



TO: Mayor and Council

FROM: Howard S. Lazarus, City Administrator

CC: Tom Crawford, CFO
Derek Delacourt, Community Services Area Administrator
Raymond Hess, Transportation Manager
Craig Hupy, Public Services Area Administrator
Nick Hutchinson, City Engineer
Brett Lenart, Planning Manager
Colin Smith, Parks & Recreation Manager
Missy Stults, Sustainability & Innovations Manager

SUBJECT: Council Agenda Responses

DATE: March 18, 2019

CA – 1 - Resolution to Approve the Closing of Maynard Street for the Rock the District Special Event on Saturday, May 11, 2019 from 12:00 PM until 1:00 AM on Sunday, May 12, 2019

CA-2 - Resolution to Approve Street Closing for the 7th Annual Ann Arbor Cinco de Mayo Party on Sunday, May 5 from 7:00 AM to 2:00 AM on Monday, May 6, 2019

CA-3 - Resolution to Approve Street Closure of North University Street between South State Street and South Thayer Streets and South State Street from East William to East Liberty Streets for MUSIC Matters SpringFest from 4:00 A.M. on Tuesday, April 16, 2019 until 10:00 P.M.

CA-4 – Resolution to Add an Additional Street Closure for the Monroe Street Fair on Saturday, April 6, 2019

Question: In our procedures, are there any advance notice requirements around street closures like this, ahead of us voting on them? E.g. Any requirement that nearby

residents, business owners, houses of worship get clued in about proposed street closure plans BEFORE City Council would approve them? (I appreciate that a lot of these events are annual, predictable and to-be-expected activities in our downtown, I'm curious about notice re: details/timing.) (Councilmember Nelson)

Response: The Special Events Task force has determined that new events have discussions/meetings that include representatives from the neighborhood associations. This process will happen ahead of Council approval. Council will see the outcome of these discussions in the memo of each resolution. Current and upcoming events always have the Street Associations included in the review who, in turn, notify their members (businesses and churches) through their communications.

CA-5 – Resolution to Approve a Contract with DLZ Michigan, Inc. to Provide Professional Design Engineering Services for the Rehabilitation of Bridges in Barton Nature Area, Bandemer Park, Mitchell Field and Gallup Park (\$50,032.56)

Question: Regarding CA-5, I agree that bringing in a new consultant for this may result in duplicated efforts and we want to avoid that, but on what basis have we determined that \$50K is a reasonable fee for this scope of work? (Councilmember Lumm)

Response: The \$50,032.56 design fee is based on an estimated 444 hours of project work which we believe is a reasonable expenditure of time given the work to be completed. Estimated construction costs for the bridge repairs to be performed by a contractor is approximately \$250,000-\$300,000, of which the design fees would be approximately 16-20% of the construction cost. This does not include the portion of construction work that will be completed by Park Staff. The proposed design fee still falls within the typical range for design fees of 12-25% that we would expect to see for a project of relatively small magnitude. Additionally, Parks and Recreation Services worked with the City Engineering unit to review the scope and fees for this project. DLZ is currently under contract with Engineering to perform bridge inspection services and were selected as part of a Request for Proposals Process where their fees were compared to other engineering firms and judged to be very competitive. DLZ has a history of completing their work on time and within the estimated budget.

CA-6 – Resolution to Approve a Grant Application to the Michigan Department of Natural Resources Grants Management for Universal Access Improvements at Argo Livery

Question: Regarding CA-6, the cover memo indicates that the UM (and VA) rehabilitation departments utilize Gallup's EZ Launch. Did UM help fund that improvement and/or will they be asked to participate in the funding for these improvements? (Councilmember Lumm)

Response: The University of Michigan did not contribute funding towards the accessible launch at Gallup livery and has not been asked to contribute to the Argo project. The City is working with the Center for Independent Living to provide input on accessibility in the

design, and through them staff can explore potential collaborations with other user groups, such as the Veterans Administration and the University of Michigan, whether they be for cost-sharing, programming, or marketing the project.

Question: Are there any possible drawings or pictures of what options are available, perhaps based on peer cities? (Councilmember Bannister)

Response: Attached are some images of the accessible launch at Gallup Park

CA – 7 – Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission, Southeast Michigan Land Conservancy, and Superior Township and Appropriate \$300,000.00 for Purchase of Fee Title to and Establishment of a Conservation Easement on the Stepien Trust Property (8 Votes Required)

Question: Is this part of the Greenbelt millage and if so, how or why not? (Councilmember Bannister)

Response: Yes. Chapter 42, section 3:63 of Ann Arbor City Code authorizes City Council to enter into agreements for joint acquisition, retention, and management of land in the greenbelt district with nonprofit groups and governmental agencies, and authorizes the use of Open Space and Parkland Preservation Millage proceeds for purchases of fee title to greenbelt district land.

CA-11 – Resolution to Approve a Permanent Electric Transmission Line Easement Agreement through City Property at 291 W. Ellsworth Road with International Transmission Company (ITC) (8 Votes Required)

Question: Where will the proceeds of this transaction be placed? (Councilmember Ramlawi)

Response: Per federal requirements the revenue would accrue to the Airport Fund.

Question: When would the City of Ann Arbor receive payment? (Councilmember Ramlawi)

Response: ITC has indicated that payment would be made within 7-10 days after Council approves the easement. The resolution provides that the City will not sign the easement until payment is made.

Question: Q1. The cover memo mentions a “Tall Structure Permit” from MDOT. What physical structures are contemplated and where are they located? (Councilmember Lumm)

Response: ITC has indicated that there will likely be one monopole (approximately 105-foot tall), which will support transmission lines across the length of the easement. The pole, which will be lighted as required by the FAA, will be located at the northern end of the easement along the far east property line of the airport adjacent to the rail line.

Question: Q2. What are the implications (if any) of removing the property from the airport layout plan, and what are the “additional steps and costs” of a land release? (Councilmember Lumm)

Response: In this case, a “land release” would be a formal, written authorization from the FAA releasing the easement area from aeronautical use. It does not remove the land from the airport or require modification of the airport layout plan, only identification of the easement area on the airport property map. A land release may require environmental review or gathering of other information that FAA deems relevant, which may entail costs to the entity requesting the release.

Question: Q3. Does the \$191K in revenue accrue to the Airport Fund or the General Fund (and why)? (Councilmember Lumm)

Response: Per federal requirements the revenue would accrue to the Airport Fund.

CA-12 - Resolution to Approve the Amended and Restated Agreement between the City of Ann Arbor and City of Ypsilanti for the Local Development Finance Authority

Question: Will any properties in the city of Ypsilanti be collecting LDFA TIF’s funds in a manner that mirror the scheme used in the City of Ann Arbor? (Councilmember Ramlawi)

Response: No. In 2017 when the City and State were discussing whether to extend the life of the LDFA another 15 years, the State felt a TIF capture in Ypsilanti would not provide sufficient funds for that community. Instead the State required that 10% of the formula for Ann Arbor capture be utilized in Ypsilanti. It’s important to note that the Ann Arbor/Ypsilanti LDFA only captures property taxes for the State Education Tax and the School Operating millage and that the local schools are held harmless from this capture by the State’s general fund.

Question: When was the Tax Increment Financing and Development Plan for the Ann Arbor/Ypsilanti SmartZone Amended? (Councilmember Eaton)

Response: The process to amend and extend the term of the LDFA was long but started on June 2, 2014 (R-14-175). The State Treasurer ultimately approved the TIF and Development Plan for the SmartZone on July 20, 2017.

Question: Has the State MEDC approved this Tax Increment Financing and Development Plan? (Councilmember Eaton)

Response: Yes. The MEDC approved the TIF and Development Plan on June 26, 2017.

Question: Does the LDFA currently captured any taxes from Ypsilanti? (Councilmember Eaton)

Response: No. A TIF capture from Ypsilanti was discussed at the time of the amendment and extension, but the State desired to require 10% of the Ann Arbor capture be expended in Ypsilanti instead of instituting a new capture in Ypsilanti.

Question: If the amendments to the agreement are adopted, will the LDFA capture any taxes from Ypsilanti? (Councilmember Eaton)

Response: No. A TIF capture from Ypsilanti was discussed at the time of the amendment and extension, but the State desired to require 10% of the Ann Arbor capture be expended in Ypsilanti instead of instituting a new capture in Ypsilanti.

Question: What percentage of the LDFA revenue is passed through to the SPARK Smart Zone? (Councilmember Eaton)

Response: The LDFA contracts with SPARK for most of its economic development services. Annually a contract is negotiated for specific services, which are required to comply with State criteria for expenditure. In 2018, 97% of the expenditures were contracted with SPARK

Question: Does the Smart Zone currently spend any funds in Ypsilanti? (Councilmember Eaton)

Response: Yes. Starting in 2018 the LDFA is required to spend 10% of the TIF capture revenue in Ypsilanti. In 2018, \$212,405 was expended in Ypsilanti.

Question: The amended Tax Increment Financing and Development Plan allows 10 percent of SmartZone funds to be expended in Ypsilanti. Does the State require the SmartZone to spend funds in Ypsilanti? (Councilmember Eaton)

Response: Yes.

Question: Can Council cap the amount the LDFA captures in Ann Arbor as it does with the DDA TIF capture? (Councilmember Eaton)

Response: The LDFA's TIF capture is governed by its TIF plan which was approved by Ann Arbor, Ypsilanti, and the State. Any modifications to the plan would need to be approved by all three entities.

Question: Q1. Under the new Board composition, how many of the 7 community members will be from Ann Arbor and how does that compare with the prior Board composition? (Councilmember Lumm)

Response: Five of the seven community members are from Ann Arbor. Two from Ypsilanti. This compares with the old composition of six from Ann Arbor and three from Ypsilanti.

Question: Q2. One of the new requirements is that both AA and Ypsi have ex-officio members. Do we have one now and, if not, who would our ex-officio member be? (Councilmember Lumm)

Response: The board will consider adding Mr. Crawford as ex-officio (non-voting member) at their next meeting. The purpose of adding an ex-officio position from each community is to ensure the appropriate coordination of activities (meeting notices, minutes, reporting, etc.) between the two communities since the board does not employ any administrative staff.

Question: Q3. The cover memo indicates one of the changes in the agreement is that 10% of funds can be expended in Ypsilanti. What is the percentage under the prior agreement and over the last three years, how much has been spent in Ypsilanti? (Councilmember Lumm)

Response: The prior agreement did not permit any funds to be expended in Ypsilanti. This change was required by the State as part of the extension of the LDFA. The first year of expenditure was FY2018 in which \$212,405 was expended in Ypsilanti.

Question: Are there any budget impacts from this item? (Councilmember Hayner)

Response: No. This agreement is more about how the communities work together than any specific budget allocation.

Question: Are we capturing funding from Ypsilanti? (Councilmember Bannister)

Response: No. The State requires 10% of the Ann Arbor funds to be expended in Ypsilanti due to the limited ability of Ypsilanti to generate TIF revenue.

Question: Please explain how the DDA captures what would be state school funds. (Councilmember Bannister)

Response: The DDA captures millages from the city, county, library, and community college. The DDA does not capture state school funds

CA-13 - Resolution Authorizing Storm Sewer Improvement Charges for 2965 Kimberley Rd. (\$3,768.15)

CA-14 – Resolution Authorizing Storm Sewer Improvement Charges for 2955 Kimberley Rd. (\$3,768.15)

Question: How does it happen that we are levying a charge for improvements made in 1972? (Councilmember Nelson)

Response: When a local public improvement such as a storm sewer is constructed that benefits a specific set of properties, the benefit for each property is calculated and special assessed. In some cases, some of the properties that benefit from the improvement are township parcels at the time the improvement is constructed. These township parcels are identified as a future recoverable improvement charge when the property annexes to the City.

In this situation, the public improvement is a storm sewer constructed in 1972. The property in this resolution annexed in late September, 2017. Now that the parcel is officially on the City tax rolls, the improvement charge can be levied.

CA-15 – Resolution to Approve an Agreement with American Conservation & Billing Solutions, Inc. for a Customer Portal and Consumption Data Analytics Solution (est. \$260,000.00 over 5 years) and Appropriation of Funds from the Water Supply System (\$34,000.00) and Sewage Disposal System (\$34,000.00) (8 Votes Required)

Question: Regarding CA-15, it's good to see this system being implemented that allows customers to get alerts/monitor their water on the agenda. Assuming this passes, when will the system be available for customers to use and how will we communicate to customers that it's available? (Councilmember Lumm)

Response: Staff anticipates by June 30, 2019. We are planning to communicate this to customers, at a minimum, at scheduled events (Water Treatment Plant Open House and Huron River Day), on social media, on customer bills, and in the WaterMatters Newsletter.

Question: Also on CA-15, will there be an automatic "leak" feature that alerts customers of unusual usage or will customers need to take action (sign-up for alerts/set thresholds)? (Councilmember Lumm)

Response: Yes, there is an automatic "leak" feature; however, automatic leak alerts will be sent to the City first and the City will notify customers. In addition, customers that register on the system will have the ability to set their own thresholds for alerts they would like to receive. Customer set alerts will be sent automatically via their preferred contact method (text, email, voice).

Question: Were other bids obtained and can we see them? (Councilmember Bannister)

Response: There were seven total responses and staff has them available in electronic form.

Question: Would this include an "early warning system" for residents and how would that work? (Councilmember Bannister)

Response: Customers that register on the system will have the ability to set their own thresholds for alerts they would like to receive. Customer set alerts will be sent automatically via their preferred contact method (text, email, voice).

C – 1 – An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 3.52 Acres from R1C (Single-Family Residential District) to PUD (Planned Unit Development District), Lockwood of Ann Arbor PUD Zoning and Supplemental Regulations, 3365 Jackson Road (CPC Recommendation: Approval - 6 Years and 1 Nays)

Question: The memo says that the developer will provide 40% of units as affordable. How will the affordable housing requirement be enforced by the City? (Councilmember Eaton)

Response: Enforcement would be specified contractually, through an affordable housing agreement. At a minimum, monitoring of units and the income level of tenants in those units would be monitored on a regular basis.

Question: If the owner of the development is unable to rent the affordable units to eligible tenants, will it be allowed to rent those units at market rates? (Councilmember Eaton)

Response: No, the units would need to remain affordable to maintain in compliance with any approval that included affordability provisions.

Question: Regarding C-1, the resolution and supporting materials are the same as for the February 19th meeting. Have there been any revisions at all to the proposal or any new information gathered since February 19th? (Councilmember Lumm)

Response: No revisions have been made to the proposal. New information, a letter from the City's consultant Tetra-Tech is attached, which supports previous conclusions reached by City staff during technical review of the proposal in regard the underlying plume and stormwater management on site.

Question: How has the recommendations and warnings from local environmental groups such as CARD been considered and integrated into this proposed rezoning from R1C to PUD? (Councilmember Bannister)

Response: The Planning Commission included language in the proposed recommendations to ensure cooperation with MDEQ for future monitoring of the Gelman Plume at this site, as well as protection of existing, active monitoring wells. Staff doesn't agree with all the recommendations and warnings that have been discussed during consideration of this proposal. The attached letter from Tetra Tech is a perspective by the City's consultant on the City's consideration of related issues.

C-2 - An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.6 Acre from C2B (Business Service District) to R2A (Two-Family Dwelling District), including 606, 610, 614, 616, 618, 622, and 628 South Ashley Street (CPC Recommendation: Denial - 0 Yeas and 8 Nays)

Question: To what extent did ground contamination in the area weigh on staff's decision to not approve rezoning? (Councilmember Ramlawi)

Response: This was a significant factor, as the City's Master Plan directs the City to facilitate the clean-up of known contaminated sites.

Question: Are these properties owner occupied or rental properties? (Councilmember Eaton)

Response: One is an owner-occupied home, one is being used as an office, and the remainder are rented residential.

Question: Does the C2B zoning district permit residential development, or would residential use be limited to the existing structures? (Councilmember Eaton)

Response: Yes, the C2B district permits residential development.

Question: If this is downzoned from C2B to R2A, how would the dry cleaning PERC pollution eventually be cleaned up? (Councilmember Bannister)

Response: This is unknown. It is the opinion of staff that the likelihood of brownfield cleanup would be reduced if the 7 properties were rezoned to R2A, but in either event, there are no active plans for remediation currently known to staff.

C-3 – An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 58 Lots from R4C (Multiple-Family Dwelling District) to R1D (Single Family Dwelling District) and 4 Lots from R4C (Multiple-Family Dwelling District) to R1E (Single Family Dwelling District), West Hoover Avenue/West Davis Avenue Area Rezoning, (CPC Recommendation: Denial - 5 Yeas and 3 Nays)

Question: Regarding C-3, the cover memo mentioned that the Planning Commissioners who voted no indicated development pattern protections were needed throughout the City and should be addressed universally. Can you please provide a summary listing of the areas where this situation exists? (Councilmember Lumm)

Response: This occurs throughout the City where over 85% of all parcels in R4C zoning districts are non-conforming. The attached map identifies R4C zoning areas throughout the City along with some analysis of non-conformity.

Question: Also on C-3, can you please provide the rationale for keeping 8 of the lots as R4C while the balance are changed to single-family? (Councilmember Lumm)

Response: The recommendation is based on limiting the creation of non-conformities. Several of these lots have conforming R4C developments, which would become non-conforming if rezoned to any R1 district. Additionally, the presence of higher density residential along Main Street provides the closest access to public transit, supporting such zoning.

Question: What is the zoning history of these parcels? (Councilmember Hayner)

Response: This area has been zoned R4C since 1963.

Question: Were they at one time R1? (Councilmember Hayner)

Response: Likely not as the R1 districts were established at the same time as R4 in 1963.

Question: When did they change to R4? (Councilmember Hayner)

Response: 1963.

C-4 – An Ordinance to Amend Title VI (Food and Health) of the Code of the City of Ann Arbor by Adding a New Chapter 73 (Two-Cycle Power Equipment)

Question: Would the proposed ordinance allow the use of four-cycle gas powered equipment? (Councilmember Eaton)

Response: Yes.

