

April 10, 2008

Agenda Item number #11- Grand Traverse County Brownfield Plan for The Bear Company

The following information has been supplied for your review. Please include this information under Agenda item number #11.

The spreadsheet has been reduced to send this to you via email. Your packet will have the actual size sheet at 11 x 17.

Thank you,

A handwritten signature in cursive script, appearing to read 'Susanne', written in black ink.

Susanne M. Courtade, Clerk

Sue Courtade

From: Glen Lile [ebtsupervisor@chartermi.net]
Sent: Tuesday, April 08, 2008 8:48 AM
To: Jane Hock; Tracey Bartlett; Sue Courtade
Subject: FW: Request to be placed on April 14, 2008 agenda

From: kmcintyr@co.grand-traverse.mi.us [mailto:kmcintyr@co.grand-traverse.mi.us]
Sent: Monday, April 07, 2008 3:56 PM
To: ebtsupervisor@chartermi.net
Cc: jderenzy@co.grand-traverse.mi.us
Subject: Request to be placed on April 14, 2008 agenda

Glen,

As per our conversation of this afternoon, please consider this email as an official request to be placed on the agenda for the upcoming April 14, 2008 Eastbay Township board meeting. The subject matter is: New Brownfield Plan for TC Bear Company.

As per your request, we will be delivering information to be distributed to board members accordingly.
Please feel free to call with any questions.

Thank you -

Karen McIntyre
Grand Traverse County
Brownfield Redevelopment Authority
400 Boardman Avenue
Traverse City, MI 49684
231-922-6890



**GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

400 BOARDMAN AVENUE
TRAVERSE CITY, MI 49684-2577

JEAN DERENZY, COORDINATOR 231/922-4513
MAIN OFFICE 231/922-6890
BROWNFIELD FAX 231/922-4636

April 9, 2008

Mr. Glen Lile, Supervisor
East Bay Township
1965 N. Three Mile Road
Traverse City, MI 49686

Dear Mr. Lile:

The first brownfield plan in East Bay Township is currently in the process of being reviewed, and presented for consideration through the Grand Traverse County Brownfield Redevelopment Authority ("GTCBRA"). This brownfield plan is called Mitchell Creek Three Mile Road Property, which lies in East Bay Township. As you are aware, brownfield plans require concurrence from the taxing jurisdiction in which the property (or properties) lie.

In an attempt to assist in the Township Board's consideration, I will outline several aspects of this plan:

1. The brownfield plan (Plan) encompasses:
 - a. Mitchell Creek Inn Property (address of 894 Munson Avenue)
 - b. Road Commission Property (address of 920 Munson Avenue)
 - c. Traverse City Bear Company (address of 896 Munson Avenue)
 - d. Three Mile road and Munson Avenue road right-of-ways
2. Deed restrictions have been authorized by the Department of Environmental Quality on both the 894 and 896 properties preventing installation of water supply wells.
3. This PLAN addresses the overall issues surrounding these properties as identified by DEQ as impacting soil and shallow groundwater and its potential impact on Mitchell Creek.
4. Due to the close proximity to two (2) surface water bodies, Grand Traverse Bay and Mitchell Creek, the brownfield authority is recommending that assessments be completed. These assessments will determine what, if any, impact there is to the watershed and prepare for the proper remediation, and/or any pollution prevention activities that may be appropriate in the future.
5. Plans will be prepared for assessments to be completed through grant received by the Brownfield Authority from the Environmental Protection Agency.




6. The Brownfield Plan total costs are \$ 178,235. Of that cost, \$21,225 is associated with the Traverse City Bear Company environmental activities, the remaining are costs of remediation if assessments proved to be needed for the protection of Mitchell Creek.
7. The length of tax capture would be for 10 years.
8. Improvements to the East Bay Township tax base through the duration of this PLAN are estimated at \$527,783.

Attached to this communication is the tax increment table that has been prepared showing the impact to each taxing jurisdiction in East Bay Township and the State of Michigan. These taxes are only the incremental increased based on the Traverse City Bear Company private investment and the incremental increase from Mitchell Creek Inn. I have also attached two aerials for your reference as to the properties and the proximity to Mitchell Creek.

