

**Washtenaw County Brownfield Redevelopment Authority**  
**Agenda Summary**  
**July 10, 2008 Board Meeting**

**3. Active Brownfield Projects**

1. The Village Market Place and Lofts (147 & 159 West Michigan Ave.), City of Saline (no change)
  - Met with the City of Saline's Mayor, City Manager and the developer to receive an update on the project.
  - Remediation is targeted to begin in the next two weeks. A substantial amount of construction is expected to be completed by 12/31/08 and we will likely begin tax capture in the summer of 2009.
2. Banks of Saline (232 Monroe Street), City of Saline (no change)
  - Environmental Consulting & Technology, Inc. (ECT), has been selected as the oversight contractor and the professional service contract has been executed.
  - The Michigan Department of Environmental Quality (MEDQ), staff, the developer, the developer's consultant and the oversight consultant met to discuss the contracts, grant and loan budget and work plan requirements on May 27, 2008. A few items need to be addressed before the work plan can be drafted and submitted to the MDEQ. These items and the next steps will be discussed at the meeting.
3. 200 South Ashley Street, City of Ann Arbor (no change)
  - Due to an increase in building size (from 26,000 to 34,000 square feet), private financing requirements and parking constraints the developer is expected to submit an amended Michigan Business Tax Brownfield Credit application for 20% of eligible investment, instead of a 10% credit previously submitted.
  - The developer is requesting a letter of support from the WCBRA and the City of Ann Arbor, as part of the application process.
4. Broadway Village at Lower Town, City of Ann Arbor (update)
  - We are in the process of scheduling a meeting to discuss the developer's request to amend the brownfield plan, as it pertains to the duration of the plan.
  - We have received a response from the Michigan Department of Environmental Quality that the Clean Michigan Initiative Brownfield Redevelopment Grant contract will be extended. More information about the Brownfield Redevelopment Loan contract will be provided at the meeting.
5. Thompson Block, City of Ypsilanti (update)
  - The Washtenaw County Board of Commissioners (BOC) approved the Thompson Block Redevelopment Plan on July 2, 2008.
  - The Michigan Economic Development Corporation has initially reviewed the Act 381 Work Plan and some issues need to be resolved before it is officially submitted.

**4. Potential Brownfield Projects**

1. Federal Screw Works, City of Chelsea (update)
  - Staff has worked with Corporation Counsel, the City of Chelsea's City Manager and City of Chelsea's attorneys to determine if the City of Chelsea Downtown Development Authority's Plan needs to be amended to reflect the Federal Screw Works project and the Interlocal Agreement. More information will be provided at the meeting.
  - The BOC held a public hearing for the Plan on July 2, 2008, and no public comment was received.
2. Water Street Redevelopment Project, City of Ypsilanti (update)
  - Staff had a conference call with our EPA project manager, project officer and another EPA project manager to discuss an extension of the Revolving Loan Fund for this project. It was determined that a final decision would be made once all the eligibility memos have been submitted and reviewed. More information will be provided at the meeting about the status of the eligibility memos.

3. Corners at Dixboro Project, Superior Township (no change)
  - The site has been included in the Brownfields Conference booth booklet. Similar marketing materials, as the Water Street project, will be developed for the BTF.
4. Growing Hope, City of Ypsilanti (update)
  - A cistern was discovered on the site and our environmental consultant for the Petroleum Assessment Grant (PAG) recommended taking a few soil samples to check for contamination. This will be provided as an in-kind service and should be completed soon.
  - We are still in the process of receiving both the property and owner eligibility approvals.
5. 211-215 W. Michigan (Mack and Mack Building), City of Ypsilanti (update)
  - The City of Ypsilanti City Council approved the Brownfield Plan on June 3, 2008 and the WCBRA approved the Plan on June 12, 2008. The BOC held a public hearing for the Plan on July 2, 2008, and no public comment was received.
  - The Plan will be considered for final approval by the BOC on August 6, 2008.

## 5. Grants

### Revolving Loan Fund Grant (RLF) (update)

- Please refer to Potential Brownfield Projects #2 and #4.

### Petroleum Assessment Grant (PAG) (update)

- We have signed proposals for all the PAG funds, expect \$3,000, which is earmarked for Growing Hope's brownfield plan.

