

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Annex Large Conference Room
110 N. Fourth Avenue, Ann Arbor

MEETING MINUTES
April 8, 2010

Board Present: Todd Campbell, James Harless, Suzie Heiney, Mark Heusel, April McGrath, Victoria Pebbles, Anna Sandhu

Board Absent: Jeff Irwin, Douglas McClure (excused)

Staff: Brett Lenart

Handouts: Agenda, February 11, 2010 Draft Minutes, Draft Outreach Handout, Project Tracking Table, Saline Automotive Holdings Components Brownfield Plan (Dated April 7, 2010); Near North Brownfield Plan (Dated March 31, 2010); Notice of Brownfield Redevelopment Workshops

1. Call to Order & Public Comment

Pebbles called the meeting to order at 9:05 a.m. There was no public comment.

Harless moved (Support: Sandhu) that the minutes of the February 11, 2010 meeting be approved as presented and the motion carried unanimously.

2. WCBRA Program

Automotive Components Holdings – Saline Brownfield Plan Approval

Jennifer Owens, Ann Arbor Spark Vice President of Business Development was present to represent the developer at the meeting. Ms. Owens indicated that supporting this project was important to Ann Arbor Spark and the City of Saline. The plant has been a successful venture amongst many challenging projects that evolved through the Ford Motor Company-Visteon-Automotive Components Holdings evolution.

Lenart provided a revised Brownfield Plan to the Board, dated April 7, 2010. Lenart summarized that the amended Brownfield Plan was identical to the version provided in the packet, with the exception of a specific report title and reference in the section that provides the basis of eligibility.

Lenart summarized that the Brownfield Plan was intended to provide eligibility to apply for Michigan Business Tax Credits for new investment at the plant, estimated at a minimum of \$10M. Lenart indicated that supporting this plant was important as the facility employs approximately 2,000 people and operates 3 full shifts, a bright spot in an evolving manufacturing sector. Lenart indicated that the aggressive project schedule was in response to the collective desires of Automotive Components Holdings and the City of Saline.

Heusel moved (Support: Harless) to approve the Brownfield Plan for the Saline Automotive Components Holdings Brownfield Project as submitted and the motion carried unanimously.

Near North Brownfield Project – Select Project Review Sub-committee

Lenart provided an overview of the project developed by a partnership of private and non-profit members. The Near North Project proposed the development of 39 affordable housing units, office space, and commercial space at a site located on N. Main Street in Ann Arbor. The project generally involves the redevelopment of housing stock into a 3-4 story mixed use project that will seek LEED certification. The project has already garnered public support through PUD approval by the City of Ann Arbor, the issuance of a Payment in Lieu of Taxes (PILOT) from the City of Ann Arbor, and a project contribution by the Ann Arbor Downtown Development Authority.

Lenart indicated that he has provided some feedback to the consultant already. The most notable of which is compliance with those sections of Act 381 which require a brownfield plan to address the relocation of residents. Lenart indicated that he would anticipate this component of the plan being the subject the greatest

discussion as it is a new project parameter to the WCBRA. The WCBRA requested that in the context of this discussion, it would be helpful to have legal counsel participate to ensure they are adequately meeting the obligations of the Act.

McGrath moved (Support: Heiney) to Members Heusel, Pebbles, and Sandhu to form the Project Sub-committee for the Near North Brownfield Project, and the motion carried unanimously.

Outreach Handout

Lenart indicated that a draft outreach handout was provided at the meeting. He encouraged members to review prior to the next meeting and provide any comments/edits as desired.

Project Status Tracking

Lenart provided an overview of the project status table. Specific questions by the Board included determining the status of the 200 S. Ashley's site plan approval and the status of the Broadway Village project. After discussion of the history of the Broadway Village project, it was determined that Lenart will invite Matt Naud, Environmental Coordinator of the City of Ann Arbor to discuss the project.

4. Public Comment

None

Adjourn

Harless moved (Support: Heusel) to adjourn the meeting at 11:15 a.m. and the motion carried unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority Board on May 13, 2010.