

Washtenaw County Brownfield Redevelopment Authority
Agenda Summary
June 12, 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 (update)
 - 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 (update)
 - 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)
 - Due to private financing complications the developer will not be able to complete the Clean Michigan Initiative Brownfield Redevelopment Grant and Loan activities by the July 20, 2008 deadline, therefore we will be requesting an extension.

4. Potential Brownfield Projects

1. Federal Screw Works, City of Chelsea (update)
 - The brownfield plan has been revised to include all the necessary changes/clarifications the WCBRA subcommittee identified.
 - Staff is currently working to resolve an issue that was raised, as it pertains to the City of Chelsea and WCBRA Interlocal Agreement. More information will be provided at the meeting.
2. Water Street Redevelopment Project, City of Ypsilanti (update)
 - Staff is currently completing the historical review of the previously submitted Revolving Loan Fund request and will be submitting new information to the Environmental Protection Agency.
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. Thompson Block, City of Ypsilanti (update)
 - The Historic Thompson Block Brownfield Redevelopment Plan public hearing was June 3, 2008 and no public comments were received.

5. 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.
- A hazardous substance survey needs be completed in order to determine the lead and asbestos removal costs, which will be funded by the RLF. A lead survey was previously completed, but asbestos containing material has not been documented.

6. 211-215 W. Michigan (Mack and Mack Building), City of Ypsilanti (ACTION)

- Historical records indicate the building was constructed in 1850 and consists of a total floor area of 21,336 square feet. The project will include a mixed commercial/residential use development consisting of the renovation of general office/retail businesses on the first floor and apartment/loft rentals on the second and third floors.
- The project received an Obsolete Properties Rehabilitation Act tax abatement from the City of Ypsilanti City Council and the developer is also pursuing Michigan Business Tax credits. The building is functionally obsolete, which qualifies the property as a brownfield.
- The WCBRA subcommittee reviewed the Brownfield Plan and recommended the WCBRA Board consider approval.
- The City of Ypsilanti City Council approved the Brownfield Plan on June 3, 2008.

5. Grants

Revolving Loan Fund Grant (RLF) (update)

- We are working on two applications for the RLF-- Water Street and Growing Hope.

Petroleum Assessment Grant (PAG) (update)

- The remaining PAG fund balance, after the 1st Quarter of 2008 Quarterly Report was submitted equals \$65,900.
- We have increased the County's cost share on two proposals in an effort to spend the remaining PAG funds.

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 (no change)

- The Phase I is complete and recognized environmental concerns have been identified.
- Friends-In-Deed previously was unable to pursue this property because of zoning complications, but these may have been resolved, which could result in a Phase II Environmental Site Assessment.

NE corner of Dexter and Maple Road, City of Ann Arbor (update)

- 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 (update)

- 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. 2800 Jackson Road (formerly Michigan Inn), Ann Arbor
 - The site is located on Jackson Road, next to the entrance ramp to I-94 East. The Michigan Inn has not been in operation for approximately 15-20 years and the building is a public safety hazard.
 - It was recently purchased by a developer who intends to redevelop the site in the near future.
 - It is the City of Ann Arbor's intent to have the public hazard removed as quickly as possible.
 - We expect to determine a clear direction within the next month for WCBRA, the City of Ann Arbor and the developer to pursue as it pertains to brownfield related activities.