

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

**MEETING MINUTES**  
**OCTOBER 11, 2007**

**Present:**

**Board Members:** David Hamilton, Karen Hart, Suzie Heiney, Mark Heusel, Jeff Irwin, Rhonda McGill, Richard Plewa, Larry Stoever and Guy Williams

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

**Consultants:** None

**Public/Guests:** Tom Foley, Douglas McClure

**Absent:** None

**Handouts:**

Agenda, Agenda Summary, September 13, 2007 Meeting Minutes, Next Steps Status Summary, New Michigan Business Tax Summary, Site Map for Maple Rd.

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

R. McGill called the meeting to order at 9:09 a.m. A quorum was met.

D. Hamilton motioned for and M. Heusel seconded approval of the minutes from the September 13, 2007 meeting. The motion carried.

**2. Announcements**

Save the Date – Brownfield Conference May 5-8, 2008, Cobo Center

McCallion noted that the cost of a booth has now been reduced, and that BRA member volunteers are still needed to man the booth. R. Plewa noted that the conference will be close to his office, and therefore may be able to volunteer. P. Denig suggested establishing a subcommittee to determine frequently asked questions and other information, as well as to train those who will man the booth. It may be a good idea to have a roundtable conversation as an alternative to a formal presentation.

New Michigan Business Tax – Brownfield Credit Renewed

J. McCallion discussed the changes to the Michigan Business Tax, and brownfield credits have been renewed.

EPA Hazardous Assessment Grant

P. Denig stated that a consultant is currently helping the department apply for a \$200,000 grant; the application is nearing completion and will be submitted tomorrow.

**3. Potential Brownfield Projects**

2810 Baker Road, Village of Dexter

McCallion noted that proof of ownership and proof of financing are needed for the SBT credit, and that the project was not on the agenda at the October 8, Village of Dexter city council meeting. He will check into the reason for the omission.

The Village Market Place & Lofts, Saline Project 2

No change

200 South Ashley Street, City of Ann Arbor

No change

William Street Station (Former Ann Arbor YMCA)

The city council approved the sale of the site on September 24, contingent on a few items.

### Water Street Redevelopment Project

No change

### Banks of Saline (232 Monroe Street)

J. McCallion updated the Board on the funding situation for the project. At this time, staff has been working with the developers to identify a funding source apart from brownfield funds. They will be submitting an application for a CMI grant of up to \$1 million, 60% of which is grants and 40% of which is loans. J. McCallion stated that Bruce Moore, CMI Administrator, said that it appears likely that the developer will receive the funds. T. Foley stated that while he is seeking the new funding, he does not want to give up on the RLF money until there is a concrete reason that it was ultimately declined.

G. Williams made a motion to authorize staff to appeal the decision made by the EPA, L. Stoever supported and there was discussion. Several members of the BRA expressed concern that pursuing an appeal without a Corrective Measures Plan (CMP) signed could tie up the money for a long time, during which time others could potentially apply for this grant. It as determined that a meeting between the two divisions of the EPA, staff, representatives from the BRA and the developers is necessary before proceeding with a decision. After this discussion, G. Williams withdrew his motion.

J. Irwin made a motion that the BRA direct staff to set up a meeting, before the next BRA meeting, with the RCRA division and the Brownfield Program of the EPA to gain clarity on what the two different offices are deciding. Additionally, staff will communicate a list of questions to members of the BRA before said meeting. G. Williams supported, and there was discussion. P. Denig suggested that it be an informal meeting, which would be to facilitate communication, rather than triggering an official appeal process. After the meeting, staff can ask the EPA to issue a formal decision, at which time it can be appealed. Staff will also ask a DEQ representative to be at the meeting and will bring the results to the next WCBRA Board meeting for open discussion and feedback.

A vote was taken, and the motion was approved unanimously.