Question: Do City employees use two-cycle equipment? If so, how frequently is that equipment replaced? (Councilmember Eaton)

Response: Yes, city employees use two-cycle power equipment. This equipment is replaced on an as needed basis with varying time scales, depending on usage, but averaging 4-5 years.

Question: Q1. Has this proposed ordinance been reviewed by the DDA/downtown businesses and if so, what was the reaction/feedback? Also, what is the rationale for including just the DDA area? (Councilmember Lumm)

Response: The draft ordinance has been shared with the DDA. In terms of the rationale for just the DDA, please refer this question to sponsoring Councilmember Ramlawi.

Question: Q2. Can you please explain why snow removal equipment is excluded and why this is 2-cycle only (rather than all gas-powered equipment)? Does the exclusion of

snow-removal mean it's OK to use a leaf blower to blow off dustings of snow?
(Councilmember Lumm)

Response: Please refer to sponsoring Councilmember Ramlawi regarding the decision to not include snow removal equipment in the ordinance and why only 2-cycle engines. And no, a leaf blower that was blowing snow off the sidewalk would not be allowed.

Question: Q3. Can you please provide benchmark data on similar ordinances in other cities including their fines, limitations to just downtown vs city wide, and inclusion of snow removal equipment? (Councilmember Lumm)

Response: More than 100 cities around the country have banned gas-powered leaf blowers in certain areas of their community. Carmel and Beverly Hills, CA were the first to ban commercial gas-powered leaf blowers in the mid-1970s. Maplewood, NJ bans use of leaf blowers by commercial entities only from May 15 through September 30th with fines of \$500 for first offense, \$1000 for second offense, and \$1500 for a third or subsequent offense. North Hempstead, NY is working on a ban of all gas-powered landscaping equipment and Washington DC is phasing out all gas-powered leaf blowers.

Question: Q4. In section 6:614 (exceptions) of the draft ordinance, it states "This is just a placeholder at this time." Can you please explain what that means and whether any exceptions are contemplated? (Councilmember Lumm)

Response: It is there in case Council wishes there to be any exceptions. If not, a motion can be made on the floor to strike it.

Question: Q5. The fines in 6:615 are "not less than". Aren't these usually "not more than"? (Councilmember Lumm)

Response: "Not less than" is used in other ordinances to signify a minimum fine that will be imposed for a first offense. Thus, as written, the ordinance amendment would impose a minimum fine of \$100 for a first offense and, it could be implied, a maximum offense of \$250 for second and subsequent. However, clarifying language could be drafted. Please note: a judge is not bound by the fines called for in the ordinance language (except with respect to maximums).

Question: Can we anticipate any added difficulties in enforcing this, given the location boundaries, i.e. use of this equipment is banned on some downtown streets (within the DDA area) but allowed on others? (Councilmember Nelson)

Response: Yes, enforcement will be a challenge. We anticipate using signage and engagement with the DDA to help inform people of the ordinance change.

Question: Do we have any ideas or guesses about potential exceptions? (Councilmember Nelson)

Response: Section 6:614 was included in the draft in case Council wished there to be any exceptions to the ordinance amendment's applicability.

Question: Do our city departments use any of these two-stroke engines in the DDA district (or anywhere else in the city)? (Councilmember Nelson)

Response: Yes. We use equipment with a two-stroke engine for tree maintenance as well as some grounds work in the DDA area. So far, staff have not found a viable electric equivalent for chainsaws and some of our forestry equipment.

C-5 – An Ordinance to Amend Section 10:148 of Chapter 126 (Traffic) of Title X of the Code of the City of Ann Arbor

Question: Has this been reviewed by the Transportation Commission? (Councilmember Smith)

Response: No.

Question: This seems to fundamentally alter our crosswalk ordinance. Can staff confirm this reading of the proposed ordinance change. (Councilmember Smith)

Response: Subsection (a)(1) of the ordinance amendment does not require a vehicle to stop and yield the right-of way to “any pedestrian stopped at the curb, curb line or ramp leading to a crosswalk.” The current version of the ordinance requires a vehicle to stop and yield the right-of way to pedestrians “at the curb, curb line or ramp leading to a crosswalk.”

Subsection (a)(2) is all new language. It provides that a pedestrian is considered to be “crossing the roadway in a crosswalk” when the pedestrian moves “any part or extension” of him/her into a crosswalk, which includes moving not only a part of his/her body, but also any part of things such as the pedestrian’s “wheelchair, cane, crutch or bicycle.”

Question: 1. Why was this proposed ordinance not referred to the Transportation Commission? What about the Commission on Disability Issues? (Councilmember Grand)

Response: This question is best directed to the sponsoring councilmembers.

Question: 2. If passed, it appears that vehicles would not need to stop for pedestrians clearly waiting to cross at a crosswalk. Therefore, in practice, would pedestrians then need to wait for all traffic to be absent prior to crossing at a crosswalk? if so, what are the implications for pedestrians with visual impairments or mobility issues? (Councilmember Grand)

Response: This question is best directed to the Transportation Commission and the Commission on Disability Issues.

Question: 3. Would vehicles still be required to stop at RRFBs? (Councilmember Grand)

Response: RRFBs are warning devices, not regulatory devices. The presence of an activated RRFB only alerts drivers that a pedestrian is waiting to cross the street. It does not change the requirements for drivers.

DC-2—Resolution to Appoint Members to the Independent Community Police Oversight Commission

Question: May we have a copy of the list of applicants recommended by the HRC? (Councilmember Eaton)

Response: Staff does not have a copy and defers to the councilmembers on the HRC and Independent Police Commission.

Question: Please provide the ranking of the HRC recommended applicants. (Councilmember Eaton)

Response: Staff does not have this information.

Question: What is the best link for residents to see the resumes/applications of the 63 applicants? (Councilmember Bannister)

Response: Staff defers to the councilmembers on the HRC and Independent Police Commission. To staff's knowledge, the resumes/applications were not made public.

Question: What was the criteria that the 4 Councilmembers used to select the final 11 recommended commission members? (Councilmember Bannister)

Response: Staff defers to the councilmembers on the HRC and Independent Police Commission.

DC – 3 – Resolution to Amend Council Rules 1, 5B, 5D, 5E, 5F, and 7

Question: For part 5b, is this a correct revised timeline based on the council meeting of 3/18: Agenda is distributed on no later than Friday, 3/8, agenda questions due by Wed. 3/13, answers due Thursday 3/14, courtesy deadline to add items to 3/18 agenda is Tuesday, 3/12 at 5 p.m.? (Councilmember Hayner)

Response: This resolution is proposed to take effect with the second regular Council meeting in April 2019. If the March 18, 2019 Council meeting is used as an example, the Clerk's Office would have until Friday, March 8 to distribute the agenda to all members of City Council. Agenda questions would have been due to Sara Higgins and Howard Lazarus by noon on Wednesday, March 13. The response memo would have been provided to City Council by 5:00 p.m. on Thursday, March 14. Councilmembers would have made best efforts to add any items by Tuesday, March 12.

Question: Changes to rule 7-3,4,5 refers to “benches” in the council chambers. We don’t have benches any more should this be changed to reflect that or is “benches” a term of art? (Councilmember Hayner)

Response: This question should be referred to the Council Rules Committee.

DC-4 – Resolution to Increase the Benefit and Use of the Downtown Affordable Housing Premium

Question: Q1. How much staff time and Planning Commission time is expected to meet the requirements of this resolution and what other work will be displaced? (Councilmember Lumm)

Response: This has not yet been determined. The last time that staff and the Planning Commission considered amendments to the premiums provisions of the ordinance, it involved use of a consultant, took approximately 3 years, and delayed other work such as master plan updates and completion of the UDC draft.

Question: Q2. What is meant by “reduce the utility of the residential Housing premium?” (Councilmember Lumm)

Response: This question would be best posed to the resolution sponsors. Staff interprets this to mean the residential housing premium that does not incorporate affordable units should be amended to provide less bonus floor area than is currently provided.

Question: Q3. Can you please remind me what the parking requirements are for new developments downtown (for each zoning classification) with and without affordable housing premiums? (Councilmember Lumm)

Response: For both the D1 and D2 zoning districts no parking is required for the permitted floor area ratio (400% FAR for D1; 200% FAR for D2). In both districts, any FAR that is constructed under the premium provisions, must be parked at a rate of 1 vehicular space per 1,000 square feet of FAR. This can be achieved by providing parking on-site, contracting for parking in the public parking system, or through a parking fee-in-lieu contribution. Bicycle parking must be provided at a rate of one space per 2,500 square feet of residential uses, and a rate of one space per 10,000 square feet of non-residential uses. These parking requirements would apply to any D1 or D2 development, regardless of the inclusion of affordable housing premium.

DC-5 - Resolution to Pursue Affordable Housing at 721 N. Main

Question: Is the proposed use of 721 N. Main consistent with the City’s agreement with the Treeline Conservancy? (Councilmember Eaton)

Response: Neither the Treeline Master Plan (2017) or the Collaborative Agreement with the Treeline Conservancy specifically speak to the land use of 721 N. Main. The Treeline Master Plan contemplates the trail crossing the 721 N. Main property. However, this is not necessarily inconsistent with development of 721 N. Main for housing, provided that space is left for the trail.

Question: Do the regulations governing federal funding for affordable housing include restrictions on using property adjacent to railroad tracks? (Councilmember Eaton)

Response: Federal regulations do not prohibit a project from being built next to a railroad but the noise from the railcars must be factored into a noise assessment. The noise assessment must include an analysis of the noise from a railroad within 3,000 feet of the site, roads within 1,000 feet of a site and airports within 15 miles of the site. The analysis will determine whether the noise exposure is at an acceptable level and whether mitigation can bring the noise levels to an acceptable level. If it is at an unacceptable level and cannot be mitigated to an acceptable level, the project will not get funded with federal funds.

Question: Q1. What is the approximate value of the 721 N. Main Property if sold “as is”? (Councilmember Lumm)

Response: We don't have that information at this time. An appraisal would need to be obtained with a desired use.

Question: Q2. How does one interpret the third requirement (in 2nd resolved clause) to “maximize the affordable housing units” while also “balancing other priorities such as funding the Treeline Urban trail”? (Councilmember Lumm)

Response: This question should be directed to the sponsoring councilmembers.

Question: Q3. What is the current status in terms of any purchase and/or development interest in 721 N. Main? (Councilmember Lumm)

Response: The City has not offered the property for sale or lease and has not received any offers as of this date.

Question: For DC – 5 & 6, I'm interested in the connection between demographic shifts and a lack of housing options. What do we know about the number of housing units of various types that have been built in the last five years in Ann Arbor? I am interested in categories such as multi-family/apartment, single family detached homes, condo units (attached)/duplexes, etc.—in total and by category, how many units of housing have been approved and built in the city in the last five years? (Councilmember Nelson)

Response: This data is not readily available within the timeframe requested.

Question: How successful has the city been in negotiating affordable units from private developers in the last five years? I.e. In consideration of proposals and site plans with private developers, how many below-market-rate units have been negotiated (and ultimately approved) as part of private developments in the last five years? How far below market rate were these negotiated units? (Councilmember Nelson)

Response: Success has been limited. 15 units at 60% Area Median Income were approved as part of the 1140 Broadway development. 52 units of workforce housing were approved as part of the Library Lot agreement with Core properties, (60% - 110% AMI). Also, 38 affordable senior units, (50% AMI and lower), are negotiated into the Lockwood PUD project currently under review by City Council.

Question: How many land-lease agreements currently exist in the city of Ann Arbor? (Councilmember Nelson)

Response: The AAHC currently have 12 properties with a ground lease on them. An initial review has not found any such leases by the City in recent years. More time would be needed to conduct a thorough search to determine if the City has or ever had any such leases.

Question: This resolution appears to be intended to create a process for seeking development of the property at 721 N. Main by an outside developer, with 3 references to “any developer” in the final resolved clause, yet it says the city will retain ownership. Will adoption of this prohibit the city, or a city entity like the AAHC, from developing this property? Must it be leased to a 3rd party if this is adopted? (Councilmember Hayner)

Response: This would be a question of intent by the resolution sponsors. As the resolution is seeking a recommendation from the City Administrator, no binding restrictions would prevent such use in the future as described.

Question: I have received concerned emails that this resolution violates the city’s agreement with the Treeline Trail Conservancy. Can you please attach that agreement, and/or comment on the potential for this to violate that agreement? (Councilmember Hayner)

Response: Neither the Treeline Master Plan (2017) or the Collaborative Agreement with the Treeline Conservancy specifically speak to the land use of 721 N. Main. The Treeline Master Plan contemplates the trail crossing the 721 N. Main property. However, this is not necessarily inconsistent with development of 721 N. Main for housing, provided that space is left for the trail. The Collaborative Agreement has not been executed yet – the final draft is attached. Below is a link to The Treeline Master Plan:

[https://www.a2gov.org/departments/systems-planning/programs/Documents/Allen%20Creek%20Greenway%20Master%20Plan%20Project/Treeline MasterPlan Draft v11.pdf](https://www.a2gov.org/departments/systems-planning/programs/Documents/Allen%20Creek%20Greenway%20Master%20Plan%20Project/Treeline%20MasterPlan%20Draft%20v11.pdf)

Question: The final whereas clause indicates that this property “has been the focus of community attention for decades” and this property has also been mentioned as one of those considered by AAHC as potential additions to their portfolio. Can you attached the list of 10+ properties sent to the city administrator by Jennifer Hall as potential properties for AAHC development? (Councilmember Hayner)

Response: Attached is a feasibility analysis. The intent was to conduct a feasibility analysis of the properties to determine whether affordable housing could be developed on the site, and whether federal funding could be used to do that. Although the AAHC would like the opportunity to develop these sites, it has not been determined that the AAHC will be the developer of these sites.

Question: How does this resolution harmonize with previous resolutions and agreements, such as page 20 of the Treeline Urban Trail Business Plan, and Resolution 374-8-05, and the 2012 document, "721 N. Main Conceptual Site Development Alternatives"? (Councilmember Bannister)

Response: The referenced documents refer to language in R-374-8-05, i.e. “Resolved, That the area of the City properties at 415 W. Washington and 721 N. Main within the floodway will be included in the new Greenway. The remaining portion of these sites will be reserved for mixed use, which could include additional park or Greenway area, space for non-profit organizations, art, housing, and/or commercial entities;” The Treeline Urban Trail Business Plan is a draft document that has not been adopted by the City. Neither the Treeline Master Plan (2017) or the Collaborative Agreement with the Treeline Conservancy specifically speak to the land use of 721 N. Main. The Treeline Master Plan contemplates the trail crossing the 721 N. Main property. However, this is not necessarily inconsistent with development of 721 N. Main for housing, provided that space is left for the trail. Such a mixed use of the property was expressly contemplated by R-374-8-05.

Question: Please send the list of ten properties in the City from Jennifer Hall. (Councilmember Bannister)

Response: Attached is the Ann Arbor public land review feasibility chart.

Question: How does this harmonize with the \$500K RFP for the Master Plan that is currently in circulation? (Councilmember Bannister)

Response: The proposed master plan scope does include revisiting site-specific recommendations identified in previous master plans, however, which specific sites has not yet been identified. Analysis of this site could be incorporated into the master land use process, but likewise, any independent analysis that occurs could equally be incorporated into a master land use plan later. In short, there is no inherent problem with considering this site independently or part of a larger process.

DC – 6 – Resolution to Pursue Affordable Housing at 2000 S. Industrial

Question: Q1. Can you please provide background information on the 2000 S. Industrial property (e.g. size of lot, building, zoning, what the City has used the site for, and approximate value of the property if sold as is)? (Councilmember Lumm)

Response: The lot is approximately 4 acres, with two buildings (~9,163 square feet and ~8,222 square feet) and one water tank (~9,977 square feet). The property is zoned PL, is master planned for uses consistent with the light industrial designation. Currently the site is used as part of the water system, offices of the Ann Arbor Housing Commission, and storage.

Question: Q2. The first resolved clause states that “the city will utilize the property to create the greatest quantity and quality of affordable housing units.” Does that mean on this site specifically? (What if the greatest quality/quantity could be created elsewhere in the area by selling this property outright?) (Councilmember Lumm)

Response: A feasibility analysis, including an Environmental Assessment, needs to be conducted to determine whether it is feasible to build affordable housing on this site, the source of revenue, and the mix of uses and income. If Council has other sites in mind that are owned by the city, that they believe are better sites for affordable housing, then the city should conduct a feasibility analysis, including an Environmental Assessment on those sites as well to determine the best locations to include affordable housing.

Question: Q3. The last resolved clause references “exploring options with interested users to dedicate a portion of the property to other public uses/and or non-profit office space.” Are we aware of any other public or non-profit “interested users” and if so, who are they and what are their contemplated uses? (Councilmember Lumm)

Response: The site currently provides parking storage and warehouse storage space for the AAATA, Washtenaw County Drain Commissioner, CTN, Public Services and the Police department. If the city redevelops the site, the current users should be included in the conversation to determine if it is feasible to include space for these uses if the site is redeveloped. For a site this size, it would be worthwhile to do an assessment of all the city’s space needs to determine if there is a need to expand other public services to this site. In addition, for a site this size, it would be worthwhile to do an assessment of the space needs for local non-profit housing and housing service providers to determine if it is feasible to include additional community and office space (with rents set to cover costs not set at market rate) to these organizations.

Question: A whereas clause states “publically owned lands present the greatest opportunity to create new units of low-income and mixed-income housing – legally and financially.” What is the rationale for this statement, and what is meant by “legally and financially”? (Councilmember Hayner)

Response: This is a question for the resolution sponsors.

Question: Define a “land lease” transfer and typical/potential terms – can you give an example of other city land leases? (Councilmember Hayner)

Response: A “land lease” or “ground lease” is typically an arrangement where a landowner leases vacant or developable land to a lessee, who has the right to develop the land. Terms may vary. An initial review has not found any such leases by the City in recent years. More time would be needed to conduct a thorough search to determine if the City has or ever had any such leases.

Question: A resolved clause indicates the city will “utilize the Property to create the greatest *quantity and quality* of affordable housing units”. This statement seems poorly defined, is this a typical statement along the lines of a general welfare clause? (Councilmember Hayner)

Response: This question is best directed to the resolution sponsors.

