

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

MEETING MINUTES
JULY 12, 2007

Present:

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

Staff: Anya Dale, Patricia Denig, Jessica Eisenman and Mary Kowalski of Planning and Environment, Xiaohong Wu of Finance and Kirsten Osborn of the Treasurer's Office

Consultants: none

Public/Guests: John Kerr of the Detroit/Wayne County Port Authority

Absent: Jeff Irwin

Handouts:

Revised Agenda, Agenda Summary, June 14, 2007 Meeting Minutes, Next Steps Status Summary

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:13am. A quorum was met.

G. Williams introduced John Kerr, of the Detroit/Wayne County Port Authority. Kristen Osborne of the Treasurer's Office and Xiaohong Wu of Finance also introduced themselves. Anya Dale, Associate Planner from Planning and Environment, introduced herself.

K. Hart motioned for and D. Hamilton seconded approval of the minutes from the June 14, 2007 meeting with the following corrections: change the spelling of S. Beal's first name to "Stewart," add the word "brownfield" before "plan" in the fourth paragraph under 2810 Baker Road for clarification, and remove "Local money is not involved in this project" in the second paragraph under 2810 Baker Road. The motion carried.

2. Announcements

J. Eisenman announced that she will be leaving the County on July 24. A. Dale of Planning & Environment will be attending the next few meetings in order to ease the transition as a new brownfield planner is hired. J. Eisenman thanked the BRA for the experiences that she has had in her time here. R. McGill expressed thanks on behalf of the BRA for everything that J. Eisenman has done, and K. Hart requested that J. Eisenman send out her contact information as soon as she knows it.

3. Potential Brownfield Projects

2810 Baker Road, Village of Dexter

The public hearing took place on June 20, and there was no public comment. The project will go up before Ways and Means and then the Board of Commissioners on July 18.

The Village Market Place & Lofts, Saline Project 2

No change

200 South Ashley Street, City of Ann Arbor

No change

William Street Station (Former Ann Arbor YMCA)

No change

Water Street Redevelopment Project

No change

Banks of Saline (232 Monroe Street)

No change

Corners at Dixboro Project

No change

Broadway Village at LowerTown Project

The MEGA board approved amending their resolution in order to reflect the numbers included in the original brownfield plan. Additionally, they approved an amendment to the plan which would extend the deadline for breaking ground by 5 years. R. Plewa inquired as to whether any public had attended the meeting, and J. Eisenman stated that while no members of the public were in attendance, they had submitted letters that were included in the MEGA packet.

Toyota Redevelopment Project

No change

Thompson Block, City of Ypsilanti

J. Eisenman stated she received an updated brownfield plan in which the developers are requesting to capture TIF of around \$200,000, and J. Eisenman will be reviewing the Performa and text capture schedule. They have received the OPRA tax abatement. The date will be 2033 by the time the OPRA and TIF capture are done. This project involves a historic building in Depot Town, Ypsilanti. It is an old Civil War barracks with some floor stability issues. J. Eisenman will add the project to the website.

4. Grants

EPA Revolving Loan Fund Grant

At the last meeting, the BRA wished to determine what the specific date would be to lose RLF funds. J. Eisenman stated that she did some research and discovered that the deadline is August 31, 2008, and that the funds do not need to have been completely expended at that time, but that at least one project must have utilized a portion of the funds. G. Williams asked if the BRA had applied for more, and J. Eisenman stated that we did, but that we might not be granted the funds if we do not use those that we already have. The \$350,000 was voided from the Corners at Dixboro project, and is now not allocated to any project. We are still working out the \$155,000 loan and \$120,000 grant for the Water St. project.

The developers for the Banks of Saline project are still working through some issues; JCI was supposed to have submitted a corrective measures plan by July 16, but the EPA is now allowing JCI to do additional soil samples and therefore the corrective measures plan may be delayed.

R. Plewa suggested looking for a small project with a clear community benefit in order to use some of the loan funds, and J. Eisenman reminded the BRA board that the money can be used to fund cleanup of contaminated sites that do not have a brownfield plan, as well as for those that do have one. R. Plewa suggested talking to banks, and J. Eisenman suggested looking into foreclosed-upon sites in order to clean up the property and therefore making it more marketable to developers. The RLF does require that a developer be identified to some degree before funds can be issued, although according to J. Eisenman reactions from the EPA vary. R. Plewa also suggested offering a very low interest rate. J. Eisenman said that if the city enters into an agreement to pay back the loan, it is possible to have the developer then take over at a later date.

K. Hart discussed a proposed Parks and Recreation trail that would go through a contaminated site as a possible use for the money.

