mudded Pipe Fitting	North Mechanical Room, Main Building	2% Chrysotile (White, Layer 1)	Yes	64 Linear Feet, North Mechanical Room, Main Building (127 Fittings)

The analytical laboratory results and the associated chain-of-custodies are attached as Appendix A.

In addition to the ACBMs noted in the table above, the following materials identified in the following table have been assumed to contain asbestos.

Material Description (HA)	Friable in Current State (Yes/ No)	Estimated Material Quantity and Location of Identified Material
Fire Door (Labeled as Asbestos Containing)	No	21-ft ² , Electrical Room, Main Building (1 Door) 21-ft ² , Locker Area, Main Building (1 Door) 21-ft ² , North Entrance, Main Building (1 Door, on Floor) 21-ft ² , Southwest Hallway, Main Building (1 Door, North End of Hallway) 21-ft ² , Closet 1, Main Building (1 Door) 21-ft ² , Closet 2, Main Building (1 Door)
Fire Hatch	No	12-ft ² , Mechanical Room, Main Building (3 Hatches)

The materials noted in the table above were not sampled as doing so would jeopardize their integrity and fire rating. The materials should be assumed to contain asbestos and handled/ disposed as such or once they are removed from the building, the materials should be sampled to determine their potential to contain asbestos.

Inaccessible Areas/ Limitations

To the extent possible, Otwell Mawby inspected all accessible and inaccessible areas of the structures above grade although, the following limitations have been identified, as follows:

1. Areas that were located below the concrete floor slabs associated with the buildings were inaccessible.
2. Several spaces within the building contained significant amounts of furniture and other items that did not allow for access to the spaces.
3. Electrical components within the garage appeared to be energized, as a result, the materials could not be sampled to determine their potential to contain asbestos. If the electrical system contains any suspect ACBMs they should be treated and managed as asbestos containing, or once they materials are deenergized, they should be inspected/ sampled to determine their potential to contain asbestos.
4. Within the main building there is a crawlspace below the southern portion of the building. While no suspect ACBMs were observed within the crawlspace, a small narrow tunnel extends to the north, which could not be accessed due to its small size. From the tunnel entrance it appeared that the pipe insulation consisted of fiberglass, which is not a suspect ACBM. However, in other portions of the building where fiberglass pipe lengths were observed the fittings on the joints were mudded. The mudded pipe joints (HA-1) has been determined to be asbestos containing. Any mudded pipe joints within the tunnel are considered asbestos containing and should be handled as such. Additionally, if other suspect ACMBs are identified within the tunnel, they should be managed as such or sampled to determine their potential to contain asbestos.
5. Fiberglass insulation was observed on piping components within the structures. Fiberglass insulation is not a suspect ACBM, as a result, it was not sampled.

It is possible that additional ACBMs that have not been identified in the table above could be located within areas identified as limitations.

Summary/ Recommendations

Otwell Mawby completed an inspection to identify potential ACBMs on the interior and exterior of the buildings, utilizing a combination of non-destructive and destructive surveying and sampling techniques for compliance with the NESHAPs and OSHA Standards. Bulk samples of suspect ACBMs were collected and submitted to a third-party laboratory for analysis. Laboratory analytical results indicated that 28 ACBMs were identified, as noted in the table above. **In the event the buildings are to be renovated or demolished, items/ areas that have been identified as limitations should be inspected prior to their disturbance or managed as asbestos containing. A subsequent cost estimate can be provided once items/ areas that are identified as limitations are ready for inspection.** A copy of this report should be kept readily accessible at the subject property.

Prior to the commencement of the any renovation or demolition activities that could impact the ACBMs, Otwell Mawby recommends the ACBMs be removed by a qualified and licensed asbestos abatement professionals following all applicable local, state, and federal laws prior to their disturbance. Removal of the ACBMs should be performed by a qualified asbestos abatement contractor licensed by the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), Asbestos Program. **The asbestos contractor should visit the site and verify the approximated ACBM quantities provided by Otwell Mawby, prior to providing a cost for the abatement project.** A 10-day (business day) notification to the State of Michigan is likely required prior to the commencement of the abatement activities. A 10-day (business day) NESHAP notification (Notification on Intent to Renovate/ Demolish (MIOSHA-CSH-142) to the State of Michigan is required for the demolition of the buildings.