Question: Is there a Federal or State definition describing affordable housing construction standards beyond the building codes? (Councilmember Hayner)

Response: Some federal and State affordable housing programs require construction standards to meet additional requirements beyond building codes. Each funding program can have additional building requirements that are in addition to the local code. It is not its own code. It is usually a way to increase the competitiveness of the project if the project commits to certain goals of the funder, such as attaining certain energy efficiency standards, or adding more accessible units than is required by code.

Question: If so can it be attached for our reference? (Councilmember Hayner)

Response: Attached is one example of such additional requirements, Housing Quality Standards. There could be other standards/requirements based on the funding programs.

https://www.hud.gov/sites/documents/DOC_9143.PDF

Attached is the scoring received by the AAHC for its Low Income Housing Tax Credit application for Swift Lane. It lists items that the funder was trying to promote, and the points associated with each item. It is important to understand that this is a single example for a single program, and it is different for every funding source and can change with each competition.

Question: Are there parcel density limits which can be waived for affordable housing? (Councilmember Hayner)

Response: Affordable housing is intended to meet the same development requirements as other multiple family sites.

Question: This site and many of the other city-owned sites eligible for development are contaminated or potential brownfield sites. Is the city the responsible party for cleanup under State law? (Councilmember Hayner)

Response: The statute that imposes cleanup liability, MCL 324.20126, is complicated, and highly fact dependent. We would need to investigate, assemble and analyze more facts concerning any releases in question and the City's ownership and/or operation of a site to determine whether the City is a liable owner or operator.

DC-7 – Resolution to Direct the City Administrator to Study Potential Regulation of Short-term Rentals

Question: 1. When was the last time Council received a report from staff on short-term rentals? I recall being at a meeting with Mr. Delacourt about this issue. (Councilmember Grand)

Response: Staff met with Council members previously to discuss the issues related to short term rentals. At the time there was no consensus on what issues the City was trying to resolve and what the secondary impacts of additional prohibition might be.

The City currently regulates non-owner occupied short-term rentals. They are required to be inspected and certified the same as any other rental property in the City. The City does not inspect or certify owner occupied properties.

Question: 2. I recall that the take home message from the last time we looked at this issue was that there was little the city could do at that point to regulate. What, if anything, has changed between now and the last report, especially with cities of our size? (Councilmember Grand)

Response: The City can add additional restrictions to short term rental properties. At the time, one consideration was to regulate owner occupied properties. The City can choose to inspect and certify those properties as rentals however, it was determined that this would do little to nothing to eliminate the types of concerns associated with short term rentals.

The City can restrict how many nights a property is available for rent however, it was determined that even if a property was restricted to less than 30 nights a year it would not resolve most, if not all, of the concerns related to the issue. It was also determined that this would be extremely difficult to track and enforce.

The City can prohibit owner occupied short term rentals all together. There was concern that a flat prohibition would have impacts beyond what is intended. It would prevent any homeowner from leasing space within their home to anyone for any reason.

There has been very little change since the last time this was discussed. The City can, if it chooses, regulate or prohibit short term rentals in a multitude of different ways. In most

instances the issues associated with short term rentals have little to do with zoning or rental regulations and are more associated with nuisance and noise regulation. In most instances the issue is not one of regulation but one of enforcement. Enforcing these types of prohibitions or regulations is the number one issue other communities identify as an impediment to alleviating concerns. In most cases the issues identified are nuisance or noise issue for which the City already regulations.

Staff is willing to revisit these issues but, similar to last time this was considered it is important to identify what the issues actually is and have consensus on what we are trying resolve.

Question: Regarding, DC-7, I agree this is something that needs to be looked at and am wondering if there is any data (or estimates) available on the volume of these short-term rentals in Ann Arbor including the time of year and primary locations? (Councilmember Lumm)

Response: Staff doesn't have this data. There are consultants who can assist to compile such information, but this has not been commissioned by the City to date.

Question: Would it be useful to add to this final resolved clause asking for a definition of the different types of short-term rentals that are allowed, currently operating, etc. ? For example, are Hotels considered short-term rentals under city policy? (Councilmember Hayner)

Response: This would be a question for the resolution sponsors to clarify the intent to look at the issue.

DC- 8- Resolution to Support City of Ann Arbor Flying the Transgender Flag on International Transgender Day of Visibility - March 31

Question: What other flags do we fly on what other days? (Councilmember Hayner)

Response: We fly the Stars/Stripes and the State of Michigan flag on the south flagpoles and the City of Ann Arbor flag on the north flagpole.

Question: Is there a list? (Councilmember Hayner)

Response: No.

DC-11 - Resolution Directing the City Administrator to Evaluate Use of 1510 E. Stadium Boulevard for Redevelopment as an Ann Arbor Housing Commission Affordable Housing Location

Question: Regarding DC-11 and DC-14, can you please provide information on the property (lot size, building size, estimated value if sold "as is")? Also, can you please

confirm that there is not any fire station location/Station Master Plan scenario that contemplates bringing Station 2 back on-line? (Councilmember Lumm)

Response:

Lot Size: .777 acres. Exact building square footage is unknown Based on initial conversations with a real estate broker, Station 2 “could be sold as is” with current R1C zoning for approximately \$1,000,000. This valuation was provided in October 2018.

Correct – There is not any fire station location/Station Master Plan scenario that contemplates bringing Station 2 back on-line.

Question: Has the city done an appraisal of this property? (Councilmember Hayner)

Response: No.

Question: If so, what is the appraised value? (Councilmember Hayner)

Response: This is not applicable.

Question: Who owns this property, and would the sale be an open-market offering of the property? (Councilmember Hayner)

Response: The City owns the property as a General Fund asset. The method of sale would be up to City Council.

DC-12 – Resolution to Approve Change of Route and Closed Streets for the 2019 Ann Arbor Marathon on Sunday, March 24, 2019

Question: Regarding DC-12, I’m glad to see the marathon sponsor has worked with neighbors and made changes to address their concerns, but am concerned that the last minute route changes to address one neighborhood’s concerns may be objectionable to other neighborhoods – are we comfortable that’s not the case? (Councilmember Lumm)

Response: The change in the route solely impacts the area at the beginning and end of the race. These neighbors were notified through the Association of the change last week and appear to have accepted this compromise. The remaining part of the race remains unchanged and residents along the Geddes route have received postcards, as has been the case for the past few years.

DC-14 – Resolution to Utilize Sale Proceeds of “Old Fire Station 2” to Fund the Implementation of the Fire Station Master Plan

Question: When was the last land value appraisal done on station 2? What was monetary value of the property if so? (Councilmember Ramlawi)

Response: Based on initial conversations with a real estate broker, Station 2 “could be sold as is” with current R1C zoning for approximately \$1,000,000. This occurred valuation occurred in October 2018, and we did not receive an official appraisal.

Question: The resolution recommends the use of proceeds from the sale of Station 2 to fund the Fire Station Master Plan. What is the estimated cost of all improvements recommended in the Fire Station Master Plan? (Councilmember Eaton)

Response: In order to sell Station 2, we need to do renovations to Station 1 to accommodate fire prevention, which is currently housed at Station 2. Station 1 also needs other renovations, which are outlined in the Fire Station Master Plan. We are working with an architect to identify a probable cost of construction for this renovation work. We expect to have this estimate completed by June 30, 2019. Initial, rough renovation estimates are between \$750,000 and \$1,000,000.

We have three current fire stations that need replacement: 3 west side, 4 east side, and 5 north side. Construction for each new station is estimated at \$4 - \$4.5 million. This cost is figured with using the existing land the current stations are located on.

Renovate Station 1: \$1,000,000
Replace Stations 3, 4, and 5: \$4,500,000 x 3 = \$13,500,000
Total Costs: \$14,500,000

Question: What is the estimated value of the property where Station 2 is located taking into consideration the desire to require 60% affordable units? (Councilmember Eaton)

Response: Based on initial conversations with a real estate broker, Station 2 “could be sold as is” with current R1C zoning for approximately \$1,000,000. This valuation occurred in October 2018. We have not received an official appraisal.

Question: Does the site of Station 2 have any environmental concerns (for example from fire retardants)? (Councilmember Eaton)

Response: DC-14 Federal regulations require an Environmental Assessment to be conducted if federal funds are used for a new construction or acquisition and/or rehabilitation for an affordable housing project. The Environmental Assessment includes an assessment of contamination and toxic substances. Federal regulations do not prohibit a project from being built on a site that has contamination if the contamination can be mitigated. Therefore, it is important to conduct an Environmental Assessment very early in the project planning phase to determine what items need to be mitigated and what the cost is to mitigate.

Station 2 has asbestos containing building materials. We have not done an environmental assessment.

Question: Regarding DC-11 and DC-14, can you please provide information on the property (lot size, building size, estimated value if sold “as is”)? Also, can you please confirm that there is not any fire station location/Station Master Plan scenario that contemplates bringing Station 2 back on-line? (Councilmember Lumm)

Response:

Lot Size: .777 acres

Exact building square footage is unknown

Based on initial conversations with a real estate broker, Station 2 “could be sold as is” with current R1C zoning for approximately \$1,000,000. This valuation was provided in October 2018.

Correct – There is not any fire station location/Station Master Plan scenario that contemplates bringing Station 2 back on-line.

Question: Also on DC-14, does the resolution contemplate a report back to Council, and if so, when would the completion date be? (Councilmember Lumm)

Response: Council should be aware, as discussed on February 11th, staff is working with an architect to identify a probable cost of construction for renovations recommended for Fire Station 1 (Downtown). We expect to have an estimate in hand by June 30th, 2019. Construction funding has not been identified, and the intent is to use the proceeds from a potential sale of Fire Station 2 to the Fire Station 1 renovation.

Question: Can you please attach a copy of the latest draft of the First Station Master Plan to this agenda question answer, for public edification (if allowed to be made public). (Councilmember Hayner)

Response: The Fire Station Master Plan was provided to Council via e-mail on January 24th, and therefore it is a public document. The Master Plan and staff’s thoughts on implementation were discussed with Council at its February 11th Work Session.

Question: If this resolution is not adopted, will it have any effect whatsoever on the implementation of the Fire Station Master Plan? (Councilmember Hayner)

Response: No. However, Council should be aware, as discussed on February 11th, staff is working with an architect to identify a probable cost of construction for renovations recommended for Fire Stations 1 (Downtown) and 6 (Briarwood). We expect to have these estimates in hand by June 30th, 2019. Construction funding has not been identified, and the intent is to use the proceeds from a potential sale of Fire Station 2 to the Fire Station 1 and Fire Station 6 renovations.

Question: When will the Fire Station Master Plan come before council for approval? (Councilmember Hayner)

Response: Formal Council approval of the Master Plan is not required, however it has been presented for Council consideration. Council retains approval for the Capital

Improvement Program (for which the Master Plan would be a supporting document) any associated real estate transactions, professional services contracts, and construction contracts.

DB-2 - Resolution to Approve Malletts Wood 2 Amended PUD Site Plan and Development Agreement, 3300 Cardinal Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Question: I received some questions from a resident/neighborhood representative regarding DB-2. She is concerned about a recent water main break and the stress that the additional units may place on existing infrastructure. She also raised concerns about the timing of proposed infrastructure work in the neighborhood, so that road repairs would not be made prior to underground infrastructure improvements. (Councilmember Grand)

Response: Staff has reviewed the anticipated impact of this development and has concluded that it will not adversely impact existing infrastructure. It is anticipated that the development will take 18-24 months, and any anticipated City capital improvement investments are anticipated after this time period.

Question: Regarding B-1/DB-2, the site plan contemplates removing 352 trees >8 inch diameter with 23 landmark trees removed. The mitigation is 97 trees planted and a \$20K cash contribution - can you please remind me what the tree mitigation requirements are including the dollars when mitigation isn't on site? (Councilmember Lumm)

Response: The City seeks to achieve all or as much mitigation on site as possible. When all mitigation can't be achieved, the mitigation/replacement formula is converted into a per/tree basis. The current rate in this circumstance is \$200/tree. In this case, tree mitigation was require for both landmark trees and woodland trees.

Question: Also on DB-2, perhaps I missed it, but I didn't see the conveyance of parkland in the development agreement – is that an oversight? (Councilmember Lumm)

Response: This action would amend the existing PUD which required the conveyance of parkland. As this conveyance has already been satisfied, it is not necessary to include in the development agreement to ensure its performance.



MC 8957 TS 18

Vapor

MC 8957





Transfer/Sit On Slide Over Pull Out Correct Height

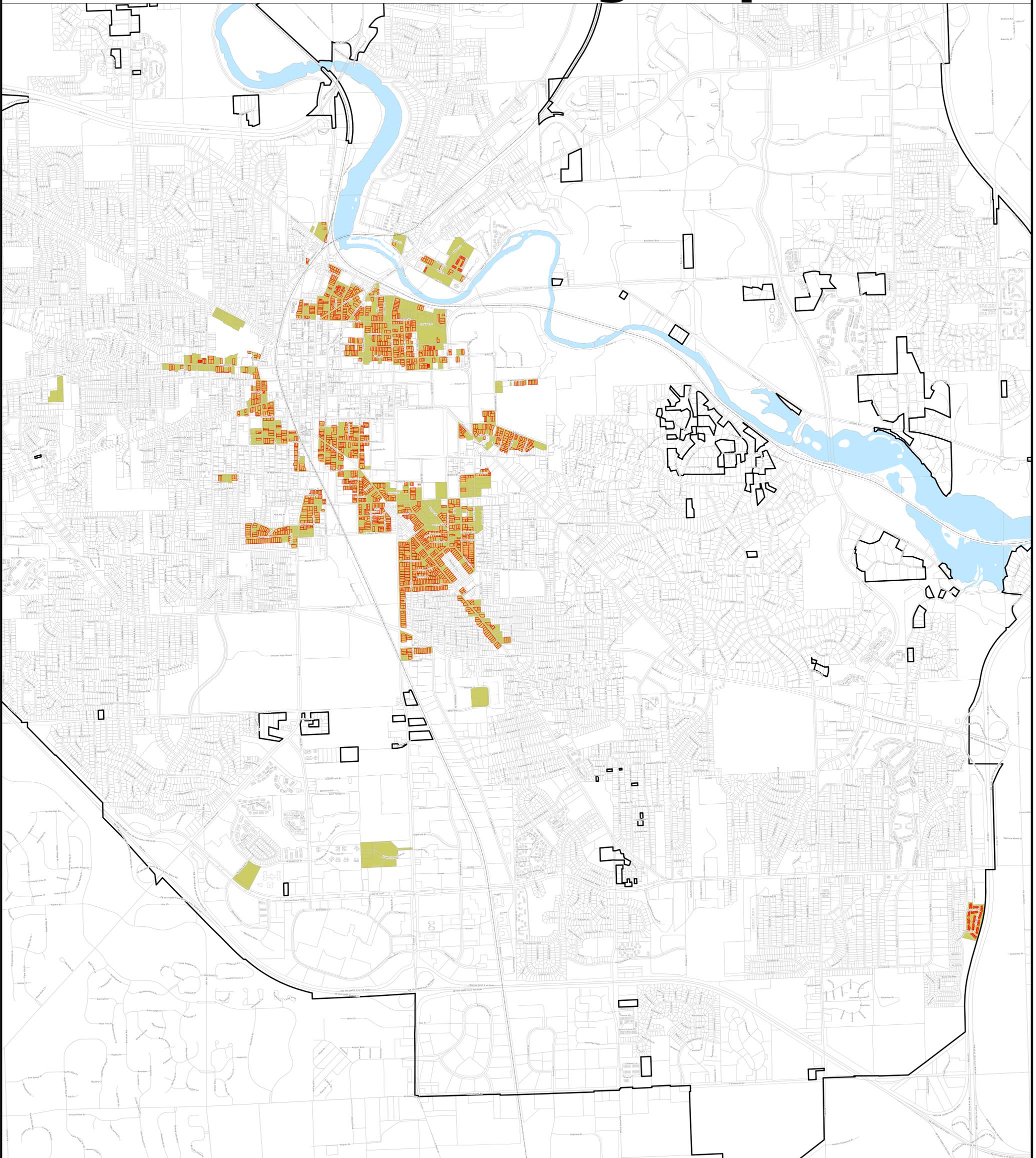
Lower Into Launch/Pull Off Re-Enter/Pull On

1-800-654-8168  www.ez-dock.com

Old Town



R4C Zoning Map



-  Non-conforming R4C Parcels
-  R4C Zoning
-  Railroads
-  Road Centerlines
-  Tax Parcels
-  Huron River
-  City Boundary



Map date 2/4/2019
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms





March 15, 2019

Brian Steglitz
Manager, Water Treatment Services
City of Ann Arbor
919 Sunset Road
Ann Arbor, MI 48103

Mr. Steglitz,

It is my understanding that the Lockwood of Ann Arbor Development, Planned Unit Development (PUD) Site Plan proposed at 3365 Jackson Road (Site) is a new development designed for diverse residential units including senior living space. The property was a former single-family residential home on a drinking water well. Included in the PUD is a stormwater management plan that includes a 100-year storm infiltration basin, bioretention basins in parking lot landscape islands and permitted drainage on the eastern side of the parcel through bioretention islands into existing wetlands. The location of this project is within the Gelman 1,4-dioxane plume (**Attachment A**). This letter documents my professional opinion regarding the site, my understanding of the nature and extent of the Gelman plume in this area and the potential for the infiltration basin to exacerbate the distribution of the 1,4-dioxane plume.

Available data was reviewed to understand the geology and contaminant distribution in this area. A set of nested wells (MW-30i/d) and the former residential drinking water well (referred to as 3365 Jackson) are located on the property. These three monitoring wells and two nearby soil boring logs for monitoring wells MW-69 and MW-17 were used to create a generalized geologic cross-section southwest to northeast across the Site. The plan view of the cross-section is located on **Figure 1** and the cross-section is **Figure 2**. The soil boring logs are included as **Attachment B** and a cross-section drafted by City of Ann Arbor staff has been included as **Attachment C** that traverses the area from west to east and includes First Sister Lake.

