

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

MEETING MINUTES
APRIL 18, 2007

Present:

Board Members: David Hamilton, Karen Hart, Mark Heusel, Jeff Irwin, Rhonda McGill, Richard Plewa, Larry Stoever and Guy Williams

Staff: Jessica Eisenman, Anita Heath and Mary Kowalski

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

Public/Guests: Tom Foley and Jeff Verhines

Absent: Suzie Heiney

Handouts:

Agenda, Agenda Summary, March 21, 2007 Meeting Minutes, April 18, 2007 Next Steps Status Summary, EPA RLF Loan Time Limit Worksheet, WCBRA Amendment Memorandum

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:06am. A quorum was met.

The minutes from the March 21, 2007 meeting were approved. R. Plewa motioned, J. Irwin seconded the motion. The motion carried unanimously.

2. Announcements

J. Irwin announced that at the Lansing MEGA meeting the 200 S. Ashley and William St. Station projects were approved. J. Eisenman reported the State was very interested in receiving efficiency numbers so they could use the 200 S. Ashley project as a model for development Statewide.

R. Plewa stated that a 90 page report including 100+ recommendations had been created regarding the proposal to change Part 201. The budget outlook for the department is not good; they are preparing contingency plans for a five- to ten-day shutdown. G. Williams recommended that we have a briefing and send comments directly to the agency. J. Eisenman said she would post the report online.

3. Potential Brownfield Projects

The Village Market Place & Lofts, Saline Project 2

The Act 381 work plan will be submitted to the state and the reimbursement plan signed this week.

200 South Ashley Street, City of Ann Arbor

A \$720,000 SBT has been approved administratively by MEDC and does not need MEGA approval due to the size of the project (less than \$1 million).

MEGA approved the TIF financing for eligible activities on April 17, 2007.

The contractor has proposed a fourteen month construction period to start as soon as possible. The reimbursement agreement has been signed.

William Street Station (Former Ann Arbor YMCA)

This project has been approved by MEGA on April 17, 2007 for SBT and TIF; it is a \$3.4 million dollar SBT credit. The reimbursement agreement has been completed and

development agreement approved by the City of Ann Arbor; the project is ready to move forward.

The estimated date of completion is three years from now, but the affordable towers must be constructed by December of 2008 for MSHDA credits to go through.

Water Street Redevelopment Project

No real updates, but a lot of conversation has occurred regarding the project, and hopefully a strategy will be settled on by May. They may be able to use some DEQ grant money for demolition and cleanup.

Banks of Saline (232 Monroe Street)

EPA RLF Grant was discussed at this point in the meeting. J. Eisenman and T. Foley had a conference call with Diane Spencer and Johnson Controls (afterwards JCI) to discuss time limits. Many RLFs are coming back, so the Act 381 plan is no longer accepted. All sites from here on out need a separate cleanup plan. Before the cleanup plan is created, the EPA agreements must be signed, the ABCA tweaked and a community relations plan put out for 30 days for public comment. The cleanup plan needs to be signed off on by DEQ and approved by the EPA, and a specific timeframe needs to be stated or the agreement is void. This is anticipated to be done by June or July.

Tom Foley of Saline River Properties spoke, and said that JCI has a consent order and has agreed to cleanup responsibility. JCI's CMP was denied but Saline River Properties' CMP was approved by the EPA on March 15. He stated the Diane Spencer said the loan will probably be approved, but it is necessary make sure that public funds won't be co-mingled with helping the PRP.

JCI has new legal and environmental counsel, and they have agreed to clean up to residential standards. The site has four places of environmental concern, including under the slab (which will not be the responsibility of JCI), an abandoned process pit, clean up of residual diesel from the old boiler and a vault with trichloroethylene. JCI has taken responsibility for these three locations and are coming out tomorrow with environmental consultants. There will be a deed restriction on the upper aquifer.

By sixty days from April 2, JCI must resubmit the CMP to the EPA. They will start taking up the slab in the next thirty days. Once the CMP is in place JCI cannot be found responsible for new problems found in the area for which the developer is responsible.

A document was handed out. Discussion included changes to the document in time limit recommendation: Clean up Plan should have a 2 month time limit, start of Clean up Activities one year and completion of Clean up Activities no recommendations. R. McGill suggests setting up a grid to look at over the next few months with the date, progress, discussion, how much has been approved and other information.

Corners at Dixboro Project

Ken is working with Swisher to market the site – either to sell as is or continue on as proposed.

Broadway Village at LowerTown Project

J. Eisenman received a call from MEDC that the developer wants to increase the TIF because they never put in the financing costs. At the time of the original request, TIF could not cover financing costs (and therefore the city agreed to bond). Therefore they are meeting with the city to see if they can cover it. J. Eisenman has been speaking with them, but talks are ongoing because they would like to do it administratively and she says they need to amend the plan to increase the TIF.

In December the CMI Grant expires (\$700,000 in grant money and a \$300,000 loan). It will not be extended, and will be taken away if nothing is done by December of this year.

Toyota Redevelopment Project

We are still waiting to move forward with reimbursement information. Staff will have a meeting with York Township Treasure to discuss TIF process. Clean up is done, and they are already starting on the foundation and sewer.

4. Grants

EPA Revolving Loan Fund Grant Discussion

Discussed earlier in the meeting.

EPA Petroleum Assessment Grant

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

The previous owner is moving forward with Phase II, and a proposal is out there to be signed.

Old Manchester and Main Street, Chelsea

We have received a new nomination waiting for the developer to move forward.

Potential New Dexter Site

Another site in Dexter may be before the BRA by the next meeting; it is under \$1 million and will use the DDA to fund needed environmental at the site.

5. Administrative

Policy Discussion re: What level of change in a project necessitates a Brownfield Plan amendment?

A memorandum on the subject is passed around. K. Hart and G. Williams expressed concern about the wording, and editing is discussed.

The following changes are proposed: to put the amendment requirements first, omit the words "or may not" from the second heading, change the words "If there are any changes made to a project with an approved Brownfield plan" to "If there are any changes made to a project as described in an approved Brownfield plan" and to remove "There is public concern about the project" as a reason to make an amendment. The revised document will be e-mailed out by J. Eisenman for review.

J. Irwin made the motion, K. Hart seconded and the motion carried unanimously.

2006-2007 Work Plan

Everyone should have received it, and feedback can be sent to J. Eisenman.

Discussion of changing day of monthly WCBRA meetings

L. Stoever proposed changing the day of WCBRA meetings due to a scheduling conflict. It was proposed that the meetings be moved to the first Thursday each month at 9am. Since the next meeting would therefore be in only two weeks, the next meeting will be cancelled and updates sent out by J. Eisenman via e-mail. The next meeting will be June 7, as agreed upon by all present.

6. Next Steps

- Get 201 report from Rick and post it on the website
- Make a grid for the RLF projects with date approved, status, progress, amount, blank for discussion at next meeting
- Find expiration date for Corners at Dixboro RLF
- Clean up Brownfield plan policy and e-mail to everyone
- Change the meeting dates
- Skip the May meeting

7. Public Comment

No comments.

Adjourn

J. Irwin made motion to adjourn the meeting at 10:58am. D. Hamilton seconded, and the motion carried unanimously.

I certify that the minutes are accurate and was approved by the Washtenaw County Brownfield Redevelopment Authority Board on June 14, 2007.

S. Heiney, Treasurer

Date