



Washtenaw County Brownfield Redevelopment Authority

VIRTUAL MEETING AGENDA

Thursday, December 9th 2021 9:00 a.m.

(Due to COVID-19 this meeting will be held virtually, using Zoom, and available to the public using either method below)

Link to join the meeting:

<https://washtenawcounty.zoom.us/j/99121565816?pwd=bk9ldXpEUmJQU1hNbVhPWHE2d3pwUT09>

Call In Number: US: +1 312 626 6799 Webinar ID: 9912156 5816 Passcode: 228181

Link to Board Member Contact Information: <https://docs.google.com/document/d/1US6F29kg7dHZyT421-8Sz0ZxcGewlcJfGiAjNW1aAs/edit?usp=sharing>

1. Call to Order

- a. Board member Roll Call and Declaration of City/Township/Village, County and State from which they are attending. (i.e. *PRESENT and attending remotely, from City of Ypsilanti, Washtenaw County, Michigan*)

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

- a. November 18, 2021 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. 20 N. Adams, Phase I, II, BEA, DDCC, Environmental Assessment Grant – Action
2. 303 N. Fifth, 312 Detroit Street Brownfield Project Introduction and Form Brownfield Plan Review Sub-Committee – Discussion
3. LBRF Capture Policy Revisions – Discussion/Action
4. Approval of 2022 Meeting Calendar – Action
5. November 2021 Financial Report – Action

7. Other Business

8. Public Comment*

9. Adjournment

*All public comment will be limited to three (3) minutes per person

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held virtually using Zoom

DRAFT MEETING MINUTES
Thursday, November 18, 2021, 9:00 a.m.
(There was no September Board meeting)

Board Present: Trevor Woollatt – Chair, Allison Krueger – Vice Chair, James Harless, Morgan Foreman, Sybil Kolon, Christy Maier

Board Absent: Sue Shink (excused), Karen Lancaster (excused), Joe Meyers - Secretary (excused)

Staff: Nathan Voght – OCED

Joining the Video conference: Rosie Donaldson – Washtenaw County Parks, JP Buckingham – TriTerra Environmental

Handouts: None

1. Call to Order

Chair Woollatt called the virtual video-conference meeting to order at 9:11 a.m.

- a. Board member Roll Call and Declaration of City/Township/Village, County and State from which they are attending: Allison Krueger, calling from City of Ann Arbor, James Harless, calling from Webster Township, Washtenaw County, Trevor Woollatt, calling from Cascade Township, Kent County, Christy Maier, calling from Dexter Township, Washtenaw County, Sybil Kolon, calling from Manchester Township, Washtenaw County, Morgan Foreman, calling from Ypsilanti Township, Washtenaw County.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless moved to approve the agenda, with the addition of the \$8,000 DCC Membership Fee being added to the Financial part of the agenda, (2nd C. Maier), and the motion passed unanimously.

4. Approval of October 14th, 2021 Meeting Minutes

The position of Secretary for Joe Meyers needs to be noted in the attendance section of the minutes. C. Maier moved to approve the minutes with the noted addition (2nd J. Harless), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

A. Krueger declared a conflict for Business Item #1, as she is employed by the grant applicant, Washtenaw County Parks.

6. Business

1. 943 N. River, 355 W. Clark Rd. County Parks Additional Phase II Env. Assessment Grant – Action

Staff reminded the Board of their approval of previous assessment grants, and indicated the consultant for the applicant, TriTerra, had recommended further delineation of Lead. Staff got feedback from Board members J. Harless and T. Woollatt, and the final proposal is for an additional \$3,500 for lead assessment, including a slightly increased cost for the BEA as a result.

J. Harless stated all assessments should be sent to the DCC, as their funding is much more substantial. N. Voght indicated that he believed there were a couple of reasons why this wasn't, including they originally applied in 2020, when we weren't in the habit of doing that. However, we did direct them to seek lower cost proposals, which concluded with approval of the TriTerra proposal. To make them go to the DCC now, would require they switch to a DCC consultant.

Ms. Rosie Donaldson, with County Parks, the applicant, asked about Groundwater/Surface Water Interface concerns, which were brought up by TriTerra. J. Harless stated he believed that is not a concern in this case.

J. Harless moved to approve an additional \$3,500 for Phase II Lead assessment, \$500 of which is an increased BEA cost, (2nd C. Maier), and the motion passed with A. Krueger abstaining from the vote as she is employed by Washtenaw County Parks, the grant recipient.

2. LBRF Capture Policy for Brownfield Plan – Discussion

N. Voght referred to the memo included in the packet on this subject. He explained that without a more explicit policy, it makes it difficult to defend proposed LBRF capture for each project. He recommends the Board consider revising the LBRF Capture section of the Policies and Procedure document, last updated in 2017, to better state what the policy is.

J. Harless pointed out in the Packard Square example in the memo, the total LBRF capture would have been limited by the total eligible activities, which was about \$4 Million in this case. Allowable LBRF capture, per act 381, was discussed by the Board.

