

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

MEETING MINUTES
JUNE 14, 2007

Present:

Board Members: David Hamilton, Karen Hart, Suzie Heiney, Mark Heusel, Jeff Irwin, Rhonda McGill, and Larry Stoever

Staff: Jessica Eisenman and Mary Kowalski

Consultants: Mark Van Doren and Anne Jamieson (AKT Peerless)

Public/Guests: Steve Brouwer

Absent: Richard Plewa and Guy Williams

Handouts:

Agenda, Agenda Summary, April 18, 2007 Meeting Minutes, June 4, 2007 Meeting Minutes, Next Steps Status Summary, Summary of RLF Projects, WCBRA Policy on Brownfield Plan Amendments

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:08am. A quorum was met.

J. Irwin motioned for and D. Hamilton seconded approval of the minutes from the April 18, 2007 meeting with the following corrections: add "green design" and "energy" in the first paragraph under "Announcements" and make two grammatical corrections under the "Grants" and "Administrative" sections. The motion carried.

K. Hart motioned for and S. Heiney seconded approval of the minutes from the June 4, 2007 Special Meeting with the following corrections: add Suzie Heiney to the "Present Board Members" list and fix a grammatical error in the fourth paragraph. The motion carried.

2. Announcements

Irwin apologized for missing the Special Meeting on June 4 and said he hopes the project can move forward.

3. Potential Brownfield Projects

2810 Baker Road, Village of Dexter

J. Eisenman stated that the subcommittee had met and then introduced Steve Brouwer of A. R. Brouwer, developer of the project. S. Brouwer presented drawings of the proposed building and discussed the project. It is to be the Dexter Wellness Center, a family-friendly center with workout facilities and a small amount of retail space. It is privately owned by DWC Investments.

S. Heiney stated that the project is not looking for local TIF capture, but the developers are seeking SBT credit through the BOC and BRA. The DDA has provided local support by passing a resolution at their 5/10/07 meeting, offering to provide up to \$150,000 for public improvement on the property.

It is a Benzene-contaminated site. M. Van Doren of AKT Peerless stated that the contaminated tank has been removed from the site, but that around 40-50 square feet of soil is contaminated.

J. Eisenman stated that the Dexter Village Council unanimously approved the Brownfield plan on May 29, showing support for the project.

K. Hart motioned to approve the project plan for SBT credits up to \$600,000. J. Irwin seconded, and the motion carried with D. Hamilton abstaining.

J. Irwin inquired about a timeline for the project, and J. Eisenman stated that the public BOC hearing will take place on June 20. It will go to the Ways and Means and the BOC on July 18, 2007 for a vote. The preliminary site plan has preliminary approval, but is currently up in front of the Village Council for final approval.

The Village Market Place & Lofts, Saline Project 2

J. Eisenman said that DEQ has approved the Act 381 work plan. There will be \$1,095,000 in TIF – but that the total amount for the project will be \$1.2 million, including administrative costs and the local fund contribution. Part 1 and Part 2 of the SBT application have been submitted to MEDC. The reimbursement agreement has been signed. Mike Concannon and JC Hanks are getting the contractors set up, and we still need insurance certificates from them.

200 South Ashley Street, City of Ann Arbor

No change

William Street Station (Former Ann Arbor YMCA)

No change

Water Street Redevelopment Project

K. Hart stated that the City Council passed a resolution to look for a real estate firm that would seek out developers for the site.

Banks of Saline (232 Monroe Street)

J. Eisenman mentioned that there was an Act 381 work plan addendum, and that DEQ is ready to approve it. The developers and the EPA have spoken with JCI to set details for their responsibilities, and the final corrective measure addendum needs to be set by July 16, 2007 for the RCRA issues to be settled. JCI will continue to do site investigations until 7/16 to clarify that the soil samples are accurate, and hopefully all of this will be resolved by the end of August. J. Eisenman also mentioned that the developers have built a model of the project, and that it is across the street from the site if anyone would like to see it. She noted that the proposed design appears to be of good quality. S. Heiney asked whether the project is contingent on pre-selling, and J. Eisenman confirmed that some percentage of the first building will need to be sold by the time construction starts, and that they are building in phases.

Corners at Dixboro Project

The \$350,000 RLF fund is to be voided. The project is not moving forward at this time, but they are working with Swisher to sell the site or bring in an interested developer.

M. Van Doren asked whether these funds could be transferred to the Village Marketplace & Lofts project, and J. Eisenman stated that they cannot because of the petroleum-based nature of contamination at the site.

L. Stoever asked why petroleum contamination cannot be included, and J. Eisenman explained that the original cooperative agreement for grants and loans, set up in 2003 by the EPA, separated funds for hazardous waste cleanup from funds for petroleum cleanup. The Village Marketplace & Lofts did get funds for assessment under the petroleum assessment grant, and the state is addressing the site across the street.

