



COUNTY ADMINISTRATOR
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TO: Jeff Irwin, Chair
Board of Commissioners

THROUGH: Robert E. Guenzel
County Administrator

FROM: Anthony VanDerworp
Department of Planning and Environment

DATE: May 2, 2007

RE: Public Hearing on June 20, 2007 to Receive Comment on the Adoption of the Proposed Amendment to the Washtenaw County Brownfield Plan for the Village of Dexter's "Baker Road" Brownfield Redevelopment Plan.

BOARD ACTION REQUESTED:

It is requested that the Washtenaw County Board of Commissioners consider approval of the attached Resolution, calling for a Public Hearing to be held before the Washtenaw County Board of Commissioners on June 20, 2007. The Public Hearing, as stipulated by State of Michigan law, will serve as the mechanism for citizens to provide comment on the proposed Amendment to the Washtenaw County Brownfield Plan for the Village of Dexter's "Baker Road" Brownfield Redevelopment Plan, prior to the Board of Commissioners consideration of its approval.

BACKGROUND:

In May of 1999, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) through Resolution 99-0110, and subsequently appointed members to its Board the same year (Res. 99-0122). In October of 2000, Commissioners adopted the Brownfield Redevelopment Plan (Plan) for Washtenaw County. All subsequent projects are Amendments to this Plan and require consideration of approval by the BOC. On March 21, 2000, Dexter Village joined the WCBRA as a municipal member, by adoption of a resolution.

Pursuant to the State of Michigan Brownfield Redevelopment Financing Act (P.A. 381 of 1996, as amended), the WCBRA is preparing an Amendment to the Washtenaw County Brownfield Plan for the Village of Dexter's "Baker Road" Brownfield Redevelopment Plan to be eligible for Single Business Tax Credits on the project located within the brownfield redevelopment zone. The Amendment must be submitted to the Washtenaw County Board of Commissioners for adoption. Prior to that adoption, the law stipulates that a Public Hearing be held.

DISCUSSION:

The Washtenaw County Board of Commissioners has demonstrated its support for the sustainable redevelopment of environmentally distressed sites in Washtenaw County. By establishing and supporting the Brownfield Redevelopment Authority and its Board, the Commissioners have begun the process to transform underutilized brownfields into productive properties. Calling for a Public Hearing on the Amendment to the Washtenaw County Brownfield Plan will assist in moving the Authority towards fulfilling its purpose as required by Public Act 381.

The “Baker Road” project is a \$9 million mixed-use commercial development on a brownfield site located in the Village of Dexter. This Amendment is solely for a SBT Credit application to the State of Michigan Treasury Department for approximately \$600,000 in SBT credits. Other brownfield eligible expenses related to contamination issues will be addressed through private financing.

IMPACT ON PERSONNEL:

No impacts are indicated for this Resolution.

IMPACT ON BUDGET:

No impacts are indicated for this Resolution.

IMPACT ON INDIRECT COSTS:

No impacts are indicated for this Resolution.

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:

In collaboration with Village of Dexter who has joined the WCBRA to be included in the redevelopment zone, notice of this Public Hearing will allow for public comment on the proposed Amendment to the Washtenaw County Brownfield Plan.

CONFORMITY TO COUNTY POLICIES

The resolution conforms to County policies, and has been reviewed by Corporation Counsel, Finance and County Administration

ATTACHMENTS/APPENDICES

- Attachment A Resolution to hold a Public Hearing.
- Attachment B Notice of Public Hearing
- Attachment C Village of Dexter “Baker Road” Amendment to Washtenaw County Brownfield Plan

Preparer: Jessica Eisenman, Principal Brownfield Planner

A RESOLUTION TO SET A PUBLIC HEARING AT 6:45PM ON JUNE 20, 2007 AT A REGULAR BOARD OF COMMISSIONERS MEETING TO RECEIVE COMMENT ON THE ADOPTION OF THE PROPOSED AMENDMENT TO THE WASHTENAW COUNTY BROWNFIELD PLAN FOR THE VILLAGE OF DEXTER "BAKER ROAD" BROWNFIELD REDEVELOPMENT PLAN

WASHTENAW COUNTY BOARD OF COMMISSIONERS
May 2, 2007

WHEREAS, the Washtenaw County Board of Commissioners, supports the sustainable redevelopment of environmentally distressed sites designated as brownfields;

WHEREAS, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority and designated the boundaries of the County as the boundaries of the brownfield redevelopment zone to facilitate the implementation of plans relating to the identification and treatment of environmentally distressed areas in Washtenaw County (Res. 99-0100);

WHEREAS, the Washtenaw County Board of Commissioners adopted the Brownfield Plan (Res. 00-0215);

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) is preparing an Amendment to the Washtenaw County Brownfield Plan to include the proposed Village of Dexter's "Baker Road" Brownfield Redevelopment Plan for a Single Business Tax (SBT) credit, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, P.A. 381 and P.A. 382 of the State of Michigan of 1996, as amended;

WHEREAS, the Brownfield Redevelopment Financing Act calls for the Washtenaw County Board of Commissioners to set a date for holding a Public Hearing to receive comment on the proposed Amendment to the Brownfield Plan and to publish two notices of the Public Hearing in a newspaper of general circulation in the County with the first of such notices being published not less than (20) twenty or more than (40) forty days before the Public Hearing;

WHEREAS this matter has been reviewed by the County Administrator's Office and the Corporation Counsel;

NOW THEREFORE BE IT RESOLVED, that a Public Hearing shall be held before the Washtenaw County Board of Commissioners on June 20, 2007, at 6:45p.m., in the Board Room at 220 N. Main St., Ann Arbor, Michigan, to receive comment on the adoption of the Amendment to the Brownfield Plan as it relates to the proposed Village of Dexter's "Baker Road" Brownfield Redevelopment Project located within the brownfield redevelopment zone of Washtenaw County.

BE IT FURTHER RESOLVED THAT, the Washtenaw County Board of Commissioners directs the County Clerk to give notice to the public of the Public Hearing by causing such notice to be published two separate times in a newspaper of general circulation in Washtenaw County

NOTICE OF PUBLIC HEARING

COUNTY OF WASHTENAW

WASHTENAW COUNTY BOARD OF COMMISSIONERS
PUBLIC NOTICE OF HEARING ON THE
PROPOSED AMENDMENT TO THE BROWNFIELD PLAN VILLAGE OF DEXTER'S
"BAKER ROAD" BROWNFIELD REDEVELOPMENT PLAN.
PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF
THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE that the Washtenaw County Board of Commissioners will hold a Public Hearing on the adoption of an Amendment to the Washtenaw County Brownfield Plan for the Village of Dexter's "Baker Road" Brownfield Redevelopment Plan for a Single Business Tax Credit, consisting of one parcel located in the Village of Dexter and having the address of 2810 Baker Road, Dexter, MI (Parcel ID Number HD-08-06-400-021) and located in the Washtenaw County redevelopment zone, subject to the local governmental unit approval.

The Hearing will be held on Wednesday, June 20, 2007, in the Board of Commissioner's Meeting Room, County Administration Building, 220 North Main Street, Ann Arbor, Michigan at 6:45 p.m.

All citizens of Washtenaw County have the right to be heard and shall have an opportunity to provide written and oral comments and to ask questions.

Copies of the proposed Amendment to the Brownfield Plan are available for review at the Washtenaw County Clerk's Office, 200 N. Main Street, First Floor, Ann Arbor, 734.222.6798; or the Department of Planning and Environment, 705 N. Zeeb Road, 2nd Floor, Ann Arbor, 734.222.6877.

This notice is given pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of the State of Michigan, As Amended.