The Michigan Department of Environmental Quality (MDEQ) maintains a repository of information on the Gelman plume. Included is the water quality database that has been compiled from years of monitoring the plume. The table below summarizes the most recent data available on the repository for each well included in the cross-sections:

Monitoring Well	Date	Result (ppb)
MW-17	October 25, 2018	310
MW-118	October 24, 2018	44
MW-30i	August 28, 2018	2.1
MW-30d	November 21, 2018	200
MW-69	September 20, 2018	Non-detect
3365 Jackson	September 21, 2018	170
MW-71	November 30, 2018	290

The overall generalized geologic cross-section (**Figure 2**) indicates there are three major granular (sand and gravel) units separated by four cohesive (clay) units. Specifically, on the Site there is silty sand and silt at the surface near MW-30i/d that grades to more cohesive units at the former drinking water well (3365 Jackson). The first clay unit extends between approximately 891 and 839 feet above mean sea level (amsl) at the Site with thickness of between 27 and 50 feet. There is a fourth shallow clay unit identified in the geology of 3365 Jackson that is approximately 5 feet thick. These clay units restrict downward migration of groundwater and contaminants transported in the groundwater.

The distribution of 1,4-dioxane concentrations are located below the massive clay unit described above, between 891 and 839 feet amsl. That includes MW-30i, MW-17 and 3365 Jackson. Monitoring well MW-30d also contains 1,4-dioxane below another massive 40 foot thick restrictive clay unit.

The cross-section completed by City staff depicts a west to east orientation (**Attachment B**). This cross-section also illustrates the separation of the upper granular unit where the infiltration basin is located, from the 1,4-dioxane containing aquifers below, by restrictive clay units.

The proposed infiltration basin will be located within the granular units, to a depth of 10 feet and covering approximately 14,269 square feet. A 100-year stormwater event will infiltrate the upper granular unit and will be restricted from vertical migration to the 1,4-dioxane containing aquifers below because of the massive clay units. Additionally, the upper aquifer appears to be unsaturated at MW-69, MW-30i/d and 3365 Jackson, indicating this is not an aquifer. Stormwater infiltration at 3365 Jackson Road will not affect the two lower aquifers or the distribution of the contaminant in this area.

Sincerely,



Patti McCall, C.P.G., P.W.S
Associate Hydrogeologist

Attachments: Figures
Attachment A
Attachment B
Attachment C

FIGURES



Base Map Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



ORIGINAL BY: JDD

DATE: 3/15/2019

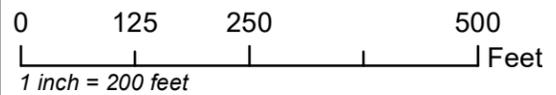
CHECKED BY: PJM

DATE: 3/15/2019

3365 JACKSON ROAD
 LOCKWOOD DEVELOPMENT
 WASHTENAW COUNTY, MICHIGAN

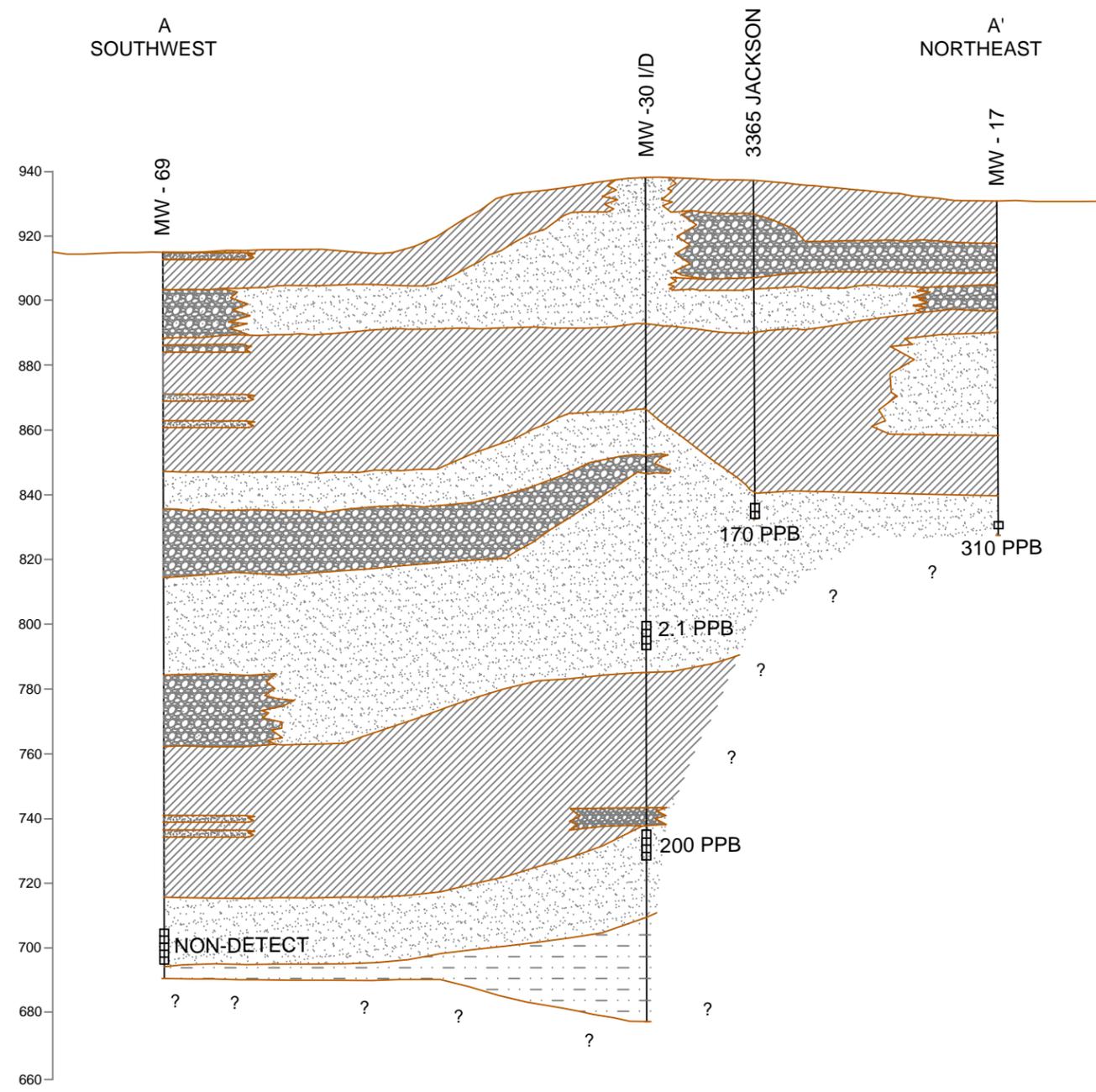
GENERALIZED GEOLOGIC CROSS SECTION ORIENTATION MAP

 Approximate Location of Monitoring Wells
  Cross Section



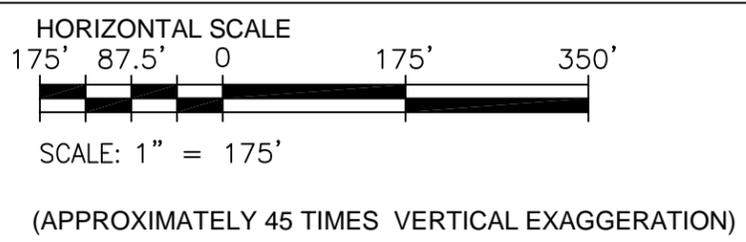
FIGURE

1



LEGEND

- | | | | |
|--|-----------------|--|-------------|
| | SAND | | CLAY |
| | GRAVEL | | SHALE |
| | SAND AND GRAVEL | | WELL SCREEN |



NOTES

1. GEOLOGY IS GENERALIZED FROM SOIL BORING LOGS. PLEASE REFER TO SOIL BORING LOGS FOR SPECIFIC GEOLOGY AND WELL CONSTRUCTION AT EACH LOCATION.
2. PPB = PARTS PER BILLION
3. 1,4-DIOXANE DATA REPRESENTS MOST SAMPLING EVENT PER LOCATION.
4. 1,4-DIOXANE DATA OBTAINED FROM MDEQ GELMAN REPOSITORY.



ORIGINAL: JDW
 DATE: 3/14/2019
 EDITED: PJM
 DATE: 3/15/2019

3365 JACKSON ROAD
 LOCKWOOD DEVELOPMENT
 WASHTENAW COUNTY, MICHIGAN
GENERALIZED GEOLOGIC CROSS SECTION A - A'

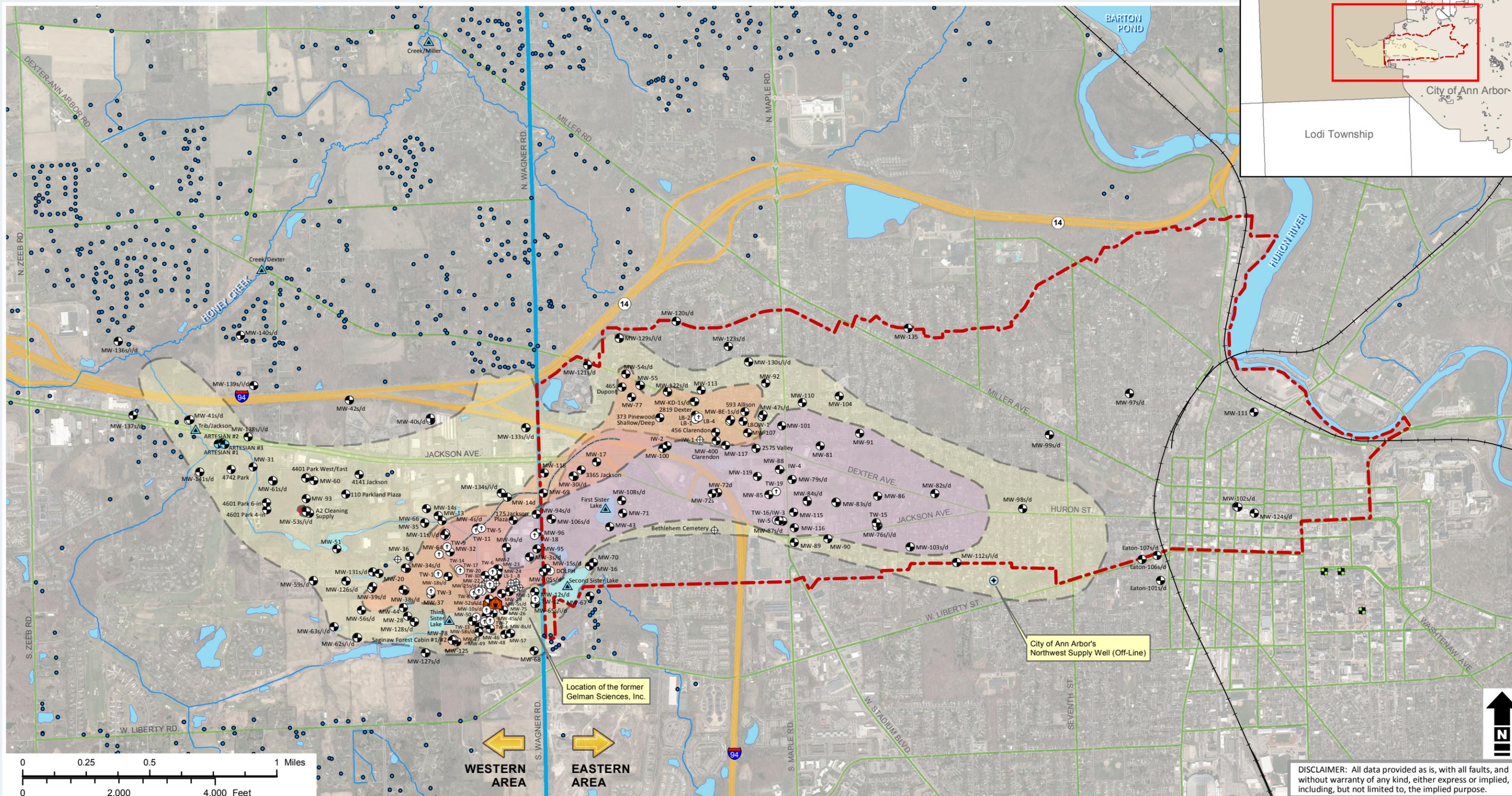
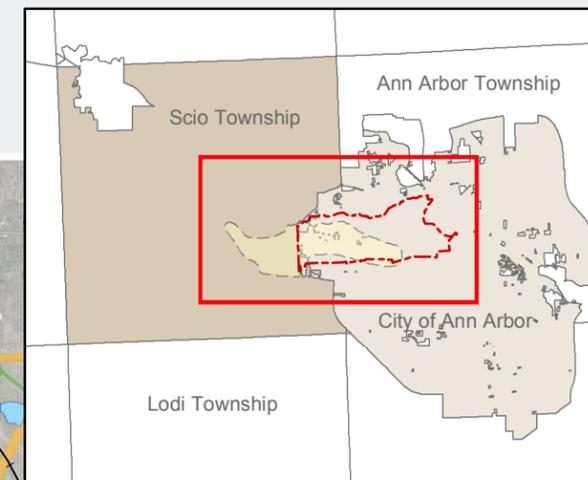
ATTACHMENT A



GELMAN SCIENCES, INC. 1,4-DIOXANE GROUNDWATER PLUME

Plumes, Well Locations, and Groundwater Use Prohibition Zone (PZ)

Washtenaw County, Michigan



DISCLAIMER: All data provided as is, with all faults, and without warranty of any kind, either express or implied, including, but not limited to, the implied purpose.

KEY			
	Monitoring Well		U of M Research Water Supply Well
	Injection Well		Surface Water Sampling Location
	Extraction Well		Residential Wells
	Artesian Well		Horizontal Pipeline
	Miscellaneous Well		Treatment System
	Unit E or Deep Aquifer Plume (>85 ppb)		Core & Evergreen Plume (>85 ppb)
	Little Lake Area Plume (>1 ppb)		Groundwater Use Prohibition Zone

Estimated Plume (>1 ppb)
 --Depiction represents an estimation of the 1,4-dioxane plume based on sampling locations that have detections of 1,4-dioxane greater than 1 part per billion (ppb) or sampling locations with historical detections greater than 1 ppb that may currently be below detectable levels.

MAP PRODUCED BY:
 Washtenaw County Health Department
 Environmental Health Division
 Washtenaw County, Michigan

SOURCES:
 MiGDL
 MDEQ Database Washtenaw County GIS

UPDATED: 11/13/16

ATTACHMENT B



engineers • scientists • architects • constructors
fishbeck, thompson, carr & huber, inc.

BOREHOLE LOG

BORING/WELL ID: MW-118 (PLS-08-02)

TOTAL DEPTH (ft.): 230'

PROJECT: Pall Life Sciences
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: F96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell, C.P.G.

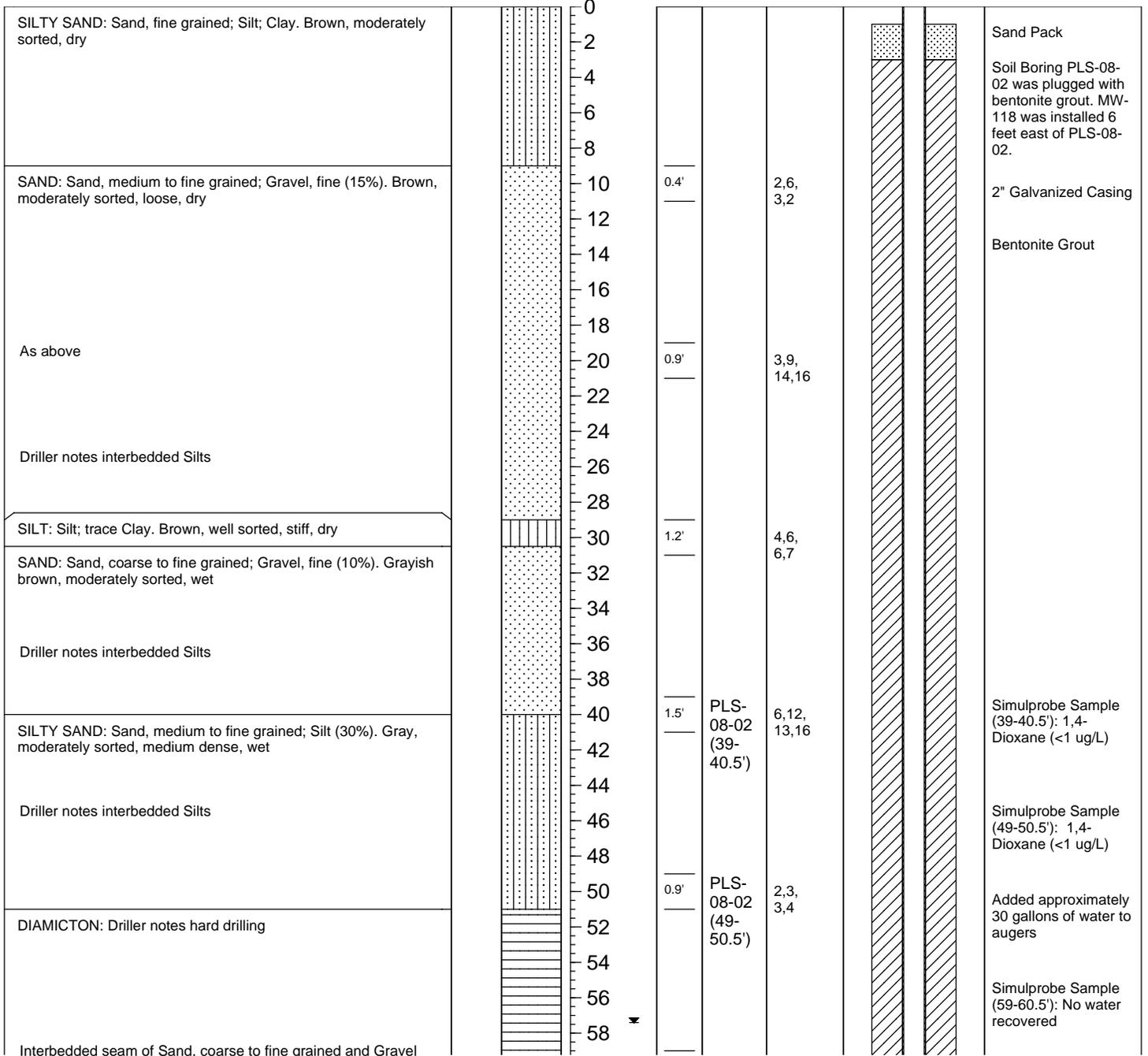
START DATE: 1/31/08
END DATE: 2/8/08
TOC ELEV.: NA
GROUND ELEV.: NA
STATIC WATER LVL.: 56.91'

DRILLING CO.: Stearns Drilling
DRILLER: Jerry/Nick, Dick
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon, Simulprobe

NOTES: Ferry Street, East of Wagner Road. Field GPS N42.28432, W083.79905, acc. 17'.
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Static Water Level Page 1 of 4

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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BOREHOLE LOG

BORING/WELL ID: MW-118 (PLS-08-02)

TOTAL DEPTH (ft.): 230'

PROJECT: Pall Life Sciences
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: F96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell, C.P.G.

