Washtenaw County Brownfield Redevelopment Authority

MEETING AGENDA

9:00 a.m., Thursday, November 4, 2010
Washtenaw County Annex Building
Annex Large Conference Room, 1st Floor
110 N. Fourth Avenue, Ann Arbor, MI 48104

1. **Call to Order**
2. **Public Comment***
3. **Approval of Minutes –** July 8, 2010 WCBRA Minutes
4. **Business**
    a. MEGA and MDNRE Eligible Activities Discussion
    b. Downriver Area Brownfield Consortium Update
    c. Outreach Activities
    d. Project Status Updates
5. **Public Comment***
6. **Adjournment**

*All public comment will be limited to three (3) minutes per person.

For more information on this agenda please contact Brett Lenart, Washtenaw County Economic Development and Energy Department at (734) 222-3860 or lenartb@ewashtenaw.org.

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Annex Large Conference Room
110 N. Fourth Avenue, Ann Arbor

MEETING MINUTES
July 8, 2010

Board Present: Teresa Gillotti, Jeff Irwin, James Harless, Anna Sandhu, Todd Campbell, Mark Heusel

Board Absent: Victoria Pebbles (excused), Douglas McClure (excused)

Staff: Brett Lenart, Lindsay Nelson

Handouts: Agenda, June 10, 2010 Draft Minutes, Brownfield Plan for Zingerman's Redevelopment Project, Project Tracking Table

1. Call to Order & Public Comment

Irwin called the meeting to order at 9:08 a.m. There was no public comment.

Heusel moved (Support: Harless) that the minutes of the June 10, 2010 meeting be approved as presented and the motion carried unanimously.

2. WCBRA Program

Deli Partners LLC – Zingerman's Delicatessen Redevelopment Project

Grace Singleton from Zingerman's and Kurt Brauer from Warner Norcross & Judd LLP were present to represent the project at the meeting. Matt Naud from the City of Ann Arbor was present as well.

Lenart indicated that the Plan was recently reviewed and supported by the WCBRA Zingerman's Delicatessen Redevelopment Project Sub-Committee. The Plan will go before the Ann Arbor City Council on July 19, 2010. A public hearing and consideration by the Washtenaw County Board of Commissioners is scheduled for August 4, 2010.

Singleton provided an overview of the project. The project will involve the rehabilitation and renovation of the existing Deli and Annex, removal of a vacant house at 322 E. Kingsley Street, and construction of a new two-story brick addition with atrium and basement that will house a new kitchen, extended dining area, storage, offices, and retail area. The project will allow for expanded business operations and about 65 additional jobs. The project seeks either silver or gold LEED certification and will be ADA compliant.

Member Heusel raised a question about eligible activities and what activities are included in site preparation. Member Sandhu asked about the types of pavement and drainage on the site.

The proposed motion states that "the addition and atrium will likely qualify for LEED certification…" Lenart indicated that because the Ann Arbor DDA will now be providing funds for LEED certification the proposed motion should be amended to state, "the addition and atrium will seek LEED certification…"

Heusel moved (Support: Campbell) to approve the Brownfield Plan for 418 – 422 Detroit Street and 322 E. Kingsley (the Plan) based on the following determinations and findings:

A. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Brownfield Redevelopment Financing Act (The Act);

B. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible;

C. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;

D. The amount of captured taxable value estimated to result from adoption of the plan is reasonable;

E. The Plan constitutes a public purpose for the following reasons:

a. The property will be redeveloped and consist of the rehabilitation and renovation of the Annex and Deli and the demolition of an otherwise vacant house;

b. The project will provide expanded operations to an already-thriving local business;

c. The project will provide 65 new full time jobs;

d. The addition and atrium will seek LEED certification upon evaluation of overall project costs to determine feasibility of certification;

e. The project is expected to result in $6.7 million in new investment.

the motion carried unanimously.

Secretary/ Treasurer Appointment
Lenart provided an overview of the position. Heusel volunteered for the position. Campbell moved (Support: Harless) to appoint Heusel and the motion carried unanimously.

Staff Report
Lenart indicated that the Mellencamp Brownfield Plan was approved by the Washtenaw County Board of Commissioners on July 7, 2010. The Near North Apartments Brownfield Plan received an allocation of housing tax credits. A public hearing and consideration by the Board of Commissioners for Near North Apartments is scheduled for August 4, 2010.

Lenart indicated that he has confirmed the outreach presentation for the Ann Arbor Chamber of Commerce on July 13, 2010 at 11:30 a.m. at Washtenaw Community College.

Lenart indicated that there will possibly be no WCBRA Board meeting on August 5, 2010 due to the lack of items on the agenda. Lenart will notify the Board whether or not there is a meeting in August.

Project Status Updates

Lenart provided a tracking sheet with an overview of projects. No updates were discussed.

3. Public Comment
None

Adjourn

Harless moved (Support: Irwin) to adjourn the meeting at 9:50 a.m. and the motion carried unanimously.

These minutes were _____ by the Washtenaw County Brownfield Redevelopment Authority Board on October 14, 2010.

DRAFT