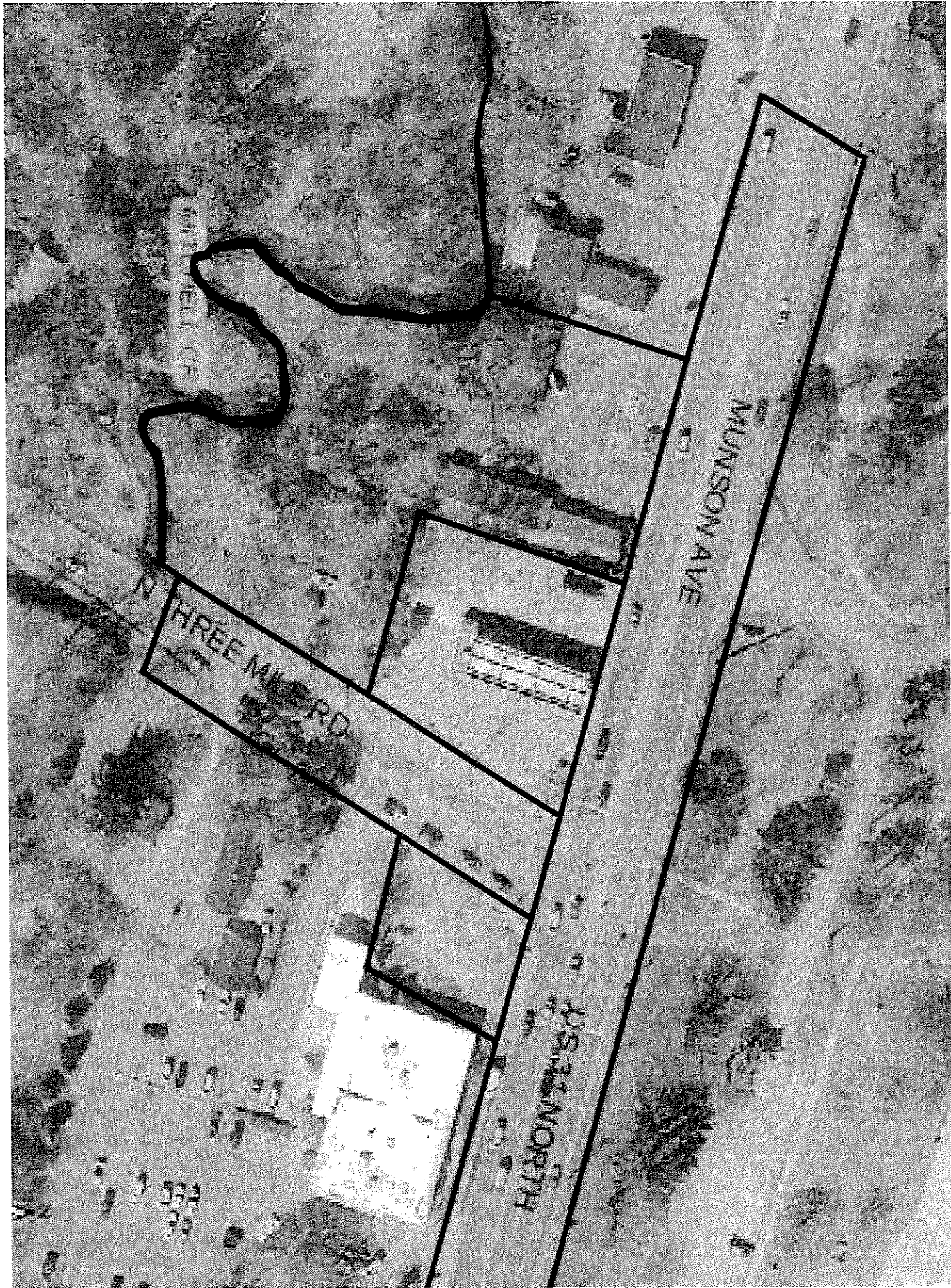
The Brownfield Redevelopment Authority has reviewed the Brownfield plan and due to the proactive approach on assessment of groundwater and its impact to Mitchell Creek the public benefit from this plan is appropriate for approval by East Bay Township. Your positive vote on this plan is appreciated.

I look forward to meeting with you on April 14th to discuss the benefits this plan will bring to our community.

Sincerely,


Jean Derenzy, Coordinator
Brownfield Redevelopment Authority

Enc.



HILLTOP

MUNSON AVE

THREE MILE RD

HILLTOP NORTH

