

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

**MEETING MINUTES**  
**February 10, 2011**

**Board Present:** James Harless, Mark Heusel, Jeremy McCallion, Yousef Rabhi, Anna Sandhu

**Board Absent:** Todd Campbell (excused), Teresa Gillotti (excused), Douglas McClure (excused), Victoria Pebbles (excused)

**Staff:** Brett Lenart

**Handouts:** Agenda, January 13, 2010 Draft Minutes, Agenda Summary Memo, Reimbursement Agreement for Village Marketplace Lofts, Delinquent tax statements for Village Marketplace, December 2010 Letter to SRV Ventures, Email comments from Board Member McClure, January 2011 WCBRA Financial Report, Project Tracking Table

**1. Call to Order & Public Comment**

Harless called the meeting to order at 10:30 a.m. There was no public comment.

Rabhi moved (Support: Heusel) that the minutes of the January 13, 2011 meeting be approved as presented and the motion carried unanimously.

**2. WCBRA Program**

New Board Members

Chairman Harless acknowledged Jeremy McCallion (general public representative) and Yousef Rabhi (Board of Commissioners representative) and welcomed them to the Brownfield Redevelopment Authority.

December 2010 Brownfield Legislative Changes

Chairman Harless provided a presentation and summary of recent changes to the state legislation governing the work of the Brownfield Redevelopment Authority. Amendments include:

- The ability to reset a brownfield plan timeline, subject to specific legislative restrictions.
- Local tax increment revenues can now be capture by an authority to clear title, acquire, or convey property for economic development purposes.
- Transit oriented development and Transit oriented facilities are added as eligible properties, without requirement of facility, blighted or functionally obsolete.
- Changes to the number and level of credits available to brownfield projects.

Village Marketplace Lofts Discussion

Lenart summarized that he had sent notice, pursuant to the reimbursement agreement that a default had occurred due to property taxes not being paid on time for the property. Lenart asked for direction from the Board on whether they were interested in hearing an appeal from the developer to forgo termination of the agreement, and if so, what type of information would be useful.

There was significant discussion in the context of comments from Board Member McClure and how the agreement could or would be terminated. The Board directed Lenart to consult with counsel to analyze two fundamental questions, could the agreement be terminated as the facts stand, and what would be the mechanism to do so.

### January 2011 Financial Report

Lenart reminded the Board that all expenditures would be brought to the Board for approval based on the Authority's By-laws and discussion. Lenart provided a report for approval that provided the status of accounts at the end of 2010, revenues received in January 2011, and requested authorizations for transactions including:

- Payment to Maple Shoppes Brownfield Project for Eligible Activities (\$29,115.27)
- Calculation of Maple Shoppes Interest for Year End 2010 (\$7,868.18)

Rabhi moved (Support: Heusel) to approve the Financial Report as presented and the motion carried unanimously.

### Project Status Updates

Lenart provided a tracking sheet with an overview of projects.

### **3. Public Comment**

None.

### Adjourn

Sandhu moved (Support: Rabhi) to adjourn the meeting and the motion carried unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority Board on March 10, 2011.