### Active Previous Nominations:

#### 202 and 212 South Division (no change)

- A Baseline Environmental Assessment (BEA) has been submitted for the site.

#### 1196 Ecorse Road, Ypsilanti Township (update)

- The Phase I is complete and recognized environmental concerns have been identified.
- A Phase II Environmental Site Assessment will be conducted. We are awaiting Work Plan/Sampling and Analysis Plan (SAP) approval.

#### NE corner of Dexter and Maple Road, City of Ann Arbor (no change)

- Eligibility determinations complete and the Work Plan/Sampling and Analysis Plan (SAP) was approved on 4/9/08.
- Initial Phase II assessment has found contamination at the site, but additional testing needs to be completed in order to determine an appropriate clean-up strategy and cost
- Cost share for the Brownfield Plan and Act 381 Work Plan has been increased.

#### 7890 Ann Arbor Street, Dexter Village (no change)

- SAP was approved by the EPA on 4/14/2008.
- A Supplemental Phase II and BEA proposal has been provided and the 50/50 cost share has been waived.

#### 918-924 West Michigan Avenue, Ypsilanti (no change)

- Refer to Potential Brownfield Project #11

75 Barker Road, Northfield Township (no change)

- Recent State eligibility determinations and subsequent review by the EPA has led us to conclude the site will not be eligible for PAG funds. The Northfield Township DDA Chairperson has been informed.

W. Middle Street, City of Chelsea (no change)

- The site sold at auction for \$8,600, which closed on November 1, 2007
- I have contacted the Treasurer's Office and offered to meet with the purchaser to discuss assessment results and the baseline environmental assessment requirement (must be completed within 45 days of retaining title).
- Expected closing date was December 3, 2007.
- We have also received an opinion about the County's Due Care obligations from the Office of Corporation Counsel.

Old Manchester Road and Main Street, Chelsea (no change)

- The Phase II for the site has been completed.
- The soil samples did not exceed residential cleanup criteria, therefore the site is not a facility.

226 West Liberty Street, City of Ann Arbor (no change)

- Phase II ESA was completed, staff met with the consultants and developer on December 7, 2006 to discuss findings and next steps.

8994 Austin Road, Bridgewater Township (no change)

- On May 24, 2006 staff submitted a site eligibility determination to the State for consideration of approval.
- State sent e-mail to staff requesting more information on the site. Staff has contacted the Township to obtain the additional information.

NW corner of Carpenter & Arkona Road, City of Milan (no change)

- The nomination submitted by the developer did not show previous use of petroleum contamination on site. Staff contacted developer to request further clarification.

11800 Dexter-Chelsea Road, Lima Township (no change)

- On June 30, 2006 site eligibility determination was approved by the State.
- Staff to complete site eligibility memo for the EPA once the current owner(s) is located and give permission to move forward.

8545 Jackson Road, Lima Township (no change)

- On June 27, 2006 site eligibility determination was approved by the State.
- EPA approved site the eligibility memo. Once staff finds the current owner and gets site access consultants can begin a Phase I ESA.

**No activity to date**

1035 North Fletcher Road, Lima Township

Stamford Road, Section 35, Superior Township

5800 Cherry Hill Road, Superior Township

**No longer requiring assessment funds**

Corners at Dixboro, Superior Township

200 South Ashley Street, City of Ann Arbor

147, 159, and 185 West Michigan Avenue, City of Saline

1165 Ecorse Road, Ypsilanti Township

## **6. Other Sites**

### 1. 601 South Forest, City of Ann Arbor

- The site is located on 5 parcels at the corner of South University and South Forest. The site is a facility and a project application has been received.
- The proposed redevelopment will include residential student apartments, main floor retail and second floor business offices. The building will include 521,000 total square feet consisting of a 20 story “L-Shaped” building and an additional 25 story corner tower.
- The project application proposes approximately \$2.8 million in public infrastructure, \$3.1 million in site preparation and \$1.7-\$5.2 million in environmental remediation in tax increment financing. It is projected that the project will have a total investment of approximately \$160.8 million and an 8 year payback.
- We have met with the City and the developer. We are awaiting a letter from the City of Ann Arbor before we proceed forward with the brownfield plan process.