J. Harless continued by sharing some calculations he did with recent projects, showing actual LBRF capture, and a new calculation of 10% annual LBRF capture, plus 15% of developer eligible activities, not including Interest, at the end of the Plan, after the developer is reimbursed. The resulting hypothetical LBRF capture using this proposed formula very closely match what was actually captured.

Staff was directed to draft proposed revisions to the LBRF capture section of the 2017 Brownfield Program Policies and Procedures document reflecting this formula, and present at the next meeting.

3. October Financial Report – Action

N. Voght referred to the one transaction reimbursement for 309 N. Ashley, and the invoice for the 2021-2022 DCC Membership that was added to the agenda.

J. Harless moved to approve the two transactions on the Financial Report (2nd S. Kolon), and the motion passed unanimously.

7. Other Business

None.

8. Public Comment:

The Board asked if anyone attending had additional public comment, and no one responded.

9. Adjournment:

The meeting adjourned at 10:23 a.m.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the _____, 2021 meeting, held virtually with Zoom.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo REGULAR VIRTUAL MEETING

9:00 a.m. Thursday, December 9th, 2021

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: December 3, 2021

This regular board meeting will be held virtually, using Zoom. Here is a link to the meeting:

<https://washtenawcounty.zoom.us/j/99121565816?pwd=bk9ldXpEUmJQU1hNbVhPWHE2d3pwUT09>

The public will be able to attend by following the above link, or with the following call-in info:

Phone #: US: +1 312 626 6799 Webinar ID: 9912156 5816 Passcode: 228181

A roll call of each member present will be taken, with each announcing the city/county/state where they are physically located. In addition, board member contact information is required to be included in the meeting notice. I have added a link to a roster of the Board, with email contact information, to the top of the agenda.

Business Items:

1. 20 N. Adams, Phase I, II, BEA, DDCC, Environmental Assessment Grant – Action

Please see application and cost proposal for \$27,000 to conduct environmental assessments for this existing dry-cleaning retailer in downtown Ypsilanti, across from the Ypsilanti Transit Center, and the former EMU College of Business. The applicant has a purchase agreement with the current owner, and is conducting due diligence prior to potential purchase.

A concurrent DCC application has been prepared and sent to the DCC for their December 8th meeting.

With a 50/50 cost sharing between the County and DCC, each would cover up to \$10,000 of the overall cost.

Staff recommends support for at least the Phase I of the application, with Phase II costs to be approved in the future when a detailed scope is known.

2. 303 N. Fifth, 312 Detroit Street Brownfield Project Introduction and Form Brownfield Plan Review Sub-Committee – Discussion

Please see proposed architectural and site plan renderings for a proposed mixed-use building in downtown Ann Arbor in Kerrytown, near the Farmer's Market. There is 1,800 s.f. of retail/office space on the ground floor, and 36,500 s.f. of residential on the upper floors, comprised of 14 condos.

This development site was submitted to the DCC for assessment funding back in July.

The environmental consultant, SME will be in attendance, and the developer Tom Fitzimmons, to provide an overview/introduction of the project. Mr. Fitzimmons is the developer, and is currently completing construction, of the 309 N. Ashley Condominium project in Ann Arbor.

A draft Brownfield Plan is being finalized by SME, and should be ready for Sub-Committee review the week of December 13th. Approximately \$2 to \$2.5 M in Environmental Eligible Activities is proposed for TIF, with no Non-Environmental Activities.

3. LBRF Capture Policy Revisions – Discussion/Action

Staff is finalizing draft revisions to the LBRF Capture Policy section of the 2017 Program Policies/Procedures document, and will distribute via email asap. The revisions will reflect the discussion at the last Board meeting indicating 10% annual capture, and 15% of developer eligible activities at the tail end of the capture period.

4. November Financial Report – Information Only

Please see the attached financial report, updated with the current project account balances.

Staff Updates

- Mike Greene, with the City of Saline, has been appointed to the Board starting in 2022. He will join the Board in January.
- Staff was asked to withdraw the submittal letter for the Act 381 Work Plan for the Chelsea Rockwell Building, as they deemed it not ready based on additional information needed from the developer.
- The multi-agency task force of EPA, EGLE, MDHHS, City of Ypsilanti, County Health Department and County Brownfield Staff, continue to meet regarding the Jackson Cleaners block, on North Huron and West Michigan, Downtown Ypsilanti. The EPA has determined the dry cleaning machine is a residual source of PCE impacting indoor air quality for the cleaners building, and multiple adjacent buildings, despite complete decommissioning and sealing of the machine. As a result, the EPA is seeking its removal, with the cooperation of the property owner that by early indications is uncertain.
- There are ongoing meetings with a Chelsea developer, Julia Upfal, with the City of Chelsea, and new Mayor Jane Pacheco, and EGLE project manager Ashley Lesser, about potential park development of the Federal Screw Property, to be ultimately owned and maintained by the City. Discussion is preliminary, and will depend on the City's decision on accepting the site if developed as a park by a new non-profit established by the local developer. Federal Screw, the Liable Party, is still attempting to sign an Access Agreement with the current owner, a family member of the previous developer, Rene Papo, to pursue a No Further Action letter for Groundwater. They already

achieved a NFA for soils. Staff has informed the City of the LBRF grant program, which could potentially help with the project.