Otwell Mawby recommends that during renovation/ demolition, the personnel doing so are trained to identify potential ACBMs and if identified they should be tested to determine their asbestos content or be assumed to be ACBMs and handled as such. Suspect ACBMs or ACBMs should be handled by qualified and licensed asbestos abatement professionals following all applicable local, state, and federal laws.

All bulk sample collection that was performed by Otwell Mawby was completed by Mr. Steve Hemstreet. Mr. Hemstreet is accredited in the State of Michigan as an Asbestos Inspector. The inspection was managed and subsequent reporting was completed by Mr. James Jackson, who is also accredited in the State of Michigan as an Asbestos Inspector.

If you have any questions regarding this Report, please feel free to contact the undersigned at (231) 946-5200. We appreciate the opportunity to provide these services and thank you for your confidence in Otwell Mawby.

Sincerely,

OTWELL MAWBY, P.C.



James A. Jackson II
State of Michigan, Asbestos Inspector #A31826



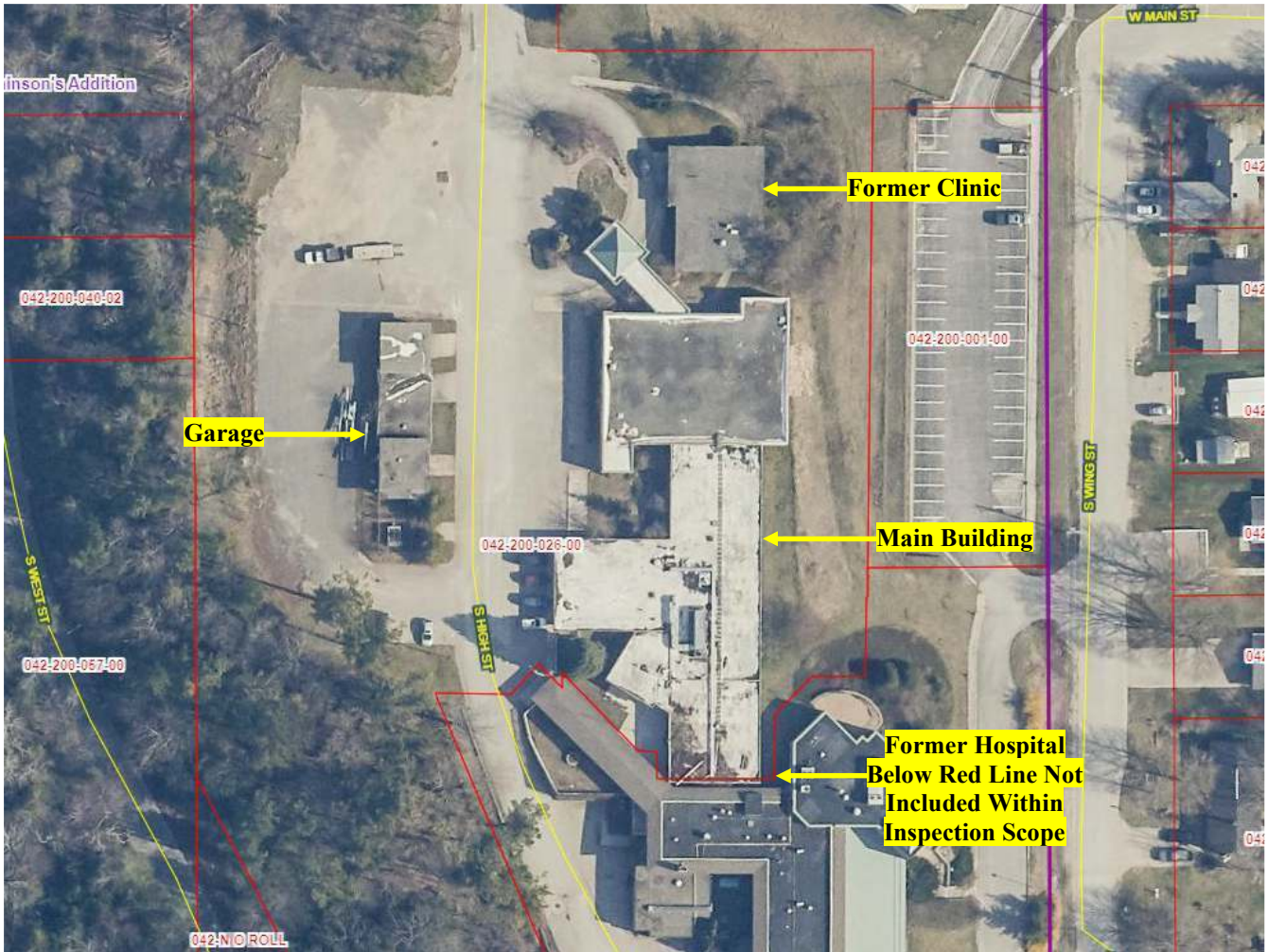
Steve Hemstreet
State of Michigan, Asbestos Inspector #A54086



