

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

MEETING MINUTES
May 19, 2008

Present:

Board Members: Todd Campbell, David Hamilton, James Harless, Mark Heusel, Rhonda McGill, April McGrath, Victoria Pebbles

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

Consultants: None

Public/Guests: None

Absent: Suzie Heiney (excused) and Jeff Irwin

Handouts:

Agenda, Agenda Summary, April 10, 2008 Meeting Minutes, Thompson Block Brownfield Redevelopment Plan, City of Ypsilanti City Council Resolution approving the Thompson Block Plan, City of Ypsilanti City Council Resolution approving the Water Street RLF funding, City of Chelsea DDA Draft Resolution for transfer of TIF for FSW Project

1. Call to Order & Public Comment

R. McGill called the meeting to order at 9:05 a.m.

Notary Mary Kowalski swore in new Board members April McGrath and Victoria Pebbles.

D. Hamilton motioned for and T. Campbell seconded approval of the minutes from the April 10, 2008 meeting. The motion carried.

2. Announcements

J. McCallion went through his presentation from the National Brownfield Conference and demonstrated some of the written materials that were handed out.

3. Active Brownfield Projects

The Village Market Place & Lofts, Saline Project 2

No Change

Banks of Saline (232 Monroe Street)

J. McCallion stated that the Clean Michigan Initiative (CMI) Grant/loan has been awarded, the grant agreement has been signed and the loan agreement is close to being signed. There will likely be a kick-off meeting next week and the next steps include work plan and bid development. The best-case scenario for starting construction would be in August.

200 South Ashley Street, City of Ann Arbor

J. McCallion noted that they are submitting a site plan for changes to the parking.

Broadway Village at Lower Town Project

J. McCallion noted that they are currently working on financing, as there is some trouble with closing on the Tax Increment Financing (TIF). The developer may use public financing for a bond.

4. Potential Brownfield Projects

Federal Screw Works

J. McCallion stated that he attended the Downtown Development Authority (DDA) meeting and that they approved a resolution for the TIF sharing agreement. The subcommittee has met and recommended the plan approval with the following items resolved: the DDA resolution, additional improvements that may need to be added to the infrastructure costs, duration of the plan and a few text changes. The plan will next go to Chelsea's City Council meeting, and there is interest in pursuing Revolving Loan Funds (RLF) for the project.

Water Street Redevelopment Project

There was a City of Ypsilanti work session on April 24 to evaluate the action plan that was adopted in 2007. At the work session, it was recommended that the action plan be modified in an effort to remove barriers to development. They hope to change the zoning to allow for smaller developments without excluding the possibility of a larger development. The City will have a market analysis done by June, and the development will likely start with the Michigan Avenue frontage. The brownfield plan has identified \$3.7 million in eligible activities, but there needs to be an Act 381 plan approved to use RLF. The brownfield plan will either need to be amended or completely rewritten, possibly taking the portion of the property on Michigan Avenue out and changing the TIF capture.

Corners at Dixboro Project

No change

Thompson Block, City of Ypsilanti

The subcommittee has reviewed the plan and recommends approval. The City of Ypsilanti approved it on May 8. J. Harless moved that the WCBRA Board accept the Thompson Block brownfield plan, D. Hamilton seconded and the motion carried.

Growing Hope, City of Ypsilanti

No change

211-215 W. Michigan, City of Ypsilanti

This site is the "Mack and Mack Building" located in downtown Ypsilanti. It has no contamination, but is considered functionally obsolete. The developers would like to redevelop the existing building and are requesting a Michigan Business Tax (MBT) credit. The City of Ypsilanti would like to be involved in the subcommittee review of the plan.

5. Grants

EPA Revolving Loan Fund (RLF) Grant

The Water Street site will likely request \$650,000-\$750,000 of the available funds, and that will leave \$250,000-\$350,000 to be used for the Federal Screw Works project. There is one other potential project that may use around \$30,000 in loan funds.

EPA Petroleum Assessment Grant (PAG)

There is around \$66,000 left to spend and several projects are in the works to use that money.

1196 Ecorse Road

A Phase I was done, but there was concern about zoning and whether the non-profit would be able to use it for its original intended purpose, but those issues may have been resolved and a Phase II might be done.

NE corner of Dexter and Maple Road

They are working on a brownfield plan and there is a possibility that a BEA will be done on the site.

202-212 S. Division

A BEA has been filed and we anticipate doing a due care plan soon.

7890 Ann Arbor Street

A sampling analysis plan has been approved. We have received results and the site is contaminated.

6. Administrative

WCBRA Workgroup Member Addition

J. McCallion note that the WCBRA would like to look at some new initiatives, such as green building, sustainability, smart growth and outreach, to include in the WCBRA workplan. Additionally, there has been some recent legislation that needs to be incorporated. This group will meet around twice each month for the next three months. Some members who agreed to participate previously are no longer on the board, and therefore new volunteers are needed. The members of the workgroup will be Rhonda McGill, Mark Heusel, James Harless, and will include Mark Van Doren and possibly Rick Plewa in an advisory capacity.

Subcommittee Selection for Lack & Mack Building, LLC Brownfield Plan (211-215 W. Michigan) Review
D. Hamilton and T. Campbell volunteered on the subcommittee; S. Heiney will be included as well. They will send their recommendations to the City of Ypsilanti's City Council for their June 3 meeting.

Approval of City of Chelsea DDA TIF Transfer Resolution

J. McCallion distributed a summary of the brownfield plan. Changes were made in the plan to reflect the Interlocal Agreement to share tax increment revenues (TIF) and further itemize the TIF capture within the DDA. The Interlocal Agreement was developed from examples of other communities that used this method, which were provided to us by AKT Peerless. Corporation Counsel reviewed the resolution. J. Hamilton moved to approve the resolution. D. Hamilton seconded and made a friendly amendment to authorize the chair to sign on behalf of the board, and the motion carried.

Brownfields Conference Results

Staff and the Board agreed that the conference was successful, noting that collaboration with the downriver areas was good and that they learned a great deal about new services.

7. Next Steps

- RLF
- WCBRA Workgroup
- Get the three plans through the process
- Identify the Act 381 plan approach for water Street
- CMI Banks of Saline contracts settled
- CMI workplan for Broadway Village

8. Public Comment

None

Adjourn

M. Heusel made a motion to adjourn the meeting at 11:00 a.m.

I certify that the minutes are accurate and approved by the Washtenaw County Brownfield Redevelopment Authority Board on June 12, 2008.

S. Heiney, Treasurer

Date