S. Heiney stated that it might be worthwhile to think of ways to inform possible developers that there are loan funds available. J. Eisenman said that about a year and a half ago letters were sent out to inform them, and that Angie Parsons of Washtenaw County Planning &

Environment is working on a BRA program brochure at this time. None of the current BRA projects qualify to use the available RLF.

Broadway Village at LowerTown Project

J. Eisenman said that she has been e-mailing BRA members and involved parties to keep everyone informed on updates to the project. There has been some opposition to the letter signed by the BRA and the city that was sent to the state, and Mr. Cahill, leader of the neighborhood opposition, has been very good about keeping J. Eisenman informed. On Tuesday, June 19, at 10am, there will be a MEGA board meeting at which they will be voting to solidify the \$96 million for the project. The BRA is trying to get a representative from the City to attend, and J. Eisenman asked if anyone in the BRA can attend the meeting as an official representative.

J. Eisenman stated that the project may have opposition at the meeting itself, but was unsure how MEGA receives public comment. She also mentioned that the city letter was *not* required, but that it was sent to demonstrate support from the local jurisdiction. L. Stoever asked about the reasons for opposition to the project, and J. Eisenman said that it was a combination of traffic, light and density issues as well as air pollution concerns and local issues with the developer.

R. McGill stated that Strathmore hopes to move forward by August, but that the Mayor and City disagree with the feasibility of this timeframe. R. Fraser was able to simply sign the letter because it was not required by the State and was therefore done administratively. J. Irwin noted that it will be very important to do the amendment process later this year.

Toyota Redevelopment Project

No change

4. Grants

EPA Revolving Loan Fund Grant Discussion

J. Eisenman mentioned that there was a chart of the status of each current project. S. Heiney stated that there is no benefit to rescinding loans if no one can use the money. M. Heusel mentioned that he is concerned with inconsistency if there is no guideline in place. J. Irwin suggested looking at individual offers, rather than having a concrete policy, so that the policy could depend on each project. R. McGill asked whether a developer should have to come back and re-submit an extension request when they are close to a deadline. J. Eisenman answered that the Banks of Saline project used that idea. S. Heiney suggested including a timeline with new projects, but wondered what to do about existing projects. J. Irwin suggested taking an “ad hoc” approach to deal with each project individually.

R. McGill suggested checking projects now instead of in January, and would like to know what the EPA says will happen. J. Eisenman said that RLF funds don't have to go to projects with approved Brownfield plans, but that they can go to “institutional controls” with due care requirements as long as they let third parties know and don't disturb the property. J. Irwin suggested communicating with Ann Arbor SPARK regarding marketing, and J. Eisenman said that a meeting with the real estate community has already taken place, and that they are trying to get the issue on future agendas. J. Irwin suggested telephoning Mike Finney and/or Jim Gartin, and J. Eisenman said that she would follow up on it. L. Stoever asked whether there is a list of environmental consultants, and J. Eisenman said that she has one and can send it out.

EPA Petroleum Assessment Grant

No change – it was noted that we did not receive the Hazardous Substance Grant from the EPA that we had applied for.

5. Administrative

WCBRA Brownfield Plan Amendment Policy

J. Eisenman stated that this was discussed at the 4/18 WCBRA board meeting, and asked if any members thought the policy should be changed. J. Irwin motioned to approve the plan, R. McGill supported and the motion carried.

J. Eisenman also mentioned that G. Williams is on the Detroit BRA board with John Kerr of the Detroit Port Authority, and that he would like to attend the next BRA meeting to talk about the DPA and Detroit Brownfield items. S. Heiney said that she wasn't sure if it would help him, but that he is welcome to attend.

6. Next Steps

- Talk to the EPA to figure out the date that the loan money will be going back into the fund
- Attend the MEGA meeting to discuss the Broadway Village at Lowertown project – Mark Van Doren of AKT Peerless and J. Irwin may attend.
- Call Jim Gartin to remind him of incentives for BRA projects.
- J. Eisenman will invite John Kerr, of the Detroit Port Authority, to attend the next meeting
- The next BRA meeting is scheduled for July 12.

7. Public Comment

K. Hart raised a question about Stewart Beal's Brownfield plan for a site in Ypsilanti, and J. Eisenman said that the project needed to be finalized. There will be no TIF due to a twelve year abatement, and we are not moving forward with a Brownfield plan at this time. K. Hart stated that the project may come up at tomorrow's meeting.

Adjourn

J. Irwin made motion to adjourn the meeting at 10:30am. D. Hamilton seconded, and the motion carried.

I certify that the minutes are accurate and were approved by the Washtenaw County Brownfield Redevelopment Authority Board on July 12, 2007.

S. Heiney, Treasurer

Date