Attachments Figure 1 – Site Map
 Figure 2 – Main Building Floor Plan
 Appendix A – Bulk Sampling Chain-of-Custodies and Laboratory Results
 Appendix B – Asbestos Survey Related Definitions

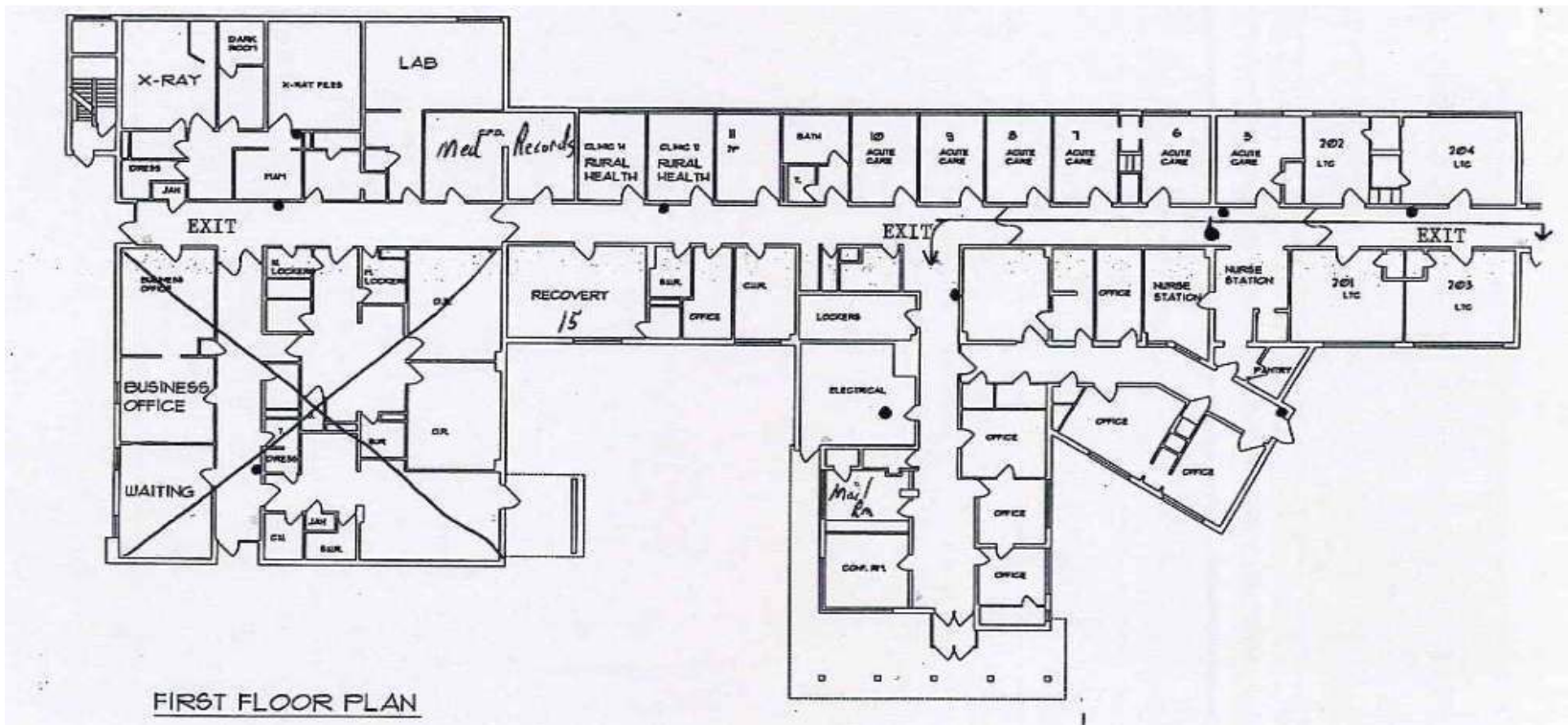
FIGURES


Figure 1 – Site Map

Figure 2 – Main Building Floor Plan



<p>Former Northport Highlands Property 201 South High Street, Parcel ID#: 042-200-024-00 Village of Northport, Leelanau Co., Michigan Asbestos Inspection Report</p>	<p>Figure 1: Site Map</p> <div style="text-align: center;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 07-154A</p>	<p>Date: 11/15/22</p>	<p>Source: Leelanau Co.</p>