- It is our intent to close out the Packard Square CMI Grant by the end of this year. AKT has completed all final testing and close out reports, and submitted them to EGLE in October. We are waiting on EGLE approval of these final reports, and we will settle and reconcile the grant account with EGLE to seek our final reimbursement of the \$100,000 retained grant funds. There will be less than \$25,000 unspent of the \$1M granted upon closeout.



WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Environmental Assessment Grant Program APPLICATION FORM

The WCBRA Environmental Assessment Grant Program provides grants for conducting Department Specific Activities, as defined by Act 381, by, or on behalf of, the Brownfield Authority on prospective eligible properties to be included in a Brownfield Plan. These include, but are not limited to, Phase I and II studies, as part of Baseline Environmental Assessments, Due Care Activities and Hazardous Materials Surveys.

The program is funded using available Brownfield Administrative Funds from active brownfield projects. Municipal and Non-Profit sites are eligible for 100% of the cost of eligible assessment activities, up to \$15,000, and privately-owned sites are eligible for 50% of the cost, up to \$15,000. Higher awards may be given on a case-by-case basis.

Type of Application

☐ Publicly-Owned or Non-Profit-Owned Property

✓ Privately-Owned Property

✓ Site is located within a Low or Very Low Opportunity Area, within the [Washtenaw County Opportunity Index](#)

Owner Information

Property Owner: H. Shin Bang Contact: H. Shin Bang 8525 Berkshire Dr, Ypsilanti, MI

Property Address: 20 N. Adams Street, Ypsilanti Phone No.:

Property Tax ID #: 11-11-40-484-004

Applicant Information

Applicant Name: William Sloan Phone No.: 734-612-3993

Address: P.O. Box 6134, Plymouth, MI 48170

Developer (Entity) Name (if different than applicant): TBD

Project Information

Project Name: 20 N. Adams

Project Description: Beanery and Roastery and retail space. Retail store for local coffee enthusiast to purchase beans, coffee brewing equipment. Space to host classes and Co-Op for roasting beans



Please provide a Site Map, Aerial, and/or Site Plan for the redevelopment.

Property Information

Previous Owners: H Shin Bang

Historic Property Uses: The site is currently occupied with a dry cleaners. Historical uses will be verified during the Phase I ESA; however, it is assumed the historical uses include gasoline filling station.

Property Acreage: 0.14

Zoning: C - Center Surrounding Land Use: Commercial, Residential

Proposed Environmental Activities:

	Estimated Cost
✓ Phase I	\$3,400
✓ Phase II	\$17,000
✓ BEA Report	\$4,000
✓ Due Care Plan	\$3,000
☐ Hazardous Material Survey	
TOTAL	\$27,400

Please attach a price quote from a qualified environmental firm.

Please describe Previous Environmental Assessments Completed: Unknown previous activities

Please describe environmental conditions: Unknown

Please provide cloud links to any relevant environmental reports.

Please return the completed form and attachments to:

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-660-1061
voghtn@washtenaw.org



PEARL STREET

N. ADAMS STREET

20 N Adams St

Trojan Dry Cleaners

Bellflower

Betty Green Salon

APPROXIMATE PROPERTY
BOUNDARY FOR 20 N.
ADAMS STREET, YPSILANTI

N. Adams Lot

November 22, 2021

Mr. William Sloan
P.O. Box 6134
Plymouth, Michigan 48170

Via Electronic Mail: wesloan@gmail.com (PDF file)

RE: Proposal for Environmental Due Diligence Services
20 North Adams Street
Ypsilanti, Michigan
SME Proposal No.: P03797.21

Dear Mr. Sloan:

As requested, we prepared this proposal to provide environmental due diligence services to support your acquisition of the above referenced property (Property). We understand the Property consists of 0.14 acres of land located on the southwest corner of the intersection at N. Adams Street and Pearl Street. The Property is occupied with a retail dry cleaning business and a paved parking lot. Our proposed scope of service is summarized below.

SCOPE OF SERVICE

PRELIMINARY FINANCIAL INCENTIVES CONSULTING

We understand you require financial incentives to improve the economics of the project. We will work with you to make initial contact with key staff at the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and the Downriver Consortium of Communities (DCC) to gauge receptivity for awarding grants to fund a portion of the due diligence activities.

The WCBRA may cover up to \$10,000 of assessment work and DCC funding may be available up to \$10,000, if approved by their boards. For both potential grants we will need to articulate the perceived public benefit of the project to achieve support for the grants.