R. Plewa cautioned that if we choose to approach banks, we must not favor one bank over another. Additionally, we may want to be cautious about giving out loans in order to ensure that the projects that get the money will move forward, and will not keep the money tied up unnecessarily. He suggested doing a preliminary evaluation of possible projects, only giving certain, limited amount of funds to said projects. J. Eisenman reminded everyone that no petroleum funds have been earmarked to date, and so there is a \$170,000 loan and \$30,000 grant available for petroleum based contamination. These types of funds could also save the RLF grant money, so it is worth looking into.

EPA Petroleum Assessment Grant

J. Eisenman stated that the BRA has received one new nomination from the Washtenaw County Treasurer's Office, for a T-shaped site that sits between two residences in Chelsea. There are public sewer access issues with the site. The Treasurer's office is requesting a waiver on the 50/50 cost share. J. Eisenman asked whether we can recoup the assessment grant through sales; K. Osborn responded that the parcel has been assessed to be worth only about \$9200 and will be sold by auction. The property had been used as an oil transfer station, with at least four aboveground storage tanks and vent pipes that indicate that there may also be underground storage tanks.

G. Williams motioned to waive the 50/50 cost share as requested, and D. Hamilton seconded. P. Denig asked that there be a clause in the motion stating that if the property sells for more than its assessed value, that the purchase would offset some of the cost. The original motion passed unanimously. M. Heusel made a motion to amend the previous motion in the following way: to approve the 50/50 cost sharing waiver to the extent that if money captured by the Treasurer's office is above the minimum bid, the money will be reimbursed to the BRA. K. Hart seconded the motion, and it passed unanimously.

5. Other Sites

J. Eisenman discussed a possible site at the former Federal Screw Company in Chelsea, through Renee Pappo. They would like to build a mixed-use development, and said that they have Phase II done. J. Eisenman will contact them to find out more about the contamination at the site and has also submitted a request for a PAG extension, which would expire on September 20, 2007.

J. Eisenman will be meeting with the Chelsea DDA, who may purchase the former Longworth Plating site, keeping the middle building but knocking down the sides to add a parking lot. The site is in a prime location in Chelsea, across the railroad tracks from the clock tower. They are moving forward with discussions, and J. Eisenman will contact AKT Peerless to find out about updating for Phase I & II. If there is no developer interested in the site and they are told that demolition is cheaper than rehabilitation, the DDA may make the site into a parking lot until a developer becomes interested. Steve Brouwer will be going through the building to give his recommendations. There is not a large amount of contamination – it is mostly in the back of the building, and capping it could be sufficient to put in a parking lot.

6. Administrative

P. Denig expressed sadness that J. Eisenman is leaving, but stated that the brownfield planner position was posted on the eWashtenaw website this week, and 26 applications have already come in. The usual 60-day hold on positions has been waived due to the importance of some of the current BRA projects. She plans to start interviewing by early August and hopefully the position will be filled by mid-August to early September.

K. Hart questioned whether the August meeting should be cancelled in light of the transition, and J. Eisenman said that there are no pending action items at this time. R. McGill recommended suspending the August meeting, but holding it on everyone's calendar just in case the board needs to meet. Additionally, any updates will be sent out via e-mail. R. McGill asked whether there are any BRA members on the interview committee, and P. Denig stated that they are welcome to inquire about joining, as long as they become educated on

the Behavior-Based interviewing style used by the County by the time the interviews are conducted.

7. Next Steps

- Approach banks, working with R Plewa on whom to approach, and create an information sheet that R. Plewa can take to the banking association meeting.
- Work with Ypsilanti for possible opportunities, including possible RLF funds for the trail
- Find out if it is possible to apply SBT credits to the RLF
- Follow up on the decision regarding the August meeting – R. McGill said that she will be out of state from 7/26-8/6, so Jeff can make the decision if necessary.

8. Public Comment

X. Wu asked when the application for extension of EPA grants might be approved, and J. Eisenman said that she would speak with the EPA and then pass that information along to him. K. Osborn thanked the BRA board for the petroleum grant approval; J. Kerr thanked everyone for the invitation to the meeting and stated that BRA board members are also welcome at the Detroit meetings. He also said that they have been focusing on the Riverfront and central business areas of the City, and will hopefully begin to focus on the Eastern Market area next.

Adjourn

M. Heusel made motion to adjourn the meeting at 10:42am.

I certify that the minutes are accurate and were approved by the Washtenaw County Brownfield Redevelopment Authority Board on August 9, 2007.

S. Heiney, Treasurer

Date