<p>Former Northport Highlands Property 201 South High Street, Parcel ID#: 042-200-024-00 Village of Northport, Leelanau Co., Michigan Asbestos Inspection Report</p>	<p>Figure 2: Main Building Floor Plan</p> <p style="text-align: right;">← NORTH</p>		
<p> Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 07-154A</p>	<p>Date: 11/15/22</p>	<p>Source: Onsite</p>



Otwell Mawby, P.C.
Consulting Engineers

December 19, 2022

Big Dig Excavating
C/o: Mr. Brad Bergman
P.O. Box 340, Richmond, MI 48062
EMAIL: brad@bigdigexcavating.com

**RE: PAINT CHIP SAMPLING AND LABORATORY ANALYSIS REPORT
THREE STRUCTURES, 201 SOUTH HIGH STREET
VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER: 07-154A**

Dear Brad:

Otwell Mawby P.C. (Otwell Mawby) collected samples of paint from three buildings (former clinic, garage, and the northern portion of the main building (former hospital)) at the Former Northport Highlands development, located at 201 South High Street in the Village of Northport, Leelanau County, Michigan (hereafter referenced as the subject property). The locations of the three inspected structures are depicted on the attached Figure 1. It should be noted that portions of the Former Northport Highlands development to the south of the subject property were noted included as part of our scope of work. The purpose of this sampling was to determine if cadmium and/ or lead is present in paints or coatings on the structures prior to commencement of their demolition. The structures were reported to have been constructed prior to 1978, as a result, the sampling was completed for compliance with the Michigan Occupational Safety and Health Administration (MIOSHA) Part 309 Cadmium in General Industry and Part 603 Lead Exposure in Construction Standards. The sampling was completed on November 10, 2022. This document presents the findings of the sampling and analysis.

Collection Protocol and Results

Five paint chip samples, identified as C-1 through C-5, two samples were obtained from the main building and the clinic and one from the garage. The samples were comprised of predominant painted surfaces on the structures. The samples were comprised of paints composited into a single sample from multiple locations. The collected paint chip samples were sent to GPI Labs (GPI) in Kentwood, Michigan for analysis of cadmium and lead using inductively coupled plasma (ICP) technology. The analytical results and chain of custody are attached to this report for your review and are summarized in the following table.

Sample Identification/ Location	Concentration of Cadmium Identified	Concentration of Lead Identified
C-1 / Composite of Paints From Non-Masonry Surfaces – Main Building	<RL	0.0052%
C-2 / Composite of Paints From Masonry Surfaces – Main Building	<RL	0.0026%
C-3 / Composite of Paints on the Garage	0.00053%	0.25%
C-4 / Composite of Paints on the Clinic, Non-Masonry	<RL	0.0060%
C-5 / Composite of Paints on the Clinic, Masonry	<RL	0.015%

<RL= The analytical result is less than the laboratory reporting limit.

Based on the presence of lead in the masonry (main building and former clinic) and non-masonry (main building, garage and former clinic) painted materials, additional samples of the painted materials, identified as WC-1 through WC-5, were obtained on December 1, 2022. Each of the samples were submitted to ALS Environmental (ALS) of Traverse City and Holland, Michigan for analysis of lead by Toxicity Characteristic Leaching Procedure (TCLP). The purpose of the additional laboratory analysis was to determine if the materials would be classified as hazardous or non-hazardous materials for waste disposal purposes (landfilling). Results of the TCLP analysis are summarized in the following table.

Sample Identification/ Location	TCLP Concentration of Cadmium Identified	TCLP Concentration of Lead Identified
WC-1 / Composite of Paints From Non-Masonry Surfaces – Main Building	Not Analyzed	ND
WC-2 / Composite of Paints From Masonry Surfaces – Main Building	Not Analyzed	ND
WC-3 / Composite of Paints on the Garage	ND	3.9 mg/L
WC-4 / Composite of Paints on the Clinic, Non-Masonry	Not Analyzed (Paint was <RL for Cadmium)	0.18 mg/L
WC-5 / Composite of Paints on the Clinic, Masonry	Not Analyzed (Paint was <RL for Cadmium)	ND
<RL = The analytical result is less than the laboratory reporting limit. ND = Non-Detect		

A copy of the chain of custody and laboratory analytical results are attached in Appendix A.

