

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

**MEETING MINUTES**  
**October 9, 2008**

**Present:**

**Board Members:** Suzie Heiney, Mark Heusel, Rhonda McGill, April McGrath and Victoria Pebbles

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

**Consultants:** Mark Van Doren – AKT Peerless

**Public/Guests:** Betsy Prile, Andrea Montbriand, Peter Nagourney, Pall Bohn, Alice Ralph, John Eaton

**Absent:** Todd Campbell (excused), David Hamilton (excused), James Harless (excused), Jeff Irwin

**Handouts:**

Agenda, Agenda Summary, July 10, 2008 Meeting Minutes

**1. Call to Order & Public Comment**

Heiney called the meeting to order at 9:12 a.m. Because there was no quorum, the "Projects" and "Grants" update portions of the agenda were moved up until a quorum of members arrives.

**2. Brownfield Projects**

Maple Shoppes

McCallion updated the Board that the subcommittee recommended approval of the brownfield plan on September 29. The City of Ann Arbor Brownfield Review Committee (BRC) met on September 29 and raised the question a nonconforming sign issue with the new development. The BRC decided City staff will review the site plan and address this issue before the next BRC meeting on Monday, October 13, 2008.

Federal Screw Works

McCallion reported that the City of Chelsea Downtown Development Authority (DDA) approved the text amendment to the DDA Plan and forwarded it to City of Chelsea City Council for consideration of approval. The WCBRA has not yet approved a brownfield plan, although there was a public hearing for it and the subcommittee recommended approval.

**3. Grants**

Next EPA Funding Cycle

McCallion noted that the BRA will be applying at the next funding cycle for Petroleum Assessment Grants and Hazardous Material Grants, and staff will be assisting Ypsilanti with applying for grants for the Water Street project. The grant applications are due November 14, and each cleanup grant is worth \$200,000 (we can apply for up to three). Hopefully Ypsilanti will receive \$600,000 for their cleanup. Additionally, Ypsilanti is looking into using Recycle Ann Arbor to help with come of the cleanup, recycling and reusing materials.

**4. Announcements**

None

**5. Action Items**

WCBRA Policy Review

McCallion noted that the subcommittee has been meeting regularly over the last few months to discuss policies and processes for the WCBRA as well as discussing potential new initiatives. The subcommittee decided to separate each portion of the policies and bring them to the Board as they are revised – the first portion to be discussed were project application fees. McCallion reported that the subcommittee has decided to raise fees, and that they will need to be approved by the Board of Commissioners. The BOC can set an effective date or it can become effective once they approve the changes. Staff hopes to have the fees approved by November, to coincide with the annual budget review for 2009.

McGill arrived at 8:35 a.m.; there is a quorum and McGill took over chairing duties.

Heusel moved that the WCBRA approve the fee amendments as proposed by the subcommittee, McGrath seconded and the motion carried.

Heiney moved that the minutes of the September 11, 2008 meeting be approved as submitted, Heusel seconded and the motion carried.

Michigan Inn, City of Ann Arbor Subcommittee Selection

Heusel, Pebbles and Heiney volunteered to participate on this subcommittee. This project is on a strict timeline to remove the public safety hazard and will be reviewed by the City of Ann Arbor on Monday. It was also suggested that the WCBRA board be updated on the progress of the Pall-Gelman plume at an upcoming meeting.

601 S. Forest, City of Ypsilanti Subcommittee Selection

McGrath volunteered to participate on the subcommittee; it was also suggested that Irwin participate or, if he is unable, McGill will do so. Heusel recused himself from the subcommittee.

Paul Bohn discussed the project, updating the Board on schoolpictures.com's owner's vision for the site and company. This will bring in \$100,000 in new tax revenue, as it was previously designated to be a school site. The building is designated as functionally obsolete, and will need to have asbestos removed and the roof replaced. A Phase I and Phase II determined that there was no environmental contamination, although Ave Maria Law School (the previous owners) pulled a tank off of the property three or four years ago. The site contains the original elementary school building as well as some surrounding residences, which will eventually be used to house offices and potentially as a residence for the owner.

Heiney moved that the brownfield plan be approved and moved to the Board of Commissioners, McGrath seconded and the motion carried. The public hearing will be set at the next BOC meeting – and therefore the public hearing will likely be on November 5 and final approval on November 19.

**6. Public Comment**

Alice Ralph, of Ann Arbor, expressed concern over the 601 S. Forest project as well as the Maple Shoppes project. McCallion explained the WCBRA's process of working with the City and moving toward approval of a brownfield plan. She requested that McCallion provide her with the checklist that the subcommittees use when reviewing a brownfield plan, and McCallion agreed to send that to her.

Adjourn

Heusel made a motion to adjourn the meeting at 9:43 a.m.

I certify that the minutes are accurate and approved by the Washtenaw County Brownfield Redevelopment Authority Board on November 13, 2008.

---

S. Heiney, Treasurer

---

Date