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: June 4, 2008

SUBJECT: Public Hearing on July 2, 2008 to Receive Comment on the Adoption of the Proposed Amendment to the Washtenaw County Brownfield Plan for 211-215 W. Michigan Avenue ("Mack and Mack") in the City of Ypsilanti.

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 July 2, 2008. 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 "Mack and Mack" Brownfield Redevelopment Plan in the City of Ypsilanti, 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 Resolutions 99-0110 and 99-0122 pursuant to the Michigan Brownfield Redevelopment Financing Act (P.A. 381 of 1996, as amended). 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 May 4, 1999, the City of Ypsilanti joined the WCBRA as a municipal member, by adoption of a resolution.

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. 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 City of Ypsilanti's "Mack & Mack" Brownfield Redevelopment Plan to be eligible for Michigan Business Tax (MBT) 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.
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 "Mack and Mack" project is a $2 million mixed-use development (commercial/residential) on a functionally obsolete site located downtown in the City of Ypsilanti. The City has granted an Obsolete Properties Rehabilitation Act (OPRA) tax abatement on the building for approximately 12 years. Due to the OPRA abatement local taxes attributable to the building assessment are frozen, thus not available for capture. This Amendment will allow for a Michigan Business Tax (MBT) Credit application to be submitted to the Michigan Economic Development Corporation for a MBT credit based on approximately $2 million of eligible investment.

IMPACT ON PERSONNEL:
None.

IMPACT ON BUDGET:
None.

IMPACT ON INDIRECT COSTS:
None..

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:
In collaboration with the City of Ypsilanti 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 "Mack and Mack" Amendment to Washtenaw County Brownfield Plan

A RESOLUTION TO SET A PUBLIC HEARING AT 6:45PM ON JULY 2, 2008 AT A REGULAR BOARD OF COMMISSIONERS MEETING TO RECEIVE COMMENT ON THE ADOPTION OF THE PROPOSED AMENDMENT TO THE WASHTENAW COUNTY BROWNFIELD PLAN FOR "MACK AND MACK" BROWNFIELD REDEVELOPMENT PLAN LOCATED IN THE CITY OF YPSILANTI

WASHTENAW COUNTY BOARD OF COMMISSIONERS

JUNE 4, 2008

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 "Mack and Mack" Brownfield Redevelopment Plan in the City of Ypsilanti;

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 (10) ten 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 July 2, 2008, 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 "Mack and Mack" Brownfield Redevelopment Project located in the City of Ypsilanti and 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 FOR THE "MACK AND MACK" BROWNFIELD REDEVELOPMENT PLAN LOCATED IN THE CITY OF YPSILANTI. 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 "Mack and Mack" Brownfield Redevelopment Plan located in the City of Ypsilanti, consisting of one parcel located in the City of Ypsilanti and having the address of 211-215 West Michigan Avenue, Ypsilanti, MI (Parcel ID Number 11-11- 39-102-018) and located in the Washtenaw County redevelopment zone, subject to the local governmental unit approval.

The Hearing will be held on Wednesday, July 2, 2008, 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.