Summary/ Discussion

None of the masonry surfaces associated with the garage were painted. Laboratory analytical results indicated that cadmium was only identified in paints associated with those located on the garage. None of the other sampled paints associated with the remaining two onsite structures contained cadmium. Lead was identified in paints associated with each of the three structures. presence of cadmium/ lead in paint becomes a health and safety issue if the painted surfaces are disturbed and the resultant dust containing cadmium/ lead is released into the atmosphere. It is our understanding that the buildings where the sampling was completed are to be demolished. Based on the laboratory analytical results the contractor completing the demolition is required to be trained according to the MIOSHA Part 309 Cadmium in General Industry and Part 603 Lead Exposure in Construction Standards. The Standards cover the disturbance of cadmium/ lead when they are present in any detectable amount in a material. In addition to the required training, an initial exposure assessment (air monitoring) must be performed to determine if the workers are being exposed above the permissible exposure limits (PELs) for cadmium/ lead. Until initial exposure monitoring has been performed, the Standards require the workers to wear respiratory and personnel protection equipment (respirators, gloves, and disposable coveralls). A hand-washing station must also be available on site. During demolition, measures (i.e., water application) should also be taken to suppress dust.

As the masonry paints on the main building and former clinic contain lead, the materials do not meet the definition of an “inert material” per Section 11504 (2)(e) (Part 115, Solid Waste Management, of Act 451 of 1994, as amended and its administrative rules), as a result, the materials should be disposed of at a licensed landfill and not recycled for reuse. Following is a citation for the “inert material” definition as it applies to lead paint on masonry surfaces:

324.11504 Definitions; H to P.

- (4) "Inert material" means any of the following:
 - (iv) The placement of the debris does not violate federal, state, or local law or create a nuisance.
 - (e) Construction brick, masonry, pavement, or broken concrete that is reused for fill, rip rap, slope stabilization, or other construction, if all of the following conditions are met:
 - (i) The use of the material does not violate section 3108, part 301, or part 303.
 - (ii) The material is not materially contaminated. Typical surface oil staining on pavement and concrete from driveways, roadways, and parking lots is not material contamination. Material covered in whole or in part with lead-based paint is materially contaminated.

Based on the TCLP analysis, the materials should be landfilled and not recycled or reused onsite or at other sites. We recommend that the landfill where the materials are intended to be disposed be contacted in advance of the building demolitions to ensure they will accept the wastes. The landfill may require a waste profile or additional characterization of the materials be completed.

If you should have any questions regarding this report or the MIOSHA requirements, please feel free to contact the undersigned. Thank you again for your confidence in Otwell Mawby, we enjoyed working with you on this project.

Sincerely,

OTWELL MAWBY, P.C.

