

**Washtenaw County**  
**Brownfield Redevelopment Authority (WCBRA)**  
Washtenaw County Western Service Center  
705 N. Zeeb Rd.

**MEETING MINUTES**  
**January 17, 2007**

**Present:**

**Board Members:** Dave Hamilton, Suzie Heiney, Mark Heusel, Jeff Irwin, Rhonda McGill and Guy Williams

**Staff:** Jessica Eisenman, Patricia Denig and Jennifer Brassow

**Public/Guests:** Karen Hart, John D'Addona, Mark VanDoren and Trevor Woollatt

**Absent:** Richard Plewa

**Handouts:**

Agenda, Agenda Summary, December 7, 2006 Meeting Minutes, December 7, 2006 Next Steps Status Summary, 2007 Meeting Calendar Draft, Brownfield Redevelopment Financing Act, AKT Peerless Map of 1165 Ecorse Rd and 185 W Michigan Ave.

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

J. Irwin called the meeting to order at 9:05am. A quorum was met.

D. Hamilton moved to approve the agenda and minutes and S. Heiney seconded. The motion carried unanimously.

**2. Announcements**

Introduction of new Authority member Mark Heusel.

J. Eisenman announced that there is 4 to 5 Million dollars available as supplemental RLF funding and the EPA has only received 13 requests for funds. Staff has requested an additional 1 Million dollars to assist more Brownfield projects.

J. Irwin announced that during the BOC meeting on January 17<sup>th</sup>, 2007 they will be setting the public hearings for: The Village Market Place and Lofts and 200 South Ashley Street

**3. Potential Brownfield Projects**

Water Street Redevelopment Project, City of Ypsilanti

The developer has decided not to move forward with the project at this time. K Hart from the City of Ypsilanti reported on the current status of the project. The Authority decided that the funds approved for the project (\$120,000 Sub-grant and \$155,000 loan) at the December 2006 meeting should stay earmarked for the project and the issue is revisited in the future. The terms of the loan have not been identified at this time.

Banks of Saline (232 Monroe Street), City of Saline

Work under the ACT 381 Work Plan has begun at the site. The RLF loan agreement and supplemental documents are being drafted.

William Street Station (Former Ann Arbor YMCA)

J. Eisenman reported receiving an email from Paul Bohn. The SBT application was attached. P. Bohn noted that they are currently speaking with the City about the market rate apartments being swapped out for a hotel.

A request was made from the Authority for staff to contact the State to see what recourse is available when an approved projects plan of use is changed.

Corners at Dixboro Project, Superior Township

No change

Broadway Village at LowerTown Project, City of Ann Arbor

The developer is working on bonding issues. The field work has been completed and they are currently working on analyzing data.

Toyota Redevelopment Project, York Township

The reimbursement agreement is almost finalized and ready to be signed. Staff is working with Toyota to determine the best method to submit the receipts for review and approval of reimbursement in accordance with comparing them to the ACT 381 work plan.

The Village Market Place and Lofts (147, 159 & 185 West Michigan Ave.), City of Saline

The Brownfield Plan has been completed and the BOC will be setting the public hearing date tonight. The public hearing date is expected to be February 21, 2007.

D Hamilton and S Heiney will serve on the Brownfield Plan Review Subcommittee.

200 South Ashley Street, City of Ann Arbor

The Brownfield Plan has been completed and the BOC will be setting the public hearing date tonight. The public hearing date is expected to be February 21, 2007.

M Heusel and G Williams will serve on the Brownfield Plan Review Subcommittee.

**4. Grants**

Revolving Loan Fund Grant (RLF) (update)

J Eisenman has contacted the Christian Montessori School of Ann Arbor to advise them that there is no more funding available.

Discussion regarding the approval process was tabled for full Authority member attendance.

Petroleum Assessment Grant

▪ 1165 Ecorse Road, Ypsilanti Township

T. Woollatt of AKT Peerless reported that the Phase I work has been completed. He reported that after investigation it was determined that no further work is necessary on the property as it is not a "facility".

▪ 147, 159 & 185 West Michigan Ave, Saline

T. Woollatt of AKT Peerless reported that upon investigation they have found free product in the soil which has caused the clean-up costs to rise significantly. It seems that the prior Phase II did not take samples deep enough which caused the reporting of less contamination than actually exists.

▪ NE corner of Dexter and Maple Road, City of Ann Arbor

Developer has decided not to move forward with this site because the current owner will not permit a Phase II assessment unless the developer purchases the site.

**5. Administrative**

J. Irwin asked for a motion to approve the draft calendar. S. Heiney moved to approve the calendar and D. Hamilton seconded. The motion carried unanimously.

J. Irwin motioned for nomination of R. McGill for BRA chair. D. Hamilton seconded. The motion carried unanimously.

R. McGill motioned for nomination of J. Irwin for BRA vice chair. G. Williams seconded. The motion carried unanimously.

J. Irwin motioned for nomination of S. Heiney for BRA treasurer. G. Williams seconded. The motion carried unanimously.

J. Eisenman provided copies of Act 381 of 1996 identifying changes in section 13 (f) of the Act. The changes provide that:

“The duration of the Brownfield plan for eligible activities on eligible property, including the beginning date of the capture of tax increment revenues, which beginning date shall not be later than 5 years following the date of the resolution approving the plan amendment related to a particular eligible property and which duration shall not exceed the lesser of the period authorized under subsections (4) and (5) or 30 years.”

## 6. Next Steps

February Agenda Items:

- City of Ypsilanti Loan – Water Street Redevelopment Project
- Discussion regarding the RLF approval process
- Presentation on 200 South Ashley Green Building Project

Staff to contact State to identify any recourse on changes made to Brownfield Plans

Coordination of Subcommittees

## 7. Public Comment

### Adjourn

J. Irwin made motion to adjourn the meeting at 10:22am.

I certify that the minutes are accurate and was approved by the Washtenaw County Brownfield Redevelopment Authority Board on February 21, 2007

---

S. Heiney, Treasurer

---

Date