START DATE: 1/31/08
END DATE: 2/8/08
TOC ELEV.: NA
GROUND ELEV.: NA
STATIC WATER LVL.: 56.91'

DRILLING CO.: Stearns Drilling
DRILLER: Jerry/Nick, Dick
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon, Simulprobe

NOTES: Ferry Street, East of Wagner Road. Field GPS N42.28432, W083.79905, acc. 17'.
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Static Water Level Page 2 of 4

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
-------------	---------	-------------	-----------------	--------------------	------------------	-----------	-------------	--------------------------

SAND AND GRAVEL: Driller notes Sand and Gravel			60	1.0'			11,13, 16,17		Added approximately 20 gallons of water to augers
			62						
Sand, coarse to fine grained; Gravel, fine; Silt (20%). Grayish brown, poorly sorted, wet			64	1.5'	PLS-08-02 (69-70.5')		6,31, 28		Simulprobe Sample (69-70.5'): 1,4-Dioxane (<1 ug/L)
			66						
			68						
			70						
DIAMICTON: Driller notes Till			72	1.0'			24,50		Added approximately 20 gallons of water to augers
			74						
			76						
			78						
			80						
			82						
GRAVEL AND SAND: Sand, coarse to fine grained (60%); Gravel, fine. Grayish brown, moderately sorted, wet			84	1.0'	PLS-08-02 (89-90.5')		13,16, 23		Added approximately 20 gallons of water to augers
			86						
Clay seam			88	1.0'			38,43, 30,12		Simulprobe Sample (89-90.5'): 1,4-Dioxane (<1 ug/L)
SAND: Sand, medium to fine grained. Grayish brown, well sorted, very dense, wet			90						
		92	1.5'	PLS-08-02 (99-100.5')		6,7, 19		Bentonite Grout	Simulprobe Sample (99-100.5'): 1,4-Dioxane (<1 ug/L)
	94								
SAND AND GRAVEL: Sand, fine to coarse grained (60%); Gravel, fine. Grayish brown, moderately sorted, wet			96	0.2'	PLS-08-02 (109-110.5')		6,7, 19		Added approximately 20 gallons of water to augers
			98						
Sand, fine to coarse grained (60%); Gravel, fine (40%); trace Silt. Grayish brown, poorly sorted, wet			100						Simulprobe Sample (109-110.5'): 1,4-Dioxane (2 ug/L)
			102						
			104						
			106						
Cobbles throughout			108						Added approximately 20 gallons of water to augers
			110						
			112						Simulprobe Sample (119-120.5'): 1,4-Dioxane (3 ug/L)
	114								
			116						
	118								



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BOREHOLE LOG

BORING/WELL ID: MW-118 (PLS-08-02)

TOTAL DEPTH (ft.): 230'

PROJECT: Pall Life Sciences
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: F96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell, C.P.G.

START DATE: 1/31/08
END DATE: 2/8/08
TOC ELEV.: NA
GROUND ELEV.: NA
STATIC WATER LVL.: 56.91'

DRILLING CO.: Stearns Drilling
DRILLER: Jerry/Nick, Dick
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon, Simulprobe

NOTES: Ferry Street, East of Wagner Road. Field GPS N42.28432, W083.79905, acc. 17'.
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Static Water Level Page 3 of 4

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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Cobbles throughout			118					2" Galvanized Casing		
			120	0.5'	PLS-08-02 (119-120.5')	3,5,5				
			122							
			124							
			126							
			128							
			130	1.0'	PLS-08-02 (129-130.5')	5,5,8				
	Sand, medium to fine grained; Gravel, fine to coarse (30%); Silt (10%). Grayish brown, poorly sorted, wet			132						Simulprobe Sample (129-130.5'): 1,4-Dioxane (16 ug/L)
			134							Added approximately 20 gallons of water to augers
	Cobbles throughout			136						#6 Sand Pack
	138						Simulprobe Sample (139-140.5'): 1,4-Dioxane (90 ug/L)			
Sand, medium to fine grained with some coarse grains; Gravel, fine to coarse (20%); Silt (20%). Grayish brown, poorly sorted, wet. Cobble/Boulder at 141'		140	1.0'	PLS-08-02 (139-140.5')	3,8,35		2" Stainless Steel Screen (10 slot) set between 137 and 142 feet bgs			
	142						Added approximately 30 gallons of water to augers			
	144									
	146									
	148									
Sand, coarse to fine grained; Gravel, fine to coarse (30%); Silt (10%). Grayish brown, poorly sorted, wet		150	1.0'	PLS-08-02 (149-150.5')	70,100 (4")		Simulprobe Sample (149-150.5'): 1,4-Dioxane (6 ug/L)			
	152									
	154									
	156									
DIAMICTON: Driller notes Till		158								
Silt; Sand, fine grained (30%); Gravel, fine (10%); trace Clay. Grayish brown, moderately sorted, hard, dry		160	0.5'			144 (5")				
	162									
	164									
	166									
	168									
Coarse Gravel throughout		170	0'			100 (4")				
	172									
	174									
Interbedded Sand/Gravel seams		176								
	178									



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BOREHOLE LOG

BORING/WELL ID: MW-118 (PLS-08-02)

TOTAL DEPTH (ft.): 230'

PROJECT: Pall Life Sciences
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: F96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell, C.P.G.

START DATE: 1/31/08
END DATE: 2/8/08
TOC ELEV.: NA
GROUND ELEV.: NA
STATIC WATER LVL.: 56.91'

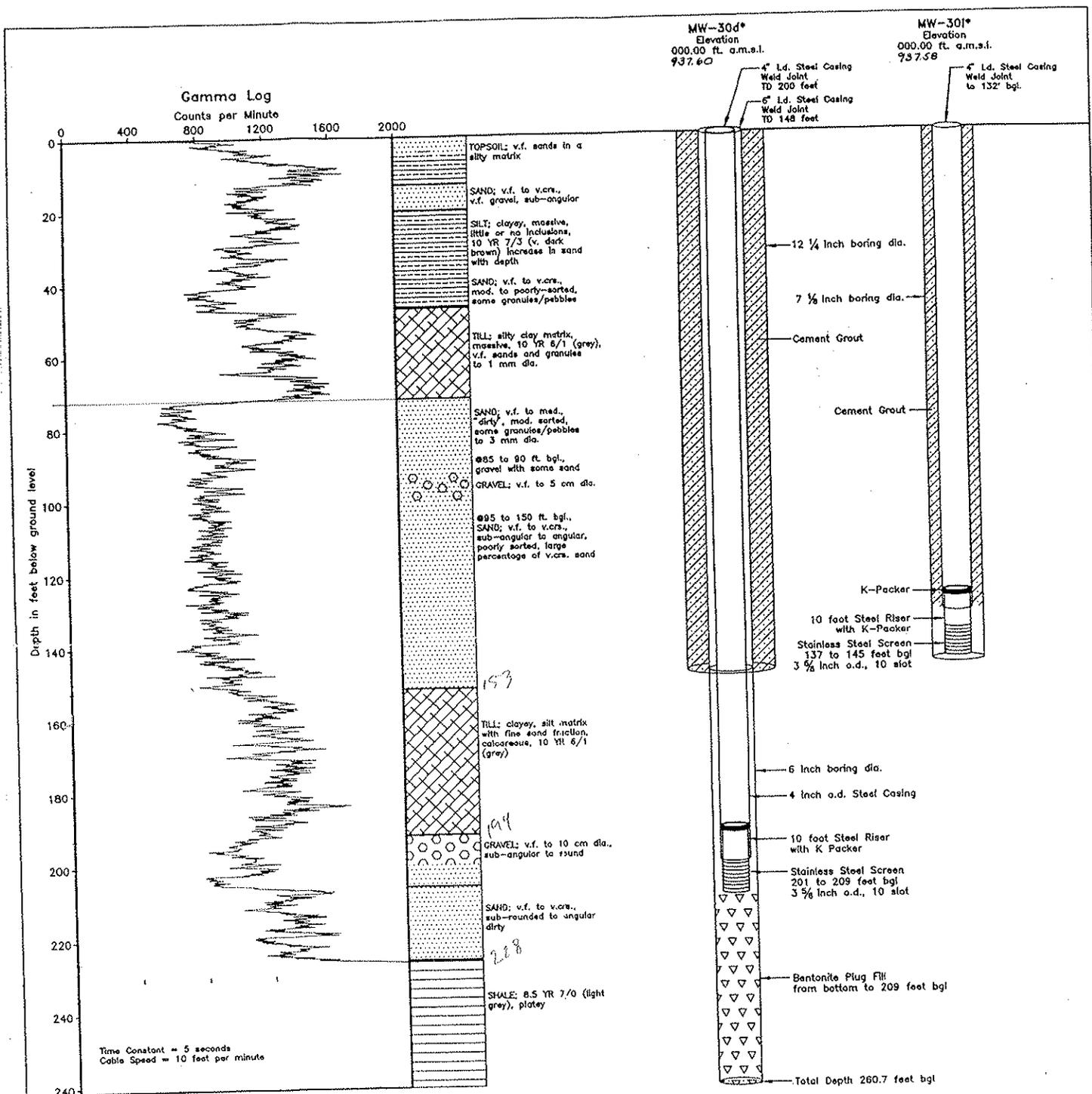
DRILLING CO.: Stearns Drilling
DRILLER: Jerry/Nick, Dick
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon, Simulprobe

NOTES: Ferry Street, East of Wagner Road. Field GPS N42.28432, W083.79905, acc. 17'.
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Static Water Level Page 4 of 4

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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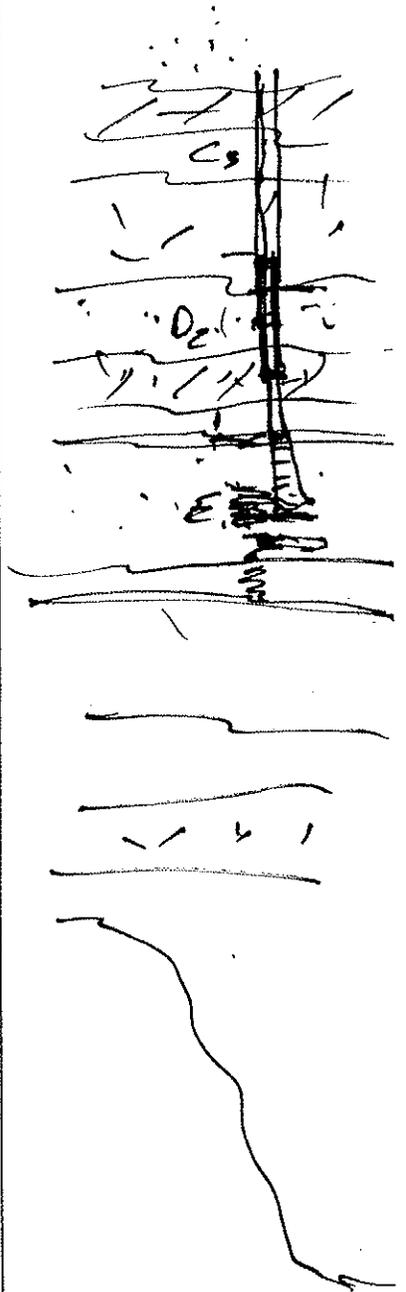
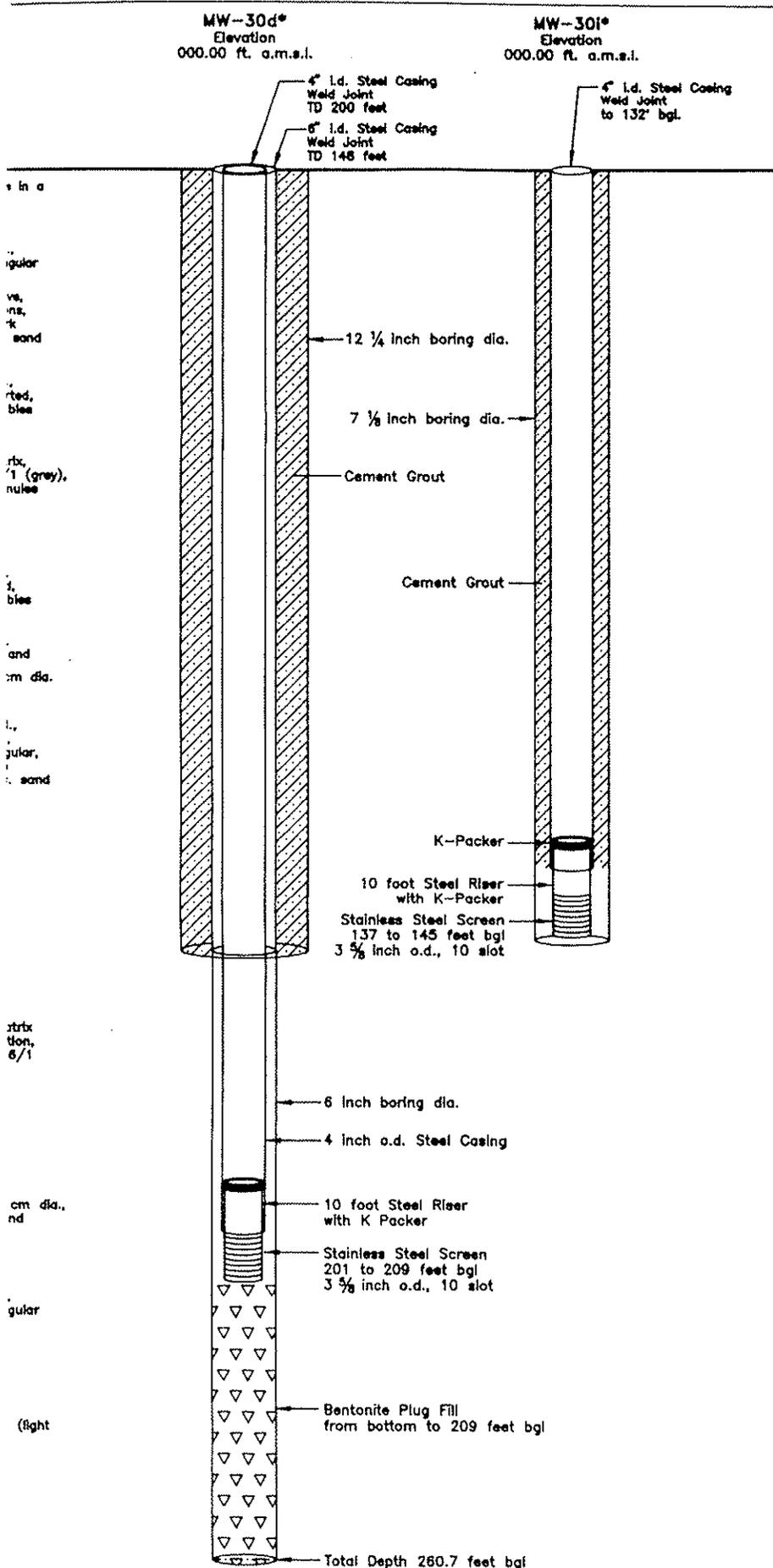
Diamicton as above			178 180 182 184				100 (4")	Added approximately 40 gallons of water to augers
Interbedded Sand/Gravel seams			186 188					
Silt; Clay; Sand, fine grained (20%); Gravel, fine with some coarse (20%). Grayish brown, poorly sorted, hard, dry			190 192	0.5'			114	Added approximately 40 gallons of water to augers
SAND: Driller notes Sand			194					
DIAMICTON: Driller notes Till			196 198					Simulprobe Sample (199-200.5'): 1,4-Dioxane (2 ug/L)
SAND: Sand, medium to coarse grained with some fine grains (80%); trace Silt; trace Gravel, fine. Grayish brown, moderately sorted, very dense, wet			200 202 204 206 208	1.3'	PLS-08-02 (199-200.5')		28,25, 75 (3")	Simulprobe Sample (209-210.5'): 1,4-Dioxane (3 ug/L)
Rock in shoe			210 212 214	0.3'	PLS-08-02 (209-211.5')		7,50, 70 (3")	Added approximately 30 gallons of water to augers
DIAMICTON: Driller notes Till			216 218					
Silt; Sand, fine grained (30%); Gravel, fine to coarse (20%). Grayish brown, poorly sorted, moist/dry			220 222 224 226	0.3'			200 (2")	Added approximately 30 gallons of water to augers
BEDROCK: Shale, weathered, platy. Bluish gray, hard, dry			228 230	0.5'			160 (5")	Added approximately 30 gallons of water to augers



*MW-30i - Drilling/Installation/Development: 9/14/88, 9/20/88, 9/21/88
Geophysical Logging not performed
Drilled by Steve Daily, Mark Allen; Keck Consulting Services, Inc.
Geology and Compilation by James W. Brode, Keck Consulting Services, Inc.

