

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

MEETING MINUTES
June 10, 2010

Board Present: Teresa Gillotti, Jeff Irwin, James Harless, Douglas McClure, Anna Sandhu, Victoria Pebbles,
Board Absent: Todd Campbell (excused), Mark Heusel (excused)
Staff: Brett Lenart, Lindsay Nelson
Handouts: Agenda, May 13, 2010 Draft Minutes, Brownfield Plan for Near North Apartments Limited, Brownfield Plan for Mellencamp Building LLC, Project Tracking Table, Board Roster

1. Call to Order & Public Comment

Irwin called the meeting to order at 9:08 a.m. There was no public comment.

Irwin moved (Support: Sandhu) that the minutes of the May 13, 2010 meeting be approved as presented and the motion carried unanimously.

2. WCBRA Program

Near North Apartments Limited Brownfield Plan Approval

Steve Willobee from Soils and Materials Engineers, Teresa Welsh from Three Oaks, Mike Appel of Avalon Housing, were present to represent the project at the meeting. Matt Naud from the City of Ann Arbor was present as well.

Lenart provided an overview of the project. 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 involves the redevelopment of housing stock into a 3-4 story mixed-use project that will seek LEED certification.

Welsh indicated that all of the buildings currently on the site are vacant except for one, which is now occupied by three students. The students will be out of the building by this fall.

Pebbles moved (Support: McClure) to approve the Brownfield Plan for Near North Apartments Limited and the motion carried unanimously. Harless abstained from the motion.

Mellencamp Building LLC Brownfield Plan Approval

Nelson provided an overview of the project, located on W. Michigan Avenue in downtown Ypsilanti. The property includes three vacant buildings. The developer proposes to renovate the buildings into a mixed use development with apartments on the 2nd and 3rd floors of the buildings and commercial retail space on the ground floor. The basements will be lowered to create legal office or studio space. Nelson indicated that the project seeks 20% MBT credits. No TIF will be utilized to support eligible activities; however, the project has been granted an OPRA certificate by the City of Ypsilanti, which shows the city's support for the project.

Nelson provided a revised Brownfield Plan to the Board, date June 10, 2010. Nelson summarized that the revised Plan had three changes since the Plan was emailed to the Board. First, the property is considered solely as functionally obsolete and the term "blighted" was removed from the text. Second, text stating that all three parcels are qualifying independently as functionally obsolete was added. Finally, the addresses of the three buildings were added to the parcel map.

Gillotti pointed out that in addition to the three buildings indicated in the Plan, there is a garage located behind the buildings across the alley that is also part of the property. The garage will be developed into office, studio,

or storage space. Gillotti also mentioned that the four parcels have been combined into one tax parcel with a single parcel number. Nelson will update the plan based on these changes.

Pebbles expressed concern over the lowering of the basement and soil removal given that no TIF or development agreement would be executed to ensure proper handling of soils. Pebbles moved (Support: Harless) to amend the Plan to include language that indicates that soil removed from the property will be evaluated to ensure compliance with all applicable laws.

McClure moved (Support: Sandhu) to approve the Brownfield Plan for Mellencamp Building LLC as amended and the motion carried unanimously.

Outreach

Lenart indicated that he has scheduled two outreach presentations. A presentation is confirmed for the County Bar Association on September 21, 2010 at 12:00 p.m. at 200 N. Main Street. A presentation is tentatively scheduled for the Ann Arbor Chamber of Commerce on July 13, 2010 at 11:30 a.m. at Washtenaw Community College.

Zingerman's Brownfield Plan Project Sub-Committee

Lenart provided an overview of the proposed expansion of the Zingerman's Deli in Ann Arbor. The project will involve the rehabilitation and renovation of the existing Deli and Annex, removal of a vacant house at 322 E. Kingsley Street, and construction of a new two-story brick addition with atrium and basement that will house a new kitchen, extended dining area, storage, offices, and retail area. The project seeks tax increment financing from local and state property tax increment and a MBT Credit. Lenart requested the appointment of a sub-committee to review the proposed Brownfield Plan. Harless, Irwin, McClure, and Sandhu volunteered to form the Project Review Sub-Committee for the Zingerman's Brownfield Project.

Letter of Support for Forestry Grant

Gillotti provided a letter to the Board regarding the City of Ypsilanti's application for a Great Lakes Restoration Initiative Northeastern Areas State and Private Forestry Grant on the Water Street Redevelopment Area. Gillotti provide an overview of the project and letter of support. The Water Street Redevelopment Area is a 38 acre brownfield redevelopment project located adjacent to downtown Ypsilanti along the Huron River. The project would help to complete two objectives: remediate an acre of metals contamination and establish a five acre tree nursery to provide stock for parks, trails, and street trees.

Gillotti moved (Support: Harless) to support the Water Street phytoremediation and nursery project and the motion carried unanimously.

Project Status Updates

Lenart provided a tracking sheet with an overview of projects. No updates were discussed.

3. Public Comment

None

Adjourn

McClure moved (Support: Pebbles) to adjourn the meeting at 10:40 a.m. and the motion carried unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority Board on July 8, 2010.