

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

MEETING MINUTES
July 10, 2008

Present:

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

Staff: Patricia Denig, Mary Kowalski and Jeremy McCallion of Planning and Environment; Xiaohong Wu of Finance

Consultants: Mark Van Doren, AKT Peerless

Public/Guests: Joe Luellen

Absent: April McGrath (excused)

Handouts:

Agenda, Agenda Summary, June 12, 2008 Meeting Minutes

1. Call to Order & Public Comment

Heiney called the meeting to order at 9:07 a.m.

Heusel motioned for and Campbell seconded approval of the minutes from the June 12, 2008 meeting. The motion carried.

2. Announcements

None

3. Active Brownfield Projects

The Village Market Place & Lofts, Saline Project 2

No Change

Banks of Saline (232 Monroe Street)

No Change

200 South Ashley Street, City of Ann Arbor

There is no new information regarding the changes to the plan at this time.

Broadway Village at Lower Town Project

McCallion reported that they have requested a CMI grant/loan extension and received the extension for the grant portion. For the loan portion, they have requested "restarting the clock" on activities so that activities will possibly be finished within a new five-year window, allowing enough tax increment financing (TIF) to accrue to repay the loan. MDEQ agrees that it is appropriate to do, but we need to revisit the executive summary and pass a new full faith and credit resolution. The brownfield plan needs to be amended. After the five-year window, which ends on 12/3/2008, a 30-year capture period would begin (so we would need to upgrade the TIF table to add the additional five years, bringing it to a total of 35). They received an inducement resolution that Michigan Strategic Fund will bond the project for \$40 million after the project is complete.

Strathmore is updating the plan and McCallion will be meeting with the City of Ann Arbor to update them on this information. Irwin suggested that the developers make a new presentation to the WCBRA since the project has gone on for so long and changed a great deal.

4. Potential Brownfield Projects

Federal Screw Works

The DDA has made a decision to amend their plan to resolve the question of the revenue-sharing agreement that was discussed at the last meeting. They will probably amend the plan within a few months – the City Manager would have liked to amend it earlier in the process. Harless volunteered to send McCallion

examples of plans amended via interlocal agreement and on a plan-by-plan basis. There was a public hearing on the brownfield plan at the most recent BOC meeting, and no public comment was received.

Water Street Redevelopment Project

Staff had a conference call with the EPA last Tuesday regarding a possible extension for the funds – they have not denied the extension at this time, but would like to see all eligibility memos. McCallion will submit the letters and eligibility memos, including the recent memo organized by area of concern. If the eligibility is approved there will be another conference call. Additionally, the City has hired a real estate consulting firm to conduct a market study for the site.

Corners at Dixboro Project

No change

Thompson Block, City of Ypsilanti

The Board of Commissioners approved the plan on July 2. We still need to submit the Act 381 Work Plan and the Michigan Business Tax (MBT) credit application to MEDC for review by MEGA.

Growing Hope, City of Ypsilanti

McCallion provided an eligibility letter attesting that Growing Hope is a bona fide prospective purchaser, but it needs to be modified to remove the due care plan language. The cistern on the site has not been tested yet, but AKT Peerless will be doing in-kind testing, coupling it with another site. They are also preparing the new due care plan, including the Analysis of Brownfield Clean-up Actions.

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

No public comment was received at the July 2 BOC meeting – we expect final approval at the August 6 meeting.

5. Grants

EPA Revolving Loan Fund (RLF) Grant

The potential extension was discussed under the Water Street agenda item.

EPA Petroleum Assessment Grant (PAG)

It looks as if all of the money in the grant will be spent by the deadline.

1196 Ecorse Road

A Phase I has been done, and we can now move forward with a Phase II, to be conducted on July 16. They will be closing on the property July 31 and hopefully the Phase II results will be to them by that date.

7890 Ann Arbor Street

Some supplemental drilling has been done on this site.

6. Other Sites

601 S. Forest

This is a development formerly named “University Village.” They have submitted a project application and McCallion has met with the developer and the City, as well as some concerned citizens. If built, this will be the largest building in Ann Arbor. The project is in a qualified local unit of government, therefore non-environmental and environmental incentives have been requested. If the City of Ann Arbor submits a letter stating that they would like to move forward with a brownfield plan, the WCBRA will form a subcommittee. They have projected a \$160 million investment.

7. Next Steps

- Finalize the purchaser letters for Water Street/RLF funds
- Request another EPA conference call
- Follow up on Federal Screw Works
- Act 381 submittals for Thompson Block
- CMI Brownfield Redevelopment Loan activities for Broadway Village
- Find out contamination status and financial status of the Broadway Village site and report out to WCBRA board
- Start to draft and then formalize policy modifications

- Hope to select subcommittee for new project application at the next meeting

8. Public Comment

None

Adjourn

Irwin made a motion to adjourn the meeting at 10:32 a.m.

I certify that the minutes are accurate and approved by the Washtenaw County Brownfield Redevelopment Authority Board on August 14, 2008.

S. Heiney, Treasurer

Date

DRAFT