*MW-30d - Drilling/Installation/Development: 9/1/88 to 11/13/88
Geophysical Logging Performed: 9/1/88, 9/7/88, 9/12/88
Drilled by Steve Daily, Keck Consulting Services, Inc.
Geology and Compilation by James W. Brode, Tim Cousineau, Greg Burgess; Keck Consulting Services, Inc.
Geophysical Logging by Steve Daily, Keck Consulting Services, Inc.

Monitoring Well Cluster 30
Gelman Sciences, Inc.
T.2S., R.5E., Section 26,
Scio Township,
Washtenaw County,
Michigan



0/88, 9/21/88

ing Services, Inc.
<eck Consulting Services, Inc.

13/88
as. 0/10/88

Monitoring Well Cluster 30

Geiman Sciences, Inc.
T.2S., R.5E., Section 26.

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

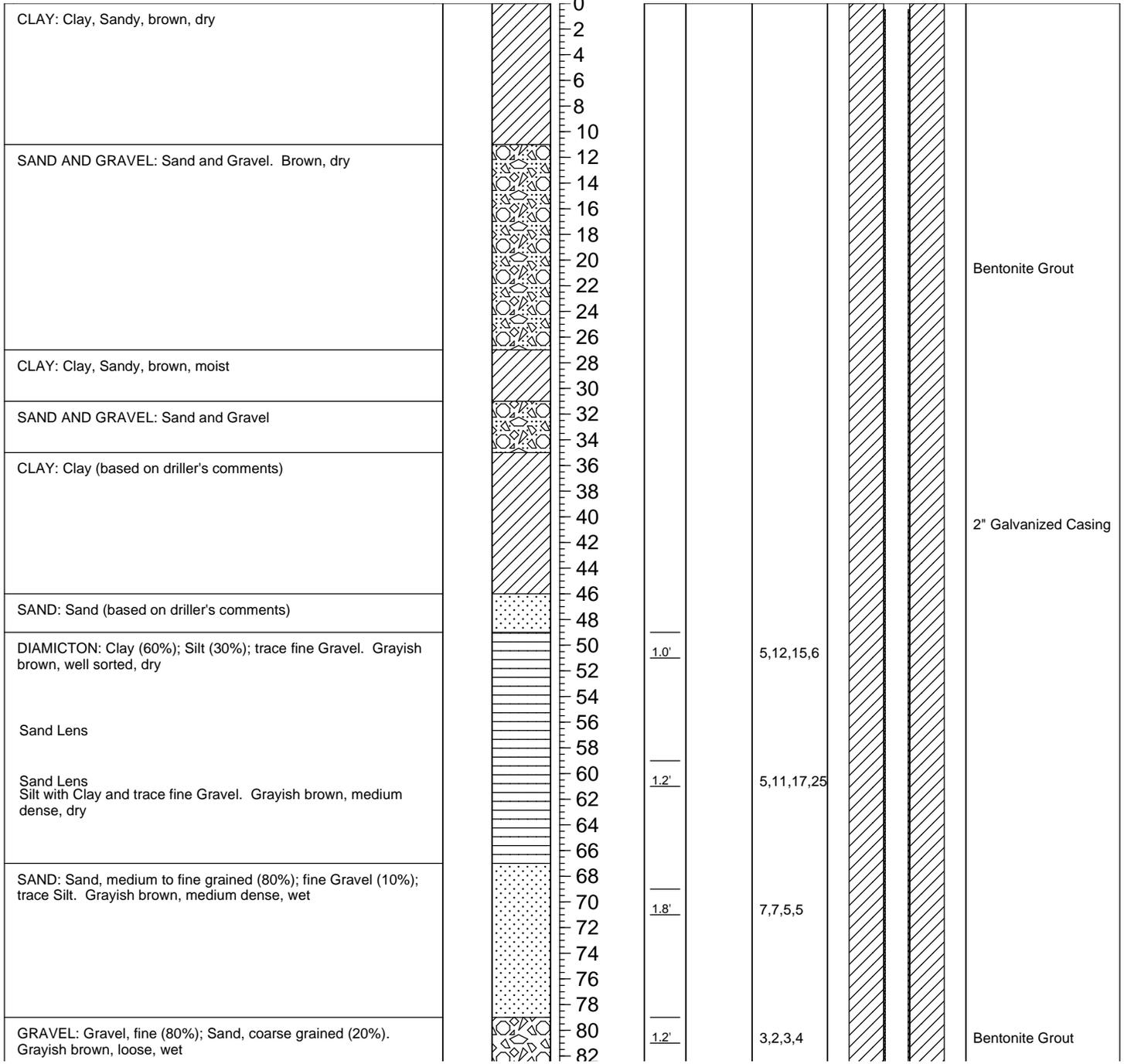
START DATE: 8/13/01
END DATE: 8/16/01
TOC ELEV.: 917.12' amsl
GROUND ELEV.: approx. 915' amsl
STATIC WATER LVL.:

DRILLING CO.: Stearns Drilling
DRILLER: John/Ryan
RIG TYPE: CME 1050
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 92' E Wagner, 49' N Porter (Center Lines)
No split spoon samples collected from 0-49'.

Static Water Level Page 1 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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Lansing (517) 627-1141
Kalamazoo (616) 349-3717
Farmington Hills (248) 324-2090

BOREHOLE LOG

BORING/WELL ID: MW-69

TOTAL DEPTH (ft.): 225'

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

START DATE: 8/13/01
END DATE: 8/16/01
TOC ELEV.: 917.12' amsl
GROUND ELEV.: approx. 915' amsl
STATIC WATER LVL.:

DRILLING CO.: Stearns Drilling
DRILLER: John/Ryan
RIG TYPE: CME 1050
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 92' E Wagner, 49' N Porter (Center Lines)
No split spoon samples collected from 0-49'.

Static Water Level Page 2 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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			84 86 88 90 92 94 96 98					
			100	0.1'			22,17,19,25	2" Galvanized Casing
SAND: Sand, fine grained (100%) with trace Silt. Well sorted, loose, grayish brown, wet @ 101', Sand as above with 20% fine gravel			102 104 106 108	0.8'			3,4,4,5	
Sand, coarse to fine grained (75); Gravel, fine (25%). Grayish brown, medium dense, wet			110 112 114 116 118	1.8'			4,11,17,19	
Sand, fine grained (100%). Well sorted, medium dense, grayish brown, wet			120 122 124 126 128	1.2'			7,14,21,32	
SAND AND GRAVEL: Sand, coarse to medium grained (75%); fine Gravel (25%). Grayish brown, very dense, wet			130 132 134 136 138	0.5'			78,132,94	
Silty (based on water sample)			140 142 144 146 148	0			NA	
DIAMICTON: Clay (60%); Silt (30%); trace fine grained Sand; trace fine Gravel. Grayish brown, hard, dry			150 152 154 156	0			NA	Bent pipe sample 150-150.8' (4ug/L)
Interbedded Sands from approximately 161' to 167'			158 160 162	0.5'			17,30, NA	
			164	0.8'			17,18, 60 (3")	2" Galvanized Casing



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Grand Rapids (616) 575-3824
 Lansing (517) 627-1141
 Kalamazoo (616) 349-3717
 Farmington Hills (248) 324-2090

BOREHOLE LOG

BORING/WELL ID: MW-69

TOTAL DEPTH (ft.): 225'

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

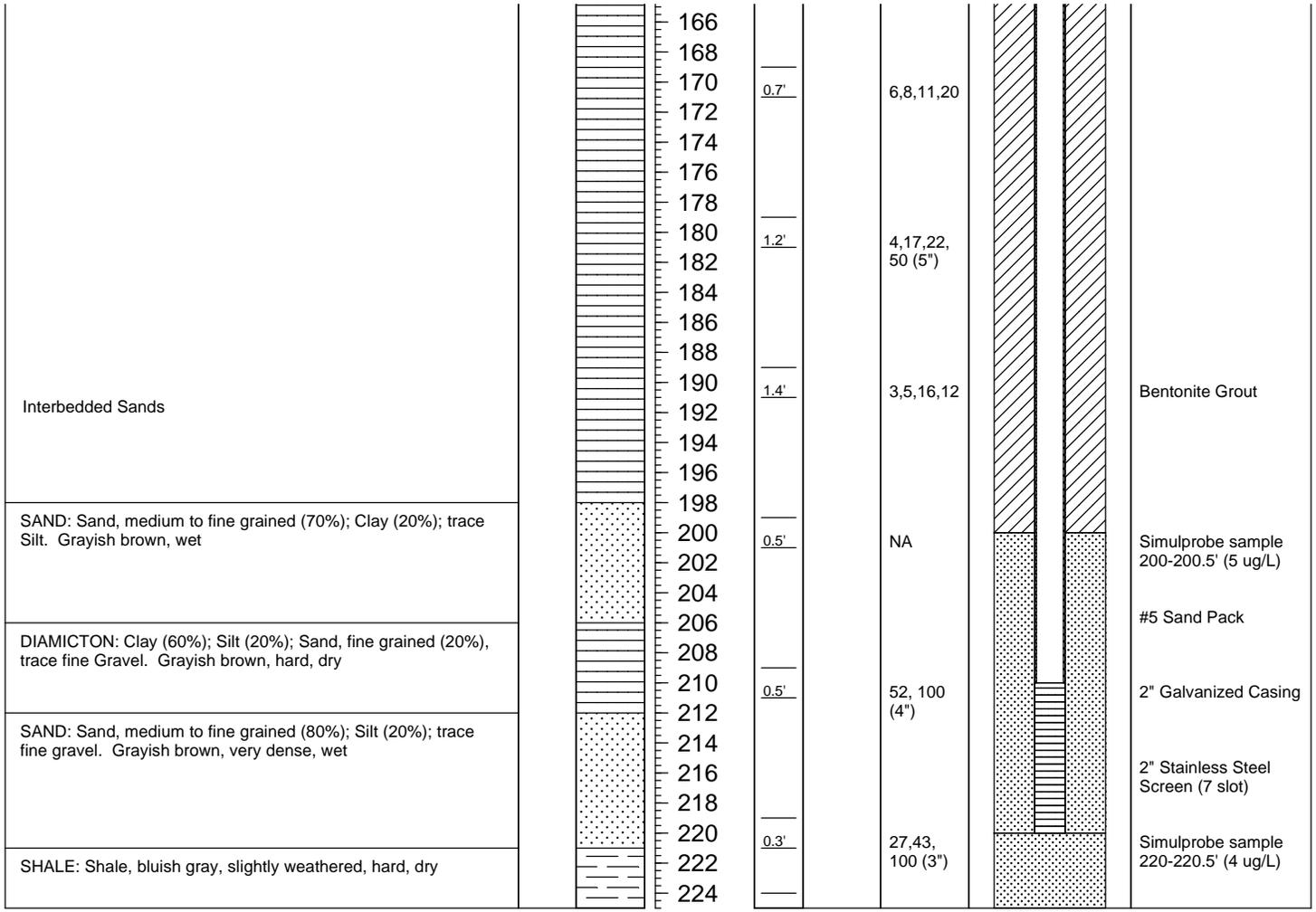
START DATE: 8/13/01
END DATE: 8/16/01
TOC ELEV.: 917.12' amsl
GROUND ELEV.: approx. 915' amsl
STATIC WATER LVL.:

DRILLING CO.: Stearns Drilling
DRILLER: John/Ryan
RIG TYPE: CME 1050
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 92' E Wagner, 49' N Porter (Center Lines)
 No split spoon samples collected from 0-49'.

Static Water Level Page 3 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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WATER WELL RECORD

ACT 294 PA 1965

MICHIGAN DEPARTMENT OF PUBLIC HEALTH

1 LOCATION OF WELL

County WASHTENAW Twp. SC10 Fraction NW 1/4 NW 1/4 NW 1/4 Section No. 25 Town 2 TWS. Range 5 E.M.

Distance And Direction from Road Intersections
I.E. OF INTERSECTION OF OWNER No. _____
LKSON + WAGNER RDS. AT
3365 JACKSON RD.
 Street address & City of Well Location ANN ARBOR, MICH.

2 FORMATION	THICKNESS OF STRATUM	DEPTH TO BOTTOM OF STRATUM
CLAY - SANDY	10'	10'
SAND GRAVEL	20'	30'
CLAY - YELLOW	3'	33'
SAND - "	14'	47'
CLAY - GRAY	43'	90'
SAND - GREY - FINE	5'	95'
SAND - WATER	9'	104'
ADDED INFO. BY DRILLER	ITEM NO.	
INSPECTED BY:		
APPROVED BY:		

3 OWNER OF WELL: WALDO LUICK
 Address 3365 JACKSON RD.
ANN ARBOR, MICH.

4 WELL DEPTH: (completed) 104' ft. Date of Completion 2-14-69

5 Cable tool Rotary Driven Dug
 Hollow rod Jetted Bored

6 USE: Domestic Public Supply Industry
 Irrigation Air Conditioning Commercial
 Test Well

7 CASING: Threaded Welded
 Diam. 4 in. ft. Depth _____ ft. Height: Above/Below surface 1 ft.
 Weight 11 lbs/ft. Drive Shoe? Yes No

8 SCREEN: Type: WIRE WOUND Dia.: 3 1/2"
 Slot/Gauge 22 Length 4'
 Set between 100 ft. and 104 ft.
 Fittings: 3" NIPPLE + SOLID PLUG

9 STATIC WATER LEVEL 60 ft. below land surface

10 PUMPING LEVEL below land surface 61 ft. after 1 hrs. pumping 10 g.p.m.
 _____ ft. after _____ hrs. pumping _____ g.p.m.

11 WATER QUALITY in Parts Per Million:
 Iron (Fe) _____ Chlorides (Cl) _____
 Hardness NOT KNOWN

12 WELL HEAD COMPLETION: In Approved Pit
 Pitless Adapter 12" Above Grade

13 GROUTING: Well Grouted? Yes No
 Material: Neat Cement _____
 Depth: From _____ ft. to _____ ft.

14 SANITARY: Nearest Source of possible contamination 55 feet N Direction SEPTIC TANK
 Well disinfected upon completion Yes No

15 PUMP: Manufacturer's Name REDA
 Model Number 41101 HP. 5
 Length of Drop Pipe 24 ft. capacity 10 G.P.M.
 Type: Submersible _____
 Jet Reciprocating

16 Remarks, elevation, source of data, etc.
REPLACEMENT WELL

17 WATER WELL CONTRACTOR'S CERTIFICATION:
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
ANN ARBOR WELL DRILLING 36
 REGISTERED BUSINESS NAME REGISTRATION NO.
 Address 1393 KNIGHT RD, ANN ARBOR
 Signed Russell Crisp Date 3-24-69
 AUTHORIZED REPRESENTATIVE



BOREHOLE LOG

BORING/WELL ID: MW-71

TOTAL DEPTH (ft.): 236'

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

START DATE: 10/9/01
END DATE: 10/12/01
TOC ELEV.: 914.21
GROUND ELEV.: approx. 914.5'
STATIC WATER LVL.: 38.89'

DRILLING CO.: Stearns Drilling
DRILLER: Dennis/Daryl
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 48' East of Ctr of Parklake, 23' North of Ctr of Lakeview
No split spoon samples collected from 0-49', MW gamma logged

▼ Static Water Level Page 1 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
-------------	---------	-------------	-----------------	--------------------	------------------	-----------	-------------	--------------------------

TOPSOIL: Topsoil, dark brown, with Clay, Silt, and Sand, dry

SANDY CLAY TO CLAYEY SAND: Brown Sand and Clay, dry

SAND: Sand, fine to coarse grained with Silt. Brown, wet

CLAY AND SAND: Clay and Sand Interbedded. Dry to moist

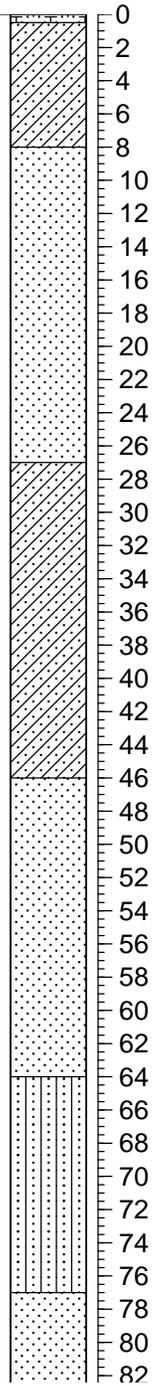
Gravel throughout

SAND: Sand, fine to medium grained with trace coarse grained (90%); trace Silt. Grayish brown, medium dense, wet

Sand, fine to coarse grained (90%); fine Gravel (10%). Grayish brown, medium dense, wet

SILTY SAND: Sand, fine to coarse grained (70%); fine Gravel (10%); Silt (20%). Grayish brown, medium dense, poorly sorted, wet

SAND: Sand, coarse to medium grained (90%) with trace fine grained Sand; fine Gravel (10%). Grayish brown, loose, well sorted, wet



0								
2								
4								
6								
8								
10								
12								
14								
16								
18								
20								
22								Bentonite Grout
24								
26								
28								
30								
32								
34								
36								
38								
40				▼				
42								2" Galvanized Casing
44								
46								
48								
50	0.4'					28,15,11,13		
52								
54								
56								
58								
60	0.8'					4,6,9,13		
62								
64								
66								
68								
70	0.8'					13,8,10,12		
72								
74								
76								
78								
80	1.1'					2,2,3,6		
82								Bentonite Grout



BOREHOLE LOG

BORING/WELL ID: MW-71

TOTAL DEPTH (ft.): 236'

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

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DRILLER: Dennis/Daryl
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 48' East of Ctr of Parklake, 23' North of Ctr of Lakeview
No split spoon samples collected from 0-49', MW gamma logged

▼ Static Water Level Page 2 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
-------------	---------	-------------	-----------------	--------------------	------------------	-----------	-------------	--------------------------