If the opportunity for funding is available, additional fees will be required to prepare applications, conduct meetings, and prepare work plans to secure the financial incentives. We will stay in close communication with you on our findings and adjust our scope as needed.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

You requested preparation of a Phase I ESA for an entity to be named (*Phase I ESA "User"*) in conformance with the requirements of the ASTM Standard on Environmental Site Assessments for Commercial Real Estate, designation E 1527-13 (Standard), which by rule (40 CFR 312) satisfies the CERCLA AAI requirements. We will conduct the Phase I ESA under the supervision of an Environmental Professional (EP) as defined in the Standard. All appropriate inquiry into the past uses and potential environmental impacts associated with the Property also is a component of the Michigan Baseline Environmental Assessment (BEA) process for mitigating liability for contamination existing on the Property at time of purchase, occupancy, or lease. We will generate a report to document our Phase I assessment activities and findings. The findings, opinions, and conclusions will be based upon observed conditions, the results of our records review, interviews, and User-supplied information.

We understand that the entity to be named will rely upon the professional opinions and representations contained in the Phase I ESA report. This reliance is not to be construed as a warranty or guarantee on the part of SME.

If your project will be funded using Housing and Urban Development (HUD), Small Business Administration (SBA), State housing development authority dollars or is financed by certain banks, these organizations may require additional scope items beyond the ASTM standard as part of the Phase I ESA. Please contact us if one of these entities will be involved in the project so we can modify the scope appropriately.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

We will conduct a Phase II ESA to further evaluate the impact of environmental concerns identified during the Phase I ESA. The objective of the Phase II ESA will be to obtain data to support environmental due diligence, liability management, and evaluation of due care (safe use) compliance. Although we are unable to finalize a specific scope of services for the Phase II ESA until we complete the Phase I ESA, below is a summary of the anticipated activities based on our current understanding of the Property and potential issues:

- We will prepare a Sampling and Analysis Plan (SAP) as required by the US EPA for grant-funded projects. The SAP outlines the scope of services needed to address the environmental concerns identified in the Phase I ESA. The SAP must be submitted and approved by the Grant Project Officer prior to conducting field activities.
- We will prepare a health and safety plan for the proposed Phase II ESA field activities.
- We will mobilize with a direct-push drill rig and advance up to five soil borings on the Property. The soil borings will be advanced to an approximate depth of 20 feet below the ground surface (bgs) or until saturated conditions are encountered using a direct-push boring rig. Soil samples will be collected and submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and "Michigan 10" metals. Up to five soil samples will be submitted for analysis based on field screening or observations, and the Property's current and historical uses. Additional soil samples may need to be analyzed to meet the requirements of the US EPA's quality control guidelines if assessment grant funding is received.
- We will install four sub-slab soil gas vapor pins and collect soil gas samples for a preliminary evaluation of potential risk to human health from the indoor air vapor intrusion exposure pathway. The soil gas sample locations will be based on the environmental concerns and encountered field conditions. We will return to the site within 48 hours of vapor pin installation to collect soil gas samples. We will submit up to four soil gas samples for TO-15 (VOCs) and TO-13 (PAHs) analyses.

- We will log and classify soil samples in the field following the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure) (ASTM D 2488). SME field staff will screen the soil in the field using a photoionization detector (PID).
- If groundwater is encountered, we will install temporary monitoring wells and collect a representative number (not to exceed two) of groundwater samples and submit them for laboratory analysis of VOCs, PAHs and Michigan 10 metals.
- Upon receipt of the laboratory data, we will evaluate the laboratory results to identify hazardous substances and/or petroleum products present at concentrations above Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 generic residential cleanup criteria (Part 201 criteria).

REPORTING

We will prepare a Phase II ESA summary report to document the assessment and findings concentrations of target analytes measured below Part 201 criteria. However, if concentrations of target analytes are measured above Part 201 criteria, we will recommend preparing a Baseline Environmental Assessment (BEA) report in lieu of a Phase II ESA report. We will use the environmental data from the Phase II ESA to prepare a BEA report. The BEA report, disclosed to EGLE, will provide the prospective owner with liability protection from having to clean up the contamination at the Property.

DOCUMENTATION FOR DUE CARE COMPLIANCE (IF NEEDED)

Assuming target analytes are measured above Part 201 criteria, we will recommend preparing a plan for due care compliance. Documentation of due care compliance is required for owners of contaminated properties, regardless of liability, to document procedures to safely use the Property and assist in compliance with due care obligations under Section 20107a of Part 201 (e.g. soil, groundwater and vapor management, protection of human health, notifications).

