

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

SPECIAL MEETING
TO ADDRESS
THE BROADWAY VILLAGE AT LOWER TOWN PROJECT

MEETING MINUTES
JUNE 4, 2007

Present:

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

Staff: Jessica Eisenman and Mary Kowalski

Public/Guests: Laura Strowe, Douglas Allen, Peter Allen, Kevin McGraw, Vivienne Armentrout, Michael Anglin, Gretchen McKernan

Absent: Jeff Irwin and Mark Heusel

Call to Order

By Rhonda McGill at 9:13am

Broadway Village at Lower Town Letter Discussion

J. Eisenman described the purpose of this meeting, stating that MEGA needs a letter signed by the BRA due to a discrepancy between the text and the tax capture table in the Brownfield Plan. The text states no more than \$40.4 million dollars can be captured for eligible activities without an amendment to the plan. However, the table, which adds up to \$96.4 million, accounts for the interest associated with the \$40.4 million in eligible activities.

K. McGraw of the Strathmore Development Company (SDC) said SDC is willing to amend the Brownfield plan, but the process would take too long and therefore is requesting the letter to move forward at this time. K. McGraw will amend the Brownfield Plan once the clean-up technology is finalized and the financing released.

The letter from the WCBRA to MEGA states that the approval of the Brownfield Plan by the City, the WCBRA and the County Board of Commissioners was for the total \$96.4 million. The City also submitted a letter to MEGA concurring with the WCBRA letter.

The reason MEGA is accepting this letter is because 1) the timeliness necessary to secure the financing, which would not be met with an amendment to the Plan and 2) they have been told that the approved Brownfield Plan was for the \$96 million and it is simply a "typo" in the text.

Regarding the financing, K. McGraw said that SDC has a 75% pre-lease requirement, and therefore they need to start construction as soon as possible to maintain these leases. Additionally, their banks will not agree to finance the project until there is official MEGA approval of the \$96 million.

Regarding the environmental timeliness, the groundwater is moving toward the creek at a rate of 344 feet per year, so they need to get started as soon as possible. Additionally the \$1 million grant/loan promised from DEQ will expire at the end of the year.

Discussion also took place regarding the clean-up methods. Based on the Pilot Study conducted, the permanganate injection method may no longer be used. The DEQ noticed that the metals in the soil were being mobilized and they were concerned they

would migrate into Traver Creek, which feeds into the Huron River. The DEQ suggested using a permeable reactive barrier (PRB) in addition to the soil removal and injection. G. McKernan said that the barrier and the injection would not react well together and they are now proposing removal of the soil and installing one or two PRBs. This is also what the DEQ would do if they were addressing the site.

Jessica Eisenman stated that when groundwater is treated with PRBs, rather than injection, the process is much safer.

The city also has hired its own environmental consultants on the matter, who are generally leaning toward the barrier method as well, however they will need to review the data before they make a final recommendation.

Using PRBs will still clean the site up to standards beyond those required of the State, however it will take longer than the injection would.

G. Williams raised a question about the money in the revised chart for TIF, and J. Eisenman explained that the chart expressed a total of \$96 million, and that it was the text, stating \$40.4 million, that was incorrect.

K. Hart expressed that although text usually takes priority over charts, she would support this letter as long as DEQ and MEGA do as well. She also mentioned that the BRA should support this letter because if the contractor does not clean up this site, it is likely that it will never be cleaned up.

G. Williams moved that the BRA send the letter as requested to reconcile the chart with the text. K. Hart seconded, and R. Plewa abstained, which he has done since the beginning of this project. The motion passed unanimously, with two members absent and one member abstaining.

Rhonda McGill explained that the BRA is concerned about the cleanup-financial balance and that the BRA wants to represent the community but also wants the project to move forward.

Public Comment

M. Anglin expressed concern about the terminology used, specifically "creek," because it is actually the Huron River that will be impacted by the contamination. He also stated that while the property is currently described as "economically infeasible," several townhouses have recently been built nearby.

K. McGraw thanked BRA members for holding this meeting

Adjourn

Meeting adjourned at 9:40am

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