

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

MEETING MINUTES
SEPTEMBER 13, 2007

Present:

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

Staff: Patricia Denig, Mary Kowalski and Jeremy McCallion of Planning and Environment

Consultants: Mark Van Doren

Public/Guests: Tom Foley, Douglas McClure, Jeff Verhines and Gretchen McKernan

Absent: Jeff Irwin, Richard Plewa and Guy Williams

Handouts:

Agenda, Agenda Summary, July 12, 2007 Meeting Minutes, Next Steps Status Summary

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:11 am. A quorum was met.

K. Hart motioned for and D. Hamilton seconded approval of the minutes from the July 14, 2007 meeting. The motion carried.

2. Announcements

Welcome Jeremy McCallion – New Brownfield Planner

R. McGill welcomed J. McCallion, the new Brownfield Planner. J. McCallion discussed his education and work background and expressed excitement to be in this position. The WCBRA Board members introduced themselves.

3. Potential Brownfield Projects

2810 Baker Road, Village of Dexter

J. McCallion stated that the brownfield plan has been amended to include SBT credits, as approved by the Board of Commissioners on July 18. The state needs only proof of ownership and financing for the property. The final site plan approval will hopefully happen on September 24, at the Village Council meeting.

The Village Market Place & Lofts, Saline Project 2

The developer is currently working on securing funds for the TIF and may consider going to the RLF program for some funding. The project needs about \$1 million, and there is only \$70,000 available under petroleum. The remediation process will begin once funding is secured.

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 she had met with DEQ, and there is a loan that will expire this month without a developer. The City of Ypsilanti is trying to keep the money active, and DEQ agreed that although the grant has expired, the \$500,000 loan has been extended for a year with the possibility of a \$1 million loan in the future.

Banks of Saline (232 Monroe Street)

P. Denig discussed the project, stating that the developer has provided commentary on Johnson Controls' Corrective Measures Proposal (CMP) to the EPA, and hopefully it will be approved soon. The developer has also met with DEQ for an Act 381 Workplan addendum 2, and that will likely be submitted for approval within the next few weeks. The requested changes have been deemed acceptable and are going to be submitted within the next week. The brownfield division of the EPA has rescinded the original "add back" decision which made this site eligible for brownfield funds. This is a RCRA site and the conditions have changed, now making this site ineligible for brownfield funds. Therefore the RLF dollars cannot be used on this site. Tom Foley and P. Denig will try to discuss this with Bruce Miller at the State of Michigan for the Clean Michigan grants, to see if there is a possibility for loan/grant money. The \$625,000 will have to go back into the pool.

Tom Foley, Douglas McClure and Jeff Verhines expressed disappointment at this news. Tom and Doug stated that they would continue to attempt to get the RLF money under some alternative provisions that are listed in the guidelines. T. Foley feels that the work they have done to qualify for the loan should make them eligible for the RLF, but is planning to discuss these items with Diane Spencer. P. Denig stated that while staff will continue to work with the developer on these fund possibilities, the fact that deadlines are looming may mean that pursuing these funds is not the most effective alternative. Foley has also discussed this development with the local State representative. P. Denig stated that staff plans to discuss the appeals process and specific reasoning for rescinding the loan with Diane Spencer.

The developer has submitted an Analysis of Brownfield Cleanup Alternatives for review by the County and the EPA, and there will be a conference call with the EPA once the RCRA and CMP statutes are discussed, in order to determine the next steps for the project.

Corners at Dixboro Project

No change

Broadway Village at LowerTown Project

P. Denig introduced Gretchen McKernan to explain the cleanup procedures occurring at the site. McKernan stated that the "Permeable Reactive Barrier" method is being used instead of injection, and several environmental consultants have been working on the site. Impacted soils will be removed, and therefore the source will have been removed. Additionally, the groundwater will be treated until the contamination is removed. The developers would like to excavate the site, start some site work and move forward with financing even if everything is not ironed out with the City.

Toyota Redevelopment Project

J. McCallion stated that we have received the first TIF check, in the amount of \$198,328.27, including around \$37,500 for administrative fees. P. Denig also stated that the Department is working with the developers on invoices to resolve eligible activities

Thompson Block, City of Ypsilanti

No change

4. Grants

EPA Revolving Loan Fund Grant

J. McCallion stated that Staff is currently waiting for names of local banks from subcommittee members for a marketing campaign. Also, an RLF fact sheet has been developed for distribution for potential developers. J. McCallion distributed a handout with that information, and P. Denig stated that an e-mail has been sent to local banks to establish contact with loan officers. Staff will bring the fact sheet back for the Board to look at next month.

EPA Petroleum Assessment Grant

J. McCallion stated that staff has received 16 site nominations, including a new site for a mixed-use development at 7931 Grant Street in the Village of Dexter. They have also received written approval from the EPA to extend the grant for six months, through March 30, 2008. They tried to get a two-year extension, but that was denied.

M. Van Doren discussed the Phase II ESA for the property on W. Middle Street in Chelsea; water samples came back surprisingly clean, but it was determined that there may be two tanks on the property. The property is owned by the County, through tax reversion. M. Van Doren stated that AKT Peerless is suggesting at least removing the contents of the tanks and a future owner may wish to remove the empty containers found at the site and limit access to the property. The County is not liable for contamination, as long as the contents are removed.

J. McCallion updated the Board on the Dexter/Maple Road site; the developer has signed the 50% cost share proposal and the EPA is in the process of approval of the sampling plan for a Phase II ESA.

5. Other Sites

The Federal Screw site in Chelsea has drafts for Phase I and II, and they are working to obtain the title to the land. The total cost will be about \$350,000.

6. Administrative

Brownfield 2008 Conference Booth

The 2008 National Brownfield Conference will be taking place May 5-8, 2008 at Cobo Center in Detroit. J. McCallion stated that this would be a great opportunity to showcase what the WCBRA has accomplished as well as to solicit developers and educate them on brownfield incentives. It is free to attend the conference, and P. Denig stated that the Dept. of Planning Services can cover the \$1400 fee to have a booth (in conjunction with the Downriver Area Brownfield Consortium, who have purchased a set of booths). M. Van Doren stated that the region between Downriver and Washtenaw County, including the proposed Aerotropolis project, will be showcased. P. Denig stated that she would like to see some WCBRA board members commit to manning the booth, so that they can answer any questions from visitors.

7. Next Steps

- Update the Board on the SBT for Baker Road
- Work with a consultant for PAG and CMI on the Broadway Village project
- E-mail information from the EPA and State of Michigan regarding the Banks of Saline project
- Any WCBRA Board members interested in attending the Brownfields conference meetings are welcome and should contact Jeremy.
- Richard Plewa's and Guy Williams's terms are set to expire, make sure the Board is set for the next term.

8. Public Comment

None

Adjourn

M. Heusel made motion to adjourn the meeting at 10:32 a.m., and Karen Hart seconded.

I certify that the minutes are accurate and were approved by the Washtenaw County Brownfield Redevelopment Authority Board on October 11, 2007.

S. Heiney, Treasurer

Date