ESTIMATED FEES

Our fees to implement the scope of services herein are:

- Preliminary Financial Incentives Consulting (Lump Sum) \$750
- Phase I ESA Update (Lump Sum) \$3,400
- Phase II ESA (time and materials)..... \$15,500 – \$17,000
- Reporting
 - o Phase II Report (lump sum) \$3,500 or
 - o BEA Report (lump sum) \$4,000 (if needed)
- Documentation for Due Care (Lump Sum) \$3,000
- Total..... \$30,150 - \$32,150**

We understand the WCBRA assessment grant may cover up to \$10,000 and/or the DCC assessment grant may pay up to 50 percent of the proposed assessment fees up to \$10,000. We will notify you of the final grant funding support and you will be responsible for the difference.

SCHEDULE

We will work with you to meet your schedule. The Phase I ESA will be completed in approximately four weeks after receiving approval to proceed from you or from the WCBRA and/or DCC. We anticipate scheduling the field work for the Phase II ESA within approximately four to five weeks after commencing the Phase I ESA, when we have enough information to prepare a sampling and analysis plan (SAP). If funded by DCC grant, the USEPA will need to review and approve the SAP prior to commencing field work. The Phase II report or BEA report will be completed approximately three to four weeks after conducting the field activities and the due care documentation will be completed approximately four weeks after completing the BEA report.

AUTHORIZATION AND GENERAL COMMENTS

We will provide the proposed services in accordance with the attached General Conditions (3/15), Fee Schedule – Personnel and Expenses (1/21), Environmental Fee Schedule (1/21) and Soil Probe Fee Schedule (1/21), which are an integral part of this proposal. As authorization to proceed, please sign and return the attached General Conditions, and return along with the (Phase I ESA) User Questionnaire to SME.

It is SME's policy to require a retainer for services provided to new clients until a payment history can be established. Along with a signed copy of the attached SME General Conditions, **we will require a retainer of \$4,150 prior to commencing services** for the project. The retainer will be applied to our final invoice. The retainer can be in the form of a check, credit card, or electronic funds transfer (EFT). Attached is the SME Payment Form to arrange for the retainer payment.

As part of our continual improvement efforts, SME requests feedback from our clients during and/or at the end of our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project. If there are questions concerning this proposal or Scope of Services, please contact us.

Sincerely,

SME

Troy D. Helmick, CPG
Senior Project Consultant

Daniel R. Cassidy, CPG
Principal/Vice President

Attachments: General Conditions (3/15)
SME Payment Form
User Questionnaire
Owner/Occupant Questionnaire
Fee Schedule – Personnel and Expenses (FS0-01/21)
Environmental Services Fee Schedule (FS6-01/21)
Soil Probe Fee Schedule (FS7-01/21)