Sand, medium to coarse grained Sand (80%) with trace fine grained Sand; fine Gravel (20%). Grayish brown, very dense, moderately sorted, wet			84					2" Galvanized Casing
			86					
			88					
			90	1.6'		7,30,68		
			92					
			94					
			96					
			98	1.5'		9,15,32,40		
			100					
			102					
DIAMICTON: Silt (80%); Sand, fine grained (10%); fine Gravel (10%). Grayish brown, dense, well sorted, dry			104					2" Galvanized Casing
			106					
			108					
			110	1.2'		4,6,15,11		
			112					
			114					
			116					
			118					
			120	1.6'		9,22,41,45		
			122					
SAND: Sand, fine to coarse grained (90%); fine Gravel (10%); trace Silt. Grayish brown, medium dense, moderately sorted, wet			124					2" Galvanized Casing
			126					
			128					
			130	1.6'		2,3,7,7		
			132					
			134					
			136					
			138					
			140	1.3'		8,34,35,38		
			142					
Sand, coarse to medium grained (75%); fine Gravel (25%).			144					2" Galvanized Casing
			146					
			148					
			150	1.0'		7,17,32,34		
			152					
			154					
			156					
			158					
			160	1.3'		12,40,82, 100 (4")		
			162					
GRAVEL: Gravel, fine to coarse (50%); Sand, coarse to fine grained (50%); trace Silt. Grayish brown, very dense, poorly sorted, wet			164					Bentonite Grout
DIAMICTON: Clay matrix (80%); Silt (10%); fine Gravel (10%); trace fine grained Sand. Grayish brown, hard, dry								2" Galvanized Casing



BOREHOLE LOG

BORING/WELL ID: MW-71

TOTAL DEPTH (ft.): 236'

PROJECT: Pall Life Sciences Inc.
SITE LOCATION: Ann Arbor, Michigan
PROJECT NO.: 96502
PROJECT MANAGER: James W. Brode, Jr., C.P.G.
LOGGED BY: Todd Campbell

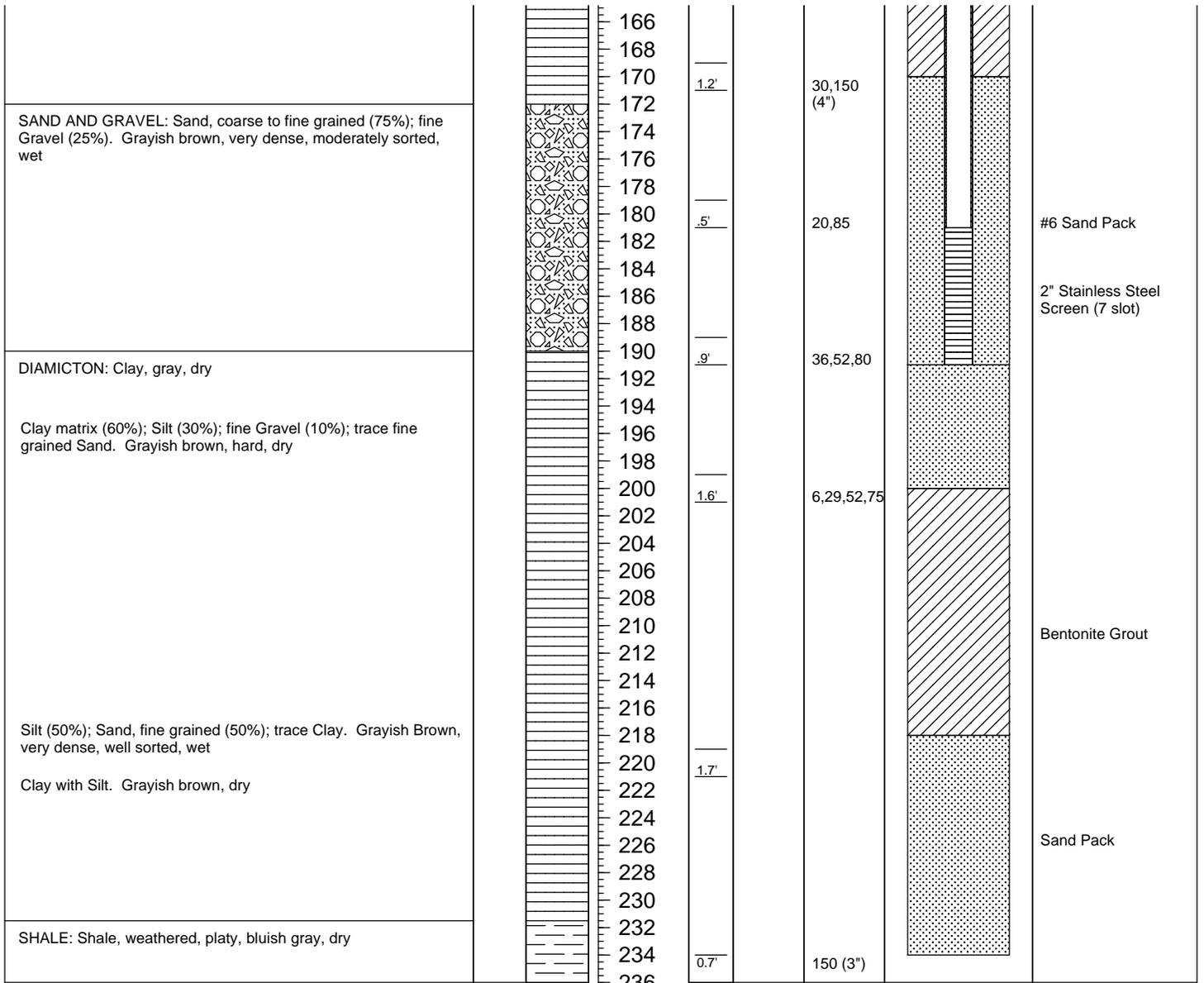
START DATE: 10/9/01
END DATE: 10/12/01
TOC ELEV.: 914.21
GROUND ELEV.: approx. 914.5'
STATIC WATER LVL.: 38.89'

DRILLING CO.: Stearns Drilling
DRILLER: Dennis/Daryl
RIG TYPE: CME 95
METHOD OF DRILLING: Hollow Stem Auger
SAMPLING METHODS: Split Spoon

NOTES: 48' East of Ctr of Parklake, 23' North of Ctr of Lakeview
No split spoon samples collected from 0-49', MW gamma logged

Static Water Level Page 3 of 3

DESCRIPTION	PID ppm	GRAPHIC LOG	DEPTH (ft. bgl)	Static Water Level	Sample/ Recovery	Sample ID	Blow Counts	WELL CONSTRUCTION DETAIL
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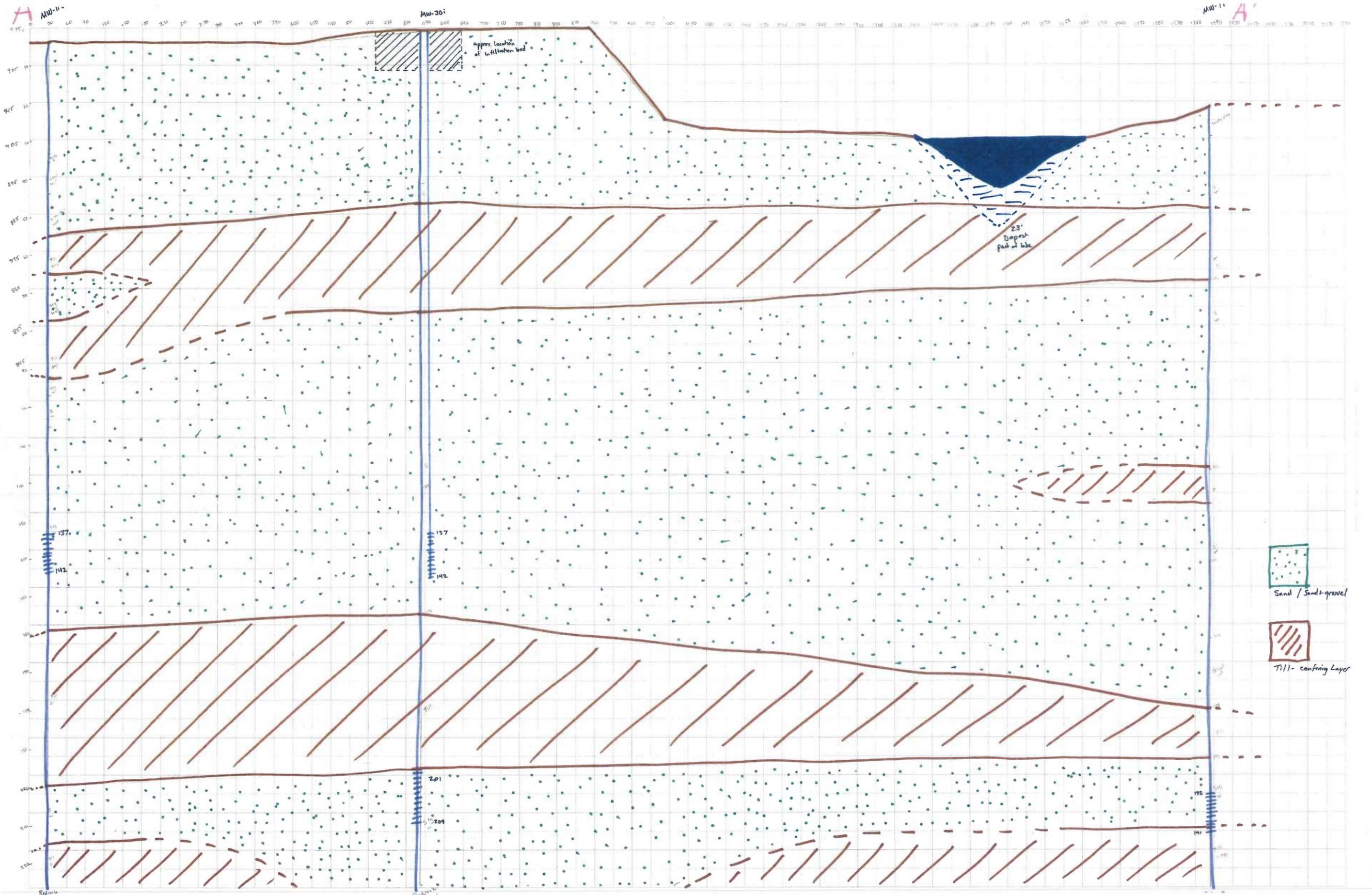
ATTACHMENT C



1 inch = 120 feet



Attachment C



1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	Property name/address	Address	Notes	Municipality	PIN	Acreage	Acreage (Sum)	Owner	Zoning or potential Zoning	Relevant Plans	FAR and/or Density	Parking Requirement	Qualified Census Tract	Brownfield y/n	DDA District (y/n)	Flood Plain (y/n)	Flood Way (y/n)	Contamination, Toxic Substances, Explosives, Flammable Substances (See Env. Review Maps)	Report Hazardous	Historic District (y/n & Area of Potential Effect [APE])	Noise (See Env. Review Maps and assoc.spsdsh.)	Railroad Noise Hazard	Opportunity Zone (Y/N)
3	Y Lot - 350 S. Fifth Avenue	350 S 5th Ave		Ann Arbor	09-09-29-404-001	0.805528		City	D1				Y	Y	Y	N	N	X	N	No APE - E William & Liberty St HD	X	Y	
4	Kline Lot -confirm floodway...zoom in on firmette	309 S Ashley St 337 S Ashley St 104 William St 339 S Ashley St 120 W William St 116 W William St	Multiple parcels	Ann Arbor	09-09-29-408-001 09-09-29-408-002 09-09-29-408-003 09-09-29-408-004 09-09-29-408-005 09-09-29-408-006	0.783909 0.10797 0.130929 0.046121 0.072567 0.11059	1.252086	City	D1				Y	Probably	Y	N	N	X	N	Yes - Liberty St Hist. Dist. APE - Old West Side HD, East William HD, First National Bank Building, Germania Building Complex	X	Y	
5	First Ave (1st and William)	216 W William St		Ann Arbor	09-09-29-300-003	0.793129		City	D2				Y	Y - Facility - Deb Gosselin has some environmental data	Y	Y	Y	X	N	No APE - Old West Side HD, Liberty St HD, Germania Building Complex	X	Y	
6	415 West Washington Street	415 W Washington St		Ann Arbor	09-09-29-211-003	2.239696		City	D2				N	Y - Facility - Deb Gosselin has some environmental data	Y	Y	Y	X	N	Yes - Old West Side HD APE - Liberty St HD	X	Y	
7	721 N. Main (next to community center) - less likely for tax credit	721 N Main St		Ann Arbor	09-09-20-409-006	4.573106		City	PL - Current; Potential - Multiple Family, Office				N	Y - Facility - Deb Gosselin has some environmental data	N	Y	Y	X	N	No APE - None	X	Y	
8	2000 S. Industrial	2000 S Industrial Hwy		Ann Arbor	09-12-04-200-013	4.011334		City	Industrial/Research	P. 111, Site 5 - not recommended for residential			N	Y - Facility - Deb Gosselin has some environmental data	N	N	N	X	N	No APE - None	X	Y	
9	2050 South Industrial		Same Parcel as 2000 S Industrial							P. 111, Site 5 - not recommended for residential			N	? - Deb Gosselin has some environmental data				X			X		
10	Stadium Drive - Fire Department #2 - city fire would sell for market rate .5 to 1 million	1510 E Stadium Blvd	AAHC in conversation with City administrator. Fire dept looking to generate revenue for Fire Station #1	Ann Arbor	09-09-33-410-003	0.777102		City					N		N	N	N	X	N	No APE - None	X	Y	
11	404-406 N. Ashley - dental clinic	404 N Ashley St	U of M sponsored but no rent. Possibly not inline with initial CDBG investment. Newer lease has U of M paying for maintenance/snow removal, etc.	Ann Arbor	09-09-29-139-032	0.375737		City					N		Y	N	N	X	N	No APE - Thomas Earl House, Kellogg-Warren House, Main St Post Office	X	Y	
12	3400 block of Platt - owned by City - runs to springbrook - 4 duplexes - 8 units	3435 Springbrook AV 3443 Springbrook AV 3440 Platt Rd 3432 Platt Rd		Ann Arbor	09-12-10-109-018 09-12-10-109-019 09-12-10-109-020 09-12-10-109-021	0.23084 0.373644 0.374056 0.376871	1.355411	City	Maybe habitat? R1D, R1E				N		N	N	N	X	N	No	X	N	

QUICK REFERENCE SHEET			
		Possible Points	Self Score
A. Place-Based Criteria			
1.	Proximity to Transportation	5	5
2.	Site Amenities	20	10
3.	Central Cities Developments	10	0
4.	Developments near an Employment Center	5	2
5.	Neighborhood Investment Activity Areas	10	10
6.	Affordable/Market Rent Differential	5	0
7.	Mixed Income Development	6	0
8.	Historic Rehabilitation Projects	5	0
9.	QAP Green Policy	10	10
Section Total:		76	37
B. Municipal Support			
1.	Tax Abatement	5	5
2.	Proper Zoning	5	5
3.	Site Plan Approval	5	5
Section Total:		15	15
C. Development Characteristics			
1.	Accessible Community Space	5	5
2.	Native American Housing	5	0
3.	Low Income Targeting	20	20
4.	Affordability Commitment	5	5
5.	Tenant Ownership	1	0
6.	Visitable Units	3	3
7.	Barrier-Free/Fully-Adaptable-to-Barrier-Free Units	3	3
Section Total:		42	36
D. Development Team Characteristics			
1.	Previous Experience of Owner/Member	10	10
2.	Previous Experience of Management Agent	10	10
3.	Nonprofit Ownership Participation	2	2
4.	Temporary Point Reduction	-5	0
5.	Increase In Total Development Costs	-10	0
6.	Poor Previous Participation of Applicant	-20	0
7.	Poor Previous Participation of Management Agent	-20	0
Section Total:		22	22
E. Development Financing			
1.	Rehab Only Preservation	5	0
2.	Replacement/Redevelopment of Public Housing	5	5
3.	RHS Section 515 Property	5	0
4.	Project-Based Tenant Subsidies	5	5
Section Total:		20	10
F. Permanent Supportive Housing Developments			
1.	Supportive Service Coordination	6	6
2.	Service Funding Commitments	5	2
3.	Targeted Supportive Housing Populations	5	5
4.	Developing in a High Need Area	6	6
5.	Experienced Supportive Housing Development Team	9	9
6.	Successful PSH Outcomes	6	6
Section Total:		37	34
G. Cost Reasonableness			
1.	Cost Reasonableness	5	-5
2.	Credit Efficiency	5	0
Section Total:		10	-5
GRAND TOTAL:			149

Inspection Checklist

Housing Choice Voucher Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 9/30/2012)

Public reporting burden for this collection of information is estimated to average 0.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the name and address of both family and the owner is mandatory. The information is used to determine if a unit meets the housing quality standards of the Section 8 rental assistance program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family participation.

