

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

MEETING MINUTES
November 13, 2008

Present:

Board Members: Todd Campbell, James Harless, Suzie Heiney, Mark Heusel, Jeff Irwin, Rhonda McGill, April McGrath and Victoria Pebbles

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

Consultants: Anne Jamieson – AKT Peerless

Public/Guests: Dan Ketelaor, Kurt Brauer, Craig Hupp, Bret Stuntz, Louis F. Stultz, John Langs, Jeff Murphy, David Kapusansky, Rene Papo, Patricia M. Fix

Absent: David Hamilton (excused)

Handouts:

Agenda, Agenda Summary, October 9, 2008 Meeting Minutes, Draft Program Policies and Procedures, 601 S. Forest elevations, Maple Shoppes Brownfield Plan, Federal Screw Works Brownfield Plan, 2800 Jackson Brownfield Plan

1. Call to Order & Public Comment

McGill called the meeting to order at 9:06 a.m. There was no public comment.

2. Announcements

McCallion announced that Planning Services will be moving to Downtown Ann Arbor effective November 24, but that next month's meeting will be held at 705 N. Zeeb. The Board will decide later at which location the meetings in 2009 should be held.

McGill announced that she did not seek reappointment to the BRA due to a lack of time in her schedule, but that she enjoyed her time as chair.

3. Action Items

601 S. Forest, City of Ann Arbor, Brownfield Plan Approval

Dan Ketelaar, Kurt Brauer and Patricia Fix gave a short presentation on the upcoming development, noting that they will be going for LEED silver certification on the building and that the brownfield incentives would be key in that endeavor. They have already received site plan approval from the City of Ann Arbor and have targeted spring of 2011 to have the project completed. McCallion noted that the subcommittee recommended approval of the brownfield plan with some minor text changes. The public hearing is set for next Wednesday, November 19; the plan will likely be up for BOC approval on December 3 and at the December MEGA Board meeting.

Harless moved that the brownfield plan for 601 S. Forest, Green Urban Living LLC be approved, and Pebbles seconded. The motion carried; Heusel recused himself from the vote.

Maple Shoppes, City of Ann Arbor, Brownfield Plan Approval

Rene Papo and Anne Jamieson gave a short presentation on the project, which has also received site plan approval from the City of Ann Arbor. The developers will be seeking LEED certification for the building, which will house an Aldi supermarket. McCallion noted that the subcommittee recommended approval, and that the public hearing is set for next week with the plan likely going to the BOC on December 3 and the December MEGA Board meeting.

Heusel moved that the brownfield plan for Maple Shoppes be approved, Heiney seconded and the motion carried.

Federal Screw Works (FSW), City of Chelsea, Brownfield Plan Approval

Rene Papo and Lou Stultz gave a brief presentation on this project, noting that it would be redeveloped into a mixed-use development. The DDA did a text amendment to their plan to address this case specifically, and

the DDA approved it on September 18. The plan was approved by Chelsea City Council on October 28, and there was a public hearing in the plan before the Board of Commissioners in July 2008. McCallion noted that the subcommittee recommended approval.

McGrath moved that the brownfield plan for Federal Screw Works be approved, Campbell seconded and the motion carried.

2800 Jackson (Michigan Inn), City of Ann Arbor, Brownfield Plan Approval

Craig Hupp gave a brief presentation on the history of this property, noting that there is only a conceptual redevelopment plan at this time. The action necessary right now is to demolish the building in order to eliminate the existing "attractive nuisance" and clear the site for redevelopment. They are not seeking tax credits on this project and therefore have the support of MEDC. The subcommittee noted that this is a different scenario than previous brownfield plans, but that it should be passed in order to remove the public nuisance as quickly as possible.

Pebbles asked if there is a way that the developer can talk with MDOT about their plans for improving access onto I-94 at the Jackson road ramp, potentially compromising on positioning of the easement if that improves traffic flow and access. She expressed concern about safety on that on-ramp to the freeway. The developer stated that this is a conceptual plan, but that he would pass this concern back to the client for consideration. McCallion stated that he spoke with Mark Lloyd at the City of Ann Arbor, and he felt confident that the component would be addressed in the site plan.

Heusel moved that the brownfield plan for 2800 Jackson be approved, Harless seconded and the motion carried.

4. Brownfield Projects

2810 Baker Road, Village of Dexter

McCallion updated the board on this site, noting that the WCBRA approved a brownfield plan in 2007 but that it has since been revisited to break into two phases. McCallion reported that he received an e-mail stating that one operating business is not interested in moving into the new location, so the project is stalled. If the project moves forward they may be seeking MBT support and evaluating the possibility of TIF sharing with the DDA.

5. WCBRA Policy Review

Policy and Procedures

McCallion distributed the most current draft version of the WCBRA policies and procedures, as worked on by the Policy Review Subcommittee. Several pieces still need to be discussed with the Policy Review Subcommittee which included administration fees, local site revolving fund and new initiatives. These items will be discussed at the upcoming Subcommittee meeting and the December WCBRA board meeting.

Timeline and Public Outreach

This will be discussed at the December meeting

6. Grants

Assessment and RLF Final Quarterly Report and Closeout

Staff is working on closing out the assessment and RLF grants, which are due at the end of the month.

Next EPA Funding Cycle

McCallion reported that the grant applications are due tomorrow and that quarterly reports were submitted last week.

7. Public Comment

None

Adjourn

Heusel made a motion to adjourn the meeting at 11:06 a.m.

I certify that the minutes are accurate and approved by the Washtenaw County Brownfield Redevelopment Authority Board on December 11, 2008.

S. Heiney, Treasurer

Date