● PROPOSED SOIL BORING/TEMPORARY GROUNDWATER SAMPLING LOCATION

● PROPOSED SUB-SLAB VAPOR PIN LOCATION

PEARL STREET

N. ADAMS STREET

20 N Adams St

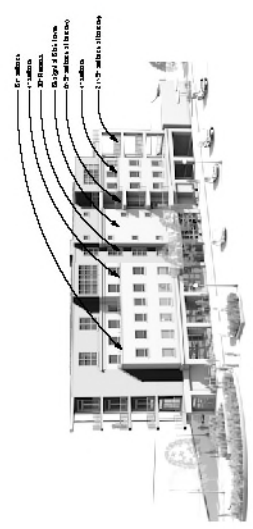
Trojan Dry Cleaners

Bellflower

APPROXIMATE PROPERTY BOUNDARY FOR 20 N. ADAMS STREET, YPSILANTI

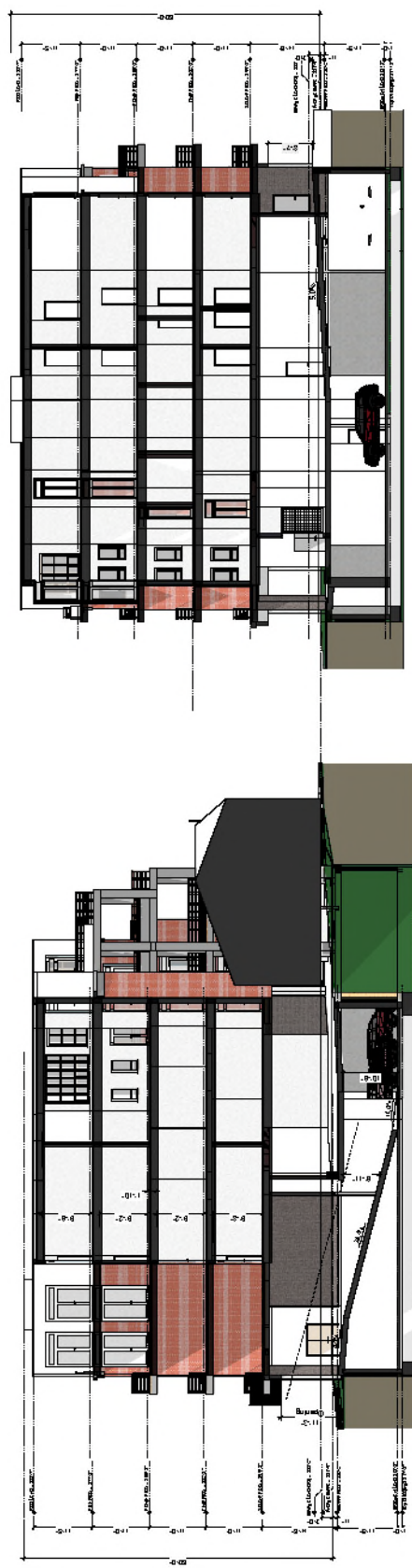
Betty Green Salon

N. Adams Lot





2 Cross Section
A1.10 Scale: 3/32" = 1'-0"

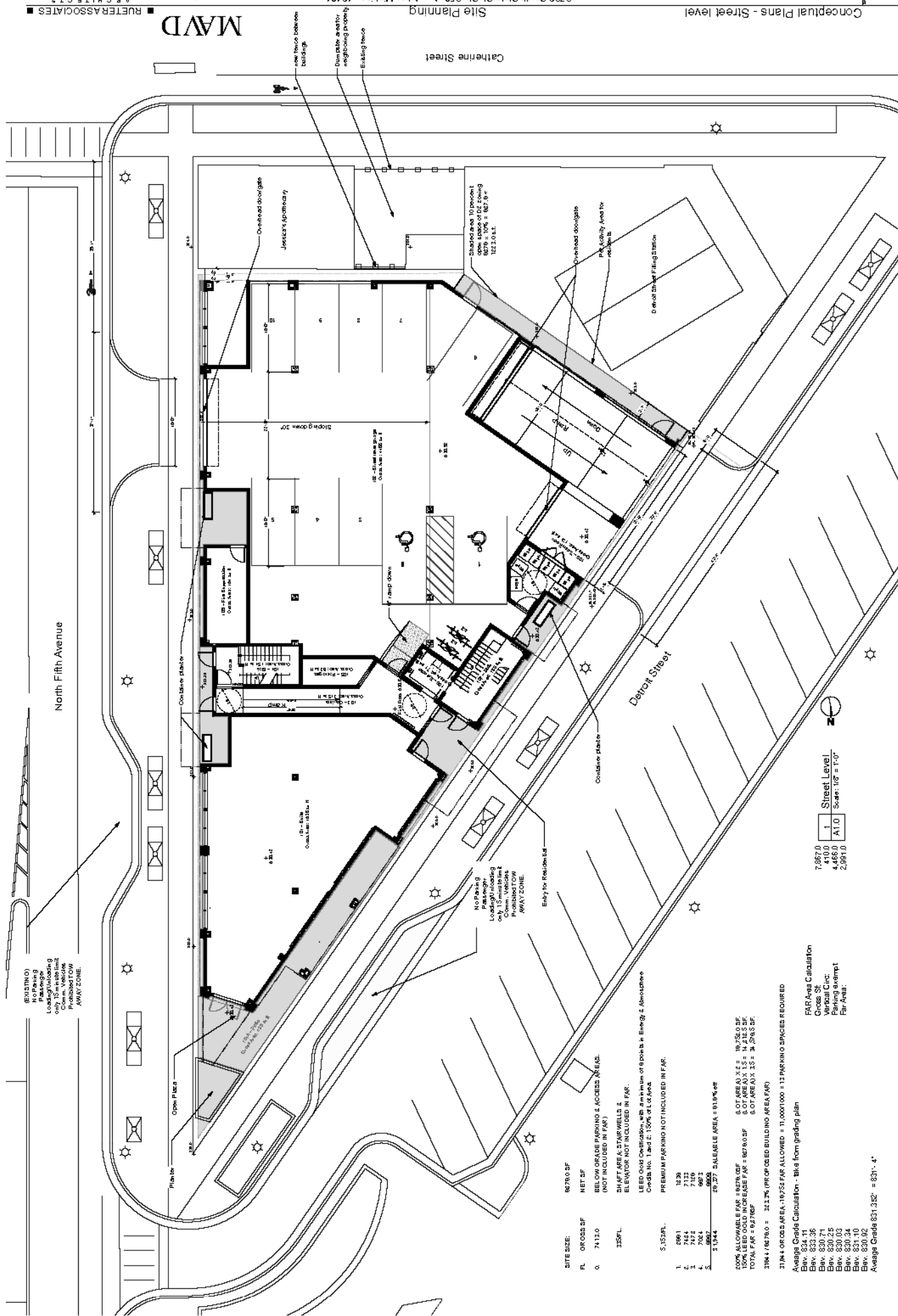


Conceptual Plans - Street level

Site Planning
27223 South State St. Ste 250, Ann Arbor, Michigan 48104
Telephone: 734/761-2010

MAVD

A R O H I T E C T S
515 Fifth Street, 9th Floor, Michigan 48103
Phone: (734) 769-0070, Fax: (734) 769-0187



	
RTRD SP	
SITE SIZE:	
F. ORCSZ SF	
O. 7413.0	
33SF.L.	
	\$ 135P/L.
1. 2961	1130
2. 7414	7120
3. 7414	7120
4. 7414	6907
5. 6907	6907
	6907