Name of Family		Tenant ID Number	Date of Request (mm/dd/yyyy)
Inspector		Neighborhood/Census Tract	Date of Inspection (mm/dd/yyyy)
Type of Inspection <input type="checkbox"/> Initial <input type="checkbox"/> Special <input type="checkbox"/> Reinspection		Date of Last Inspection (mm/dd/yyyy)	PHA

A. General Information

Inspected Unit		Year Constructed (yyyy)	Housing Type (check as appropriate) <input type="checkbox"/> Single Family Detached <input type="checkbox"/> Duplex or Two Family <input type="checkbox"/> Row House or Town House <input type="checkbox"/> Low Rise: 3, 4 Stories, Including Garden Apartment <input type="checkbox"/> High Rise: 5 or More Stories <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Congregate <input type="checkbox"/> Cooperative <input type="checkbox"/> Independent Group Residence <input type="checkbox"/> Single Room Occupancy <input type="checkbox"/> Shared Housing <input type="checkbox"/> Other
Full Address (including Street, City, County, State, Zip)			
Number of Children in Family Under 6			
Owner			
Name of Owner or Agent Authorized to Lease Unit Inspected		Phone Number	
Address of Owner or Agent			

B. Summary Decision On Unit (To be completed after form has been filled out)

<input type="checkbox"/> Pass	Number of Bedrooms for Purposes of the FMR or Payment Standard	Number of Sleeping Rooms	
<input type="checkbox"/> Fail			
<input type="checkbox"/> Inconclusive			

Inspection Checklist

Item No.	1. Living Room	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.1	Living Room Present					
1.2	Electricity					
1.3	Electrical Hazards					
1.4	Security					
1.5	Window Condition					
1.6	Ceiling Condition					
1.7	Wall Condition					
1.8	Floor Condition					

* Room Codes: 1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room); 2 = Dining Room or Dining Area;
 3 = Second Living Room, Family Room, Den, Playroom, TV Room; 4 = Entrance Halls, Corridors, Halls, Staircases; 5 = Additional Bathroom; 6 = Other

Item No.	1. Living Room (Continued)	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
2. Kitchen						
2.1	Kitchen Area Present					
2.2	Electricity					
2.3	Electrical Hazards					
2.4	Security					
2.5	Window Condition					
2.6	Ceiling Condition					
2.7	Wall Condition					
2.8	Floor Condition					
2.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
2.10	Stove or Range with Oven					
2.11	Refrigerator					
2.12	Sink					
2.13	Space for Storage, Preparation, and Serving of Food					
3. Bathroom						
3.1	Bathroom Present					
3.2	Electricity					
3.3	Electrical Hazards					
3.4	Security					
3.5	Window Condition					
3.6	Ceiling Condition					
3.7	Wall Condition					
3.8	Floor Condition					
3.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
3.10	Flush Toilet in Enclosed Room in Unit					
3.11	Fixed Wash Basin or Lavatory in Unit					
3.12	Tub or Shower in Unit					
3.13	Ventilation					

Item No.	4. Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)	
4.1	Room Code* and Room Location <input type="checkbox"/>				(Circle One) Right/Center/Left	(Circle One) Front/Center/Rear	____ Floor Level
4.2	Electricity/Illumination						
4.3	Electrical Hazards						
4.4	Security						
4.5	Window Condition						
4.6	Ceiling Condition						
4.7	Wall Condition						
4.8	Floor Condition						
4.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable		
4.10	Smoke Detectors						
4.1	Room Code* and Room Location <input type="checkbox"/>				(Circle One) Right/Center/Left	(Circle One) Front/Center/Rear	____ Floor Level
4.2	Electricity/Illumination						
4.3	Electrical Hazards						
4.4	Security						
4.5	Window Condition						
4.6	Ceiling Condition						
4.7	Wall Condition						
4.8	Floor Condition						
4.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable		
4.10	Smoke Detectors						
4.1	Room Code* and Room Location <input type="checkbox"/>				(Circle One) Right/Center/Left	(Circle One) Front/Center/Rear	____ Floor Level
4.2	Electricity/Illumination						
4.3	Electrical Hazards						
4.4	Security						
4.5	Window Condition						
4.6	Ceiling Condition						
4.7	Wall Condition						
4.8	Floor Condition						
4.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable		
4.10	Smoke Detectors						

Item No.	4. Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
4.1	Room Code* and Room Location <input type="checkbox"/>				(Circle One) Right/Center/Left (Circle One) Front/Center/Rear ____ Floor Level	
4.2	Electricity/Illumination					
4.3	Electrical Hazards					
4.4	Security					
4.5	Window Condition					
4.6	Ceiling Condition					
4.7	Wall Condition					
4.8	Floor Condition					
4.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
4.10	Smoke Detectors					
4.1	Room Code* and Room Location <input type="checkbox"/>				(Circle One) Right/Center/Left (Circle One) Front/Center/Rear ____ Floor Level	
4.2	Electricity/Illumination					
4.3	Electrical Hazards					
4.4	Security					
4.5	Window Condition					
4.6	Ceiling Condition					
4.7	Wall Condition					
4.8	Floor Condition					
4.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
4.10	Smoke Detectors					
5. All Secondary Rooms (Rooms not used for living)						
5.1	None Go to Part 6					
5.2	Security					
5.3	Electrical Hazards					
5.4	Other Potentially Hazardous Features in these Rooms					

Item No.	6. Building Exterior	Yes Pass	No Fail	In - Conc.	Comment	Final Approval Date (mm/dd/yyyy)
6.1	Condition of Foundation					
6.2	Condition of Stairs, Rails, and Porches					
6.3	Condition of Roof/Gutters					
6.4	Condition of Exterior Surfaces					
6.5	Condition of Chimney					
6.6	Lead Paint: Exterior Surfaces Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed 20 square feet of total exterior surface area?				<input type="checkbox"/> Not Applicable	
6.7	Manufactured Home: Tie Downs					
7. Heating and Plumbing						
7.1	Adequacy of Heating Equipment					
7.2	Safety of Heating Equipment					
7.3	Ventilation/Cooling					
7.4	Water Heater					
7.5	Approvable Water Supply					
7.6	Plumbing					
7.7	Sewer Connection					
8. General Health and Safety						
8.1	Access to Unit					
8.2	Fire Exits					
8.3	Evidence of Infestation					
8.4	Garbage and Debris					
8.5	Refuse Disposal					
8.6	Interior Stairs and Common Halls					
8.7	Other Interior Hazards					
8.8	Elevators					
8.9	Interior Air Quality					
8.10	Site and Neighborhood Conditions					
8.11	Lead-Based Paint: Owner's Certification				<input type="checkbox"/> Not Applicable	

If the owner is required to correct any lead-based paint hazards at the property including deteriorated paint or other hazards identified by a visual assessor, a certified lead-based paint risk assessor, or certified lead-based paint inspector, the PHA must obtain certification that the work has been done in accordance with all applicable requirements of 24 CFR Part 35. The Lead -Based Paint Owner Certification must be received by the PHA before the execution of the HAP contract or within the time period stated by the PHA in the owner HQS violation notice. Receipt of the completed and signed Lead-Based Paint Owner Certification signifies that all HQS lead-based paint requirements have been met and no re-inspection by the HQS inspector is required.

C. Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and HA may wish to take them into consideration in decisions about renting the unit and the reasonableness of the rent. Check/list any positive features found in relation to the unit.

1. Living Room

- High quality floors or wall coverings
- Working fireplace or stove Balcony, patio, deck, porch Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

2. Kitchen

- Dishwasher
- Separate freezer
- Garbage disposal
- Eating counter/breakfast nook
- Pantry or abundant shelving or cabinets
- Double oven/self cleaning oven, microwave
- Double sink
- High quality cabinets
- Abundant counter-top space
- Modern appliance(s)
- Exceptional size relative to needs of family
- Other: (Specify)

3. Other Rooms Used for Living

- High quality floors or wall coverings
- Working fireplace or stove Balcony, patio, deck, porch Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

4. Bath

- Special feature shower head
- Built-in heat lamp
- Large mirrors
- Glass door on shower/tub
- Separate dressing room
- Double sink or special lavatory
- Exceptional size relative to needs of family
- Other: (Specify)

5. Overall Characteristics

- Storm windows and doors
- Other forms of weatherization (e.g., insulation, weather stripping) Screen doors or windows
- Good upkeep of grounds (i.e., site cleanliness, landscaping, condition of lawn)
- Garage or parking facilities
- Driveway
- Large yard
- Good maintenance of building exterior
- Other: (Specify)

6. Disabled Accessibility

Unit is accessible to a particular disability. Yes No
Disability _____

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes No
2. How many people live there? _____
3. How much money do you pay to the owner/agent for rent? \$ _____
4. Do you pay for anything else? (specify) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range _____ Refrigerator _____ Microwave _____
6. Is there anything else you want to tell us? (specify) Yes No

E. Inspection Summary/Comments (Optional)

Provide a summary description of each item which resulted in a rating of "Fail" or "Pass with Comments."

Tenant ID Number	Inspector	Date of Inspection (mm/dd/yyyy)	Address of Inspected Unit
Type of Inspection	Initial <input type="checkbox"/>	Special <input type="checkbox"/>	Reinspection <input type="checkbox"/>
Item Number	Reason for "Fail" or "Pass with Comments" Rating		

Continued on additional page Yes No

Previous editions are obsolete

**COLLABORATIVE AGREEMENT
FOR DEVELOPMENT OF THE TREELINE - ALLEN CREEK URBAN TRAIL**

This agreement, dated _____, 2019 is between the City of Ann Arbor (“City”), a Michigan municipal corporation with its address at 301 E. Huron St., Ann Arbor, MI 48104 and The Treeline Conservancy (“Conservancy”), a Michigan nonprofit corporation with its registered address at 525 W. William St., Ann Arbor, MI 48103.

PURPOSE

The purpose of this agreement is to establish a general framework for the creation of a public/private collaboration between the City and the Conservancy for funding, planning, constructing, and maintaining the Treeline - Allen Creek Urban Trail (“Treeline”). It will assist in defining the relationship between the parties to ensure that the goals of each are accomplished and driven by a shared desire to guide and advance the implementation of the Treeline Master Plan adopted by the City on December 18, 2017.

GUIDING PRINCIPLES

The guiding principles and assumptions for this agreement are as follows:

- By adopting the Treeline - Allen Creek Urban Trail Master Plan as part of the City’s overall Master Plan, the intention to implement the Plan is now a City goal.
- The Treeline is a City project that is expected to involve collaboration with and funding support from the Conservancy, other nonprofits, as well as private donors.
- The Conservancy’s mission is to support the Treeline by raising philanthropic capital to fund the Treeline, helping to direct the Treeline’s implementation, including the planning, construction, and maintenance of the Treeline.

Therefore, the parties agree as follows:

RELATIONSHIP BETWEEN THE CITY AND THE CONSERVANCY

- The Conservancy, although affiliated with the City by its mission, is an independent entity. The City acknowledges both the independence of the Conservancy and the cooperative relationship between the City and the Conservancy.
- As separate entities, each party is responsible for any liabilities and costs arising from its own action(s) and/or inaction(s), and for procuring its own insurance(s) for such liabilities and costs in policy amounts as each deems prudent.
- The City may, but is not obligated to, provide financial or in-kind support to the Conservancy.
- The parties shall keep each other apprised of their overall financial condition, as such condition may influence the positions or priorities that each adopts.
- Until an Executive Director of the Conservancy is hired, the Board Chair of the Conservancy shall be responsible for managing the day-to-day operations of the Conservancy, and will report to the Conservancy Board on Treeline-related discussions and activities shared between the City and Conservancy representatives. When an Executive Director is hired, this will be their responsibility.
- The Conservancy shall provide the City an annual report detailing the Conservancy's Treeline activities and finances for the year and including a list of Conservancy governing board directors and officers.
- While there is an understanding that the Conservancy exists to collaborate with the City in support of the Treeline, the City does not exercise the authority to designate the projects that the Conservancy chooses to fund, as the Conservancy is an independent entity. However, the Conservancy shall consult with the City prior to funding any project related to the Treeline.

- This agreement will be administered by the City Administrator or designated staff, who shall be responsible for all City actions, approvals, and reviews under this agreement. The Conservancy shall cooperate with the City Administrator and assigned City staff to implement this agreement and monitor the relationship between the City and the Conservancy.

IMPLEMENTATION

- The parties will jointly create annual Implementation Plans that assign clear responsibility and accountability. This is intended to avoid duplication of effort and ensure that the development of the Treeline advances in a way that is supported by both parties. The annual Implementation Plan will set the general approach that the parties will follow. However, the parties will discuss and agree on a project-by-project basis if either party identifies a compelling reason to deviate from the general approach outlined in the Implementation Plan. The parties shall meet as necessary to jointly monitor the advancement of the annual Implementation Plan.
- The parties expect that the Treeline will be constructed in phases when the City has control of the necessary property and adequate funding exists.
- The parties expect that the City will bid for and enter contracts with third parties for planning, design, and construction of the Treeline and the Conservancy will participate in the preparation of the bid specifications and provide supplemental financial contributions to pay for the contracts.
- The parties shall collaboratively develop a trail ownership, operation, and maintenance structure when the appropriate time comes. The tentative expectation of the parties is that the City will own the Treeline infrastructure and that a third party will operate and maintain it. The parties acknowledge that the selection of a third party for operation and maintenance of the Treeline is subject to the City's procurement requirements. The parties expect that the Conservancy will develop the capacity to operate and

maintain the Treeline so that it will be qualified to be considered for selection as a third-party operator.

- Each party shall ensure that all information disseminated by that party (including marketing materials and funding applications) accurately represents the Treeline project and the positions and roles of the parties. Neither party shall have the authority, or purport to have the authority, to act as an agent for the other party or to bind the other party to any obligation.
- The parties may adopt additional agreements for specific projects.

FUNDRAISING

- The City may pursue and accept all appropriate funding or donations for Treeline purposes, including grants, appropriate crowdfunding mechanisms, gifts of real estate or other property, and gifts of equipment and supplies.
- The Conservancy shall pursue and accept grants, private philanthropic financial donations and restricted or unrestricted gifts intended for endowment or capital use, gifts of real estate or other property, and gifts of equipment and supplies intended to advance, operate, or maintain the Treeline. The Conservancy shall not intentionally solicit or accept gifts for any use specified by a donor that is known to be inconsistent with the City's vision, mission, strategic priorities, goals, policies or procedures. The Conservancy shall consult with and permit the City to review the final application for a grant or other funding prior to submission by the Conservancy. The Conservancy must obtain written approval from the City prior to applying for or accepting funds to be used toward physical improvements on City property or easements.
- The Conservancy shall consult with the City on all marketing material produced by the Conservancy prior to using the material.
- The parties will keep each other apprised of fundraising efforts related to the Treeline.

- Funds generated by or gifts to the Conservancy shall be owned by the Conservancy and shall be maintained and/or distributed for the City's benefit as determined by the Conservancy Board. All funds received by the Conservancy for Conservancy purposes shall be maintained in accounts that are separate from City accounts, and Conservancy and City funds shall not be intermingled. The Conservancy shall be responsible for overseeing the management of funds that originate with its activities or are entrusted to it by its donors or grantors. The Conservancy may "capture" a certain portion of the gifts as an offset to its annual operating expenses, subject to applicable law.
- The Conservancy shall endeavor to create connections among foundations, the City, private funders, businesses, and community members and organizations to create a private donor base for the Treeline.
- The Conservancy shall provide the City Administrator and assigned City staff with a summary report of gifts received for the Treeline upon request.
- The Conservancy shall seek gifts that can benefit the Treeline, and coordinate with City staff regarding funding goals, programs or campaigns.
- The Conservancy shall confer with the City Administrator and/or assigned City staff before accepting gifts with any restrictive terms or conditions or gifts of real estate or equipment, and the parties shall advise donors that a restricted gift for the benefit of the City may not be accepted without City and Conservancy approvals.
- The parties will work to ensure prompt and relevant support for each other's fundraising efforts to further mutual effectiveness.
- The parties understand that the appropriate party will transfer funds that are under its control to the other when there is agreement about how these funds are to be used.

GENERAL PROVISIONS

- The parties recognize that safeguarding donors' privacy is important to build trusting relationships and to encourage donors to view both organizations as trustworthy. The Conservancy acknowledges that the City may be required to disclose information under the Michigan Freedom of Information Act or other public disclosure laws. Unless required by law, the parties shall not disclose or use any private or confidential donor or employee information provided from one to the other except as provided in this agreement. This provision shall survive termination of this agreement.
- The Conservancy shall not discriminate on the basis of race, religion, color, national origin, gender, disability, age, sexual orientation or preference, or marital, parental, or veteran's status in its programs and activities, and shall comply with all applicable City laws and policies regarding nondiscrimination, including Chapter 112 of City Code.
- This agreement may be amended only in writing signed by an authorized representative of each party.
- Either party may terminate this agreement by sending written notice to the other party, which notice shall be effective upon receipt. This agreement shall terminate immediately in the event that the Conservancy dissolves or the Conservancy ceases to be a nonprofit corporation. Upon termination of this agreement, all monies and items of value received by or held by the Conservancy for the benefit of the City or the Treeline shall immediately be transferred to the City consistent with federal and state laws and any restrictions as may have been imposed by the donors, except to the extent the City specifically rejects some or all of the money or items.
- The signatures on this agreement may be delivered electronically in lieu of an original signature.

(Signatures on the following pages)

CITY OF ANN ARBOR

Christopher Taylor, Mayor

Jacqueline Beaudry, City Clerk

Approved as to substance

Howard S. Lazarus
City Administrator

Date: _____

Approved as to form

Stephen K. Postema
City Attorney

DRAFT

THE TREELINE CONSERVANCY

Date: _____

Joe E. O'Neal
President of the Board of Directors



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Contamination and Toxic Substances (Multifamily and Non-Residential Properties) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/site-contamination>

1. How was site contamination evaluated? ¹ Select all that apply.

- ASTM Phase I ESA
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the above

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.

Continue to Question 2.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No → Explain below.

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

- Yes → Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.

3. Can adverse environmental impacts be mitigated?

¹ HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.

Yes, adverse environmental impacts can be eliminated through mitigation.
→ *Provide all mitigation requirements² and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls³, or use of institutional controls⁴.

[Click here to enter text.](#)

If a remediation plan or clean-up program was necessary, which standard does it follow?

- Complete removal
 Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

[Click here to enter text.](#)

² Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

³ Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

⁴ Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name:

Responsible Entity:

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer:

Certifying Officer Name and Title:

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to:

Project Location:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Existing Conditions and Trends [24 CFR 58.40(a)]:

Funding Information

Grant Number	HUD Program	Funding Amount

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders,	Are formal compliance steps or	Compliance determinations
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and Regulations listed at 24 CFR §58.5 and §58.6	mitigation required?	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input type="checkbox"/>	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input type="checkbox"/>	

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source

documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design		
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff		
Hazards and Nuisances including Site Safety and Noise		
Energy Consumption		

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns		
Demographic Character Changes, Displacement		

Environmental Assessment Factor	Impact Code	Impact Evaluation
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COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities		
Commercial Facilities		
Health Care and Social Services		
Solid Waste Disposal / Recycling		
Waste Water / Sanitary Sewers		
Water Supply		
Public Safety - Police, Fire and Emergency Medical		
Parks, Open Space and Recreation		
Transportation and Accessibility		

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources		
Vegetation, Wildlife		
Other Factors		

Additional Studies Performed:

Field Inspection (Date and completed by):

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

Cumulative Impact Analysis [24 CFR 58.32]:

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]:

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
 The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: _____

Name/Title/Organization: _____

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).