### Corners at Dixboro Project

No change

### Broadway Village at LowerTown Project

J. McCallion stated that they are getting the reimbursement agreement and construction agreement together, and that the City of Ann Arbor has expressed a desire to be a party to invoices and meetings regarding the project. Staff has utilized Washtenaw County corporate counsel in order to include the City without delaying the project. The reimbursement agreement will hopefully be approved by the City of Ann Arbor on October 15. It should also be noted that the CMI grant money needs to be spent by the end of the year. S. Heiney raised a question about whether the City will be held responsible for maintenance costs, and staff agreed to ask the City whether it has officially been addressed in a document besides the development agreement.

### Toyota Redevelopment Project

No change

### Thompson Block, City of Ypsilanti

No change

## **4. Grants**

### EPA Revolving Loan Fund Grant

This grant was discussed in detail during the Banks of Saline portion of the meeting. R. Plewa stated that he had passed along names of bankers to J. Eisenman, but would resend

them to J. McCallion as well as subcommittee members to add to the list. M. Heusel asked whether there were any ideas on how to contact potential developers, and T. Foley said that he would pass along some names to staff. R. Plewa also noted that the local Chambers of Commerce might be a good resource.

#### EPA Petroleum Assessment Grant

J. McCallion stated that 16 site nominations have been received, and that the grant expires in March of 2008. There is a new nomination for 7391 Grand Street in Dexter, but it has been determined to be ineligible because DEQ already had a BEA on file that states that there is no petroleum contamination at the site. It was formerly a light manufacturing site, and contamination has been found by one consulting firm, but that finding has not been substantiated by further environmental assessment work.

The tax reverted property site at W. Middle Street in the City of Chelsea did not sell at auction, and therefore will be auctioned on October 30 with a starting bid of \$100.

### **5. Other Sites**

#### Northeast Corner of Dexter and Maple

Staff has met with AKT Peerless and the developer on the Phase II, and the developer is attempting to purchase parcels for a development. J. McCallion handed out a site plan identifying contamination, although it was difficult to identify all areas and types of contamination due to business going on as normal. T. Wollatt of AKT Peerless was not at the meeting, but had reported that there are four or five tanks on the site as well as some petroleum contamination. The developer is deciding whether to pursue brownfield funds, and has a meeting set up with the City of Ann Arbor within the next two weeks.

### **6. Administrative**

#### Jeremy McCallion's Background

McCallion discussed some of his goals for his work as the brownfield planner, including LEED design, green design, sustainability and affordable housing. His background includes a Bachelor's degree in Environmental Science and a Master's degree in Planning, with a focus in sustainability in planning. He is hoping to achieve LEED Accreditation in order to be able to work directly with developers rather than hiring consultants.

#### Brownfield 2008 Conference/Transaction Forum

McCallion raised the question of whether it is appropriate for the BRA to participate in the scheduled "deal making session," which brings buyer, stakeholders, and others together; K. Hart noted that the City of Ypsilanti has participated in such events and may benefit from a presence there. J. McCallion stated that staff will get more information on the time commitment that this would require and participation will be determined at a later time, although it was also noted that the BRA will be present at the conference in general and therefore participation in the "deal making session" may be unnecessary.

### **7. Next Steps**

- Discuss what to present at the Roundtable for the Brownfield conference
- Set up a meeting between staff, members of the BRA, RCRA division and the Brownfield Program of the EPA regarding the RLF for the Banks of Saline project
- Check into the funds for ongoing maintenance on Lower Town, possibly raising the issue at the Ann Arbor City Council meeting if necessary
- Have an update to Public Act 381, which is due to expire on December 1, 2007, at the next meeting

### **8. Public Comment**

None

### **Adjourn**

J. Irwin made motion to adjourn the meeting at 10:52 a.m., and M. Heusel seconded.

I certify that the minutes are accurate and were approved by the Washtenaw County Brownfield Redevelopment Authority Board on November 8, 2007.

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S. Heiney, Treasurer

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Date