200% ALLOWABLE FAR = 6878.0 SF
150% LEED ZONING INCREASE FAR = 10317.0 SF
TOTAL FAR = 9478.0 SF
3104 / 10317.0 = 30.1% (PROPOSED BUILDING AREA FAR)
3104 / 6878.0 = 45.1% (PROPOSED BUILDING AREA FAR)
0.01 ARE(A) X 2 = 107.52 0.5 SF
0.01 ARE(A) X 1.5 = 112.53 SF
0.01 ARE(A) X 1.5 = 112.53 SF
0.01 ARE(A) X 1.5 = 112.53 SF
3104 / 10317.0 = 30.1% (PROPOSED BUILDING AREA FAR)
3104 / 6878.0 = 45.1% (PROPOSED BUILDING AREA FAR)

Average Grade Calculation - take from grading plan		FAR Area Calculation	
Elev. 834.11		Gross Sf.	
Elev. 833.36		Vertical Circ.	
Elev. 830.71		Parking exempt	
Elev. 830.25		FAR Area:	
Elev. 830.03			
Elev. 830.34			

Bay: 830.92
Average Grade 831.352' = 831'-4"

730 s.f.
779 s.f.
735 s.f.
816 s.f.



Washtenaw County Brownfield Redevelopment Authority

**Lower Level Large Conference
200 N. Main, Downtown Ann Arbor**

2022 MEETING CALENDAR – 2nd Thursdays of Each Month

Pursuant to Act 267, Public Act of Michigan, **NOTICE** is hereby given by Office of Community and Economic Development that the regularly scheduled meetings of the Washtenaw County Brownfield Redevelopment Authority will be held on the **second** Thursday of each month unless otherwise indicated. Unless preempted by local or state health order, meetings will be in-person in the Lower Level Large Conference Room, 200 N. Main, Downtown Ann Arbor, 48104. Options for the public to remotely observe and/or participate in the meeting will be determined by the Authority in January 2022. All meeting agendas and packets are posted on www.washtenaw.org one week in advance of the meeting.

9:00 a.m. to 11:00 a.m. (unless otherwise noted)
In-Person Meeting at 200 N. Main, Lower Level Large Conference Room
Ann Arbor, 48104 (unless otherwise noted)

January 13th

February 10th

March 10th

April 14th

May 12th

June 9th

July 14th

August 11th

September 8th

October 13th

November 10th

December 8th

Nathan Voght
Office of Community and Economic Development

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources; 220 North Main Street; P. O. Box 8645; Ann Arbor, MI 48107-8645. Phone 734.222.6800 or TDD 734.994.1733