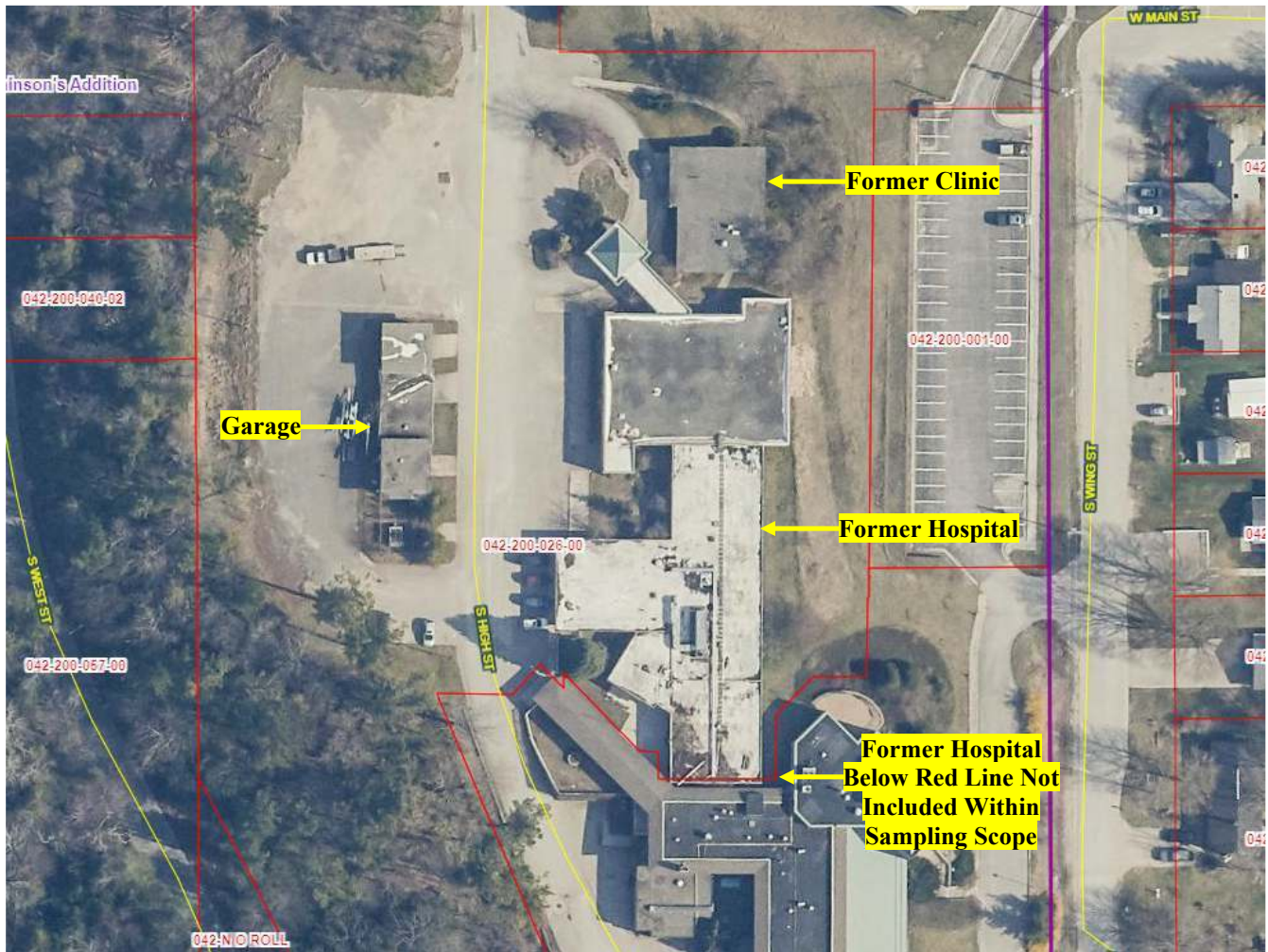




James A. Jackson II
Project Manager

- Attachments:
Figure 1 – Site Map
Attachment A – Laboratory Analytical Reports

FIGURES

FIGURE 1 – SITE MAP



<p>Former Northport Highlands Property 201 South High Street, Parcel ID#: 042-200-024-00 Village of Northport, Leelanau Co., Michigan Paint Chip Sampling Report</p>	<p>Figure 1: Site Map</p> <div style="text-align: center;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 07-154A</p>	<p>Date: 11/15/22</p>	<p>Source: Leelanau Co.</p>

ATTACHMENT E SUBMISSION CHECKLIST

Respondent may provide its submission package for consideration as follows:

1. One (1) complete electronic copy of the submission package must be received via email to landbank@michigan.gov before **5:00 pm EST on May 31, 2023**. Submission package may not be sent by mail or facsimile. Late submissions will not be accepted.

2. Respondent shall limit its submission package file(s) to 15MB per file. Respondent may send more than one file for its submission package in response to this RFP.

Done	Documentation	RFP Reference	Notes
x	Cover Sheet	Attachment A	
x	Letter of Interest	Section II(B)(1)	
x	Board Resolution	Section II(B)(1)	for Land Banks only
x	Detailed Project Description	Section II(B)(2)(A)	for Demolition Activities (with proper documentation)
NA	Detailed Project Description	Section II(B)(2)(B)	for Stabilization Activities (with proper documentation)
NA	Detailed Project Description	Section II(B)(2)(C)	for Remediation Activities (with proper documentation)
x	Narrative	Section II(B)(3)	
x	Scoring Details	Section I(C) and Section II(B)(4)	
x	Budget	Section II(B)(5) and Attachment F	
x	Site Control	Section II(B)(6)	with proper documentation (i.e. deed, written agreement, court order, etc.)
x	Administration of Project Funds and Project Management	Section II(B)(7)	
x	Additional Information and Comments	Section II(B)(8)	
NA	Disclosure of Litigation	Section III(H)	