Washtenaw County Brownfield Redevelopment Authority (WCBRA)

Washtenaw County Western Service Center 705 N. Zeeb Rd.

MEETING MINUTES March 21, 2007

Present:

Board Members: Suzie Heiney, Mark Heusel, Jeff Irwin, Rhonda McGill Richard Plewa, Karen Hart and

Larry Stoever

Staff: Jessica Eisenman, Patricia Denig and Anita Heath

Consultants: None Public/Guests: None

Absent: Guy Williams, David Hamilton

Handouts:

Agenda, Agenda Summary, February 21, 2007 Meeting Minutes, March 21, 2007 Next Steps Status Summary, Memorandum When to amend a Brownfield Plan

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:05am. A guorum was met.

Oath of Office given to Karen Hart and L. Stoever

The minutes from the February 21, 2007 meeting were approved. Motion by J. Irwin, seconded by M. Heusel.

J. Eisenman, handed out Welcome Binder with all the current data.

2. Announcements

- J. Irwin welcomed the new members and thanked them for their service to Washtenaw County
- R. Plewa, the major statute that covers Brownfield cleanup is part 201 of MDEQ is being reviewed. The State Legislature will be looking at the recommendation in the near future. R. Plewa will filter any documentation through J. Eisenman.

3. Potential Brownfield Projects

The Village Market Place & Lofts, Saline Project 2

Board of Commissioners approved the brownfield plan on March 7, 2007. Staff is working with the developer to finalize the Act 381 work plan which should be ready to submit to the DEQ by the beginning of next week. The reimbursement agreement needs to be finalized.

200 South Ashley Street, City of Ann Arbor

Board of Commissioners approved the brownfield plan on March 7, 2007. Their Act 381 work plan is completed and submitted to the State. This project is hoping to be on the April MEGA Meeting. Staff is working to finalize the reimbursement agreement. J. Eisenman indicated there are concerns regarding the indemnification, insurance and the reimbursement agreement.

William Street Station (Former Ann Arbor YMCA)

The Act 381 work plan has been resubmitted for review. The Developer is asking for a letter of support from the City. No need for rezoning for the hotel, because technically the YMCA is a hotel.

Water Street Redevelopment Project

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

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Banks of Saline (232 Monroe Street)

Staff is waiting on the signed reimbursement agreement. J. Eisenman met with the Developer and DEQ to discuss the addendum to the work plan. Johnson Controls did not completely clean up all the contamination at the site and therefore the RLF agreement cannot move forward until the corrective action order is resolved.

Corners at Dixboro Project

J. Eisenman, prelim site plan approval is coming up for approval again would like to set up a meeting with us and Superior Township to discuss any options he is not getting any interest in the site. No change.

Broadway Village at Lower Town Project

The pilot study is complete DEQ is reviewing the report to see if it was effective. The pilot study was 90% effective. The City has stated that they would refuse to bring the bond issue to vote until after work plan has been reviewed, and approved by both the DEQ and an environmental consultant, retained by the city. The water is fast moving and the contamination is spreading, becoming a larger area.

Toyota Redevelopment Project

Reimbursement agreement has been signed.

Invoices have not been obtained yet.

4. Grants

EPA Revolving Loan Fund Grant Discussion

Discussion surrounding the approval processes, the roll of RLF sub-community, the roll of BRA how they work together and to determine the credit worthiness of the project. Discussion around moving forward with loans, awarding loans that still may be questionable. J. Eisenman to put document together with points of discussion to distribute to WCBRA.

EPA Petroleum Assessment Grant

One new nomination: Old Manchester Rd and Main St. has done a Phase I. which shows there is potential petroleum contamination. Developer is requesting funds for Phase II assessment before purchasing property. Because there is, hazardous contamination on the site, the County will not require a 50-50 cost share.

5. Administrative

What level of change in a project necessitates a Brownfield Plan Amendment?

J. Eisenman memo of 3/15/2007 Recommendation with revisions to be distributed w/original application.

2006- 2007 Work plan, is in the binder handed out, please bring suggestion back to next meeting.

Staff is looking to put together a workshop for May, more information at next meeting.

6. Next Steps

Check with Diane Spencer on the RLF funding with regards to the 2008 deadline.

Put Banks of Saline on meeting agenda let the developers know there will be discussion regarding if and when a loan will be recinded.

Talk about a way to approach congress to help push Banks of Saline project. Ways to outreach to congress, make enquires for pushing (Jeff, Larry, Jessica).

Let Ken Schmidt, of Corners of Dixboro know that we area looking at the time frame to be able to keep a loan if the dollars are not being spent.

Bring back the policy on RLF with regards to, time limit, and delineation of contamination necessary.

Public Comment	
Adjourn R. Plewa made motion to adjourn the meeting at 11:15am.	
I certify that the minutes are accurate and was approved by the Washtenaw County Brownfield Redevelopment Authority Board on March 21, 2007	
S. Heiney, Treasurer Date	

Staff researching ways of allowing assessment monies to be reimbursed under a local TIF.

Staff to follow Part 201 changes and research how the BRA might want to give feedback.