# Washtenaw County Brownfield Redevelopment Authority (WCBRA)

Washtenaw County Western Service Center 705 N. Zeeb Rd.

# MEETING MINUTES February 21, 2007

Present:

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

Staff: Jessica Eisenman and Sue Nix

Consultants: Mark Van Doren and Pat Greve (AKT Peerless)

Public/Guests: Bob Jacobson, Paul Bohn, Dax Ponce de Leon, John Zann, Mike Concannon, and John

D'Addona

Absent: Rick Plewa

#### Handouts:

Agenda, Agenda Summary, January 17, 2007 Meeting Minutes, February 21, 2007 Next Steps Status Summary

### 1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:19am. A quorum was met. The minutes from the January 17, 2007 meeting were approved.

#### 2. Announcements

**Presentation:** 200 South Ashley Street Project by PMA Consultants

A PowerPoint presentation was given illustrating plans for a new 8-story "green" building at 200 South Ashley Street.

No announcements.

#### 3. Potential Brownfield Projects

The Village Market Place & Lofts, Saline Project 2

Mike Concannon described his project which will be a 60,000 square foot, 3-story development on Michigan Avenue in the location of the old Saline Dodge Dealership and Clark Gas Station. The development will include retail space, condominiums, and underground parking. The plan was approved by the City of Saline on February 12, 2007. Per J. Eisenman, if plan is approved by WCBRA, the next step is for the plan to go to the 2/21/07 public hearing of the Board of Commissioners, and then to Ways and Means on 3/7/07.

The Brownfield Plan Review Subcommittee met and recommend approval of the Brownfield Plan. The Subcommittee members were Larry Stoever (City of Saline) and Suzie Heiney and Dave Hamilton (WCBRA).

Vote to approve the Brownfield Plan for The Village Market Place & Lofts.

Motion: D. Hamilton Seconded: S. Heiney Abstained: G. Williams Approved unanimously

## 200 South Ashley Street, City of Ann Arbor

Discussion of potential 8-story "green" building, to house condominiums, office and retail space. Per J. Eisenman, if plan is approved by WCBRA, the next step is for the plan to go to the 2/21/07 public hearing of the Board of Commissioners, and then to Ways and Means on 3/7/07.

Vote to approve the Brownfield Plan for 200 South Ashley Street

Motion: G. Williams (with provision that the Ann Arbor City Council approves of the plan)

Seconded: S. Heiney Approved unanimously

# William Street Station (Former Ann Arbor YMCA)

This discussion item was changed to an action item. This item was carried over from last month's meeting. Previously planned as a housing tower, there is now a possible change in plan from a market rate housing tower to a hotel. The question is if the plan needs to be amended.

According to J. Eisenman, per the state, if there is no amendment in the cost of the eligible activities, the plan does not need to be amended, but the final decision is up to the local jurisdiction. Per J. Eisenman, there has been no final confirmation from the City of Ann Arbor indicating that hotel will be approved. Bob Jacobson from HDC, the developer, presented more information about the project.

Vote to not require an amendment to the Brownfield Plan, contingent on Ann Arbor not requiring an amendment.

Motion: S. Heiney (reconfirming that the public benefit is worth the public investment)

Seconded: Dave Hamilton

Approved unanimously (G. Williams left before the vote, but stated that he concurred with S. Heiney and J. Irwin)

J. Eisenman will e-mail the motion to Bob Jacobson of HDC.

#### Broadway Village at Lower Town Project

The question was raised as to whether the developer needs to come to a WCBRA meeting to discuss the plan, since the project started as a fitness center and hotel, and now may be changing. The consensus was that once the developer has decided on a definite plan (if it varies significantly from their original plan), the developer should present the plan to WCBRA.

## Water Street Redevelopment Project

There has been a lot of developer interest about the project, but no official progress to date.

# Banks of Saline (232 Monroe Street)

There is a lot more contamination than was realized. Johnson Controls didn't do all the clean-up required of them. The EPA is considering legal action to force Johnson Controls to pay for the clean-up they should have done. Johnson Controls contends they were only required to clean to meet industrial standards, which they did. Discussions are ongoing.

#### Corners at Dixboro Project

No change.

## Toyota Redevelopment Project

Reimbursement agreement has been signed.

Invoices have not been obtained yet.

#### 4. Grants

## EPA Revolving Loan Fund Grant Discussion

Moved to the next meeting.

#### **EPA Petroleum Assessment Grant**

Update: Ecorse Road property is not a facility. Ypsilanti Township was given the Phase II report and no further action is needed.

#### 5. Administrative

J. Eisenman will provide the 2006-2007 Work Plan at the next meeting.

## 6. Next Steps

February Agenda Items:

- a. Question for the Ann Arbor DDA What happens if Platinum is not being met for the 200 South Ashley Project? Is the money taken back?
- b. Get the development agreement between PMA Consultants and the City of Ann Arbor and review
- J. Eisenman to meet with P. Greve (consultant) to draft policy regarding when a Brownfield Plan needs to be amended.
- d. Determine if Lower Town Developers will come in to discuss their plans once they have been finalized, depending on what the WCBRA policy is.

## 7. Public Comment

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J. Irwin made motion to adjourn the meeting at 10:37am.	
I certify that the minutes are accurate and was approved by Redevelopment Authority Board on February 21, 2007	the Washtenaw County Brownfield
S. Heiney, Treasurer	 Date