



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
JACKSON DISTRICT OFFICE



STEVEN E. CHESTER  
DIRECTOR

September 27, 2004

RECEIVED  
SEP 30 2004  
Washtenaw County  
Dept. of Planning & Environment

Washtenaw County Development of Planning and Environment  
Brownfield Redevelopment Authority  
P. O. Box 8645  
Ann Arbor, Michigan 48107-8645

Dear Washtenaw County Brownfield Redevelopment Authority:

SUBJECT: Act 381 Work Plan Review for Corners at Dixboro, 5860 Ford Road,  
Superior Twp., Washtenaw County

The Michigan Department of Environmental Quality (MDEQ) has completed review of the work plan for Baseline Environmental Assessment (BEA) at Corners at Dixboro, 5860 Ford Road, Superior Twp., Washtenaw County, which was submitted to us on August 24, 2004, for approval pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381), MCL 125.2665.

Upon consideration of relevant factors identified in Section 15(4) of Act 381, and based upon representations and information contained in your submittal, the MDEQ approves the plan for the BEA.

Act 381 allows local units of government to redevelop brownfield properties and to recover costs for eligible activities through tax increment financing. Be advised that tax increment revenues, including school taxes, cannot be captured for eligible activities that are being paid for with state or federal grants, i.e., Site Assessment, Brownfield Redevelopment, etc. Accordingly, the tax capture portion of this Brownfield Plan must be revised by removing the proposed tax capture of all costs that are being funded by a grant.

Please note that approval of your proposed BEA activities is not a guarantee that the agency will issue an affirmative response to a petition for determination of BEA adequacy upon their completion.

A copy of all reports and findings must be furnished to the MDEQ district office project manager.

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Only those activities undertaken after the date of this approval are eligible for capture of taxes levied for school operating purposes. If activities in addition to those approved above are determined to be necessary, prior MDEQ approval is required. The amount of this work plan approved for tax capture, including school taxes, is limited to \$30,000. If the approved costs will be exceeded, prior MDEQ approval is necessary. Please be advised that the amount of tax capture is limited to actual expenditures. Adequate records should be maintained for auditing purposes.

The cost to the state for conducting this review will be determined and identified to you via separate correspondence for reimbursement as provided by Section 15(11) of Act 381. Please contact this office if you have any questions, or if we can be of further assistance. The project manager for this project is Mr. Terry Hiske, who can be reached at 517-780-7928.

Sincerely,



Mitchell Adelman  
District Supervisor  
Remediation and Redevelopment Division  
517-780-7852

cc: Ms. Dianne Wright, Michigan Department of Treasury  
Ms. Michelle Stratz, MDEQ Project # 456078-81  
Ms. Darlene Van Dale, MDEQ  
Mr. Terry Hiske, MDEQ