		Developer Reimbursement Complete																																				
Project	Maple Shoppes	Michigan Inn	Zingerman's	Arbor Hills	618 S. Main	Jiffy Warehouse/140 Buchanan	544 Detroit	Packard Square	Water Street	Kingsley Condos - 221 Felch	615 S. Main -A2	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Rockwell Bldg-Chelsea	Maple Oaks-Saline																				
Project Parameters																																						
*Brownfield Plan - Total Approved Elig Activities	\$	1,209,027.00	\$	655,640.00	\$	1,233,937.00	\$	5,400,000.00	\$	4,628,636.00	\$	580,676.00	\$	698,773.00	\$	3,582,222.00	\$	22,874,634.00	\$	5,109,420.00	\$	4,489,510.00	\$	3,370,613.00	\$	13,159,069.00		\$	2,739,022.00									
Brownfield Plan - Maximum Developer Reimbursement	\$	1,010,042.00	\$	569,414.00								\$	4,000,000.00							\$	4,000,000.00							\$	2,039,022.00									
Actual Approved Eligible Activity Expenses	\$	1,010,042.00	\$	397,839.13	\$	600,218.85	\$	4,384,556.00	\$	2,726,826.00	\$	298,463.97	\$	383,368.00	\$	3,431,092.00				\$	4,000,000.00	\$	2,609,663.57	\$	1,552,678.00	\$	6,787,385.93		\$	1,876,130.05								
Approved Eligible Activity Expense Reimbursed to Dal	\$	702,361.62	\$	397,839.13	\$	257,929.41	\$	4,164,510.85	\$	1,399,785.99	\$	298,463.97	\$	165,810.92	\$	3,431,092.00				\$	2,329,063.85	\$	2,609,663.57	\$	129,704.07	\$	1,877,571.55		\$	49,563.19								
Remaining Approved Eligible Activity Expenses	\$	307,680.38	\$	-	\$	342,289.44	\$	220,045.15	\$	1,327,040.01	\$	-	\$	217,557.08	\$	-	\$	-	\$	-	\$	1,670,936.15	\$	-	\$	1,422,973.93	\$	4,909,814.38	\$	-	\$	1,876,130.05	\$	-	\$	-	\$	18,704.31
Approved Interest to be Reimbursed	\$	41,282.00	\$	36,964.00	\$	195,056.69	\$	1,015,444.00	\$	404,253.61	\$	-	\$	56,955.84		53,331.18				\$																		
Interest Reimbursed to Date				\$	36,964.00											\$				\$																		
Remaining Interest to be Reimbursed	\$	41,282.00	\$	-	\$	195,056.69	\$	1,015,444.00	\$	404,253.61						\$				\$																		
Project Financial Activity																																						
12/31/20 Fund Balance	\$	-	\$	-	\$	5,000.00	\$	-	\$	-						\$	5,000.00		\$	126,649.96	\$	-	\$	(37,972.50)		\$	(247.00)		\$	513.35								
TOTAL 2021 REVENUES																																						
Application Fee	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,000	\$	5,000		
Interest Revenue*																																						
TIF Revenue/Capture	\$	81,658.69	\$	54,712.03	\$	44,564.02	\$	590,477.62	\$	268,804.42	\$	70,590.53	\$	35,028.03	\$	735,136.66	\$	33,162.07	\$	971,052.21	\$	1,110,486.79	\$	33,983.71	\$	1,369,502.59	\$	6,876.68	\$	19,885.80	\$	1,060.68		\$	49,563.19			
Total Revenues	\$	81,658.69	\$	54,712.03	\$	44,564.02	\$	590,477.62	\$	268,804.42	\$	70,590.53	\$	35,028.03	\$	735,136.66	\$	33,162.07	\$	971,052.21	\$	1,110,486.79	\$	33,983.71	\$	1,369,502.59	\$	6,876.68	\$	19,885.80	\$	1,060.68	\$	-	\$	49,563		
2021 EXPENDITURES																																						
Certified Expense Reimbursement	\$	78,469.69	\$	26,380.33	\$	35,353.86	\$	559,867.39	\$	254,940.78	\$	-	\$	32,432.03	\$	-	\$	-	\$	-	\$	922,702.51	\$	232,624.26	\$	29,095.86	\$	1,349,360.97	\$	-	\$	19,885.80	\$	-	\$	-	\$	49,563.19
Administrative Fee Transfer	\$	3,189.00	\$	1,847.00	\$	3,684.06	\$	30,610.23	\$	13,863.64	\$	7,105.31	\$	2,596.00	\$	13,299.97	\$	3,316.21	\$	48,349.70	\$	32,251.03	\$	4,887.85	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
LBRF Revenue or Deposit	\$	-	\$	26,484.70	\$	5,526.10	\$	-	\$	-	\$	63,485.22	\$	-	\$	721,836.69	\$	-	\$	-	\$	730,000.00	\$	-	\$	19,894.62	\$	-	\$	-	\$	-	\$	-	\$	-		
State of MI Brownfield Fund (Approved after 2014)																																						
Total Expenditures	\$	81,658.69	\$	54,712.03	\$	44,564.02	\$	590,477.62	\$	268,804.42	\$	70,590.53	\$	35,028.03	\$	735,136.66	\$	3,316.21	\$	971,052.21	\$	994,875.29	\$	33,983.71	\$	1,369,255.59	\$	-	\$	19,885.80	\$	-	\$	-	\$	49,563.19		
Misc Refund																																						
Current Brownfield Account Balance	\$	-	\$	-	\$	5,000.00	\$	-	\$	-	\$	-	\$	5,000.00	\$	-	\$	156,495.82	\$	-	\$	77,639.00	\$	-	\$	-	\$	6,876.68	\$	-	\$	1,574.03	\$	-	\$	-		
* Includes Admin and LBRF Funds																																						
To pay 3 mill SET																																						
Total of all 2021 CY TIF Reimburse Transfers	\$	3,521,227.68																																				
Total of all CY 2019 Admin Transfers	\$	165,000.00																																				
Total of all CY 2018 Admin Transfers	\$	164,999.72																																				
Total of all CY 2017 Admin Transfers	\$	164,113.00																																				
Total of all CY 2016 Admin Transfers	\$	150,739.88																																				
Total of all CY 2015 Admin Transfers	\$	114,437.35																																				
Total of all CY 2014 Admin Transfers	\$	87,198.19																																				
2020 LBRF Capture Running Current Yr Total	\$	1,567,227.33																																				
ACCOUNT BALANCES SUMMARY																																						
Admin Fund Cash Reserves as of 10-1-21*																			\$	124,319	* Max AnnualAdmin Capture \$165,000 per Act 381, with 15 active projects																	
LBRF Interest earned since 2017 as of 8-1-21 (inc. in bal. below)																			\$	61,137																		
LBRF Balance as of 11-1-21																			\$	2,750,000																		

NO TRANSACTION APPROVALS REQUESTED

PROJECT				
		LBRF	Reserve for SBRF	Developer Reimbursement
		\$ -		
Grand Total	\$ -	\$ -	\$ -	\$ -